



CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Wenatchee Urban Growth Area Amendment
Staff Report

TO: Chelan County Planning Commission
FROM: Chelan County Community Development
HEARING DATE: November 20, 2024
FILE NUMBER: ZTA 24-429

RECOMMENDED MOTION

These proposals are recommended for adoption. Adoption of the proposed amendments aligns with countywide planning policies, county planning policies, and the 1997 interlocal planning MOU and RCW 36.70A.100. Land use changes are not in conflict with Chelan County planning policies and proper public notice procedures have been followed.

A. Move to recommend the Adoption of Ordinances, specifically:

- Ordinance 2023-09, which includes updates to Title 10 to reflect the language in the Housing Element of the Wenatchee Urban Area Comprehensive Plan.
- Ordinance 2023-10, which includes updates to the Wenatchee Urban Area Comprehensive Plan related to the “Relationship to other Plans and Studies” Section, and the “Parks, Recreation, and Open Space” Element and were ultimately adopted by Resolution 2023-36.
- Ordinance 2023-25, which includes updates to Title 10 of the Wenatchee City Code related to the district use chart designation for “Parking Facility”; the development standards charts related to sidewalk widths; and to the sign code related to sign illumination.
- Ordinance 2023-26, which includes updates to Title 11 Subdivisions of the Wenatchee City Code related to applicability of the subdivision code
- Ordinance 2023-27, which includes two Amendments to the Wenatchee Urban Area Comprehensive Plan Land Use Map and Official Zoning Map related to zone changes that were reviewed under file number CPRZ-23-01 and file number CPRZ-23-02 and was ultimately adopted by Resolution 2023-35.
- Resolution 2023-35, which adopted the Wenatchee Urban Area Land Use Map
- Resolution 2023-36, which included updates to the Parks and Recreation Element of the City of Wenatchee Comprehensive Plan

Given file number ZTA 2024-429, based upon the findings of fact and conclusions of law contained within this November 14, 2024 staff report.

GENERAL INFORMATION

Applicant	Chelan County
Planning Commission Notice of Hearing Published	November 6, 2024
Planning Commission Hearing on	November 20, 2024
60-day State agency review	Expedited Review initiated: November 14, 2024
SEPA Determination	October 4, 2023 (City of Wenatchee)
Adoption of Existing Environmental Document	November 14, 2024 (Chelan County)

SEPA Environmental Review

Two different Determination of Non-Significance (DNS) were issued under WAC 197-11-340 by the City of Wenatchee (Attachment 8).

- DNS issued June 2, 2023 for Ordinance 2023-09 and Ordinance 2023-10
- DNS issued October 4, 2023 for Ordinance 2023-25, Ordinance 2023-26, Ordinance 2023-27, Resolution 2023-35, and Resolution 2023-36

Chelan County adopted these DNSs by reference through the Adoption of an Existing Environmental Document on November 14, 2024 (Attachment 9). The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after a review of a completed environmental checklist and other information on file with the lead agency.

Agency Comments:

None received to date. (If received prior to hearing, will be Attachment 10.)

Public Comment:

None received to date. (If received prior to hearing, will be Attachment 10.)

60-Day Notice:

Request for expedited review sent to Department of Commerce November 14, 2024. Letter of acknowledgement included as Attachment 12.

PROJECT DESCRIPTION – ZTA 2024-429

Proposal: The City of Wenatchee has submitted Ordinances 2023-09, 2023-10, 2023-25, 2023-26, and 2023-27 which includes changes to the Wenatchee Municipal Code concerning General Zoning Regulations which impact the Urban Growth Area (UGA). These are summarized in the table below.

WCC 10.08	Definitions (Safe Parking Area and Temporary Emergency Low Barrier Shelter Units)
WCC 10.47	Residential Use Standards (changes to Multifamily Development and Mixed Use Building language)

WCC 10.48	General Development Regulations (Addition of 10.48.330 Homeless Housing)
WCC 11.32	Changes to Section 11.32.080 Unit Lot Subdivisions
WCC 10.10	Minor edits to the District Use Chart
WCC 11.04	Addition to the applicability of subdivision requirements

The City of Wenatchee also submitted Ordinance 2023-27 and Resolutions 2023-35 and 2023-36 which includes adoptions to the City of Wenatchee Zoning Map, Wenatchee Urban Area Land Use Map, and The Parks and Open Space Element of the City of Wenatchee Comprehensive Plan.

Review Criteria

These regulations are evaluated in accordance with Chelan County Code Section 14.13.040 Development Regulation Amendment evaluation criteria and Chelan County Code Section 14.14.047 Amendment review criteria for comprehensive plan text changes. These criteria determine the process for approval, modification, or denial of regulation amendment applications and text amendments to county-adopted city comprehensive plans.

1. The amendment is necessary to resolve a public land use issue or problem.

Finding: In the 1997 interlocal planning MOU, Chelan County establishes policies with the City of Wenatchee regarding land use regulations within its Urban Growth Area (UGA). Chelan County agrees to adopt the city’s “land use regulations, development standards and land use designations for the city’s UGA.” The County also agrees to implement the city’s “street, street lighting, curb, gutter and sidewalk design standards” within the UGA.

GMA requires comprehensive planning for counties and cities designated under its jurisdiction. RCW 36.70A.100 details that each city’s comprehensive plan must be coordinated and consistent with “other counties or cities with which the county or city has, in part, common border or related regional issues”. Adoption of this ordinance will bring the County into alignment with the agreement outlined in the MOU and relevant state planning policies.

2. The amendment is consistent with goals of the Growth Management Act, Chapter 36.70A RCW.

Finding: The GMA planning goals include but are not limited to the following:

- (1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- (2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low density development.
- (3) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
- (4) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

(5) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

The adoption of the city's comprehensive plan amendments and land use regulations within the UGA is consistent with the first two GMA goals, to encourage development in urban areas and to reduce sprawl. Housing and subdivision related amendments included for adoption promote the variety of residential densities in housing types within the UGA. Other land use updates encourage economic development consistent with the adopted comprehensive plan. Updating standards within the UGA will also support the timely review and processing of development applications to ensure predictability.

3. The amendment complies with or supports comprehensive plan goals and policies and/or county-wide planning policies, or how amendment of the comprehensive plans' goals or policies is supported by changing conditions or state or federal mandates.

Finding: The City of Wenatchee has reviewed and found the proposed amendments consistent with the City's Comprehensive Plan goals and policies. The County-wide Planning Policies support the use of the City regulations within the UGAs and adoption of city comprehensive plan amendments.

4. The proposed amendment does not adversely affect lands designated as resource lands of long-term commercial significance or critical areas in ways that cannot be mitigated.

Finding: The proposed amendments do not change resource lands or critical area regulations which would be reviewed based on the site-specific development at the time of future permit.

5. The amendment is based on sound land use planning practices and would further the general public health, safety and welfare. The comprehensive plan amendment would serve the interests of not only the applicant, but the public as a whole, including health, safety, or welfare.

Finding: The proposed amendments are the result of appropriate planning processes to reflect the community desire for development.

Procedural Requirements

Appropriate City procedures were followed for each amendment proposed for County adoption. The public process for these 2024 changes incorporated a wide range of public engagement efforts, and some of these efforts are described below. Notices went to members of the community in the city limits and UGA and beyond by inclusion in utility billings, media reports, radio ads, etc.

Ordinance 2023-09

- Planning Commission workshops on March 15, 2023 and May 17, 2023
- The Planning Department notified the Department of Commerce of the proposed revisions, requesting sixty -day review on June 2, 2023.
- Notice of public 60-day review on June 3, 2023
- Ordinance 2023-09 was approved on September 14, 2023

Ordinance 2023-10

- Planning Commission workshops on March 15, 2023 and May 17, 2023

- The Planning Department notified the Department of Commerce of the proposed revisions, requesting sixty -day review on June 2, 2023.
- Notice of public 60-day review on June 3, 2023
- Ordinance 2023-10 was approved on September 14, 2023

Ordinance 2023-25

- Planning Commission workshops on June 21, 2023, September 20, 2023, and October 18, 2023.
- The Planning Department notified the Department of Commerce of the proposed revisions, requesting sixty -day review on October 4, 2023.
- Notice of public 60-day review on October 4, 2023
- Ordinance 2023-25 was approved on December 7, 2023

Ordinance 2023-26

- Planning Commission workshops on June 21, 2023, September 20, 2023, and October 18, 2023.
- The Planning Department notified the Department of Commerce of the proposed revisions, requesting sixty -day review on October 4, 2023.
- Notice of public 60-day review on October 4, 2023
- Ordinance 2023-26 was approved on December 7, 2023

Ordinance 2023-27

- Planning Commission workshops on June 21, 2023, September 20, 2023, and October 18, 2023.
- The Planning Department notified the Department of Commerce of the proposed revisions, requesting sixty -day review on October 4, 2023.
- Notice of public 60-day review on October 4, 2023
- Ordinance 2023-27 was approved on December 7, 2023

Resolution 2023-35

- Planning Commission workshops on June 21, 2023, September 20, 2023, and October 18, 2023.
- The Planning Department notified the Department of Commerce of the proposed revisions, requesting sixty -day review on October 4, 2023.
- Notice of public 60-day review on October 4, 2023
- Resolution 2023-35 was approved on December 7, 2023

Resolution 2023-36

- Planning Commission workshops on June 21, 2023, September 20, 2023, and October 18, 2023.
- The Planning Department notified the Department of Commerce of the proposed revisions, requesting sixty -day review on October 4, 2023.
- Notice of public 60-day review on October 4, 2023
- Resolution 2023-36 was approved on December 7, 2023

CONCLUSIONS OF LAW

1. The amendments to the Chelan County development regulations are consistent with the requirements of the Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and County-Wide Planning Policies.
2. The amendments are necessary to address a public land use issue or problem.
3. The amendments do not adversely affect designated resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.
4. Reviewing agencies and the general public were given an opportunity to comment on the proposed amendments.
5. The amendments are consistent with Chelan County Code Title 14 Development Permit Procedures and Administration.
6. The requirements of RCW 43.21C, the State Environmental Policy Act and WAC 197-11 SEPA Rules have been satisfied.
7. The adoption of these amendments is in the best interest of the public and furthers the health, safety, and welfare of the citizens of Chelan County.

ATTACHMENTS

1. Ordinance 2023-09 Track Changes
2. Ordinance 2023-10 Track Changes
3. Ordinance 2023-25 Track Changes
4. Ordinance 2023-26 Track Changes
5. Ordinance 2023-27 Track Changes
6. Resolution 2023-35 Track Changes
7. Resolution 2023-36 Track Changes
8. SEPA Check List & Register, DNS, and DNS Adoption Notice for all updates
9. Adoption of SEPA DNSs by Chelan County
10. Agency and Public Comments (none at time of staff report issuance)
11. Chelan County request for Expedited Review (typically 60-day Review) Acknowledgment letter dated November 14, 2024
12. 60-day Review Acknowledgment Letter from WA Dept. of commerce, dated **November XX, 2024**

ORDINANCE NO. 2023-09

AN ORDINANCE, of the City of Wenatchee, Washington amending Wenatchee City Code (WCC) Title 10 Zoning.

WHEREAS, the general purposes of the zoning code are identified in WCC 10.04.020 as follows: “The general purposes of this title are to promote the public health, safety, and general welfare; to assist in the implementation of the Wenatchee urban area comprehensive plan; to comply with the Growth Management Act; and to comply with the provisions and objectives of Chapter 44, Laws of Washington, 1935, as amended, and Chapter 17, Laws of 1990, First Extraordinary Session, as amended. In accordance with Chapter 35A.63 RCW, all territory within the corporate limits of the city of Wenatchee shall be classified according to the districts set out in WCC 10.06.015”; and

WHEREAS, the proposed updates to WCC Title 10 Zoning are in furtherance of the above-stated purposes.

NOW, THEREFORE, the City Council of the City of Wenatchee do ordain as follows:

SECTION I

The following findings of fact are adopted in support of this Ordinance.

Any finding of fact that is more appropriately deemed a conclusion of law shall be a conclusion of law.

Findings of Fact:

1. The City of Wenatchee has adopted the Wenatchee Urban Area Comprehensive Plan and a series of sub-area plans pursuant to the Growth Management Act (GMA), RCW Chapter 36.70A, which cover the Wenatchee Urban Growth Area and all incorporated areas within the City of Wenatchee, that have been found to be consistent with each other and with the adopted GMA plans of the adjoining jurisdictions.
2. The City of Wenatchee Planning Commission is responsible for long range planning matters and providing implementation recommendations to assure compliance with the

- Growth Management Act for the City of Wenatchee Urban Growth Area in coordination with Chelan County and within the incorporated boundaries of the City of Wenatchee. These measures include updates and amendments to the comprehensive plan; development regulations, environmental regulations, and any other rules, actions or regulations deemed necessary to implement the Growth Management Act.
3. RCW Chapters 36.70 and 36.70A authorize the adoption of development regulations.
 4. The Planning Commission conducted workshops on parts of the proposed revisions on March 15, 2023 and May 17, 2023.
 5. The City of Wenatchee issued a determination of non-significance on June 2, 2023 and provided copies of the environmental documents to the Department of Ecology SEPA Register for the amendments on the same day. Notice was also provided to local and regional agencies for the 60-day review and comment periods/environmental determinations.
 6. Notice of the public 60-day review and comment period, environmental determination, and public hearing dates were published in the Wenatchee World on June 3, 2023.
 7. On June 2, 2023 the City of Wenatchee and Chelan County provided joint notice to the Washington State Department of Commerce of the intent to adopt amendments to the Wenatchee City Code.
 8. The amendments, environmental documents, and meeting information have been posted on the City of Wenatchee website during the public comment and environmental review periods.
 9. On July 19, 2023, the City of Wenatchee Planning Commission conducted an advertised public hearing. The Planning Commission entered into the record the files on this amendment, accepted public testimony, and deliberated the merits of the proposal.
 10. The City of Wenatchee Planning Commission has reviewed the entire record and public testimony as it relates to the proposed amendments to the Wenatchee City Code and the Wenatchee Urban Area Comprehensive Plan.
 11. The Planning Commission conducted workshops on parts of the proposed revisions on March 15, 2023 and May 17, 2023.
 12. Goal 3 Policy 3 of the Housing Element of the Wenatchee Urban Area Comprehensive Plan states “Facilitate housing development in the Central Business District and other mixed use areas close to employment, cultural and shopping opportunities.”
 13. Goal 3 Policy 8 of the Housing Element of the Wenatchee Urban Area Comprehensive Plan states “Evaluate and determine appropriate corridors and standards in the Central Business District designation and it’s associated overlays where new or converted multi-family residential units which include ground floor units, would be beneficial to the District. Adding population within the District can provide activities and new uses of the spaces in the downtown on weekends and evenings in addition to needed multi-family housing units. Corridors chosen must be sensitive to maintaining and supporting Wenatchee’s historic mainstreet emphasis and recognize opportunities with changing demands in retail markets by providing additional support for downtown businesses with a mixed use approach.”
 14. The city recognizes that homelessness is an emergent problem within the city and that there need to be places where persons experiencing homelessness can go for temporary emergency shelter managed with low barrier shelter practices.

15. It is vitally important that the City establish regulations to protect the health of the individuals in safe parking areas and temporary homeless shelters and the health, safety, and security of our neighborhoods.
16. Safe parking areas provide homeless individuals and households with vehicles a safe place to temporarily park in order to facilitate the transition to permanent housing.
17. Temporary emergency low barrier shelter units provide a structured encampment operated on public property, property leased by the City, or property owned by a non-profit organization that provides multiple individual temporary low barrier emergency shelter housing units established to serve the unsheltered homeless population. These facilities are intended to provide wrap around services and are managed under low barrier shelter practices.
18. Ordinance 2022-26 was adopted by the Wenatchee City Council on October 27, 2022 adopting a twelve (12) month interim zoning ordinance within the City of Wenatchee on the allowance of safe parking areas and temporary emergency low barrier shelter units as a Permitted Use within the City.
19. A public open house was held on November 15, 2022 at Wenatchee City Hall on the two Safe Park facilities.
20. A public hearing with the City Council was held on December 8, 2022 as required in Section V of Ordinance 2022-26.
21. The codes related to “safe parking areas” and “temporary emergency low barrier shelter units” in Chapters 10.08, 10.10, and 10.48, were workshopped with the City Council’s Public Services Committee on May 2, 2023.
22. A workshop was held on May 17, 2023 with the Planning Commission.
23. Goal 5 Policy 3 of the Housing Element of the Wenatchee Urban Area Comprehensive Plan states “Coordinate with the Homeless Housing Task Force to develop and implement priorities identified in the Five-Year Homeless Housing Strategic Plan.”
24. Goal 5 Policy 6 of the Housing Element of the Wenatchee Urban Area Comprehensive Plan states: “Work with homeless service providers in the continuum of care to pursue homeless outreach efforts and services adequate to ensure all unsheltered homeless individuals have access to low-barrier shelter beds and wrap around services.”
25. Priority 3 of the 2019-2024 Chelan-Douglas Homeless Housing Strategic Plan states: “Provide access to temporary accommodations to all unsheltered people experiencing homelessness who need it.”
26. Strategy 3.1 of the 2019-2024 Chelan-Douglas Homeless Housing Strategic Plan states: “Strengthen the capacity of the Chelan-Douglas homeless services system to serve households experiencing homelessness with high barriers such as criminal history, rent history, addiction, and disability.”
27. Strategy 3.2 of the 2019-2024 Chelan-Douglas Homeless Housing Strategic Plan states: “Increase access to service-enriched, longer-term temporary accommodations when needed and appropriate.”
28. Section 10.40.070 of the Wenatchee City Code, titled “Mixed Residential Corridor (MRC)”, begins by stating “Arterial corridors provide opportunities for infill, redevelopment and neighborhood services and serve as areas of higher density residential units which provide open space and multimodal facilities. The mixed residential corridor (MRC) is designated along arterial streets with high traffic volumes,

multifamily units, public buildings and/or other nonresidential land uses. It is suitable for a range of residential, mixed use and nonresidential structures.”

29. “Farmers Market” is defined in Section 10.08.065 of the Wenatchee City Code as “...a market, outdoor place, or group of stalls and booths where multiple farmers and other individual licensed vendors sell their products, new or used, directly to consumers; and, where a fee may be charged to prospective buyers for admission, or a fee may be charged for the privilege of offering or displaying such merchandise. This includes swap meets, flea markets, auctions, open air markets, or other similarly named or labeled activities, but the term does not include the usual supermarket or general retail operations.”

SECTION II

The following conclusions of law are adopted in support of this Ordinance.

Any conclusion of law that is more appropriately deemed a finding of fact shall be a finding of fact.

Conclusions of Law:

1. The procedural and substantive requirements of the State Environmental Policy Act have been complied with.
2. The procedural requirements of RCW 36.70A have been complied with.
3. The proposed amendments are consistent with the Chelan County Countywide Planning Policies and the City of Wenatchee Urban Area Comprehensive Plan.
4. The proposed amendments are consistent with the requirements of Revised Code of Washington, and the Washington Administrative Code.
5. The proposed amendments have been reviewed and processed in accordance with the requirements of Title 10 Zoning, Title 11 Subdivisions, Title 12 Environmental Protection, and Title 13 Administration of Development Regulations of the City of Wenatchee Code.

SECTION III

Title 10 WCC Zoning shall be and hereby is amended in part as set forth on Exhibit “A” attached hereto and incorporated herein by this reference.

SECTION IV

Upon approval of the City Attorney, the City Clerk and the Code Reviser are authorized to make necessary corrections to this Ordinance, including the correction of clerical

errors; references to other local, state or federal laws, codes, rules or regulations; or ordinance numbering and section/subsection numbering.

SECTION V

If any section, subsection, sentence, clause or phrase of this Ordinance is declared or judged by a court of competent jurisdiction to be invalid or unconstitutional, such adjudication shall in no manner affect the remaining portions of this Ordinance which shall be in full force and effect as if said section, subsection, sentence, clause or phrase so declared or adjudged invalid or unconstitutional were not originally a part hereof.

SECTION VI

This ordinance shall take effect thirty (30) days from and after approval and publication as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE this 14th day of September, 2023.

CITY OF WENATCHEE, a municipal corporation

By Frank J. Kuntz
FRANK J. KUNTZ, Mayor

ATTEST:

By Tammy L. McCord
TAMMY L. McCORD, City Clerk

APPROVED AS TO FORM:

By: 
DANIELLE R. MARCHANT, City Attorney

EXHIBIT "A"

Wenatchee City Code

Title 10 Zoning

Chapter 10.08 DEFINITIONS

10.08.100 "M."

"Mixed use building ~~or development~~" refers to buildings ~~or developments~~ that combine permitted residential uses with permitted nonresidential uses. Mixed use buildings ~~and developments~~ are subject to the provisions of WCC [10.47.160](#).

10.08.130 "S."

"Safe parking area" means a parking program operated on public property or property leased by the City and managed by an entity that is authorized and contracted by the City of Wenatchee to provide individuals and households whom are residing in vehicles or recreational vehicles a temporary and safe place to park while working towards a transition to permanent housing. These facilities are intended to provide wrap around services and are managed under low barrier shelter practices.

10.08.135 "T."

"Temporary emergency low barrier shelter units" means a structured encampment operated on public property, property leased by the City, or property owned by an entity that is authorized and contracted by the City of Wenatchee to provide individual temporary low barrier emergency shelter housing units to serve the unsheltered homeless population. These facilities are intended to provide wrap around services and are managed under low barrier shelter practices.

Chapter 10.10 DISTRICT USE CHART

10.10.020 District use chart.

District Use Chart																				
P = Permitted use P1 = Permitted, not to occupy grade level commercial street frontage AU = Accessory use C = Conditional use C1 = Conditional use, not to occupy grade level commercial street frontage ~ = Prohibited use M = Permitted use in a corridor mixed use project within the MRC overlay																				
Uses	Commercial Districts						Mixed Use Districts			Residential Districts				Overlay Zones						
	CBD	NWBD	SWBD	CN	CD	I	WMU	OMU	RMU	RF	RS	RL	RM	RH	HEO	CSO	MRC	IO	PO	RO
Commercial, Retail																				
Farmers market	P	P	P	P	P ₁₃	~	P	P	P	~	~	~	~	~	P	P	P	~	P	P
Residential																				
Live-work dwellings (WCC 10.47.140)	~P ₁₁	P	P	P	~	~	P	P	P	~	~	~	~	~	P ₁₁	P ₁₁	P	~	P	P
Multifamily dwellings (WCC 10.47.150)	P ₁₁	P	P	P ₁₂	~	~	P	P	P	~	~	~	P	P	P ₁₁	P ₁₁	P	~	P	P
Mixed use building or development (WCC 10.47.160)	P ₁₁	P	P	P	~	~	P	P	P	~	~	~	~	~	P ₁₁	P ₁₁	P	~	P	P
Public Assembly																				
Safe parking area	~	P	P	~	~	P	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Temporary emergency low barrier shelter units	~	P	P	~	~	P	~	~	~	~	~	~	~	~	~	~	~	~	~	~

¹¹ Subject use is not allowed on the ground level designated pedestrian-oriented streets (per Figure C.1.d. in the Residential Design Guidelines). Subject use shall comply with Section C.1.2 of the Residential Design Guidelines including the restrictions on ground floor use when fronting on a pedestrian-oriented street as designated in Figure C.1.e in the Residential Design Guidelines.-

Chapter 10.47 RESIDENTIAL USE STANDARDS

10.47.150 Multifamily development.

All multifamily dwellings, as defined in WCC [10.08.055](#), and where allowed by Chapter [10.10](#) WCC, District Use Chart, are subject to compliance with the Residential Design Guidelines and shall meet the following standards unless otherwise regulated within this code. Exception: Courtyard housing (see WCC [10.47.120](#)) and townhouses (see WCC [10.47.130](#)) are exempt from the standards herein.

(1) Purpose.

- (a) To provide housing types that are responsive to changing household demographics (e.g., retirees, small families, young professionals).
- (b) To provide opportunities for more affordable housing close to transit, employment and services.
- (c) To ensure compatibility with neighboring uses.
- (d) To provide opportunities for infill development consistent with goals of the Wenatchee urban area comprehensive plan.

Figure 10.47.150(1)

Multifamily housing development examples.



(2) Standards.

- (a) Multifamily housing development options include ownership, rental, and condominium.
- (b) Density. The maximum density shall be as described in WCC [10.46.020](#).
- (c) Setbacks.

(i) Multifamily buildings are subject to the applicable setbacks in Chapter [10.46 WCC](#).

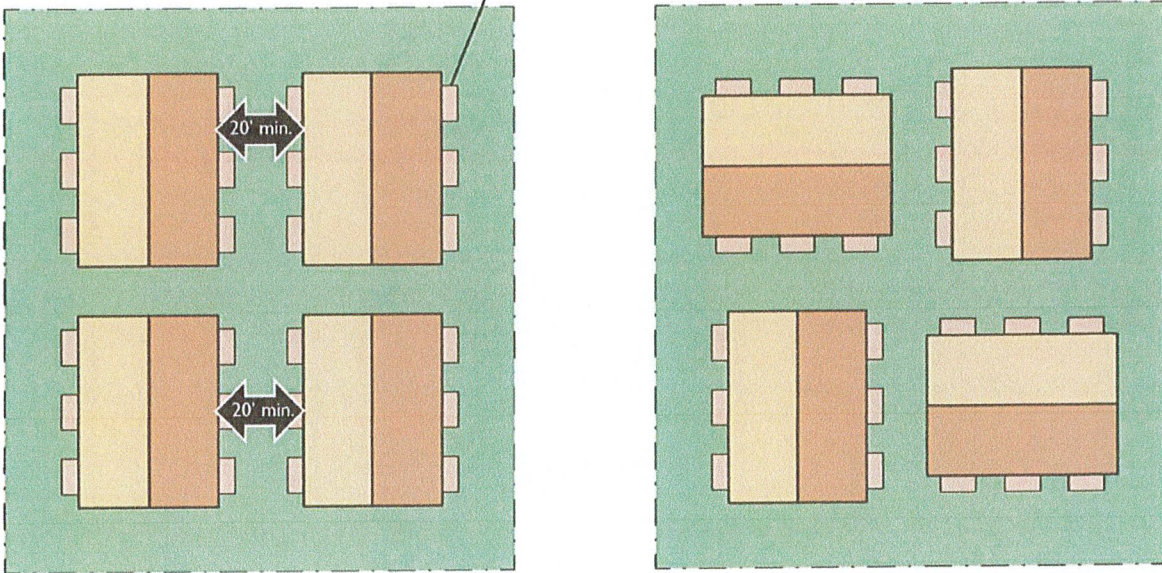
(ii) Multifamily development built along rear property lines of adjacent properties (not in the development) shall maintain 10-foot minimum setbacks in the RS and RL zones and five-foot minimum setbacks in all other applicable zones [unless a smaller minimum is established in this Title](#).

(iii) If more than one multifamily building is built on a single lot, building faces with windows facing into opposing/adjacent residential units shall be at least 20 feet apart.

Figure 10.47.150(2)

Multifamily housing development examples.

Balcony and window



The buildings in the left example, where units and balconies face each other, shall be placed at least 20 feet apart. The configuration of buildings on the right, where units face the side of other buildings and thus feature less privacy impacts, are not subject to the 20-foot setback requirement.

(d) Site Design and Orientation. Dwellings within a multifamily housing development shall be oriented to provide both access and privacy for the residents.

(i) Clear and obvious pedestrian access and visual access between the sidewalk (or the street if there is no sidewalk) and any shared entrance(s) or exterior primary entrances to a unit (if applicable) are required for new multifamily dwellings.

(ii) For all new multifamily dwellings adjacent to a street, see Residential Design Guidelines, especially Sections C.1, C.2.1 and E.5.1.

(e) Building Design and Orientation. See Section E in the Residential Design Guidelines.

(f) Open Space.

(i) Amount of Required Residential Open Space. All new multifamily ~~buildings with three or more residential units~~ shall either provide on-site open space of 100 square feet per dwelling unit or 10 percent of residential unit floor area (excluding hallways and common areas) that provides functional leisure or recreational activities. (The lesser amount of the two calculations is acceptable.) The open space may be in the form of common open space, balconies, roof decks, indoor recreation spaces or similar features provided they meet the requirements of the Residential Design Guidelines Section C.3. Required setback areas shall count as part of the required open space requirement if they meet the requirements in the Residential Design Guidelines.

(ii) Surface water management facilities may be included in the open space calculation for meeting minimum requirements, if it can be demonstrated that they are designed so that residents can use the space similar to other open space designations.

(g) Access, Parking, and Garages.

(i) Unless a higher classification of road is required per public works preapproved plans or by the city engineer to provide for consistency with the Wenatchee urban area plan, internal access and circulation shall meet the requirements of, Fire Apparatus Access Road, of the most current edition of the International Fire Code, as amended. Where a standard residential subdivision or binding site plan is proposed associated with these developments, the standards provided in WCC [11.20.020](#), Streets, shall also apply.

(ii) Each multifamily dwelling unit shall provide at least one off-street parking space per bedroom, up to two parking spaces per unit.

(iii) Parking areas shall be located to the side or rear of multifamily units (not between the multifamily building and the street front unless no other configuration is feasible, as determined by the director). Landscaping in the form of hedges or architectural barriers is required to screen surface parking lots for neighboring properties and common open spaces.

(iv) Private garages are allowed to be attached to or detached from individual multifamily units if less than 250 square feet in size and accessible by an alley or shared driveway. Private garages shall match the architectural style of the multifamily units.

(v) Enclosed parking areas are encouraged to be clustered, with no more than three parking spaces together within one structure not greater than 800 square feet. Individual garage doors shall be one car width.

(h) Landscaping. Multifamily housing developments shall adhere to the landscape and screening chapter, Chapter [10.62](#) WCC. See also Residential Design Guidelines Section D.1.

(i) Architectural Design. Conform to the Residential Design Guidelines Section E.

(j) General Storage. Storage of personal property and materials, of residents as well as managers and owners of a development, shall be located outside of required street setback areas, and it shall be entirely within an enclosed building or screened from view of the surrounding properties with a sight-obscuring fence and landscaping. Developments for which WCC [10.48.320](#) applies shall also meet those standards. (Ord. 2020-35 § 3 (Exh. A); Ord. 2019-35 §§ 6, 9)

10.47.160 Mixed use ~~development or building.~~

All mixed use buildings ~~or developments~~, where defined in WCC [10.08.100](#) and where allowed by Chapter [10.10](#) WCC, District Use Chart, shall meet standards applicable to the specific mix of uses integrated into the development or building. These developments shall be subject to standards including, but not limited to, the following: ~~For example, a building integrating ground floor commercial and upper-story multifamily will be subject to:~~

- (1) District development standards of Chapter [10.46](#) WCC.
- (2) Other applicable development standards associated with commercial development within this title.
- (3) ~~WCC [10.47.150](#)~~, Multifamily development standards at WCC [10.47.150](#).

Chapter 10.48 GENERAL DEVELOPMENT REGULATIONS

10.48.330 Homeless Housing

The city recognizes that homelessness is an emergent problem within the city and that there need to be places where persons experiencing homelessness can go for temporary emergency shelter managed with low barrier shelter practices. These regulations are intended to protect public health and safety by

requiring safe operations of the shelters for both the shelter guests and the broader community.
Temporary shelters include Temporary emergency low barrier shelter units and safe parking areas.

- (1) The City of Wenatchee shall enact requirements providing that certain conduct within public rights-of-way including sitting, lying, pedestrian interference, and distribution of goods, products or supplies within 1000' lineal feet of the boundaries of the subject properties to prevent the establishment of a nuisance.
- (2) The City of Wenatchee shall hold a neighborhood meeting or open house within 90 days of site operations commencing to provide information on the facility, gather comments, and provide a means to coordinate any future concerns.
- (3) Sites shall be maintained to address health and sanitation requirements consistent with local and state standards.
- (4) The site contractor shall submit for approval policies on coordination with surrounding property owners as a means to communicate and where applicable respond to concerns over time.
- (5) A site and operational plan must be submitted that addresses site management, site maintenance and provision of human and social services.
- (6) Low barrier shelter management practices shall be implemented onsite.
- (7) Sites shall be monitored on a quarterly basis to review conformance with the City of Wenatchee grant contract and code requirements.
- (8) Fencing adequate to limit access to the site for the safety and security of individuals staying at the shelters shall be installed as provided in this subsection. Fences may not exceed six-feet in height, may be constructed out of solid materials or materials such as chain-link fencing which may include privacy slats or other similar materials, and may be located anywhere at or behind the property line or within public right-of-way where authorized by the City. Where this subsection conflicts with WCC10.48.130(2) or (3), this subsection shall govern.

ORDINANCE NO. 2023-10

AN ORDINANCE, of the City of Wenatchee, Washington amending Wenatchee City Code (WCC) Section 11.32.080 Unit Lot Subdivisions.

SECTION I

The following findings of fact are adopted in support of this Ordinance.

Any finding of fact that is more appropriately deemed a conclusion of law shall be a conclusion of law.

Findings of Fact:

1. The City of Wenatchee has adopted the Wenatchee Urban Area Comprehensive Plan and a series of sub-area plans pursuant to the Growth Management Act (GMA), RCW Chapter 36.70A, which cover the Wenatchee Urban Growth Area and all incorporated areas within the City of Wenatchee, that have been found to be consistent with each other and with the adopted GMA plans of the adjoining jurisdictions.
2. The City of Wenatchee Planning Commission is responsible for long range planning matters and providing implementation recommendations to assure compliance with the Growth Management Act for the City of Wenatchee Urban Growth Area in coordination with Chelan County and within the incorporated boundaries of the City of Wenatchee. These measures include updates and amendments to the comprehensive plan; development regulations, environmental regulations, and any other rules, actions or regulations deemed necessary to implement the Growth Management Act.
3. RCW Chapters 36.70 and 36.70A authorize the adoption of development regulations.
4. The Planning Commission conducted workshops on parts of the proposed revisions on March 15, 2023 and May 17, 2023.
5. The City of Wenatchee issued a determination of non-significance on June 2, 2023 and provided copies of the environmental documents to the Department of Ecology SEPA Register for the amendments on the same day. Notice was also provided to local and regional agencies for the 60-day review and comment periods/environmental determinations.

6. Notice of the public 60-day review and comment period, environmental determination, and public hearing dates were published in the Wenatchee World on June 3, 2023.
7. On June 2, 2023 the City of Wenatchee and Chelan County provided joint notice to the Washington State Department of Commerce of the intent to adopt amendments to the Wenatchee City Code.
8. The amendments, environmental documents, and meeting information have been posted on the City of Wenatchee website during the public comment and environmental review periods.
9. On July 19, 2023, the City of Wenatchee Planning Commission conducted an advertised public hearing. The Planning Commission entered into the record the files on this amendment, accepted public testimony, and deliberated the merits of the proposal.
10. The City of Wenatchee Planning Commission has reviewed the entire record and public testimony as it relates to the proposed amendments to the Wenatchee City Code and the Wenatchee Urban Area Comprehensive Plan.
11. The Planning Commission conducted workshops on parts of the proposed revisions on March 15, 2023.
12. Goal 1 Policy 4 of the Housing Element of the Wenatchee Urban Area Comprehensive Plan states: “Work in concert with private and nonprofit developers to facilitate the provision of new affordable rental and owner-occupied housing. Expand outreach and marketing to both local and non-local housing developers to ensure that a diverse group of potential developers are aware of the many opportunities and benefits of building in the Wenatchee Valley.”
13. Goal 5 Policy 1 of the Housing Element of the Wenatchee Urban Area Comprehensive Plan states: “Land availability and the cost of property for market rate and affordable housing has been identified as a barrier to the development of new units. The city should encourage creative solutions to securing land for desired housing outcomes including but not limited to securing abatement and foreclosure properties, establishing a housing land trust, and working with housing providers to capitalize on land purchase opportunities.”

SECTION II

The following conclusions of law are adopted in support of this Ordinance.

Any conclusion of law that is more appropriately deemed a finding of fact shall be a finding of fact.

Conclusions of Law:

1. The procedural and substantive requirements of the State Environmental Policy Act have been complied with.
2. The procedural requirements of RCW 36.70A have been complied with.
3. The proposed amendments are consistent with the Chelan County Countywide Planning Policies and the City of Wenatchee Urban Area Comprehensive Plan.
4. The proposed amendments are consistent with the requirements of Revised Code of Washington, and the Washington Administrative Code.
5. The proposed amendments have been reviewed and processed in accordance with the requirements of Title 10 Zoning, Title 11 Subdivisions, Title 12 Environmental Protection, and Title 13 Administration of Development Regulations of the City of Wenatchee Code.

SECTION III

Section 11.32.080 WCC “Unit Lot Subdivisions” shall be and hereby is amended as set forth on Exhibit “A” attached hereto and incorporated herein by this reference.

SECTION IV

Upon approval of the City Attorney, the City Clerk and the Code Reviser are authorized to make necessary corrections to this Ordinance, including the correction of clerical errors; references to other local, state or federal laws, codes, rules or regulations; or ordinance numbering and section/subsection numbering.

SECTION V

If any section, subsection, sentence, clause or phrase of this Ordinance is declared or judged by a court of competent jurisdiction to be invalid or unconstitutional, such adjudication shall in no manner affect the remaining portions of this Ordinance which shall be in full force and effect as if said section, subsection, sentence, clause or phrase so declared or adjudged invalid or unconstitutional were not originally a part hereof.

SECTION VI

This Ordinance shall take effect thirty (30) days from and after approval and publication as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE at a regular meeting thereof this 14th day of September, 2023.

CITY OF WENATCHEE, a municipal corporation

By Frank Kuntz
FRANK J. KUNTZ, Mayor

ATTEST:

By Tammy L. McCord
TAMMY L. McCORD, City Clerk

APPROVED AS TO FORM:

By [Signature]
DANIELLE R. MARCHANT, City Attorney

EXHIBIT "A"

Title 11 Subdivisions

Chapter 11.32 CLUSTER SUBDIVISIONS, BINDING SITE PLANS AND UNIT LOT SUBDIVISIONS

Section 11.32.080 Unit lot subdivisions.

(1) Applicability and Purpose. This section is to apply exclusively to the subdivision of land for courtyard housing, townhomes, duplexes and cottage housing development. The purpose is to allow for the creation of lots for the individual ownership of these types of housing units while applying only those site development standards applicable to the parent parcel(s) as a whole, established in Chapter [10.46](#) WCC, Development Standards Charts.

(6) General Regulations.

(c) Portions of the parent site not subdivided for individual unit lots shall be owned in common by the owners of the individual unit lots, ~~or~~ by a homeowners association comprised of the owners of the individual unit lots located within the parent site, or by a community land trust;

ORDINANCE NO. 2023-26

AN ORDINANCE, of the City of Wenatchee amending Wenatchee City Code (WCC) Chapter 11.04 Subdivision General Provisions.

SECTION 1

The following findings of fact are adopted in support of this Ordinance.

Any finding of fact that is more appropriately deemed a conclusion of law shall be a conclusion of law.

Findings of Fact:

1. The City of Wenatchee has adopted the Wenatchee Urban Area Comprehensive Plan and a series of sub-area comprehensive plans pursuant to the Growth Management Act (GMA), RCW Chapter 36.70A, which cover the Wenatchee Urban Growth Area and all incorporated areas within the City of Wenatchee, that have been found to be consistent with each other and with the adopted GMA plans of the adjoining jurisdictions.
2. The City of Wenatchee Planning Commission is responsible for long-range planning matters and providing implementation recommendations to assure compliance with the Growth Management Act for the City of Wenatchee Urban Growth Area in coordination with Chelan County and within the incorporated boundaries of the City of Wenatchee. These measures include updates and amendments to the comprehensive plan; development regulations, environmental regulations, and any other rules, actions or regulations deemed necessary to implement the Growth Management Act.
3. RCW Chapters 36.70 and 36.70A authorize the adoption of development regulations.
4. The Planning Commission conducted workshops on parts of the proposed revisions on June 21, 2023; September 20, 2023; and October 18, 2023.
5. The City of Wenatchee issued a determination of non-significance on October 4, 2023 and provided copies of the environmental documents to the Department of Ecology SEPA Register for the amendments on the same day. Notice was also provided to local and regional agencies for the 60-day review and comment periods/environmental determinations.
6. Notice of the public 60-day review and comment period, environmental determination, and public hearing dates were published in the Wenatchee World on October 4, 2023.
7. On October 4, 2023 the City of Wenatchee and Chelan County provided joint notice to the Washington State Department of Commerce of the intent to adopt

amendments to the Wenatchee Urban Area Comprehensive Plan, the official zoning map, the Wenatchee City Code, and the City of Wenatchee Capital Facilities Plan.

8. The amendments, environmental documents, and meeting information have been posted on the City of Wenatchee website during the public comment and environmental review periods.
9. On November 15, 2023, the City of Wenatchee Planning Commission conducted an advertised public hearing. The Planning Commission entered into the record the files on this amendment, accepted public testimony, and deliberated the merits of the proposal.
10. The City of Wenatchee Planning Commission has reviewed the entire record and public testimony as it relates to the proposed amendments to the Wenatchee City Code and the Wenatchee Urban Area Comprehensive Plan.
11. The Planning Commission conducted workshops on parts of the proposed revisions on October 18, 2023.
12. The city's street standards are currently located in Title 11 Subdivisions.
13. The Public Works Department and Fire Code Official have identified a need for the street standards to apply to situations where Title 11 does not otherwise apply.
14. Goal 1 Policy 6 of the Transportation Element of the Wenatchee Urban Area Comprehensive Plan states: "Adopt a circulation plan and local street classification system that reflect each roadway's role in the regional and local transportation network. Roadway standards should be based on the local classification system."
15. Goal 1 Policy 7 of the Transportation Element of the Wenatchee Urban Area Comprehensive Plan states: "Proposed new circulation routes have been identified in the circulation plan. The specific location of these routes may be altered by the City Engineer in order to accomplish the intended circulation function. As development occurs which may benefit or contribute to circulation impacts in the area of new proposed circulation corridors, development must proportionately address transportation system impacts."
16. Goal 1 Policy 8 of the Transportation Element of the Wenatchee Urban Area Comprehensive Plan states: "In addition to identified new circulation routes, transportation facility connectivity may necessitate the continuation of road systems to foster the long-range transportation goals and policies of the city. As development occurs, require the extension of dead-end streets which improve access and circulation."
17. Goal 1 Policy 9 of the Transportation Element of the Wenatchee Urban Area Comprehensive Plan states: "Improve arterial streets by bringing them up to current standards; prioritize projects based on improvements to transportation circulation from neighborhoods to downtown and other commercial areas."

SECTION 2

The following conclusions of law are adopted in support of this Ordinance.

Any conclusion of law that is more appropriately deemed a finding of fact shall be a finding of fact.

Conclusions of Law:

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

SECTION 3

Chapter 11.04 WCC “General Provisions” shall be and hereby is amended as set forth on Exhibit “A” attached hereto and incorporated herein by this reference.

SECTION 4

If any section, subsection, sentence, clause or phrase of this Ordinance is declared or judged by a court of competent jurisdiction to be invalid or unconstitutional, such adjudication shall in no manner affect the remaining portions of this Ordinance which shall be in full force and effect as if said section, subsection, sentence, clause or phrase so declared or adjudged invalid or unconstitutional were not originally a part hereof.

SECTION 5

Upon approval of the City Attorney, the City Clerk is authorized to make necessary corrections to this Ordinance, including the correction of clerical errors; references to other local, state or federal laws, codes, rules or regulations; or ordinance numbering and section/subsection numbering.

SECTION 6

This ordinance shall take effect thirty (30) days from and after approval and publication as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE at a regular meeting thereof this 7th day of December, 2023.

CITY OF WENATCHEE, a municipal corporation

By Frank J. Kuntz
FRANK J. KUNTZ, Mayor

ATTEST:

By Tammy L. McCord
TAMMY L. McCORD, City Clerk

APPROVED AS TO FORM:

By Steve D. Smith
STEVE D. SMITH, City Attorney Emeritus

EXHIBIT "A"

Title 11 SUBDIVISIONS

Chapter 11.04 GENERAL PROVISIONS

11.04.010 Applicability.

Every division of land into two or more lots, parcels, or tracts within the corporation limits of the city of Wenatchee shall proceed in compliance with this title. The City Engineer in consultation with the Fire Code Official shall also interpret and apply the street and fire protection standards of this Chapter for applicability to development authorized by City Code under Titles 2 Buildings, 10 Zoning, Wenatchee City Code in conjunction with the requirements of Title 7 Streets and Sidewalks.

ORDINANCE NO. 2023-25

AN ORDINANCE, of the City of Wenatchee amending Wenatchee City Code (WCC) Title 10 Zoning.

WHEREAS, the general purposes of the zoning code are identified in WCC 10.04.020 as follows: “The general purposes of this title are to promote the public health, safety, and general welfare; to assist in the implementation of the Wenatchee urban area comprehensive plan; to comply with the Growth Management Act; and to comply with the provisions and objectives of Chapter 44, Laws of Washington, 1935, as amended, and Chapter 17, Laws of 1990, First Extraordinary Session, as amended. In accordance with Chapter 35A.63 RCW, all territory within the corporate limits of the city of Wenatchee shall be classified according to the districts set out in WCC 10.06.015”; and

WHEREAS, the proposed updates to WCC Title 10 Zoning are in furtherance of the above-stated purposes.

NOW, THEREFORE, the City Council of the City of Wenatchee do ordain as follows:

SECTION 1

The following findings of fact are adopted in support of this Ordinance. Any finding of fact that is more appropriately deemed a conclusion of law shall be a conclusion of law.

Findings of Fact:

1. The City of Wenatchee has adopted the Wenatchee Urban Area Comprehensive Plan and a series of sub-area comprehensive plans pursuant to the Growth Management Act (GMA), RCW Chapter 36.70A, which cover the Wenatchee Urban Growth Area and all incorporated areas within the City of Wenatchee, that have been found to be consistent with each other and with the adopted GMA plans of the adjoining jurisdictions.
2. The City of Wenatchee Planning Commission is responsible for long-range

planning matters and providing implementation recommendations to assure compliance with the Growth Management Act for the City of Wenatchee Urban Growth Area in coordination with Chelan County and within the incorporated boundaries of the City of Wenatchee. These measures include updates and amendments to the comprehensive plan; development regulations, environmental regulations, and any other rules, actions or regulations deemed necessary to implement the Growth Management Act.

3. RCW Chapters 36.70 and 36.70A authorize the adoption of development regulations.
4. The Planning Commission conducted workshops on parts of the proposed revisions on June 21, 2023; September 20, 2023; and October 18, 2023.
5. The City of Wenatchee issued a determination of non-significance on October 4, 2023 and provided copies of the environmental documents to the Department of Ecology SEPA Register for the amendments on the same day. Notice was also provided to local and regional agencies for the 60-day review and comment periods/environmental determinations.
6. Notice of the public 60-day review and comment period, environmental determination, and public hearing dates were published in the Wenatchee World on October 4, 2023.
7. On October 4, 2023 the City of Wenatchee and Chelan County provided joint notice to the Washington State Department of Commerce of the intent to adopt amendments to the Wenatchee Urban Area Comprehensive Plan, the official zoning map, the Wenatchee City Code, and the City of Wenatchee Capital Facilities Plan.
8. The amendments, environmental documents, and meeting information have been posted on the City of Wenatchee website during the public comment and environmental review periods.
9. On November 15, 2023, the City of Wenatchee Planning Commission conducted an advertised public hearing. The Planning Commission entered into the record the files on this amendment, accepted public testimony, and deliberated the merits of the proposal.
10. The City of Wenatchee Planning Commission has reviewed the entire record and public testimony as it relates to the proposed amendments to the Wenatchee City Code and the Wenatchee Urban Area Comprehensive Plan.
11. The Planning Commission conducted workshops on parts of the proposed revisions on September 20, 2023; and October 18, 2023.
12. Goal 2 Policy 5 in the Community Design and Healthy Communities Element of the Wenatchee Urban Area Comprehensive Plan states: "Where feasible, in mixed use and commercial districts enhance sidewalk activity by requiring developers to site buildings close to the street, with parking located behind or to the side of buildings, and to include ground-floor façade treatments that generate pedestrian interest."
13. Goal 5 of the Transportation Element of the Wenatchee Urban Area Comprehensive Plan states: "Parking - Establish parking to be highly utilized, efficient, and safe, while promoting community appearance and alternative modes of transportation."

14. Goal 5 Policy 1 of the Transportation Element of the Wenatchee Urban Area Comprehensive Plan states: “Coordinate parking in a manner that supports and strengthens the unique character of existing and emerging districts and neighborhoods. Consider developing a parking matrix to establish varying parking requirements at the individual district level. Where appropriate, manage parking by defined area or district.”
15. Goal 5 Policy 2 of the Transportation Element of the Wenatchee Urban Area Comprehensive Plan states: “Discourage private standalone surface parking lots; i.e. parking lots without a primary use. Encourage efficient structured parking that can be shared by multiple users.”
16. Goal 5 Policy 5 of the Transportation Element of the Wenatchee Urban Area Comprehensive Plan states: “Adopt parking management strategies including better signage and enhanced pedestrian connections to optimize existing or new public parking facilities.”
17. GOAL 6 TRANSPORTATION DEMAND MANAGEMENT (TDM) of the Transportation Element of the Wenatchee Urban Area Comprehensive Plan states: Modify individual travel behavior, optimize the use of existing road capacity, and encourage active forms of transportation to improve safety and efficiency, minimize environmental impacts, and promote socioeconomic benefits.
18. GOAL 6 Policy 1 of the Transportation Element of the Wenatchee Urban Area Comprehensive Plan states: “Adopt strategies including mixed land uses and parking/trip reduction policies that aim to maximize the efficiency of our existing transportation system.”
19. Goal 6 Policy 6 of the Community Design and Health Communities Element of the Wenatchee Urban Area Comprehensive Plan states: “All signs and lighting (including for streets, buildings, parking areas, and signs) should be designed so that they perform their function without being unduly disruptive to the visual appeal of the area.”
20. The current boundary of the Historic/Entertainment Overlay (HEO) includes several of the areas described in the Central Business District Subarea Plan which are illustrated in Figure 7 on page 7 of the subarea plan.
21. The guidelines in the Central Business District Subarea Plan for each portion of the Central Business District regarding signs include the following:
 - Historic Core Overlay: “Signage should be pedestrian in scale and backlit signs and backlit awnings should be discouraged.”

SECTION 2

The following conclusions of law are adopted in support of this Ordinance.

Any conclusion of law that is more appropriately deemed a finding of fact shall be a finding of fact.

Conclusions of Law:

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

SECTION 3

Title 10 WCC Zoning shall be and hereby is amended in part as set forth on Exhibit "A" attached hereto and incorporated herein by this reference.

SECTION 4

If any section, subsection, sentence, clause or phrase of this Ordinance is declared or judged by a court of competent jurisdiction to be invalid or unconstitutional, such adjudication shall in no manner affect the remaining portions of this Ordinance which shall be in full force and effect as if said section, subsection, sentence, clause or phrase so declared or adjudged invalid or unconstitutional were not originally a part hereof.

SECTION 5

Upon approval of the City Attorney, the City Clerk is authorized to make necessary corrections to this Ordinance, including the correction of clerical errors; references to other local, state or federal laws, codes, rules or regulations; or ordinance numbering and section/subsection numbering.

SECTION 6

This ordinance shall take effect thirty (30) days from and after approval and publication as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF

WENATCHEE this 7th day of December, 2023.

CITY OF WENATCHEE, a municipal corporation

By Frank J. Kuntz
FRANK J. KUNTZ, Mayor

ATTEST:

By Tammy L. McCord
TAMMY L. McCORD, City Clerk

APPROVED AS TO FORM:

By Steve D. Smith
STEVE D. SMITH, City Attorney Emeritus

EXHIBIT “A”

Title 10 ZONING

Chapter 10.10 DISTRICT USE CHART

10.10.020 District use chart.

The use chart located on the following pages is made a part of this section. The following acronyms have the following meanings, as used in the use chart that is part of this section:

District Use Chart																				
P = Permitted use P1 = Permitted, not to occupy grade level commercial street frontage AU = Accessory use C = Conditional use C1 = Conditional use, not to occupy grade level commercial street frontage ~ = Prohibited use M = Permitted use in a corridor mixed use project within the MRC overlay																				
Uses	Commercial Districts						Mixed Use Districts			Residential Districts					Overlay Zones					
	CBD	NWBD	SWBD	CN	CD	I	WMU	OMU	RMU	RF	RS	RL	RM	RH	HEO	CSO	MRC	IO	PO	RRO
Other Uses																				
Parking facility	P	P	P	C	P ₁₃	P	C	C	C	~	~	~	~	C	P	P	~	P	C4	C4

¹³ Only permitted when located on land and within a structure or facility owned by an institution of higher education.

Chapter 10.46 DEVELOPMENT STANDARD CHARTS

10.46.040 Commercial district development chart.

(1) General Dimensional Standards.

Standard	CN	CD	CBD	NWBD and SWBD	I	Conditions/ Exceptions/ Reference
Minimum Lot Dimensions						
Lot area	10,000 sf	None	None	None	None	WCC 10.46.060
Lot width	60 feet	None	None	None	40 feet	WCC 10.46.070

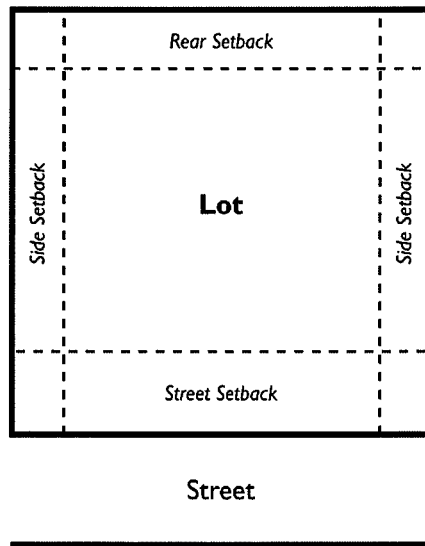
Standard	CN	CD	CBD	NWBD and SWBD	I	Conditions/ Exceptions/ Reference
Lot with alley access	40 feet	None	None	None	40 feet	
Lot width at point of access	20 feet	None	None	None	None	WCC 10.46.070(3)
Lot depth	100 feet	None	None	80 feet	80 feet	
Setback Standards (WCC 10.46.080)						
Street – Minimum	0 – 10 feet ^(X)	15 feet	0 – 10 feet ^(X)	0 – 10 feet ^(X)	0 feet	WCC 10.46.080(2) ^(X) WCC 10.46.080(2)(d)
Minimum sidewalk widths	10 feet	10 feet	12 10 feet	10 feet	None	WCC 10.46.080(2)(d)(i) and (iv)
Street – Minimum, individual garage, carport	20 feet	20 feet	None	20 feet	None	WCC 10.46.080(2)(b) and (2)(d)
Rear – Minimum	0 feet ^(X)	10 feet	0 feet ^(Y)	0 feet ^{(X)(Y)}	0 feet ^(Y)	WCC 10.46.080(3) ^(X) WCC 10.46.080(3)(f) ^(Y) WCC 10.46.090(2)(c)
Side – Minimum	5 feet	10 feet	0 feet ^{(X)(Y)}	0 feet ^{(X)(Y)}	0 feet ^{(X)(Y)}	WCC 10.46.080(4) ^(X) WCC 10.46.080(4)(e) and (f)
Building Standards						
Maximum building height	35 feet	60 feet ^(Y)	90 feet ^(X)	90 feet ^(X)	90 feet ^(X)	WCC 10.46.090 ^(X) WCC 10.46.090(2)(c) ^(Y) WCC 10.46.090(2)(d)
Maximum lot coverage	50% ^(X)	100%	100%	100%	70%	WCC 10.46.100

Standard	CN	CD	CBD	NWBD and SWBD	I	Conditions/ Exceptions/ Reference
						(X) WCC 10.46.100(2)

10.46.080 Setback measurements and exceptions.

The development charts in this chapter provide minimum standards for street, side, rear, and interior setbacks. Figure 10.46.080 shows the location of some setback types on a typical lot. Clarification on how these setbacks are measured is provided in subsections (1) through (9) of this section.

**Figure 10.46.080
Setback types.**



(2) Street Setbacks. The street setback is measured from the street right-of-way unless otherwise noted.

(d) Street Setback Clarifications in Mixed Use and Commercial Zones.

(i) Minimum street setbacks shall accommodate minimum sidewalk widths per district, street, or block when specified. In the CBD zone, second floor spaces may extend over sidewalk to the right-of-way line.

(ii) Ten-foot minimum street setbacks are required for ground floor residential uses. Exceptions:

(A) Live-work residences provided they meet the provisions of subsection (2)(d)(iii) of this section.

(B) The street setback may be reduced to a minimum of five feet in the CBD, NWBD, SWBD, and WMU zones where the development conforms to Residential Design Guideline C.1.1 (Ground related units facing streets, common pathways or common open spaces).

(iii) Designated pedestrian-oriented streets per Figure C.1.d in the Residential Design Guidelines are subject to setback and facade standards in Residential Design Guidelines C.1 and E.4.

(iv) The minimum sidewalk width for the South Wenatchee Business District south of Terminal Avenue is 5 feet.

Chapter 10.50 SIGNS

10.50.060 Sign illumination.

(3) Permitted Sign Illumination Types. Table 10.50.060 below specifies permitted sign illumination types by zone and other requirements.



Table 10.50.060 Permitted signs illumination types.			
Illumination Type and Description	Example	Permitted zones and overlays	Other requirements
<p>Channel letter. Light source is internal and light is emitted through the front or face of the letters.</p>		<p>All nonresidential zones except HEO and CD</p>	<p>May be incorporated into a permitted wall, pole, or monument sign</p>
<p>Reverse channel letter. Letter faces are opaque and light source provides halo effect</p>		<p>All zones</p>	<p>May be incorporated into a permitted wall, projecting, pole, or monument sign</p>

Table 10.50.060

Permitted signs illumination types.

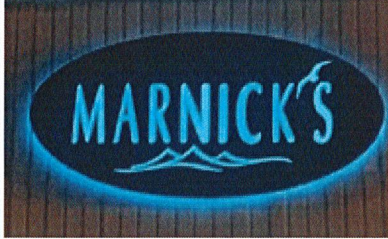


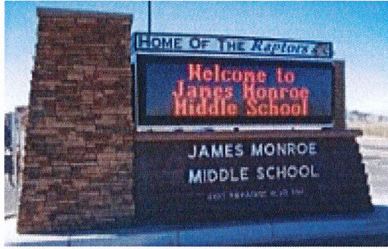

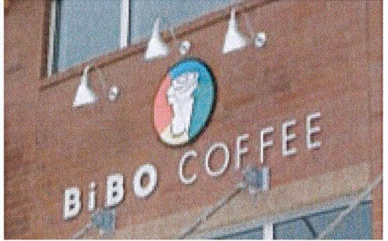
Illumination Type and Description	Example	Permitted zones and overlays	Other requirements
through backlighting.			
<p>Push-through. Letters are cut out of an opaque sign face. Interior light shines through letter faces only. May include a halo effect.</p>		All zones	May be incorporated into a permitted wall, projecting, pole, or monument sign
<p>Neon.</p>		All nonresidential zones except CD	May be incorporated into a permitted wall, projecting, window, pole, or monument sign
<p>Internally illuminated cabinet signs. Sign face is illuminated through translucent casing. This includes internally illuminated changeable copy signs.</p>		All commercial and overlay zones except HEO and CD	May be incorporated into a permitted wall, pole, pylon, or monument sign

Table 10.50.060

Permitted signs illumination types.

Illumination Type and Description	Example	Permitted zones and overlays	Other requirements
<p>Digital message signs.</p>		<p>CBD, NWBD, SWBD, CN, I, CSO, IO, PO, RRO, WMU, OMU, CD, <u>HEO</u> (not allowed in any residential zone except for permitted nonresidential uses)</p>	<p>Only allowed to be integrated on permitted monument and pole signs per WCC 10.50.110</p>
<p>Internally illuminated awning signs. The awning face is illuminated through the awning material.</p>		<p>Not allowed in any zone</p>	
<p>Externally illuminated sign.</p>		<p>All zones</p>	<p>Illumination techniques shall focus the light on the sign and avoid glare to the sky, streets, sidewalks, and other public spaces, and adjacent uses.</p>

ORDINANCE NO. 2023-27

AN ORDINANCE, of the City of Wenatchee amending the official zoning map of the City of Wenatchee as codified at WCC 10.06.010.

THE CITY COUNCIL OF THE CITY OF WENATCHEE FINDS as

follows:

1. The City of Wenatchee has adopted the Wenatchee Urban Area Comprehensive Plan and a series of sub-area comprehensive plans pursuant to the Growth Management Act (GMA), RCW Chapter 36.70A, which cover the Wenatchee Urban Growth Area and all incorporated areas within the City of Wenatchee, that have been found to be consistent with each other and with the adopted GMA plans of the adjoining jurisdictions.
2. The City of Wenatchee Planning Commission is responsible for long-range planning matters and providing implementation recommendations to assure compliance with the Growth Management Act for the City of Wenatchee Urban Growth Area in coordination with Chelan County and within the incorporated boundaries of the City of Wenatchee. These measures include updates and amendments to the comprehensive plan; development regulations, environmental regulations, and any other rules, actions or regulations deemed necessary to implement the Growth Management Act.
3. RCW Chapters 36.70 and 36.70A authorize the adoption of development regulations.
4. The Planning Commission conducted workshops on parts of the proposed revisions on June 21, 2023; September 20, 2023; and October 18, 2023.
5. The City of Wenatchee issued a determination of non-significance on October 4, 2023 and provided copies of the environmental documents to the Department of Ecology SEPA Register for the amendments on the same day. Notice was also provided to local and regional agencies for the 60-day review and comment periods/environmental determinations.
6. Notice of the public 60-day review and comment period, environmental determination, and public hearing dates were published in the Wenatchee World on October 4, 2023.
7. On October 4, 2023 the City of Wenatchee and Chelan County provided joint notice to the Washington State Department of Commerce of the intent to adopt amendments to the Wenatchee Urban Area Comprehensive

Plan, the official zoning map, the Wenatchee City Code, and the City of Wenatchee Capital Facilities Plan.

8. The amendments, environmental documents, and meeting information have been posted on the City of Wenatchee website during the public comment and environmental review periods.
9. On November 15, 2023, the City of Wenatchee Planning Commission conducted an advertised public hearing. The Planning Commission entered into the record the files on this amendment, accepted public testimony, and deliberated the merits of the proposal.
10. The City of Wenatchee Planning Commission has reviewed the entire record and public testimony as it relates to the proposed amendments to the Wenatchee City Code and the Wenatchee Urban Area Comprehensive Plan.

CPRZ-23-01 Findings

11. The Planning Commission conducted a workshop on parts of the proposed revisions on June 21, 2023 and October 18, 2023.
12. On October 23, 2023 a notice of application and public hearing was posted at 326 N Miller St and also mailed to the owners of properties within 350 feet of the proposed location of the zone change as shown on the records of the county assessor.
13. Notice of application and public hearing was published in the Wenatchee World Newspaper on October 4, 2023.
14. Goal 3 Policy 4 of the Land Use Element of the Wenatchee Urban Area Comprehensive Plan states: “In the 2006 comprehensive plan update process, a number of arterial corridor overlay designations were established. These designations often do not follow property boundaries and provide multiple layers of standards that apply to projects. Review these designations, standards, and development which has occurred since initial adoption to identify opportunities to facilitate and improve the implementation of desired corridor development.”
15. Goal 3 Policy 5 of the Land Use Element of the Wenatchee Urban Area Comprehensive Plan states: “Evaluate and determine which overlay districts could transition to new or revised zoning districts in order to provide greater clarity and effective implementation of desired outcomes.”
16. Goal 17 Policy 5 of the Land Use Element of the Wenatchee Urban Area Comprehensive Plan states: “Overlay zoning districts have been an effective tool for the city to implement new policy directives. These districts should now be reviewed to examine their effectiveness and opportunities where appropriate to transition any of the overlay districts with their underlying zoning layer into distinct separate zoning districts.”
17. The proposed amendments under file number CPRZ-23-01 are not a comprehensive review of overlay designations but instead an isolated action.

18. Goal 4 of the Land Use Element of the Wenatchee Urban Area Comprehensive Plan states: “CORRIDORS – Develop appealing and efficient residential, mixed-use, and commercial corridors.”
19. Goal 4 Policy 3 of the Land Use Element of the Wenatchee Urban Area Comprehensive Plan states: “Mitigate the impact of increased traffic and higher densities along corridors through streetscape enhancements including pedestrian scaled lighting, trees, landscaped medians, planter strips, and street furniture.”
20. Goal 4 Policy 4 of the Land Use Element of the Wenatchee Urban Area Comprehensive Plan states: “Ensure design and use compatibility of new corridor development with adjacent residential neighborhoods.”
21. Goal 3 Policy 1 of the Land Use Element of the Wenatchee Urban Area Comprehensive Plan states: “New services, conveniences, and/or gathering places will be supported in an existing neighborhood that lacks such facilities, provided they meet performance and architectural standards respecting the neighborhood’s positive characteristics, level of activity, and parking and traffic conditions.”

CPRZ-23-02 Findings

22. The Planning Commission conducted a workshop on parts of the proposed revisions on June 21, 2023 and October 18, 2023.
23. Goal 6 Policy 4 of the Land Use Element of the Wenatchee Urban Area Comprehensive Plan states: “Provide opportunities for expansion of existing or new neighborhood commercial areas to better serve neighborhoods.”
24. Goal 1 Policy 3 of the Urban Design and Healthy Communities Element of the Wenatchee Urban Area Comprehensive Plan states: “Protect the edges of neighborhoods and districts through compatible design and development standards, signage, and landscaping. Compatibility for site design and standards, is not taken as being similar or the same as, but instead is an approach at establishing clearly stated design guidelines and standards that provide a range of acceptable building types, massing and characteristics, sensitive to the interface of adjacent uses or districts.”
25. Goal 3 Policy 5 of the Community Design and Healthy Communities Element of the Wenatchee Urban Area Comprehensive Plan states: “Promote a mix of uses in neighborhood commercial centers using incentives that encourage appropriately scaled buildings with second floor offices or residences.”
26. Goal 3 Policy 1 of the Land Use Element of the Wenatchee Urban Area Comprehensive Plan states: “New services, conveniences, and/or gathering places will be supported in an existing neighborhood that lacks such facilities, provided they meet performance and architectural standards respecting the neighborhood’s positive characteristics, level of activity, and parking and traffic conditions.”
27. On October 23, 2023 a notice of application and public hearing was posted at 404 N Western Ave and also mailed to the owners of properties within

350 feet of the proposed location of the zone change as shown on the records of the county assessor.

28. Notice of application and public hearing was published in the Wenatchee World Newspaper on October 4, 2023.

**THE CITY COUNCIL OF THE CITY OF WENATCHEE
CONCLUDES** as follows:

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

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL
OF THE CITY OF WENATCHEE,** as follows:

SECTION 1

That the official zoning map of the City of Wenatchee as codified at WCC 10.06.010 shall be and hereby is modified as set forth on Exhibit "A" attached hereto and incorporated herein by this reference.

SECTION 2

As required by RCW 36.70A.106(2), a complete and accurate copy of this Ordinance shall be transmitted to the State of Washington, Department of Commerce, within ten (10) days of final adoption.

SECTION 3

Upon approval of the City Attorney, the City Clerk is authorized to make necessary corrections to this Ordinance, including the correction of clerical errors; references to other local, state or federal laws, codes, rules or regulations; or ordinance numbering and section/subsection numbering.

SECTION 4

This Ordinance shall be in full force and effect thirty (30) days following publication of a summary hereof consisting of the title.

PASSED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE at a regular meeting thereof this 7th day of December, 2023.

CITY OF WENATCHEE, a Municipal Corporation

By: Frank J. Kuntz
FRANK KUNTZ, Mayor

ATTEST:

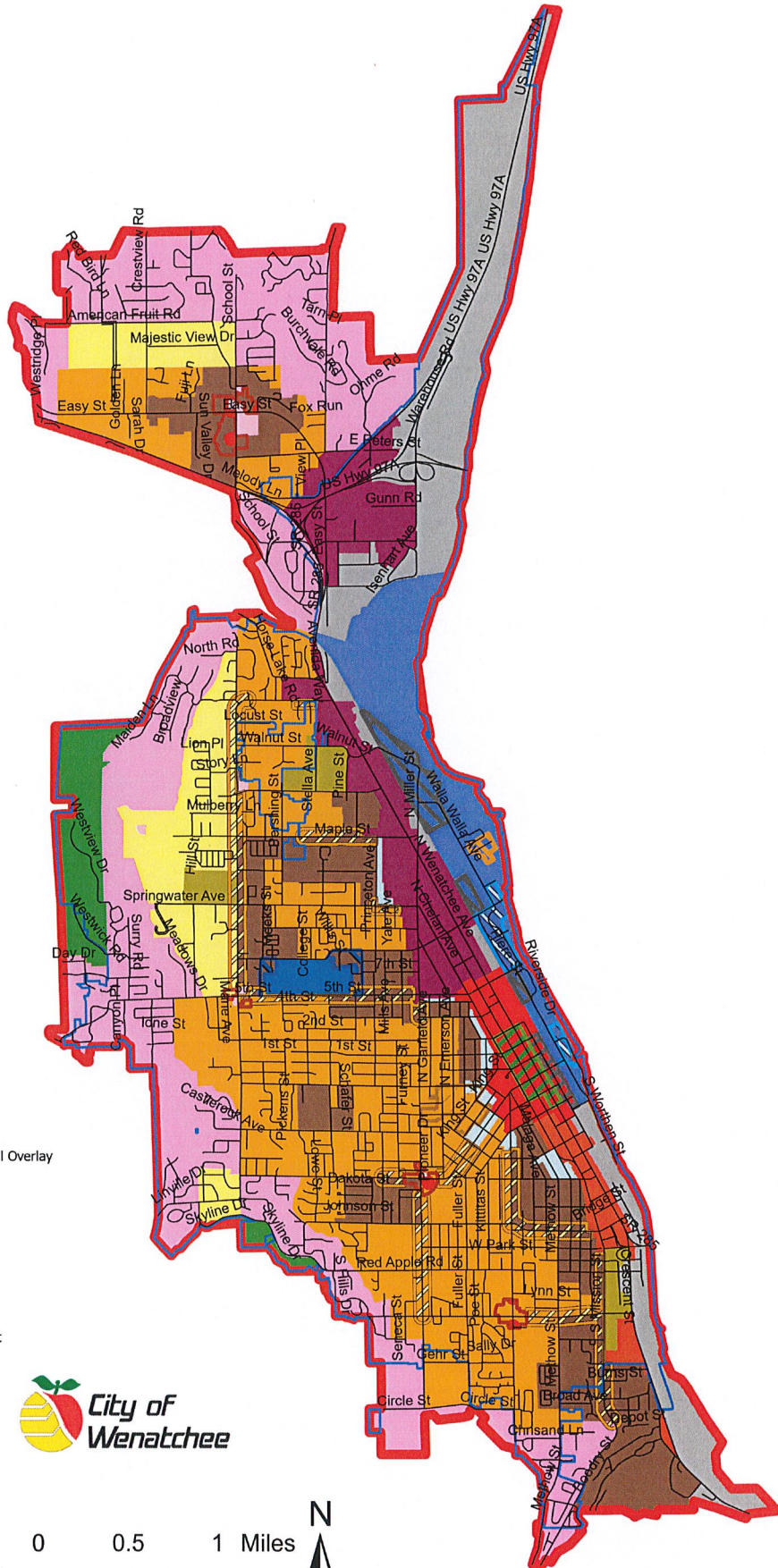
By: Tammy L. McCord
TAMMY L. McCORD, City Clerk

APPROVED AS TO FORM:

By: Steve D. Smith
STEVE D. SMITH, City Attorney Emeritus

EXHIBIT "A"

City of Wenatchee Zoning Map



Legend

- Streets
- City Limits
- Urban Growth Area

Overlay Districts

- CDO - College District Overlay
- CSO - Columbia Street Overlay
- GHD - Grandview Historic District
- HEO - Historic / Entertainment Overlay
- MRC - Mixed Residential Corridor
- CNO - Neighborhood Commercial Overlay
- IO - Waterfront Industrial Overlay
- PO - Waterfront Pedestrian Overlay
- RRO - Waterfront Recreational / Residential Overlay

Zoning Districts

- CBD - Central Business District
- CD - College District
- CN - Neighborhood Commercial
- I - Industrial
- NWBD - North Wenatchee Business District
- OMU - Office Mixed use
- RFL - Residential Foothills Low
- RH - Residential High
- RL - Residential Low
- RM - Residential Moderate
- RMU - Residential Mixed Use
- RS - Residential Single Family
- SWBD - South Wenatchee Business District
- WMU - Waterfront Mixed Use



0 0.5 1 Miles



RESOLUTION NO. 2023-35

A RESOLUTION, of the City of Wenatchee amending the Wenatchee Urban Area Comprehensive Plan Land Use Map.

WHEREAS, the City Council makes the following Findings of Fact:

1. The City of Wenatchee has adopted the Wenatchee Urban Area Comprehensive Plan and a series of sub-area comprehensive plans pursuant to the Growth Management Act (GMA), RCW Chapter 36.70A, which cover the Wenatchee Urban Growth Area and all incorporated areas within the City of Wenatchee, that have been found to be consistent with each other and with the adopted GMA plans of the adjoining jurisdictions.
2. The City of Wenatchee Planning Commission is responsible for long-range planning matters and providing implementation recommendations to assure compliance with the Growth Management Act for the City of Wenatchee Urban Growth Area in coordination with Chelan County and within the incorporated boundaries of the City of Wenatchee. These measures include updates and amendments to the comprehensive plan; development regulations, environmental regulations, and any other rules, actions or regulations deemed necessary to implement the Growth Management Act.
3. RCW Chapters 36.70 and 36.70A authorize the adoption of development regulations.
4. The Planning Commission conducted workshops on parts of the proposed revisions on June 21, 2023; September 20, 2023; and October 18, 2023.
5. The City of Wenatchee issued a determination of non-significance on October 4, 2023 and provided copies of the environmental documents to the Department of Ecology SEPA Register for the amendments on the same day. Notice was also provided to local and regional agencies for the 60-day review and comment periods/environmental determinations.
6. Notice of the public 60-day review and comment period, environmental determination, and public hearing dates were published in the Wenatchee World on October 4, 2023.
7. On October 4, 2023 the City of Wenatchee and Chelan County provided joint notice to the Washington State Department of Commerce of the intent to adopt amendments to the Wenatchee Urban Area Comprehensive Plan, the official zoning map, the Wenatchee City Code, and the City of Wenatchee Capital Facilities Plan.
8. The amendments, environmental documents, and meeting information have been posted on the City of Wenatchee website during the public comment and environmental review periods.

9. On November 15, 2023, the City of Wenatchee Planning Commission conducted an advertised public hearing. The Planning Commission entered into the record the files on this amendment, accepted public testimony, and deliberated the merits of the proposal.
10. The City of Wenatchee Planning Commission has reviewed the entire record and public testimony as it relates to the proposed amendments to the Wenatchee City Code and the Wenatchee Urban Area Comprehensive Plan.

CPRZ-23-01 Findings

11. The Planning Commission conducted a workshop on parts of the proposed revisions on June 21, 2023 and October 18, 2023.
12. On October 23, 2023 a notice of application and public hearing was posted at 326 N Miller St and also mailed to the owners of properties within 350 feet of the proposed location of the zone change as shown on the records of the county assessor.
13. Notice of application and public hearing was published in the Wenatchee World Newspaper on October 4, 2023.
14. Goal 3 Policy 4 of the Land Use Element of the Wenatchee Urban Area Comprehensive Plan states: “In the 2006 comprehensive plan update process, a number of arterial corridor overlay designations were established. These designations often do not follow property boundaries and provide multiple layers of standards that apply to projects. Review these designations, standards, and development which has occurred since initial adoption to identify opportunities to facilitate and improve the implementation of desired corridor development.”
15. Goal 3 Policy 5 of the Land Use Element of the Wenatchee Urban Area Comprehensive Plan states: “Evaluate and determine which overlay districts could transition to new or revised zoning districts in order to provide greater clarity and effective implementation of desired outcomes.”
16. Goal 17 Policy 5 of the Land Use Element of the Wenatchee Urban Area Comprehensive Plan states: “Overlay zoning districts have been an effective tool for the city to implement new policy directives. These districts should now be reviewed to examine their effectiveness and opportunities where appropriate to transition any of the overlay districts with their underlying zoning layer into distinct separate zoning districts.”
17. The proposed amendments under file number CPRZ-23-01 are not a comprehensive review of overlay designations but instead an isolated action.
18. Goal 4 of the Land Use Element of the Wenatchee Urban Area Comprehensive Plan states: “CORRIDORS – Develop appealing and efficient residential, mixed-use, and commercial corridors.”
19. Goal 4 Policy 3 of the Land Use Element of the Wenatchee Urban Area Comprehensive Plan states: “Mitigate the impact of increased traffic and higher densities along corridors through streetscape enhancements

including pedestrian scaled lighting, trees, landscaped medians, planter strips, and street furniture.”

20. Goal 4 Policy 4 of the Land Use Element of the Wenatchee Urban Area Comprehensive Plan states: “Ensure design and use compatibility of new corridor development with adjacent residential neighborhoods.”
21. Goal 3 Policy 1 of the Land Use Element of the Wenatchee Urban Area Comprehensive Plan states: “New services, conveniences, and/or gathering places will be supported in an existing neighborhood that lacks such facilities, provided they meet performance and architectural standards respecting the neighborhood’s positive characteristics, level of activity, and parking and traffic conditions.”

CPRZ-23-02 Findings

22. The Planning Commission conducted a workshop on parts of the proposed revisions on June 21, 2023 and October 18, 2023.
23. Goal 6 Policy 4 of the Land Use Element of the Wenatchee Urban Area Comprehensive Plan states: “Provide opportunities for expansion of existing or new neighborhood commercial areas to better serve neighborhoods.”
24. Goal 1 Policy 3 of the Urban Design and Healthy Communities Element of the Wenatchee Urban Area Comprehensive Plan states: “Protect the edges of neighborhoods and districts through compatible design and development standards, signage, and landscaping. Compatibility for site design and standards, is not taken as being similar or the same as, but instead is an approach at establishing clearly stated design guidelines and standards that provide a range of acceptable building types, massing and characteristics, sensitive to the interface of adjacent uses or districts.”
25. Goal 3 Policy 5 of the Community Design and Healthy Communities Element of the Wenatchee Urban Area Comprehensive Plan states: “Promote a mix of uses in neighborhood commercial centers using incentives that encourage appropriately scaled buildings with second floor offices or residences.”
26. Goal 3 Policy 1 of the Land Use Element of the Wenatchee Urban Area Comprehensive Plan states: “New services, conveniences, and/or gathering places will be supported in an existing neighborhood that lacks such facilities, provided they meet performance and architectural standards respecting the neighborhood’s positive characteristics, level of activity, and parking and traffic conditions.”
27. On October 23, 2023 a notice of application and public hearing was posted at 404 N Western Ave and also mailed to the owners of properties within 350 feet of the proposed location of the zone change as shown on the records of the county assessor.
28. Notice of application and public hearing was published in the Wenatchee World Newspaper on October 4, 2023.

WHEREAS, the City Council makes the following conclusions of law:

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

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL

OF THE CITY OF WENATCHEE as follows:

SECTION 1

The recitals set forth above are hereby adopted as the City Council's findings of fact and conclusions of law in support of this Resolution. If any finding of fact is deemed more appropriately a conclusion of law, or if any conclusion of law is deemed more appropriately a finding of fact, they are hereby adopted as such.

SECTION 2

The Urban Area Comprehensive Plan Land Use Map of the City of Wenatchee shall be and hereby is amended and restated as set forth on Exhibit "A" attached hereto.

SECTION 3

Upon approval of the City Attorney, the City Clerk is authorized to make necessary corrections to this Resolution, including the correction of clerical errors; references to

other local, state or federal laws, codes, rules or regulations; or ordinance numbering and section/subsection numbering.

SECTION 4

This Resolution shall be effective immediately.

PASSED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE at a regular meeting thereof this 7th day of December, 2023.

CITY OF WENATCHEE, a Municipal Corporation

By: Frank J. Kuntz
FRANK J. KUNTZ, Mayor

ATTEST:

By: Tammy McCord
TAMMY McCORD, City Clerk

APPROVED AS FORM:

By: Steve D. Smith
STEVE D. SMITH, City Attorney Emeritus

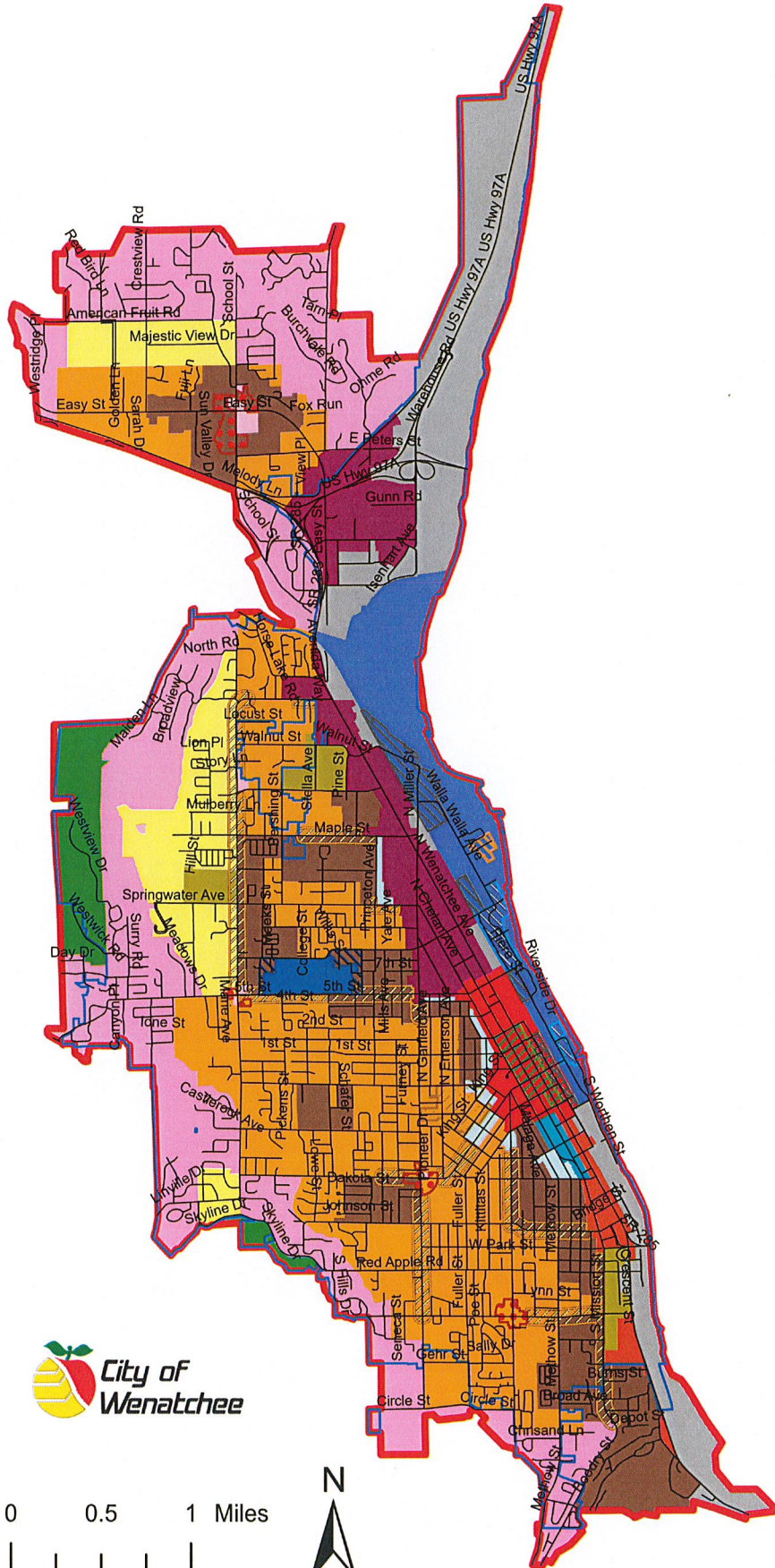
EXHIBIT "A"

RESOLUTION NO. 2023-35

Page 6

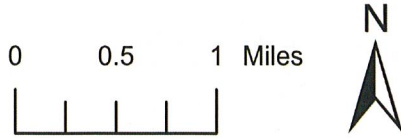
A:\00 - City of Wenatchee (WNTCA)\ADMIN\Resolutions (.8 - 00 75b)\2023\2023-35.doc

Wenatchee Urban Area Land Use Map



Legend

- Streets
- City Limits
- ▭ Urban Growth Area
- Overlay Districts**
- ▨ CSO - Columbia Street Overlay
- ▨ HEO - Historic / Entertainment Overlay
- ▨ IO - Waterfront Industrial Overlay
- ▨ PO - Waterfront Pedestrian Overlay
- ▨ RRO - Waterfront Recreational / Residential Overlay
- ▨ GHD - Grandview Historic District
- ▨ MRC - Mixed Residential Corridor
- ▨ CDO - College District Overlay
- ▨ CNO - Neighborhood Commercial Overlay
- Land Use Districts**
- CBD - Central Business District
- CD - College District
- CN - Neighborhood Commercial
- I - Industrial
- LWC - Corridor Live-Work
- NWBD - North Wenatchee Business District
- OMU - Office Mixed use
- RFL - Residential Foothills Low
- RH - Residential High
- RL - Residential Low
- RM - Residential Moderate
- RMU - Residential Mixed Use
- RS - Residential Single Family
- SWBD - South Wenatchee Business District
- WMU - Waterfront Mixed Use



RESOLUTION NO. 2023-36

A RESOLUTION, of the City of Wenatchee, amending the Wenatchee Urban Area Comprehensive Plan.

WHEREAS, the City Council makes the following Findings of Fact:

1. The City of Wenatchee has adopted the Wenatchee Urban Area Comprehensive Plan and a series of sub-area comprehensive plans pursuant to the Growth Management Act (GMA), RCW Chapter 36.70A, which cover the Wenatchee Urban Growth Area and all incorporated areas within the City of Wenatchee, that have been found to be consistent with each other and with the adopted GMA plans of the adjoining jurisdictions.
2. The City of Wenatchee Planning Commission is responsible for long-range planning matters and providing implementation recommendations to assure compliance with the Growth Management Act for the City of Wenatchee Urban Growth Area in coordination with Chelan County and within the incorporated boundaries of the City of Wenatchee. These measures include updates and amendments to the comprehensive plan; development regulations, environmental regulations, and any other rules, actions or regulations deemed necessary to implement the Growth Management Act.
3. RCW Chapters 36.70 and 36.70A authorize the adoption of development regulations.
4. The Planning Commission conducted workshops on parts of the proposed revisions on June 21, 2023; September 20, 2023; and October 18, 2023.
5. The City of Wenatchee issued a determination of non-significance on October 4, 2023 and provided copies of the environmental documents to the Department of Ecology SEPA Register for the amendments on the same day. Notice was also provided to local and regional agencies for the 60-day review and comment periods/environmental determinations.
6. Notice of the public 60-day review and comment period, environmental determination, and public hearing dates were published in the Wenatchee World on October 4, 2023.
7. On October 4, 2023 the City of Wenatchee and Chelan County provided joint notice to the Washington State Department of Commerce of the intent to adopt amendments to the Wenatchee Urban Area Comprehensive Plan, the official zoning map, the Wenatchee City Code, and the City of Wenatchee Capital Facilities Plan.
8. The amendments, environmental documents, and meeting information have been posted on the City of Wenatchee website during the public comment and environmental review periods.
9. On November 15, 2023, the City of Wenatchee Planning Commission conducted an advertised public hearing. The Planning Commission entered into the record

the files on this amendment, accepted public testimony, and deliberated the merits of the proposal.

10. The City of Wenatchee Planning Commission has reviewed the entire record and public testimony as it relates to the proposed amendments to the Wenatchee City Code and the Wenatchee Urban Area Comprehensive Plan.
11. The Planning Commission conducted a workshop on parts of the proposed revisions on September 20, 2023; and October 18, 2023.
12. On October 12, 2023, the Wenatchee City Council passed Resolution 2023-25 approving the 2024-2030 Parks, Recreation, and Open Space Comprehensive Plan (PROS plan).
13. The Parks, Recreation, and Cultural Services Department conducted a community survey from February 24 to March 24, 2023.
14. The Parks, Recreation, and Cultural Services Department conducted workshops on the PROS plan update with the Arts, Recreation, and Parks Commission between January to September 2023 and also conducted a workshop with the City Council in March 2023.
15. The updated PROS plan references many other adopted plans and planning efforts.
16. The 2018-24 Parks, Recreation & Open Space Comprehensive Plan had been adopted by reference as part of the Wenatchee Urban Area Comprehensive Plan.
17. The proposed amendments to the Parks, Recreation, and Open Space Element align the Element to the updated PROS plan.

WHEREAS, the City Council makes the following conclusions of law:

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

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
THE CITY OF WENATCHEE** as follows:

SECTION 1

The recitals set forth above are hereby adopted as the City Council's findings of fact and conclusions of law in support of this Resolution. If any finding of fact is deemed more

appropriately a conclusion of law, or if any conclusion of law is deemed more appropriately a finding of fact, they are hereby adopted as such.

SECTION 2

The Urban Area Comprehensive Plan shall be and hereby is amended as set forth on Exhibit "A" attached hereto.

SECTION 3

Upon approval of the City Attorney, the City Clerk is authorized to make necessary corrections to this Resolution, including the correction of clerical errors; references to other local, state or federal laws, codes, rules or regulations; or ordinance numbering and section/subsection numbering.

SECTION 4

This Resolution shall be effective immediately.

PASSED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE at a regular meeting thereof this 7th day of December, 2023.

CITY OF WENATCHEE, a Municipal Corporation

By: Frank J. Kuntz
FRANK J. KUNTZ, Mayor

ATTEST:

By: Tammy McCord
TAMMY McCORD, City Clerk

APPROVED:

By: Steve D. Smith
STEVE D. SMITH, City Attorney Emeritus

EXHIBIT "A"**RELATIONSHIP TO OTHER PLANS & STUDIES**

The City of Wenatchee Urban area Plan is the primary overarching planning document for the City of Wenatchee and includes ten separate elements. Supporting or providing additional direction for these elements are a series of sub-area plans, studies and technical documents. While these documents are separate documents, they are adopted as a component of the Wenatchee Urban Area Plan. Additional significant documents are referenced below which may have assisted in the development of the Wenatchee Urban Area Plan or provide guidance tools and options for decision makers and staff to consider as they seek to implement the plan. These documents are adopted as guidance documents.

- A. Plans, studies or technical documents incorporated and adopted as a part of the Wenatchee Urban Area Plan:
- Central Business District Sub-Area Plan
 - Chelan County Solid Waste Management Plan
 - City of Wenatchee's Capital Facilities Plan, as amended
 - City of Wenatchee Comprehensive Sewer Plan
 - City of Wenatchee Comprehensive Stormwater Management Plan
 - City of Wenatchee Housing and Community Development Consolidated Plan, as amended
 - City of Wenatchee Land Capacity Analysis, Exhibit A
 - City of Wenatchee and Regional Water Plan
 - City of Wenatchee Shoreline Master Program
 - City of Wenatchee's Six Year Transportation Improvement Program, as amended
 - City of Wenatchee Wastewater Facilities Plan
 - Grandview Historic District Sub-Area Plan
 - Regional Water Wellhead Protection Plan
 - North Wenatchee Master Plan*
 - South Wenatchee Action Plan
 - Sunnyslope Sub-Area Plan
 - The 2019-2024 Chelan/Douglas Homeless Housing Strategic Plan
 - 2020 Regional Transportation Plan
 - The North Wenatchee Transportation Master Plan
 - North Wenatchee Avenue (SR285) Preliminary Engineering Summary Report

- The Chelan County Transportation Plan, as it relates to the primarily unincorporated component of Sunnyslope in the Urban Growth Area, identified in the City of Wenatchee Urban Area Comprehensive Plan Transportation Element
- Wenatchee Waterfront Sub-Area Plan
- ~~2018~~2024-24-2030 Parks, Recreation & Open Space Comprehensive Plan
- Complete Streets Policy

*See Land Use Element Goal 11 and associated policies regarding the purpose of adoption.

- B. Plans, studies or technical documents adopted as guidance documents to consider in the implementation of the Wenatchee Urban Area Plan:
- The Wenatchee Urban Area Housing Needs Assessment & Market Demand Study of September 2016 produced by BERK
 - Western Foothills Transportation Impact Fee Rate Study
 - Wenatchee Valley Urbanized Area Freight Study
 - 2021 Park Design Standards and Development Policies
 - Wenatchee Valley Bicycle Master Plan
 - 2017 Downtown Strategic Parking Management Plan
 - Our Valley Our Future Action Plan / 2017-2021

PARKS, RECREATION, AND OPEN SPACE

TOPICS

- Purpose
- Referenced Plans
- Park Types
- City Parks and Facilities
- City Recreational Programs
- Non-City Recreation Programs
- Non-City Parks and Facilities
- Habitat Plan
- Level of Service Standards
- Goals and Policies

"The city will feature a variety of parks and open spaces, including an enhanced riverfront park, attractive neighborhood parks, and playfields, all connected by a comprehensive system of pedestrian and bicycle trails."

"The city will protect and enhance its natural setting and environmental quality, including the surrounding hillsides, shorelines, and scenic vistas."

REFERENCED PLANS

The following chapter is a summary of the ~~2012~~2024-18-2030 *Parks, Recreation & Open Space Comprehensive Plan* adopted by the City in conformance with Washington State Recreation Conservation Office (RCO) planning requirements. The full plan, has been adopted by reference and incorporated as if fully set forth herein. Other plan and design documents are significant components of the City of Wenatchee's parks, recreation and open space programs. These plans which were adopted by the city are identified as guidance documents. Plans, documents or studies which have been adopted as a component of this plan or serve as adopted guidance materials are listed in their entirety under the section, Relationship to Other Plans & Studies, in the Wenatchee Urban Area Plan.

~~The Parks, Recreation and Open Space Comprehensive Plan will be undergoing an update in 2017 with adoption anticipated in late 2017 or early 2018 to retain RCO grant eligibility.~~

PARK TYPES

The most effective park system is composed of a variety of parks, each designed to provide a specific type of recreation experience or opportunity. When classified and used properly they are easier to maintain, satisfy needs, create less conflict between user groups, and have less impact on adjoining neighbors. Parks range in size and

PURPOSE

The purpose of the Parks, Recreation and Open Space Comprehensive Plan element is to establish a framework to guide the acquisition, development and improvement of park areas and facilities, and the provision of recreational services throughout the City of Wenatchee. It is designed to meet the City's recreational needs and assist with in meeting social, and cultural needs now and into the future.

As a recreational paradise, Wenatchee celebrates nature and offers outdoor enthusiasts a wealth of adventure. Annually the area attracts visitors and new residents because of the area's natural beauty. Providing parks, recreational opportunities, civic and cultural activities, and an attractive setting in which to live is a part of a high-quality life.

Two of Wenatchee's vision statements are especially pertinent to this chapter:

classification from small neighborhood parks to large natural open spaces.

Neighborhood Parks

Ideally, neighborhood parks are distributed equally throughout the community to serve citizens close to home. They are small in size and used for non-supervised or organized neighborhood recreational activities. Park guests should not be required to cross major arterials to access a neighborhood park. Typically a neighborhood park accommodates a variety of activities including children’s playground, seasonally operated water features, picnicking, open grass for passive use, outdoor ~~basketball sport courts and can include multi-use sports athletic fields for soccer and youth baseball.~~

Community Parks

Community Parks are large urban parks designed to serve as a focal point for community-wide activities and, as such are intended to provide either the facilities or intensity of activities that are appropriate in the community where noise, lighting, ~~and~~ vehicular traffic are appropriate for the neighborhood. Community Parks often include one specific use or focal point that makes them special.

Regional Parks

Regional Parks are recreational areas serving the city and beyond. They are large in size with special features that are unique to the area. Typically, they serve regional resources and focus on active and passive recreation, regional trail systems, and access to statewide ~~waters properties for camping, fishing, hiking, boating, and picnicking. The City of Wenatchee does not own or operate any park areas that fall within this classification.~~

Special Use Areas

Special Use Areas are public recreation facilities used for a special purpose such as city gateways, cultural activities, historic facilities, or specialized recreation.

Natural Open Space Areas

Natural open spaces can vary in function and size, and are defined as land or water left primarily in its natural state with recreation uses as a secondary objective. A network of natural open space can be comprised of wetlands, habitat areas, steep hillsides, or similar spaces. Sites are usually owned by a government agency and may or may not have public access. In some cases, environmentally sensitive areas are considered as open space while in other cases they protect and provide for placement of a unique feature.

Trails, Pathways and Bikeways

Trails, pathways and bikeways are designed to provide walking, bicycling and other non-motorized recreational opportunities. By providing linkages to other areas and facilities, they also allow non-vehicular options for travel throughout the community.

Primary Trails are intended for multiple uses, are accessible wherever possible, and are located conveniently to connect several community facilities. Secondary trails provide access for bicyclists, pedestrians, and equestrians, and are located to connect community facilities or neighborhoods or to provide access to primary trails.

Improved pathways are informal connections through or between neighborhoods, and are appropriate for pedestrian, equestrian, or off-road bicycle use. Unimproved pathways are pedestrian routes of variable width dictated by natural features and use. Equestrian pathways are typically a 6 foot wide, soft surface path consisting of native soil material and overhead clearance.

Bikeways are different than trails or pathways in that their principal focus is on safe and efficient transportation. Typical bikeway user groups would include bicycle commuters, fitness enthusiasts, and competitive athletes.

Their emphasis is on speed, which can be a serious conflict with recreation-type trails and their user groups. For this reason, it is important in planning trails and bikeways that trails not be substitutes for bikeways (and vice-versa). If such dual uses cannot be avoided, it is important that the trail or bikeway be designed with more flexibility, such as for higher speeds, including passing zones and greater widths.

CITY PARKS AND FACILITIES

The City of Wenatchee owns and operates 21 public parks and recreation areas totaling 963.271,601.35 acres. Detailed descriptions of the City owned parks and recreation facilities by classification type are contained in the Parks Recreation and Open Space Comprehensive Plan.

There are a number of city owned specialized recreational facilities such as basketball-pickleball courts, wading pools and disc golf courses located within the City of Wenatchee. Many of these facilities are contained within one of the park classifications.



Table 1: Existing City Park and Recreation Areas and Facilities

PARK CLASSIFICATION TYPE	ACRES
NEIGHBORHOOD PARK	
Centennial Park	0.41
Chase Park	0.52
Kiwanis - Methow Park	1.26
Pennsylvania Park	1.02
Okanogan Park (to-be formally-named)	0.29
Washington Park	4.12
Western Hills Park	5.00
TOTAL	<u>12.6233</u>
COMMUNITY PARK	
Lincoln Park	22.00 <u>18.48</u>
Memorial Park	3.80 <u>81</u>
Pioneer Park	7.00
Rotary Park	8.00
Hale Park	4.97
Riverfront Park	26.39
TOTAL	<u>72.1668.65</u>
NATURAL OPEN SPACE	
Saddle Rock Natural Area <u>East Jacobson</u>	325.12 <u>16.5</u>
Foothills North Natural Area	383.00
Kenzie's Landing	60.39
Lower Castle Rock Natural Area	36.82

Historical Display	2
--------------------	---

Sage Hills Gateway <u>Natural Area</u>	138.53
<u>Wenatchee Mining Partners</u>	<u>114.50</u>
TOTAL	883.47749.74
SPECIAL USE AREAS	
<u>Lions</u> Locomotive Park	15.00
Skyline Drive Overlook	0.50
Rainbow Park	1.23
Saddle Rock Gateway	4.68
Wenatchee Cemetery	34.00 33.70
<u>Okanogan Street Community Garden</u>	<u>0.29</u>
TOTAL	55.41
SPECIALIZED FACILITY TYPE	QUANTITY
Trails	0.59 6.22 mi
Pathways	3.89 5.26 mi
Bikeways	3.60 8.23 mi
Children's Play Area	7 8
Picnic <u>Shelter</u> /Area	12
Water Play Area	4 5
Stage	2
Outdoor Basketball Hoops	4 2
Horseshoe Pitch	2
Disc Golf Course	1 2
<u>Pickleball Courts</u>	<u>2</u>
Soccer/ <u>Lacrosse</u> Field	1
Youth Baseball Field	3 2
Outdoor Swimming Pool	1
Skate Area (spot, dot, area) Park	1 3

CITY RECREATIONAL PROGRAMS

The Wenatchee Parks, Recreation and Cultural Services Department coordinates a variety of recreation programs and special events throughout the community. Programs are designed to: Strengthen community image and create a sense of place; Support tourism and economic development; Foster human development and teach life skills; Promote health and wellness; Increase cultural unity; and increase a participant’s self-esteem and self-reliance. Program classifications include: Athletics/Fitness, Aquatics, Outdoor Recreation, Special Events, Special Needs Programs and Youth Recreation.

NON-CITY RECREATION PROGRAMS

Over 200 public, semi-public and private organizations provide

additional recreation program opportunities to residents and visitors to Wenatchee. These groups are ever changing, and range from Wenatchee Youth Baseball and the YMCA to the Senior Activity Center, local churches and private businesses. Programs are provided in the areas of: Arts, crafts, music, athletics, fitness, aquatics, outdoor programs, cultural, special events, youth programs and camps, enrichment, martial arts, health, safety, and senior programs.

NON-CITY PARKS AND FACILITIES

There are a number of other public agencies and private businesses that provide recreational opportunities to their guests, members or the general public. Areas range from the Morris Little League Complex, Applechee Riders Association equestrian complex and Apple Capital Recreation Trail to private fitness centers. This inventory does not include facilities that are owned by individual homeowners such as backyard swimming pools or home basketball courts.

Table 2: **Non-City Park and Recreation Areas and Facilities**

PARK CLASSIFICATION TYPE	OTHER PUBLIC ACRES	SEMI PUBLIC/PRIVATE ACRES
NEIGHBORHOOD PARK		
Wenatchee Racquet and Athletic Club	0	18.41
Sunrise Park	0	1.56
Broadview Park	0	1.80
Lewis and Clark Park	9.25	0
TOTAL	9.25	21.77
COMMUNITY PARK		
Triangle Park	8.79	0
Morris Park	0	4.58
Linden Tree Park	11.42	0

PARK CLASSIFICATION TYPE	OTHER PUBLIC ACRES	SEMI PUBLIC/PRIVATE ACRES
TOTAL	20.21	4.58
REGIONAL PARK		
Walla Walla Point Park	59.04	0
Confluence State Park	105.22	0
Ohme Gardens	42.30	0
TOTAL	206.56	0
NATURAL OPEN SPACE		
Horan Natural Area	97.90	0
Jacobsen Preserve	35.81	0
Homewater Property	596.69	0
Other Chelan Douglas Land Trust Holdings	107.21	0
<u>Dry Gulch</u>	<u>0</u>	<u>685.0</u>
<u>Castle Rock</u>	<u>0</u>	<u>398.0</u>
TOTAL	837.61	91,083.00
SPECIAL USE AREAS		
Abraham Lincoln Elementary School	4.12	0
Columbia Elementary School	6.38	0
John Newberry Elementary School	9.90	0
Lewis & Clark Elementary School	3.35	0
Mission View Elementary School	9.23	0
Sunnyslope Elementary School	4.56	0
Washington Elementary School	8.15	0
Foothills Middle School	16.43	0
Orchard Middle School	3.01	0
Pioneer Middle School	3.52	0
Wenatchee High School	37.08	0
Westside High School	7.02	0
Wenatchee Valley College	43.42	0
Recreation Park	5.40	0
King's Orchard Church	0	3.69

PARK CLASSIFICATION TYPE	OTHER PUBLIC ACRES	SEMI PUBLIC/PRIVATE ACRES
St. Joseph's Church	0	12.53
Wenatchee Free Methodist Church	0	7.95
Seventh Day Adventist Church	0	7.10
First Assembly of God Church	0	2.34
The Church of Jesus Christ of Latter Day Saints	0	2.87
Appleatchee Riders	0	23.60
TOTAL	161.57	60.08
SPECIALIZED FACILITY TYPE	QUANTITY	QUANTITY
Trails	4.70	0
Pathways	3.60	0
Bikeways	0	0
Baseball Field	3	0
Youth Baseball Field	4	4
Outdoor Basketball Hoops	45	7
Football Field	4	0
Picnic Area	4	4
Play Area	6	8
Horseshoe Pitch	3	0
Outdoor Pool	1	7
Sand Volleyball Court	3	0
Regulation Soccer Field	5	1
Modified Soccer Field	14	3
Softball Field	10	1
Outdoor Tennis Court	19	12
Water Play Area	0	0
Equestrian Center	0	1
Boat Launch	2	0
Campground	1	0
Multi Use Field	9	8
Indoor Pool	1	1

PARK CLASSIFICATION TYPE	OTHER PUBLIC ACRES	SEMI PUBLIC/PRIVATE ACRES
Recreation Center	0	1
Ice Rink	2	0
Gymnasium	12	2
Racquetball Court	0	3
Rock Climbing Wall	0	2
Indoor Tennis Court	0	4
Weight/Fitness Room	1	6
Indoor Soccer Field	0	1

HABITAT PLAN

The Parks, Recreation and Cultural Services Department has been protecting land and aquatic resources for outdoor recreation, habitat and open space since before it was officially established in 1953. This is accomplished by acquiring properties through the use of grant funding, working with project partners to leverage community donations, and receiving donations of land from private land owners. Through the process of working with private landowners, community groups and public agencies, by ~~June 2015~~ September 2023 the Department had protected in perpetuity, ~~over 800~~ almost 1,500 acres of land for outdoor recreation, habitat conservation and open space. The Parks, Recreation, and Cultural Services Department continues to work with community partners to protect ~~hundreds of additional acres~~ properties.

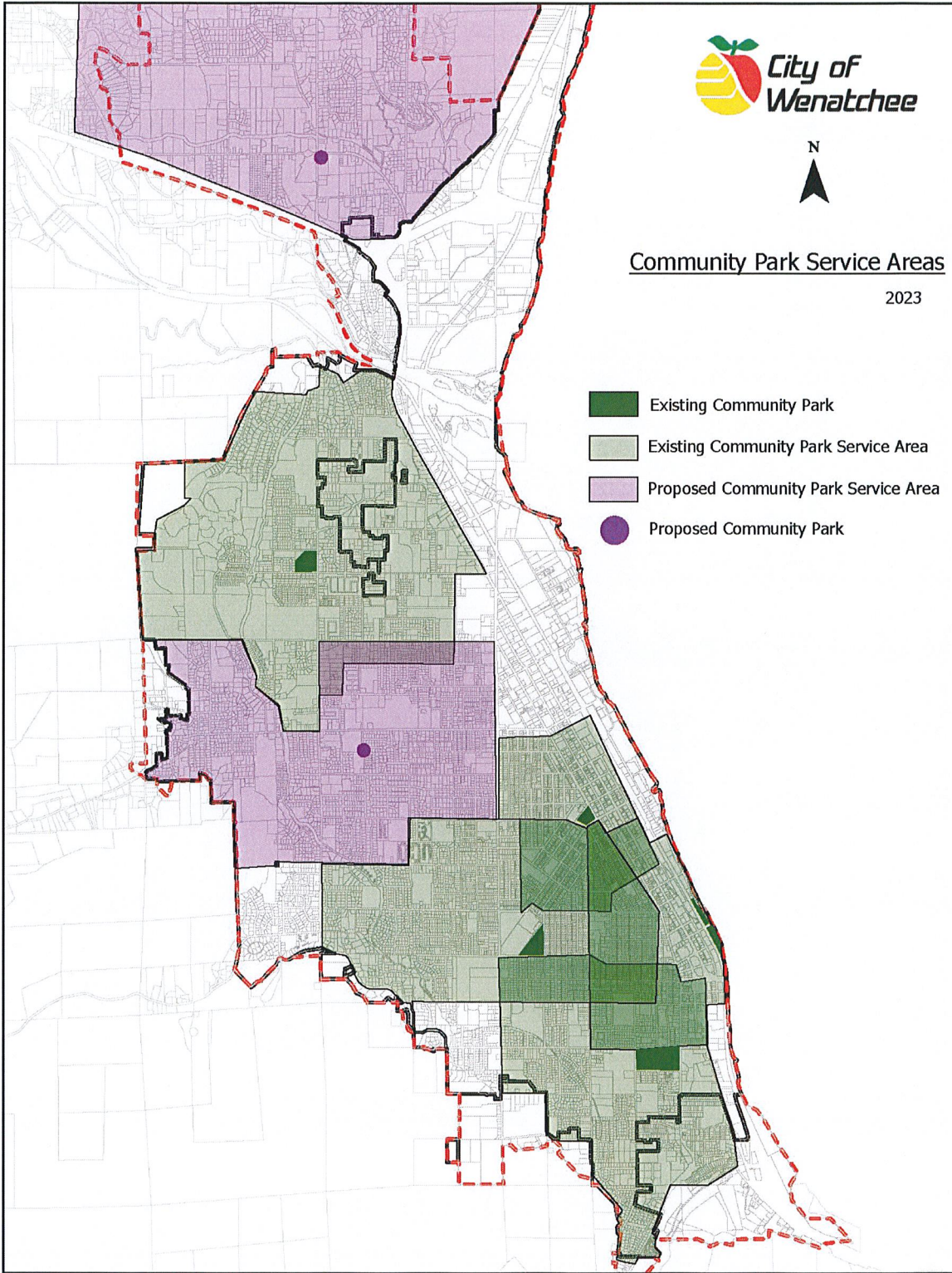
To provide guidance in determining acquisition and habitat enhancement priorities, the City of Wenatchee adopted its first stand-alone Habitat Plan in 2009. The document, titled, "The Foothills Community Strategy"

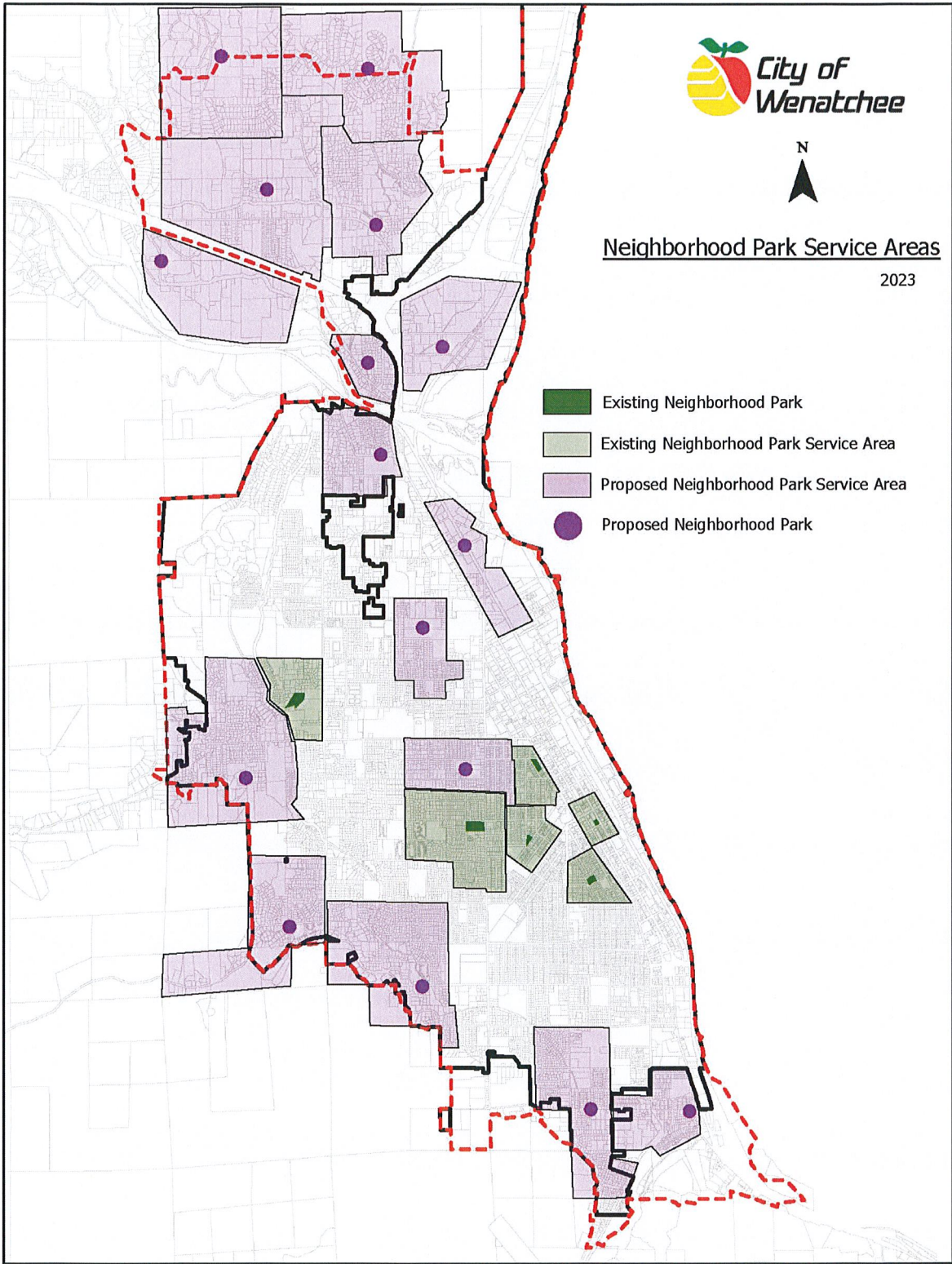
was the culmination of a fourteen month long planning and community engagement effort led by the Chelan Douglas Land Trust and Trust for Public Lands in partnership with the City of Wenatchee and Chelan County. The community strategy was adopted by the Wenatchee City Council on July 8, 2010 as a supplement to the 2012-2018 Parks, Recreation and Open Space Comprehensive Plan. This Habitat Plan is an update to the community strategy and serves as the habitat component for the City of Wenatchee Parks, Recreation and Open Space Comprehensive Plan for the next six year cycle.

LEVEL OF SERVICE STANDARDS

The ~~2012-2018~~ 2024-18 ~~2030~~ Parks, Recreation & Open Space Comprehensive Plan and Park Design Development Standards have ~~has~~ recommended level of service standards for the various park facilities. For the purpose of this plan and implementation through development projects, no park level of service standards are adopted.

The following maps identify existing and proposed park service areas for neighborhood and community parks.





GOALS AND POLICIES

GOAL 1.0 PARKS AND RECREATION AREAS: Provide safe, clean and attractive parks and recreation facilities in adequate numbers and diversity distributed throughout the community now and into the future.

Policy 1.0: Plan current and future parks and recreation facilities in a manner that is responsive to the site, accommodates future growth and balances the needs of the community.

Policy 1.1: Acquire and develop an interconnected system of multi-functional parks, trails, and recreation facilities that are attractive, safe and available to all segments of the City's population.

Policy 1.2: Maintain parks and recreation facilities in a manner that is responsive to the site, and balances the needs of the community with available funding.

GOAL 2.0 HABITAT: Habitat areas in and around Wenatchee are a well-managed community resource that are home to healthy wildlife populations supported by a diversity of native plants and natural lands.

Policy 2.0: Improve urban and community forest management, maintenance, and arboricultural practices.

Policy 2.1: Support the expansion of infrastructure to meet growth demands in appropriate areas to protect the integrity and function of natural areas and enhance community and environmental health and safety.

Policy 2.2: Place priority on maximizing grants, alternative sources of funding, and inter-agency cooperative arrangements to develop the natural area system.

Policy 2.3: Formalize plans, policies and procedures for the acquisition, development and management of open space, recreation, access and habitat areas.

Policy 2.4: Place a priority on the revitalization, restoration and improvement of existing natural areas, trails and access points to prevent further degradation of critical habitat areas, improve sustainability and enhance flora and fauna.

Policy 2.5: Acquire natural areas, open spaces, access points and trails that are needed, locally unique in character, provide important wildlife or other habitat purposes, interconnected, inclusive, accessible and financially feasible to maintain.

GOAL 3.0 RECREATION: Provide diverse, high quality recreation programs for residents and visitors regardless of age, gender, ethnicity or ability level in the most cost-effective manner possible.

Policy 3.0: Prepare short and long-range plans and policies to help guide the efficient provision of recreation programs to the community.

Policy 3.1: Provide recreation opportunities in all program areas for various proficiency levels, ability, socio-economic levels, racial and ethnic backgrounds, ages, and gender based on the conceptual foundations of play, recreation, and leisure; constituent

interests and needs; community opportunities; agency philosophy and goals; and experiences desirable for clientele in accordance with the Department's mission.

Policy 3.2: Efficiently use the resources invested in publicly owned and operated recreation facilities including, but not limited to, City, County, PUD and School District sites for the provision of recreation programs.

Policy 3.3: Market and promote recreation program opportunities and the Benefits of Parks and Recreation to residents and visitors of the community.

Policy 3.4: Understand and plan for future needs and trends in recreation.

GOAL 4.0 ARTS AND CULTURE: Develop a thriving arts environment, which is essential to quality of life, education, and the economic vitality for all of Wenatchee.

Policy 4.0: Public art will be promoted as a way to honor residents, to beautify the local community, and to attract visitors to contribute to the economy.

Policy 4.1: Improve the capacity of local arts agencies to provide arts programs to benefit residents of the community.

Policy 4.2: Maintain a principle of community development through arts and culture.

Policy 4.3: Develop community arts programs that provide increased opportunities for public participation.

Policy 4.4: Increase the number of

opportunities for artists to create, publish, exhibit, distribute and perform their work, so that it can be experienced by a larger community, including City, national and international audiences.

Policy 4.5: Facilitate the acquisition and maintenance of art works integrated into public places.

GOAL 5.0 ORGANIZATIONAL DEVELOPMENT: Create a dynamic, professional organization committed to an ongoing process of innovation.

Policy 5.0: Recruit, select, train and retain volunteers and staff members that represent the City of Wenatchee in a favorable manner and exhibit the professional skills reflected in the values of the City including: creativity, excellence, passion, integrity and service.

Policy 5.1: Act as the primary coordinator for the arts, recreation and parks commission.

Policy 5.2: Promote open lines of communication to staff and both internal and external customers through a variety of methods including written, in person and virtual meetings and by other means.

Policy 5.3: Effectively manage departmental operations through the preparation of policies and procedures, implementing the comprehensive plan and accurate budgeting.

~~**GOAL 1: PARKS AND RECREATION PLANNING — Plan current and future parks and recreation**~~

~~facilities in a manner that is responsive to the site, accommodates future growth and balances the needs of the community.~~

~~**Policy 1:** Evaluate the impacts of new development projects on the City's parks, recreation and open space resources through the SEPA environmental review process, identify potential significant adverse impacts of the development, and take appropriate steps to mitigate any reduction in such services.~~

~~**Policy 2:** Require development projects along designated trail routes to incorporate the trail as part of the project.~~

~~**Policy 3:** Designate publicly owned trails and City dedicated above-ground, access easements on private lands as Primary or Secondary trails and manage the use, maintenance, and operation of each trail accordingly.~~

~~**Policy 4:** Actively seek out agreements with utility providers for the use of utility easements for trail and trailhead purposes.~~

~~**GOAL 2: PARKS AND OPEN SPACE SYSTEM** *Acquire and develop an interconnected system of multi-functional parks, trails, recreation facilities and open spaces that is attractive, safe and available to all segments of the City's population.*~~

~~**Policy 1:** Formalize policies and procedures for the acquisition and development of park and recreation facilities and areas.~~

~~**Policy 2:** Place a priority on the revitalization and improvement of existing parks and recreation facilities.~~

~~**Policy 3:** Provide parks, and recreation facilities that are needed, locally unique in character, historically significant, interconnected, inclusive, accessible and financially feasible to maintain.~~

~~**Policy 4:** Place priority on maximizing grants, alternative sources of funding, and inter-agency cooperative arrangements to develop the City's park, open space, and trail resources.~~

~~**Policy 5:** Market and promote parks and recreation facilities and the benefits of Parks and Recreation to residents and visitors of the community to increase awareness, donations, tourism and participation.~~

~~**Policy 6:** Coordinate park planning, acquisition and development with other City projects and programs.~~

~~**Policy 7:** Develop partnerships with other public agencies and the private sector to meet the demand for parks and recreational facilities in the City.~~

~~**Policy 8:** Recognize and support the importance of non-city facilities and programs that assist in meeting the needs of the community for parks, recreation and open space.~~

~~**Policy 9:** In the community, managed open space such as the Appleatchee equestrian facilities, Morris Little League Park, Chelan County Public Utility District Parks and special purpose districts among others are important to the historic character, local economy, and quality of life enjoyed by local residents and visitors to the region. Support for the ongoing maintenance and operation of these facilities should be reflected in the city's implementation regulations.~~

**~~GOAL 3: PARKS MAINTENANCE—
Maintain parks and recreation facilities in a manner that is responsive to the site, and balances the needs of the community with available funding.~~**

~~Policy 1:~~ Actively seek out alternative funding sources for the development and maintenance of park and recreation facilities.

~~Policy 2:~~ Continually seek operational efficiencies to ensure that parks and recreation facilities are provided to the community in the most cost-effective manner possible.

~~Policy 3:~~ Ensure that park and recreation facilities are used, operated, and maintained in a manner that is consistent with site-specific and regional natural systems.

**~~GOAL 4: RECREATION PROGRAM SERVICES—
Recreation programs and services shall be based on the conceptual foundations of play, recreation, and leisure; constituent interests and needs; community opportunities; agency philosophy and goals; and experiences desirable for clientele.~~**

~~Policy 1:~~ Prepare short and long range plans and policies to help guide the efficient provision of recreation programs to the community.

~~Policy 2:~~ Programs shall provide opportunities in all program fields for various proficiency levels, ability, socio-economic levels, racial and ethnic backgrounds, ages, and gender in accordance with the Department's mission.

~~Policy 3:~~ Efficiently use the resources invested in publicly owned and operated recreation facilities

including, but not limited to, City, County, PUD and School District sites.

~~Policy 4:~~ Work with other recreation organizations to facilitate cooperative programming among the public, commercial, and nonprofit entities.

~~Policy 5:~~ Market and promote recreation program opportunities and the benefits of parks and recreation to residents and visitors of the community.

~~Policy 6:~~ Understand and plan for future needs and trends in recreation.

~~Policy 7:~~ Expand services to meet the needs of the community by securing alternative funding sources that will allow for staffing and the provision of programs.

**~~GOAL 5: ORGANIZATIONAL DEVELOPMENT—
Recruit, select and retain volunteers and staff members that represent the City of Wenatchee in a favorable manner and exhibit the professional skills reflected in the values of the City including: creativity, excellence, passion, integrity and service.~~**

~~Policy 1:~~ Recruit, select, supervise, provide training, opportunities and support to volunteers.

~~Policy 2:~~ Provide opportunities for professional growth and development for staff.

~~Policy 3:~~ Strengthen relationships within community groups and organizations.

~~Policy 4:~~ Ensure that volunteer and staff efforts are recognized and appreciated.

~~**Policy 5:** Promote open lines of communication to staff and both internal and external customers through a variety of methods including written, meetings and other means.~~

~~**Policy 6:** Develop organizational policies and procedures.~~

~~**GOAL 6: HABITAT PLAN** Support and Implement the City of Wenatchee Habitat Plan as an important policy and implementation plan which:~~

- ~~• Retains open space and greenbelt area within and adjacent to the City;~~
 - ~~• Enhances recreational opportunities;~~
 - ~~• Conserves fish and wildlife habitat; and~~
 - ~~• Increases access to natural resource lands and water.~~
-

From: [City of Wenatchee](#)
To: [Matthew Parsons](#)
Subject: Wenatchee, WA: Notice of 2023 Comprehensive Plan, Capital Facilities Plan, and Development Regulation Amendments; Environmental Determination; and Public Hearings
Date: Thursday, October 5, 2023 8:30:51 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.

Notice of 2023 Comprehensive Plan, Capital Facilities Plan, and Development Regulation Amendments; Environmental Determination; and Public Hearings

Post Date: 10/04/2023

NOTICE IS HEREBY GIVEN that the City of Wenatchee and Chelan County are providing joint notice of the following proposed amendments to the Wenatchee Urban Area Comprehensive Plan, City of Wenatchee Capital Facilities Plan, the Wenatchee City Code, and the Official Zoning Map; specifically:

- Title 10 of the Wenatchee City Code related to the district use chart designation for “Parking Facility”; the development standards charts related to sidewalk widths; and to the sign code related to sign illumination.
- Title 11 Subdivisions of the Wenatchee City Code related to applicability of the subdivision code
- Wenatchee Urban Area Comprehensive Plan related to the “Relationship to other Plans and Studies” Section, and the “Parks, Recreation, and Open Space” Element.
- Annual amendments to the City of Wenatchee Capital Facilities Plan.
- Amendment to the Wenatchee Urban Area Comprehensive Plan Land Use Map and Official Zoning Map related to a zone change being reviewed under file number CPRZ-23-01 and proposed by Chaun Birks on behalf of Smith 6, LLC the owner of the affected property located at 326 N Miller St.
- Amendment to the Wenatchee Urban Area Comprehensive Plan Land Use Map and Official Zoning Map related to a zone change being reviewed under file number CPRZ-23-02 and proposed by John and Vanessa Donaghy, the owners of the affected property located at 404 N Western Ave.

The amendments were sent to the Washington State Department of Commerce as required by RCW 36.70A.106. The state required notice period began on October 4, 2023 and concludes on December 3, 2023.

Comments on the proposed amendments should be submitted as soon as possible for consideration by City staff, the Planning Commission, and the City Council. Comments are accepted up to and at the public hearing. Please email comments to mparsons@wenatcheewa.gov or mail to:

Planning Division

ATTN: 2023 Code and Comp Plan Update

City of Wenatchee

P.O. Box 519

Wenatchee, WA 98807

To view the draft amendments on the internet, navigate to the City of Wenatchee website: www.wenatcheewa.gov. Select “Government”, then “Community Development”, then “Current Projects”, then “2023 Annual Comp Plan and Development Regulation Amendments”. Or navigate directly to <https://www.wenatcheewa.gov/government/community-development/current-projects/2023-annual-comp-plan-and-development-regulation-amendments>. For assistance gaining access to the materials, including persons without internet access, please call (509) 888-3253.

The City of Wenatchee has determined all of the proposed amendments to the Wenatchee Urban Area Comprehensive Plan, the City of Wenatchee Capital Facilities Plan, the Wenatchee City Code, and the Official Zoning Map will not have probable significant adverse impacts on the environment and have issued a determination of non-significance (DNS) in compliance with RCW 43.21C.

NOTICE IS HEREBY GIVEN that the City of Wenatchee Planning Commission will hold a public hearing on November 15, 2023 at 5:30 PM in the Council Chambers of Wenatchee City Hall, 301 Yakima St, Wenatchee, WA 98801 to consider the proposed amendments. The public is invited to attend the public hearing and comment on all pertinent matters.

NOTICE IS HEREBY GIVEN that the Wenatchee City Council will hold a public hearing on December 7, 2023 at 5:15 PM in the Council Chambers of Wenatchee City Hall, 301 Yakima St, Wenatchee, WA 98801 to consider the proposed amendments. The public is invited to attend the public hearing and comment on all pertinent matters.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in either of these hearings, please contact the Mayor's office at (509) 888-6204 (TTY 711). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title 1.)

Having trouble viewing this email? [View on the website instead.](#)

[Change your eNotification preference.](#)

[Unsubscribe from all Wenatchee, WA eNotifications.](#)



Department of Community Development

Planning Division

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

COMPREHENSIVE PLAN AMENDMENT REQUEST FORM

Date Submitted: 4-6-23 Accepted By: KL Receipt No. PL 2 3-00024 File No. CPR2-23-01

Please select all that apply:

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

GENERAL INFORMATION

Applicant: Chaun Birks

Mailing Address: 636 Valley Mall Parkway Suite #204

Contact No.: (509) 884-6381 E-mail Address: chaun@ncw-commercial.com

If applying for a map amendment complete owner information:

Property Owner(s): Smith 6, LLC.

Mailing Address: 18054 County Road 479, Lindale, TX 75771.

Contact No.: (503) 593 2432 E-mail Address: chaun@ncw-commercial.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: Chaun Birks

Mailing Address: 636 Valley Mall Parkway Suite #204

Contact No.: (509) 884-6381 E-mail Address: chaun@ncw-commercial.com

Please indicate who should receive correspondence and notices:

- Applicant Owner Authorized Agent

PROPERTY INFORMATION (complete if applying for a map amendment)

Street Address(es): 326 N. Miller St.

Parcel No(s): 222004410300

Legal Description: (Attach a separate sheet if necessary) Lot 2 as described in and delineated on Jean Wake Short Plat No. 2282, Chelan County, Washington, recorded July 29,

Area of property in acres or square feet: .32 acres

Zoning District Designation: Residential High (RH)

Overlay District: Mixed residential corridor (MRC)

Comprehensive Plan Designation: Residential High (RH)

Shoreline Environmental Designation: N/A

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

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

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

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

ACKNOWLEDGEMENTS AND SIGNATURE

I acknowledge that:

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

Date: 04/06/2023 Applicant Signature: 

This request addresses the proposed amendment, given that the subject parcel is adjacent to North Wenatchee Business District, its existing structures and current use are consistent with the Growth Management Act (RCW 36.70A), countywide planning policies, the City of Wenatchee Capital Facilities Plan, the Wenatchee Urban Area Comprehensive Plan goals and policies and is in best interest of the public.

The goals of planning policies and purpose of overlay districts are to promote transition from RH zoned areas and uses to “up-zoned” commercial areas, the best and most logical practices would include specific considerations for those areas and parcels that are immediately adjacent to such “commercially” zoned areas. This natural progression is in the best interest of the public as it promotes preservation of structures and environmental elements of a “neighborhood” while introducing economic feasibility for property owners. As older residential neighborhoods are encroached upon by expanding commercial need, the residential nature and feel is susceptible to degradation, poor upkeep and reduced market value. Preserving the economic viability of structures that retain “neighborhood” feel while increasing the safety of and utility by the public meets with the goals of property owners to expand prosperity and maintain properties in good condition.

326 N. Miller has undergone renovation from a single-family dwelling, the improvements are consistent with commercial use as personal services and has been in use as a counseling office since 2006, meeting all fire and other annual regulatory inspections and parameters for use by public. The current Mixed Residential Overlay contains requirements that specify partial residential use, and in this case are restrictive to its full potential as a commercially utilized office.

NWBD zoning would allow for outright use as a professional office and the existing improvements comply with regulations of that zoning designation. The site has improved landscaping that meets current requirements, 21 parking stalls and a wheelchair lift.

The subject parcel is situated on N. Miller, with a left turn lane to curb cut access and existing signage. N. Miller carries 3 mass transit routes, and there are 3 bus stops within 1,000 feet, the closest of which is 600 feet. As this parcel is immediately adjacent to NWBD zoned property there is no alternative parcel that has a higher priority for consideration of “up-zoning”.

All existing infrastructure is in place; utilities power water & sewer, as well as gas services, transportation services all emergency service needs are currently accommodated for.

Kindly,



Chaun Birks



14186
14188
14186
14187
14189

18924
18925
18926

14184

18923
18922
14195

subject parcel outlined.
326 N. Miller

left turn lane

curb cut, driveway
access

office

17817

17822

catering company

17823

17824

17818

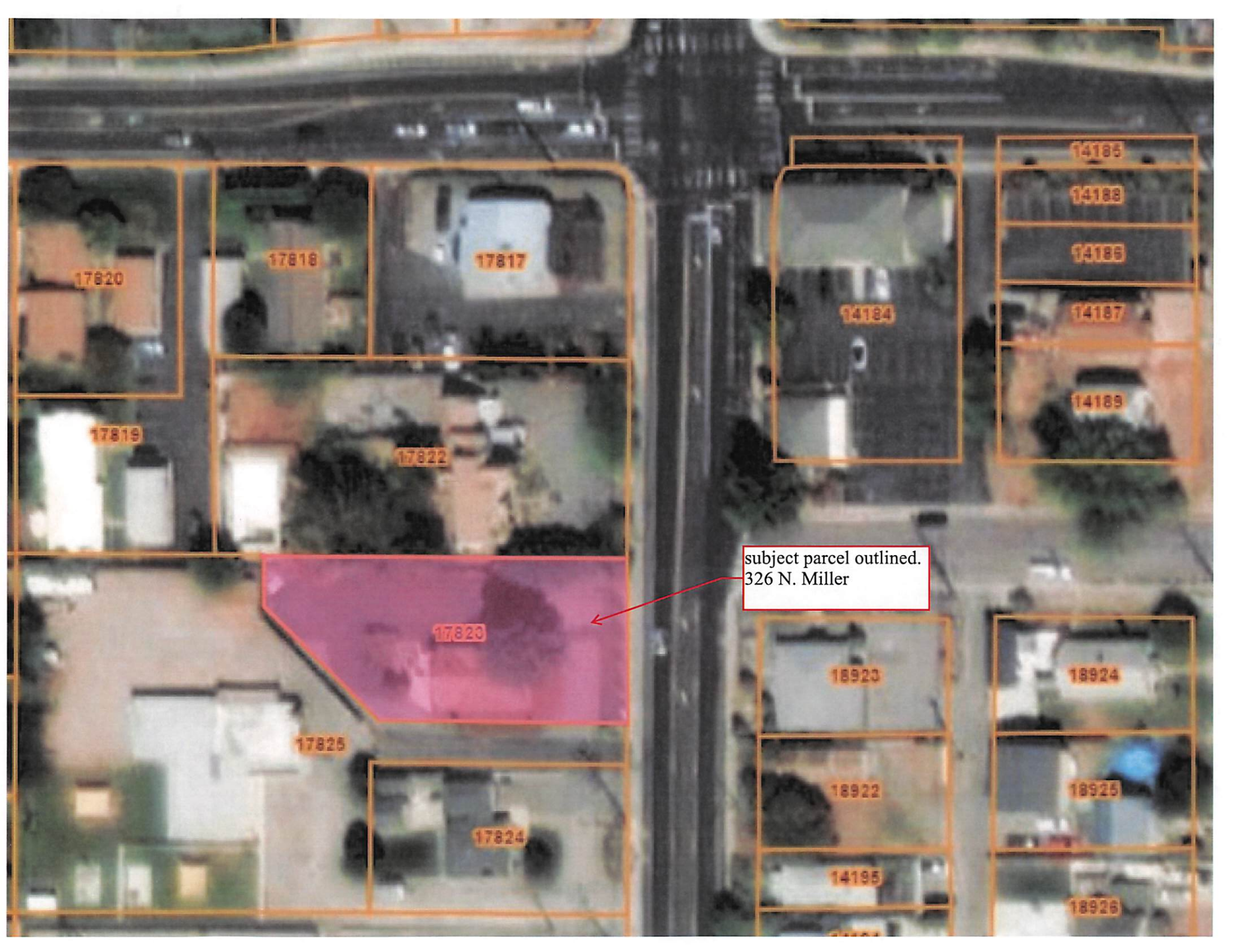
17819

full lot paved, 21
stalls

daycare facility

17820

17825



subject parcel outlined.
326 N. Miller

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

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

1. Name of proposed project, if applicable: Address; 326 N. Miller Street
2. Name of applicant: Chaun Birks on behalf of April Smith, owner of Smith 6, LLC.
3. Address and phone number of applicant and contact person:

Applicant: Chaun Birks, (509) 884-6381

Applicant Address: 636 Valley Mall Parkway Suite #204, East Wenatchee, WA. 98802

Owner Address: 18054 County Road 479, Lindale, TX 75771.

Owner Phone: (503) 593 2432

4. Date checklist prepared: 4/5/2023
5. Agency requesting checklist: City of Wenatchee
6. Proposed timing or schedule (including phasing, if applicable): immediate
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. None
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. No
10. List any government approvals or permits that will be needed for your proposal, if known.
Zoning change to North Wenatchee Business District
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.) Full narrative attached

Summary - Requesting zoning change to North Wenatchee Business district.

- Adjacent parcel to north is included in the NWBD, parcels to south are used for day care (commercial).
- Subject parcel resides in Mixed Residential Corridor Overlay which contains several conflicting code restrictions not conducive to current use.
- Proposed Buyer of subject parcel wishes to utilize as personal services (Office) for commercial use.
- City staff have recommended zoning change to NWBD.

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.

326 N. Miller, parcel #222004410300

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

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

a. General description of the site: Existing 2 story structure with basement situated on .32 acre parcel, with 21 paved parking stalls with storm water drainage and landscaping

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

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

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

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. None

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. No

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? No new construction, site coverage remains as existing

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: None

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

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. No construction required

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No

c. Proposed measures to reduce or control emissions or other impacts to air, if any: None

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

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

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. No

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. No

- 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. No

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. No

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

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. No

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. None

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. Storm drain with catch basin

2) Could waste materials enter ground or surface waters? If so, generally describe. No

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: None

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

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

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

b. What kind and amount of vegetation will be removed or altered? None

c. List threatened and endangered species known to be on or near the site. None known

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

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

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

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

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

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

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

d. Proposed measures to preserve or enhance wildlife, if any: None

e. List any invasive animal species known to be on or near the site. N/A

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

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

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No

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 [\[help\]](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. No

1) Describe any known or possible contamination at the site from present or past uses.
None known

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. Existing natural gas line, no change, not currently in use

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. None
- 4) Describe special emergency services that might be required. None
- 5) Proposed measures to reduce or control environmental health hazards, if any: None

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? None
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. None
- 3) Proposed measures to reduce or control noise impacts, if any: None

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

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. Commercial and residential high density, daycare, catering company, professional office.
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? No
 - 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: No
- c. Describe any structures on the site. 1911 constructed single family home converted to professional office use 2008
- d. Will any structures be demolished? If so, what? No

- e. What is the current zoning classification of the site? Residential High with a Mixed Residential Corridor Overlay

- f. What is the current comprehensive plan designation of the site? Residential High with a Mixed Residential Corridor Overlay

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

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

- i. Approximately how many people would reside or work in the completed project?
Staff of 6 to 10

- j. Approximately how many people would the completed project displace? None

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

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

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

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. None

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None

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

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

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? Existing 22 Feet, wood siding and shingles

- b. What views in the immediate vicinity would be altered or obstructed? None

- b. Proposed measures to reduce or control aesthetic impacts, if any: N/A

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? None

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

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

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

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

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

- b. Would the proposed project displace any existing recreational uses? If so, describe. No

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

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

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe. None known

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts,

or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. None known

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
N/A
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. N/A

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

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. Existing curb cut access to N. Miller Street between 4th St. & 3rd St.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? Yes, 3 routes served by Link Transit along N. Miller and at 5th St. nearest stop within 600 feet, 3 stops within 1,000 feet of site.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? 21 stalls existing, no new required, none eliminated
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). No
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? Near current use levels, 15 to 25 vehicle trips per day, peak times noon to 3 PM, no trucks. Business staff and patron expectation levels

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? No change

Proposed measures to avoid or reduce such increases are: N/A

2. How would the proposal be likely to affect plants, animals, fish, or marine life? No change

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

3. How would the proposal be likely to deplete energy or natural resources? It will not

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

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? No affect

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

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? No affect

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

6. How would the proposal be likely to increase demands on transportation or public services and utilities? No affect

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

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. No conflict



Department of Community Development

Planning Division

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

COMPREHENSIVE PLAN AMENDMENT REQUEST FORM

Date Submitted: 3-30-2023 Accepted By: KL Receipt No. PL23-00023 File No. ZCA-23-01

Please select all that apply:

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

GENERAL INFORMATION

Applicant: John and Vanessa Donaghy

Mailing Address: 1207 Washington Street Wenatchee, WA 98801

Contact No.: 509-630-2693 E-mail Address: JMCKENNA226@GMAIL.COM

If applying for a map amendment complete owner information:

Property Owner(s): John and Vanessa Donaghy

Mailing Address: 1207 Washington Street Wenatchee, WA 98801

Contact No.: 509-630-2693 E-mail Address: JMCKENNA226@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: JMCKENNA226@GMAIL.COM

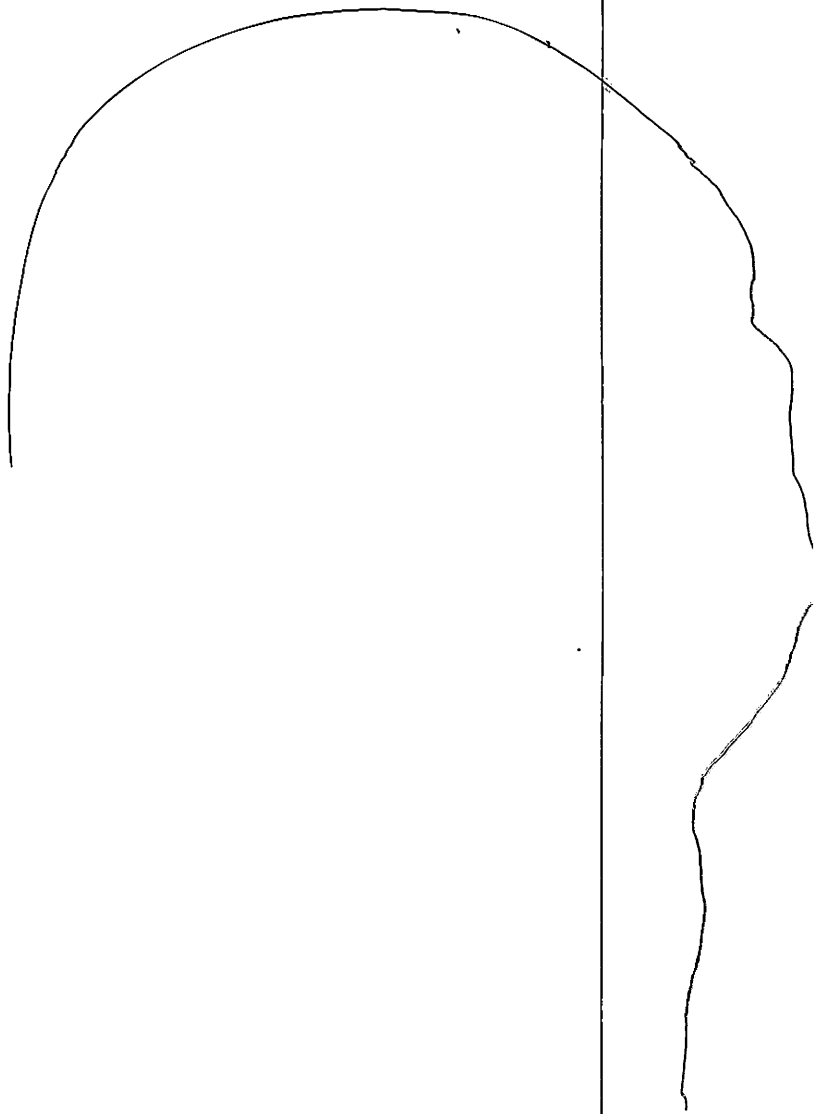
Please indicate who should receive correspondence and notices:

- Applicant Owner Authorized Agent

PROPERTY INFORMATION (complete if applying for a map amendment)

Street Address(es): 404 N. Western Ave. Wenatchee, WA 98801

Parcel No(s): 22-20-05-93-51-60



Legal Description: (Attach a separate sheet if necessary) Lot 9, and the North 25 feet of Lot 10, Block 3, Westpark Addition, Chelan County, Washington, according to the plat thereof recorded in Volume 5 of Plats, Page 44; EXCEPT the North 6.77 feet of said Lot 9.

Area of property in acres or square feet: 26 Acres

Zoning District Designation: Residential Moderate (RM)

Overlay District: N/A

Comprehensive Plan Designation: Residential Moderate (RM)

Shoreline Environmental Designation: N/A

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

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

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

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

ACKNOWLEDGEMENTS AND SIGNATURE

I acknowledge that:

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

Date: 3-30-23 Applicant Signature: 

NARRATIVE IN SUPPORT OF THE COMPREHENSIVE PLAN AMENDMENT REQUEST

The following document explains how the proposed request to change the current Residential Moderate (RM) zoning designation to the Neighborhood Commercial (CN) zone is the best fit for 404 N. Western Avenue identified as West Park Add Block 3 Lot 9, Tax Parcel ID No. 22-20-05-93-51-60 (the "Property"). Furthermore, the document will articulate the favorability of this action to change the current zone to the CN identifier, as it more fully supports and aligns with the Growth Management Act, countywide planning policies, City of Wenatchee Capital Facilities Plan, Wenatchee Urban Area Comprehensive Plan goals and policies, any applicable sub-area plans, and show how the amendment is in the best interest of the public. The narrative will answer all questions requested from the application. Attached, you will also find a map with the desired information, and a State Environmental Policy Act (SEPA) checklist.

Introduction and Plans for the 404 North Western Avenue Property

The structure located on the Property was built in 1918 as a packing shed and agricultural housing space for nearby orchards and their help. As one of the last standing ag structures, the Property represents our history, our people, and our future. Though we won't process apples through it, this proposed zoning change would allow the public to participate in trade within these walls and provide affordable housing within the existing basement, while simultaneously preserving our community's history and strengthening our economy and quality of life.

In Wenatchee, the textile industry is limited and insufficient for meeting the sewing and crafting needs for many creatives within the valley. Currently, Wenatchee sewists and quilters travel to outlying areas to receive textile materials and sewing products. If they choose not to drive to a fabric shop, they will reluctantly order from online fabric boutiques and suppliers. Instead of foregoing these opportunities due to lack of supply and opportunity, our intentions for the Property can help fill this void.

Our plan is to update the necessary public facility needs and create a retail fabric and craft space for the creator. There are currently hundreds of members between the North Central Washington Quilting Guild, the North Central Washington Modern quilting guild, interior designers, home decorators, sewists and aspiring creatives, and they need sewing materials and notions. With the proposed CN zoning, our fabric and craft shop will have a brick and mortar home located in a revitalized century old structure of unique historical significance wherein we can provide the needed resources to these women and creators and truly maximize their life outcomes.

Additionally, within CN zoning small gatherings can fall within the options for building usage, and there are currently few resources for birthday parties, showers, graduation parties, and small gatherings within the vicinity. As we think of the winter months when families and

companies gather, this space can serve as an ideal place to host and celebrate. There is ample room for a small gathering, limited to 50 people or less, with sufficient parking.

Changing the applicable zoning for the Property would neither require any requisite accompanying zoning changes for other neighboring properties, nor would it require any sort of significant special exception. The neighboring properties to the North, Northeast, and East of the structure are already zoned as CN. Perhaps more importantly, the Property is located along a key arterial corridor (5th Street and Western Ave.); therefore, allowing for zoning of the Property as CN would serve to create a more walkable community with neighborhoods having greater access to goods, services, and meeting points for community activities.

As we learn about our heritage, our roots grow deeper and our affinity for our city expands. Treasuring and honoring our “Apple Capital of the World” mantra adds to our quality of life and deepens our pride for Wenatchee. This historic packing shed is one of the last standing agricultural structures within Wenatchee. We want our neighbors to know of its heritage and to come into this proposed retail space and feel of its legacy. This is a tangible experience we can offer our locals to strengthen their sense of community.

The Proposed Zoning Change Furthers the Goals and Priorities of the Growth Management Act.

The Growth Management Act (GMA) emphasizes the need for available housing and the importance of maintaining continued economic development by promoting opportunities to foster small-scale businesses and self-employment. See RCW 36.70A.020(4) and (5); 36.70A.070(5). To do this, “[t]he legislature finds that to retain and enhance the job base in rural areas, rural counties must have flexibility to create opportunities for business development.” RCW 36.70A.011. In addition, The GMA touts the importance of preserving and capitalizing on the unique character of Washington’s rural economies and highlighting their unique legacies and originality. See RCW 36.70A.011; RCW 36.70A.020(13).

With the proposed CN zone for the Property, the housing, business, and historical preservation goals can be achieved. Since the Property has a basement apartment, the CN zoning offers affordable housing within an existing infrastructure, a need for our growing community, which meets the desired actions of RCW 36.70A.020(4). This new zoning allotment would also “promotes economic opportunity” by allowing for and promoting such growth and opportunity in an underserved industry, as indicated in RCW 36.70A.020(5). This expansion of business within the community will not exceed the current capacity of public services and facilities but will enhance the quality of life for our community members, a key initiative of the GMA.

The Proposed Zoning Change Aids in Accomplishing the Stated Countywide Planning Policies.

As stated herein, the proposed zoning amendment would better serve the community by helping achieve several of the policies provided in the Chelan County County-Wide Planning

Policies. Specifically, it would add to “diversification of the [community’s] economic base”; existing efforts to provide “adequate, affordable housing”; “commercial and industrial sectors which are not adequately represented in the community based upon the state average and factoring in community desires”; and “retention and growth of existing industries and businesses by promoting the establishment of commercial/industrial, research, and educational activities which support those industries and businesses”. See Wenatchee Urban Area Comprehensive Plan (updated Dec. 2022), Attach. A – Appendices, Policy 7(I)(D); 7(III); 7(VII); 7(VIII). The Property under CN zoning will accept and comply with all policies necessary to stay in good standing with the city and county initiatives, while helping to facilitate greater economic growth in our community and enhancing quality of life for the local neighborhood.

The Property Will Be Consistent and Compliant with the Wenatchee Capital Facilities Plan.

The Property is in the process of becoming consistent with the comprehensive plan. The Donaghy’s met with a group of city professionals to discuss the proper process to update and receive permits to be compliant. Additionally, the proposed CN zone allows for a greater alliance with the Urban Capital Facilities Plan by filling a need for our community with added commercial space in the Western Ave./Fifth Street area. Included in the desired retail storefront, the building will also act as a small gathering space to host classes, birthday parties and small group work sessions. There is currently no space for the local neighborhoods to hold gatherings of this nature, and the updated zoning opportunity enhances the quality of life for the nearby neighborhoods in doing so.

The Proposed Zoning Change to the Property Furthers the Wenatchee Urban Area Comprehensive Plan in Multiple Areas, Including Economic Development, Housing, Learning and Human Services, and Overall Quality of Life in the Neighborhood and City at Large.

As explained in the Wenatchee Urban Area Comprehensive Plan (the “Urban Area Plan”), cities are the epicenter of economic activity and growth. However, in Wenatchee, the textile industry is limited and insufficient for meeting the sewing and crafting needs for many creatives within the valley. The Urban Area Plan expressly states its desire to “[c]ontinue to work to develop ‘Maker’ opportunities for both youth and adults.” Wenatchee Urban Area Comprehensive Plan (updated Dec. 2022), at page 87. It further states that “[e]ngaging the creative human spirit to develop economic value is the basis for today’s economy. {We want to continue developing the Maker community initiated by the Mayor’s Maker Challenge.” *Id.* The Urban Plan also seeks to “[c]ultivate Wenatchee’s unique sense of place by attracting development that enhances the cultural and historical environment”; “[p]romote spaces for local artists to develop and present their work”; and “[s]upport educational facilities and arts and cultural organizations that foster an innovative environment in the city” *Id.* at page 121.

There is a clear opportunity to accomplish these goals and fill a void for the local creative community by allowing for the change in zoning to the Property to CN. Many of the

women in the guilds and local sewing industry run small businesses connected to textiles. They are investing in supplies and fabric outside of our community, but with a brick and mortar at the Property, these creatives will be reinvesting their budget into a local shop, contributing to our local economy, our region's unique culture, and our overall wellbeing.

The Comprehensive Plan estimates 20,000 jobs will be added by 2040 in Wenatchee. The CN proposed retail space fosters a variety of options for part-time work through teaching, contracted work related to small gatherings from catering to event rentals, and work within the retail shop. This proposed rezoning supports the efforts of building a sound economy for our future growth. With the transition of RM to CN for the Property, our textile shop will add value, services, and job opportunities to expand our current textile industry in Wenatchee and help accommodate employment needs.

The Property also offers more than yards of fabric for sale. Due to the open layout, this building is ideal to hold classes for community members. We know there is a need for human interaction and personal development. We can fulfill this need as a retail space. We also know of the importance of sustainability. Sewing is part of a sustainability skill set, and providing classes to help others become self-sufficient is important and another benefit to the proposed CN rezone.

We also aim to foster the legacy of Wenatchee by converting this space to CN. By opening our doors as a retailer, we invite each customer and community member to learn and connect with our history. This packing shed connected and strengthened people, first with nails to make apple boxes, then through harvesting crops, next through housing families and so on. We aim to do the same, connect and strengthen our community.

Finally, the location of the Property along the arterial corridor of 5th and Western Ave. makes the Property a prime—if not necessary—candidate for the CN zoning. Regarding arterial corridors, the Urban Area Plan states the following:

Arterial corridors, such as . . . 5th Street and Western Avenue, are the linking elements of the City. They provide mobility to citizens between and within districts. Corridors provide connections between different areas and destinations within Wenatchee, as well as to places beyond. These corridors carry the largest volume of traffic. . . . Historically in the City of Wenatchee, these corridors may have been treated predominantly as commercial or residential. In 2006, the City of Wenatchee adopted a more mixed use philosophy for its arterials and many minor arterials. Relationships between residential uses and non-residential uses on these corridors and with adjacent neighborhoods or districts are important to consider for the design, character and scale of buildings. Continuing to provide the opportunity for the mixture of these uses along these corridors can provide for a more walkable community with neighborhoods having access to goods, services and meeting points for community activities. The elements of the comprehensive plan consider the initial experiences of the city in looking at a mixture of uses in these corridors and provide direction on many topics recognizing the significant

function that these corridors provide currently and the opportunities they provide for the future.

Wenatchee Urban Area Comprehensive Plan (updated Dec. 2022), at page 22. The desired CN zone provides another resource for locals to walk to purchase their goods, receive services and gather for various activities.

Within the Arterial Corridors section Policy 1 states: *New services, conveniences, and/or gathering places will be supported in an existing neighborhood that lacks such facilities, provided they meet performance and architectural standards respecting the neighborhood's positive characteristics, level of activity and parking and traffic conditions.* The Property has current plans to meet all the stated requests and will offer the nearby neighborhoods goods and services they currently do not have. Also, they will specifically offer supplies needed for college courses through the art and craftsmanship programs. Furthermore, all public utilities and services are currently in compliance or are in the process of being updated to become the ideal candidate for the CN zone.

Sub-Area Plans

So far as we are aware, none of the Sub Area Plans involve the Property or the surrounding neighborhood.

Additional Questions:

1. How is the site more consistent with the proposed land use designation than with the existing land use designation?

Currently the existing land use designation is expressed with the Residential Moderate zone. There is no applicable overlay on our property. However, it is important to know that the Neighborhood Commercial overlay and zone are bordering the site. The Fire Department, Fifth Street Market, and homes on the North and East sides of the building all utilize the CN or CN overlay option. With this neighborhood design, we feel that a re-zone for our property to CN will cohesively blend into the neighborhood landscape. The space was built for commercial purposes in agriculture, along with spaces to house field workers. According to Marilyn MacPhail, whose family owned the packing shed for decades explained that there were always families living in the South section of the building. This structure has played a role in rural commercial usage and housing opportunities since it was built. It received more current updates and finishes in 1995 when the basement apartment was finished, the South end room was remodeled, and the packing area was renovated to function as a workshop. It is an ideal candidate to continue trade in and utilize for housing opportunities. Its open layout fosters several options for retail designs and a great atmosphere for classes and small group gatherings.

Beyond its great layout, the 404 North Western space is a one-of-a-kind, historical relic. There are no agricultural structures used for retail in the neighborhood and by creating this new opportunity, the historical value and legacy of the once surrounding orchards and history of Wenatchee, specifically the orchards on Western Avenue and 5th street, will be preserved and highlighted through this structure as it opens its doors to the public for retail. The open ground behind the building offers ample parking and minimizes traffic and noise disruptions. With the Commercial Neighborhood zone small classes can be offered to promote personal development, growth, and community unity.

The CN zone also holds a high standard to the landscaping aesthetic, which has been abandoned for years. In fact, since our purchase of the property, we have removed four non-functioning cars, cleaned the exterior from overgrowth and junk piles, and have great plans to beautify and rejuvenate the property. This transfer of zones from RM to CN will allow for a more extensive refresh to the building and surrounding area. It will enhance the neighborhood and breathe new life into its worn-down state. It will be a meeting place for neighbors to gather and learn, and this is one of the major reasons why we believe the CN is more consistent in achieving our community goals and progression.

2. Explain how the site is suitable for the proposed designation and that there is a lack of appropriately designated alternative sites in the vicinity.

Within this neighborhood the current opportunities for commercial use are none. All properties within the 5th street market development are currently occupied. This also extends to the arterial corridor. There are no spaces available with similar layouts, with abundant natural lighting, sufficient square footage, and parking.

The character of the building and its history are part of the reason why we want to transition the building to CN. So many of our founding core values as a community and as a family come from the agricultural industry. To share this packing shed and highlight its history, we will contribute to the growth of our community, not only economically but through the importance of sharing and honoring the past. Earl MacPhail who was the first recorded owner of the shed was a small farmer, who worked hard, continually served his community and family, and lifted others along the way. His love of people and community was shown within these walls. After they retired the packing shed as an agricultural hub, Earl utilized the shed for charitable work in conjunction with the Seventh Day Adventist Church and provided housing opportunities for families. The Koehler's, who purchased the building around 1995 continued the legacy of rooting into the good and sharing it with others. They opened the space up to quilters, sewists, families and friends because this was a gathering place. There are no commercial structures with such rich history in the vicinity, and this is why we are requesting a zone change to CN.

3. Are public facilities, infrastructure and transportation systems present to serve the intended amendment or have provisions been made in accordance with the Wenatchee City Code to provide necessary facilities?

We had a meeting in December 2022 with the city planners addressing proposed items to achieve city standards for the basement apartment and upstairs area of the building. We are working together to remedy and improve the building to meet current standards and plan to have them completed by the end of summer 2023. Our septic system works and has recently been inspected. A new lid was replaced in October 2022. From our meeting with the city in December, it was brought to our attention that both entrances are not distanced sufficiently, so we will be closing one of the entrances. The proximity to the sidewalk is a result of the county's decision to widen the road decades ago. There used to be a large porch on the East side of building and the county requested its removal to adjust the road. The MacPhail's complied and this is why the sidewalk meets the exterior of the building. With this information and our continual conversations with the city planners and building professionals, we can confidently say that we will fulfill every checklist item that needs to be addressed for Neighborhood Commercial purposes. This includes, but is not limited to the landscaping, which will follow requirements discussed in Chapter 10.62 WCC, along with signage addressed in Chapter 10.50. Furthermore, the building is not greater than 30,000 square feet and the gross floor area does not exceed 10,000 square feet. All fire safety items will be addressed, and any other facility needs brought to our attention.

Western Market
Convenience store

Commercial
overly

Neighborhood Commercial

Fifth St

Fifth St

Neighborhood
Commercial

Fire Station 12

M.R. RESIDENTIAL

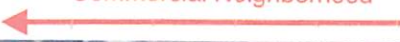
Commercial
overly

407

N Western Ave

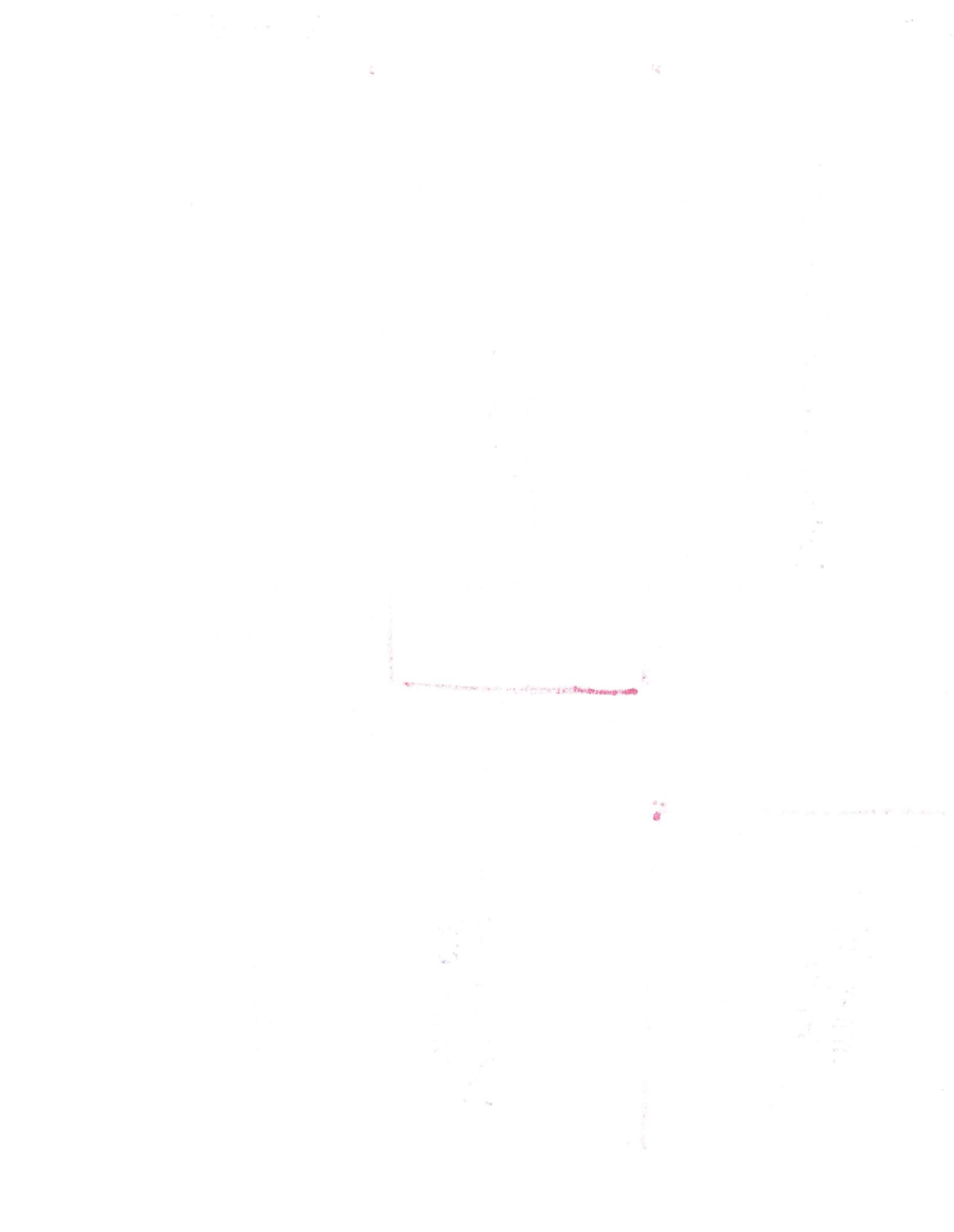
404

Proposed Zone Change for 404 N. Western
Ave. from Residential Moderate to
Commercial Neighborhood



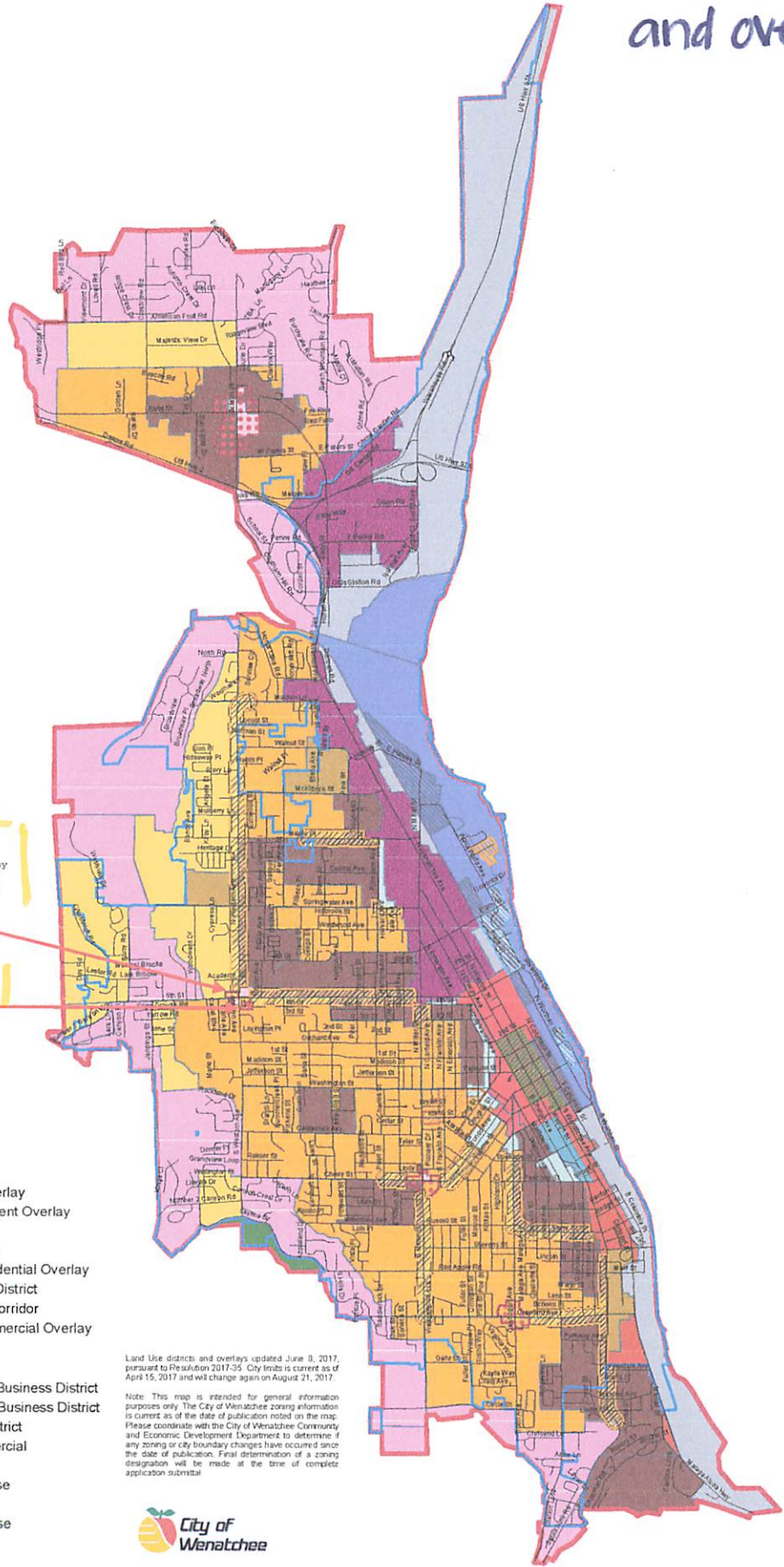
Google

Map #1



Wenatchee Urban Area Land Use Map
Effective June 8, 2017 Resolution 2017-35

Map #2
With zones
and overlays



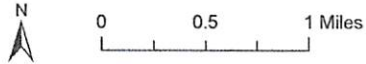
This map shows the commercial overlay, Historic/Entertainment Overlay and Neighborhood Commercial zone that is directly North and East of the building.

This is the property site, articulated in the other map provided too.

- Legend**
- Streets
 - City Limits
 - Urban Growth Area
 - Land Use Overlay Districts**
 - CSO - Columbia Street Overlay
 - HEO - Historic / Entertainment Overlay
 - WMU - Industrial Overlay
 - WMU - Pedestrian Overlay
 - WMU - Recreational / Residential Overlay
 - GHD - Grandview Historic District
 - MRC - Mixed Residential Corridor
 - CNO - Neighborhood Commercial Overlay
 - Land Use Districts**
 - LWC - Live-Work Corridor
 - NWBD - North Wenatchee Business District
 - SWBD - South Wenatchee Business District
 - CBD - Central Business District
 - CN - Neighborhood Commercial
 - I - Industrial
 - WMU - Waterfront Mixed Use
 - OMU - Office Mixed use
 - RMU - Residential Mixed Use
 - RH - Residential High
 - RM - Residential Moderate
 - RL - Residential Low
 - RS - Residential Single Family
 - RFL - Residential Foothills Low

Land Use districts and overlays updated June 8, 2017, pursuant to Resolution 2017-35. City limits is current as of April 15, 2017 and will change again on August 21, 2017.

Note: This map is intended for general information purposes only. The City of Wenatchee zoning information is current as of the date of publication noted on the map. Please coordinate with the City of Wenatchee Community and Economic Development Department to determine if any zoning or city boundary changes have occurred since the date of publication. Final determination of a zoning designation will be made at the time of complete application submittal.



SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

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

1. Name of proposed project, if applicable:

**Comprehensive Plan Map/Zone Change Amendment for 404 North Western Avenue,
identified as West Park Add Block 3 Lot 9, Tax Parcel ID No. 22-20-05-93-51-60**

2. Name of applicant:

John and Vanessa Donaghy

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

**1207 Washington Street,
Wenatchee, WA 98801**

John Donaghy: 509-630-2693

4. Date checklist prepared:

March 16, 2023

5. Agency requesting checklist:

City of Wenatchee Department of Community Development

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

This proposal pertains to the 2023 Comprehensive Plan Map/Zone Change Amendment process for an effective date of mid-January 2024 to be in compliance with the proposed zone change for Neighborhood Commercial.

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

With the acceptance of this proposal there will be upgrades and updates to the building to comply with the city standards and codes. These include fire safety upgrades, paving, landscape improvements, window replacements, ADA upgrades and the closure of one of the entrances to the property. Beyond those requirements, there will be an added window replacement, the removal of an unusable door, paint to the exterior, and added lighting.

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

As mentioned above, the upgrades to this proposal will include new paint work and minor construction work. The painter will take care to keep a small radius while painting. The window repairs and construction work will be minor, the majority of which will be contained within the building. The contracted paver will take the necessary steps to keep the air clean, the sound within reason and the smell limited. The landscaping will add and improve the surrounding environment.

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.

We are currently waiting on approval from the city regarding our current standing for the property. Due to its historic value, we've requested it to be preserved and utilized as a residence and additional dwelling space. The shed was used as housing and prior to our purchase in October 2022. Decades ago the county and city wanted to widen Western Avenue, which meant that the building's front porch would need to be removed for the additional roadway and sidewalk. Due to this expansion the property is not in compliance

with setbacks, and therefore must receive approval from the Historic board to continue its habitation status. We've presented a narrative to the historic liaison to review and approve historic value to the packing shed, so that we can continue to make the necessary improvements and upgrades to be in compliance with the current residential standards.

10. List any government approvals or permits that will be needed for your proposal, if known.
We need a building permit to repair and cut the windows to meet the dwelling space standards, along with the window improvements connected to the East side of the building.

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.)

Our proposal requests to change the current Residential Moderate (RM) zoning designation to the Neighborhood Commercial (CN) zone for 404 N. Western Avenue identified as West Park Add Block 3 Lot 9, Tax Parcel ID No. 22-20-05-93-51-60 (the "Property"). The entire site is .26 acres, with a 2400 square foot structure. Our plan is to update the necessary public facility needs and create a retail fabric and craft space. There is also ample room for small gatherings, limited to 50 people or less, with sufficient parking. Furthermore, the basement apartment will be utilized as a rental property.

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.

The location for the proposed site is 404 N. Western Avenue identified as West Park Add Block 3 Lot 9, Tax Parcel ID No. 22-20-05-93-51-60

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

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

a. General description of the site:

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

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

Less than 2%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any

agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The soil is a compacted dirt. There is some gravel at the entrances.

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

No

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

We are planning to grade and pave 3920 square feet of the 11,325 square feet of the site.

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

No

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

Approximately 25%

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

Currently the site shows no need for added measures to control erosion or impact on the earth due to its current condition.

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

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

There will be added exhaust to the air with paving and window replacements. During these upgrades we will work with our contracted professionals to assure that the air quality meets the specific requirements from RCW 70.94.

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

No.

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

We do not have any currently beyond those described in the previous sections.

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

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

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

No.

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

No.

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.

Not applicable to this site.

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

No.

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

No.

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

No.

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

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

No, the property is on PUD water.

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.

The property runs off of a septic tank. It was inspected in October 2022 and a new lid was replaced on it. It is connected to the domestic sewage from the property and serves the two current dwelling spaces.

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.

The water is absorbed into the ground or connects to the closest storm drain on 5th street and Western Avenue.

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

No.

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

No.

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

None at the moment since it has not been an issue.

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

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

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

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

All of the vegetation will change. The shrubs and grasses are aged and/or wild vegetation.

We will landscape with plants and trees in accordance to the landscape requirements stated in Chapter 10.62 WCC.

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

There are no endangered or threatened species known to us on this site.

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

We plan to put in a sprinkler system and use plants that thrive in our area.

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

None that we are aware of.

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

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

The only animal we've observed are the domestic rabbits that come onto the property from a neighbor's yard.

We have also observed songbirds around our property, but not on our property as there are no trees or ideal locations for the birds to perch.

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

There are none that we are aware of.

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

No.

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

Currently we have no measures to preserve or enhance the wildlife.

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

There are none that we are aware of.

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

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

With our proposal we plan to add a ductless mini split system to regulate heating and cooling. This is an energy efficient way to heat and cool the property, which currently has space heaters on the main floor and a furnace in the basement. We will use electric energy for the kitchen and lighting the building.

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

No.

b. 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:

We will be replacing windows for energy efficiency purposes, and adding a mini split system to regulate the heating and cooling systems effectively.

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

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

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

No hazardous materials or wastes will be used at this property.

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

We are not aware of any of these pipelines from our research of the property and surrounding area.

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

The painter will leave his supplies on the site while he paints the exterior, but it will be secured in a vehicle or locked space to avoid any spill or hazardous issue.

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

We do not see a need for special emergency services for this proposal.

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

There are none in place and we do not expect a need for one.

b. Noise

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

Our area does have noise around, with traffic and the fire department next door, however we do not feel that it will affect our project and keep us from achieving our goals.

- 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.

We envision the paving and window replacements would add temporary noise to our vicinity for a total of 2-3 weeks during working hours of 8am-5pm.

The operation of our business would add more noise to our direct site and neighbors because more people would come onto the premises. The additional cars parking on our property would create minor, but more consistent weekly traffic during afternoon hours Tuesday-Friday.

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

We intend to add landscaping that will absorb extra car noises and will close off one of the entrances, so that the additional noises will primarily only affect the other Neighborhood Commercial properties to the North.

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

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

Prior to our recent purchase the property was used for storage and housing. The home to the South of our property is not in a commercial zone and that is one of the reasons we are closing the entrance next to this neighboring property. To the North and East of the property are Neighborhood Commercial zones or Commercial Overlays.

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

The site was used as an agricultural warehouse for nearby orchards, which have all turned to residential locations. The property itself has not been used for agricultural work for many decades.

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

No.

- c. Describe any structures on the site.

There is a 2400 square foot structure that was once used for packing apples and housing migrant workers. The building has been renovated and used for housing, events, hobby workshops and storage.

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

We do not plan to demolish any structure or any part of the structure.

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

Moderate Residential

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

Moderate Residential

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

Not applicable.

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

No.

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

We are creating a plan for four people.

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

None.

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

Not Applicable.

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

We've met with the city and discussed all necessary updates and upgrades necessary for this property. We've submitted requests for a building permit and also a historic narrative to support our proposal and completed the requested application to show how this property is aligned with our city and county goals and initiatives regarding land, housing, and economic growth opportunities for our community.

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

Not applicable

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

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

There would be a basement unit available for middle-income housing.

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

Instead of utilizing the main floor layout for housing, it would become the retail space.

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

The current housing situation is not in compliance with the city standards so all of our updates and upgrades will help improve opportunities for housing.

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

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

There will be no added structures to the property. The property itself is approximately 22'.

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

There will be no change to the aesthetic of the building.

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

We will only be updating and enhancing the aesthetic from its weathered state.

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

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

We plan to replace the broken window on the East side of the building. The bigger window we plan to install could create more glare at sunrise when the sun is directly penetrating the structure.

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

No.

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

There are none.

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

We do not have any since our light impact is so minimal.

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

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

The college is near our property and hosts a variety of recreational opportunities. The Sage Hills Church and The Seventh Day Adventist church also host various activities for the public and for their local congregations.

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

No.

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

We will warmly welcome and support the activities the local churches and college offer and intend to add recreational activities focused on children's activities, and creative skill sets, both of which aren't a primary focus for these neighboring groups.

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

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

Yes, the building itself was built in 1918. It was a packing shed for the local apple orchards. The floors were recently restored to their original 20th century wood floors. It hosts a beautiful legacy of hard work and love for our community as shown by the MacPhail family who were some of the earliest farmers here in the Wenatchee Valley.

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

No.

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

We spoke with the most recent owners as well as the daughters of the MacPhail family to hear of the oral history of the property. They shared their experiences working there, friendshipping the workers who lived in part of the shed and also playing in the apple boxes as young children.

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

We recently wrote a narrative and provided resources about the importance of preserving this building that was presented to the city and also the Historic board. The narrative is attached.

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

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

The property is on a main street (Western Ave.), which includes a turning lane to enter the property, and has plenty of parking behind the structure so there will be no disruption to the traffic.

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

There is a public transit bus stop in front of the buiding that will remain in place.

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

While no parking spaces will be added or removed, there are currently no designated parking spots. we plan to specifically designate 6-8 parking spaces behind the building.

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

No.

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

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would

be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Approximately 10-20. This is an estimate as our shop has only lived online, but from the interest within the community we estimate 10-20 creators would come to purchase goods daily. We will not be open during the weekends, however we know that there will be added deliveries from mail carriers which will contribute to the average of 10-20 vehicular trips. Otherwise, we do not anticipate commercial or non-passenger trucks.

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

No.

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

None.

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

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

No, we will not need an increase of public services.

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

We will maintain and abide by all laws and regulations directed towards safety measures to reduce any added impacts on public services.

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

a. Circle utilities currently available at the site:


electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other internet

c. 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.

Currently there are no other utilities needed to further the project.

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

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

Signature: 

Name of signee John Donaghy & Vanessa Donaghy

Position and Agency/Organization Owners of Property

Date Submitted: March 29, 2023

The MacPhail family landed in Wenatchee to try their hands at farming apples, pears and cherries in the early 1900's. They had two orchards, one at the foothills of Maple street and another at the foothills of Springwater avenue, along with a farm house and packing shed on Fifth street and Western avenue.

Rosie, the youngest of the 9 children, remembers playing in the packing shed on Western. "I would bring my dolls and make houses out of the apple boxes." She would play there for hours with her brothers and sisters. Rosie's older siblings worked in the packing shed, running apples there until the MacPhail's added pears to their crops and stopped using the shed for production. Families who worked on their farms often lived in the house adjacent to the space. Another family however, who was without housing, was invited to stay in the one-bedroom space on the southend of the shed. Though the conditions weren't ideal for a residence, it was a place they could call home for their family of four. Rosie remarked about the situation, "It doesn't surprise me. It's the sort of thing my dad would do." Earl MacPhail was always looking out for others and lending a helping hand.

The legacy of generosity is a thread woven through the history of this packing shed. Another community member, John Barker, shared with us the experiences he had with the Seventh Day Adventist Church and the packing shed. It was used to help others. "Food and goods were stored there, then distributed to support people in need. I remember it as a kid when I was going to church there."

The Koehlers then purchased the property from the MacPhail's and renovated the dirt floor basement into a 2-bedroom apartment beneath the once working packing shed. Don Koehler's purpose in doing so was to surprise the family living in the one-bedroom space on the southend of the building with a warm home. Don wanted a better home for this family, and he had the right skills to make it happen. Primarily, there was no insulation in the one-bedroom living quarters, apple boxes and packing materials were nailed to the walls to keep it warm during the winter. There was a leaky bathroom, and one outlet. Pat, Don's wife, recalls how surprised and grateful this family was when Don finished the basement and invited the family to live in it. The Koehler children attended school with the kids of this family and kept in touch for as long as they could. In the early 2000s another tenant began residency in the 2-bedroom basement apartment and lived there until we purchased it last Fall.

The packing shed received updates and renovations to the southend room after the Koehlers moved the family of four to the basement apartment. Don insulated and remodeled the space for Pat to quilt and sew in. She's an avid quilter, one of Wenatchee's finest, and a featured artist of the NCW Quilt & Fiber Art Festival. Members of the regional quilting guild and ladies from her round robin sewing group often gathered together to quilt, sew and help each other. "We had lots of gatherings there. It was a happy place where many memories were made."

When we walked into the space in September of 2022, it was packed to the brim. From old refrigerators to workshop tools, it was full. Yet, we could see the framework of a packing shed and felt of the legacy that it offered our community. For years and potentially decades, the packing shed has been "resting", utilized to help families, create memories and grow skill sets on a small level. Our hope and vision this year is to breathe added life into the packing shed, renovating and restoring the grounds and shed to become a multi-use building. We plan to make all needed improvements to align with codes provided by the city so that this building can

continue its legacy to give back and flourish. How? Currently, our area does not offer a fabric and textile shop for our quilting and sewing community. There are big box stores that have limited resources, but many quilters travel outside of the area to find these specific sewing materials or even order online. We currently own one of those online fabric shops, and it's our goal to become the first retail tenant in the upstairs portion of the packing shed. With a brick and mortar space, Wenatchee quilters and sewists will have greater sewing resources to fulfill the amazing work they do. Their contributions to our community extend beyond their craft. They volunteer on boards, float in the rotations at the hospital, spend time in our schools, and raise children rooted in serving and loving our community. You will see as I have experienced, that these women love Wenatchee. And this old packing shed can transform into the space which allows them and others to learn, grow and develop together. We intend to hold classes for the beginner and the advanced. We see the value in gathering together, in magnifying our gifts and learning from others, and we know this space can offer experiences that continue to foster growth and unity. It is our belief that this structure has played a sweet role in the history of Wenatchee and will continue to do so and influence generations to come.

The attached PDF shows photos of the packing shed from 1995 on. The photos highlight the renovation of the southend room, the gatherings with the quilting guild and friends, and the transformation of the packing shed space, from mess to the recent restoration of the original flooring.



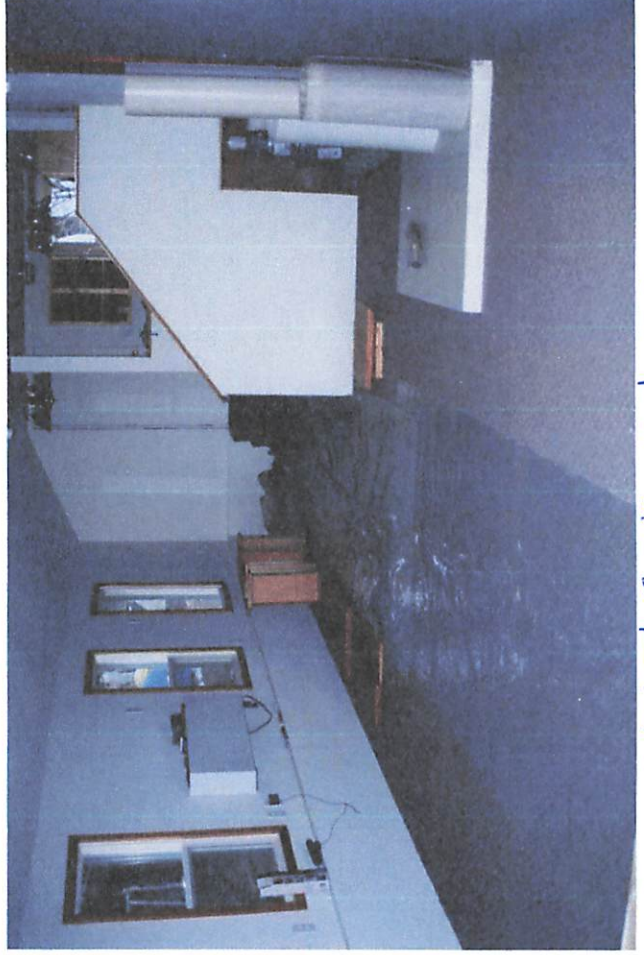
Before it underwent renovations in 1995



Renovations



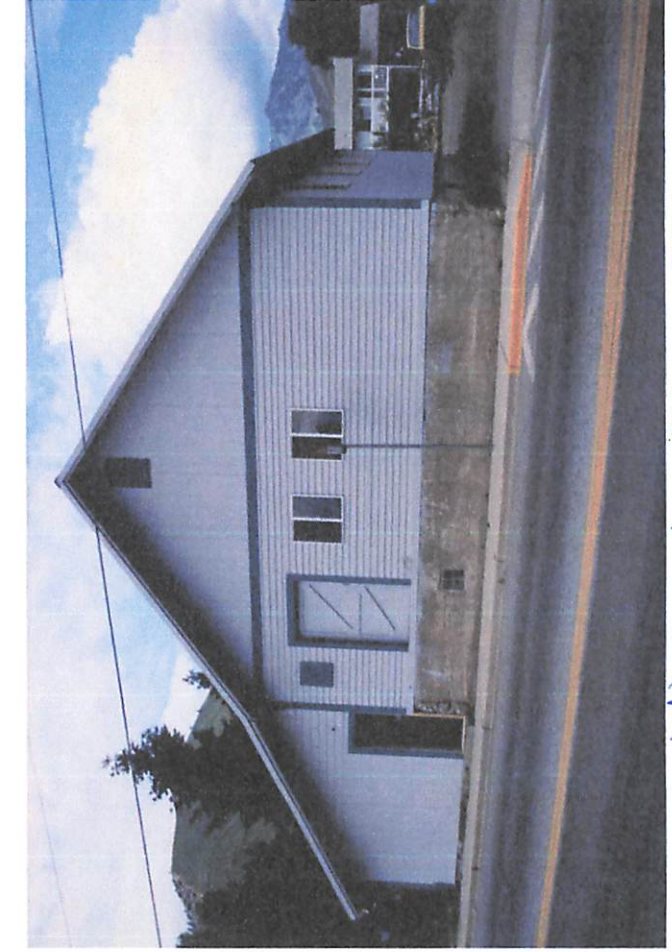
Continued Renovations



The updated South-end room



Renovations from 1995



new siding and paint in 1995



quilting guild gatherings



Pat Koehler hosted many friends and quilters in the space.



The workshop became a home for junk & never finished projects due to the owner's failing health.



We cleared out much of the junk that wasn't removed upon purchase and recently refinished the original hardwood floors, reviving the history and legacy of this beloved building.

**DETERMINATION OF NONSIGNIFICANCE
ISSUED BY
CITY OF WENATCHEE COMMUNITY DEVELOPMENT DEPARTMENT**

Description of proposal:

Amendments to the Wenatchee City Code, the Wenatchee Urban Area Comprehensive Plan, and the City of Wenatchee Capital Facilities Plan; specifically:

- Title 10 of the Wenatchee City Code related to the district use chart designation for “Parking Facility”; amendments to the development standards charts related to sidewalk widths; and amendments to sign illumination.
- Title 11 Subdivisions of the Wenatchee City Code related to applicability of the subdivision code
- Amendments to the Wenatchee Urban Area Comprehensive Plan related to the “Relationship to other Plans and Studies” Section, and the Parks, Recreation, and Open Space Element.
- Annual amendments to the City of Wenatchee Capital Facilities Plan.

Proponent: City of Wenatchee

Location of proposal: Wenatchee Urban Growth Area

Lead Agency: City of Wenatchee Community Development Department

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

There is no comment period for this DNS

This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on this DNS.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by 5:00 p.m. on December 3, 2023.

Responsible Official: Glen DeVries, AICP
Position Title: Community Development Director
Contact Person: Matthew Parsons, AICP
Position Title: Senior Planner
Address: 301 Yakima St, Wenatchee, WA 98801

Phone: 509.888.3252

Phone: 509.888.3253

Date: October 4, 2023

Signature:  _____

SEPA¹ Environmental Checklist

Purpose of checklist

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

Instructions for applicants

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

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

Instructions for lead agencies

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

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions](#)²

1. **Name of proposed project, if applicable:** Annual updates to the Titles 10 of the Wenatchee City Code, Wenatchee Urban Area Comprehensive Plan, and the Capital Facilities Plan

2. **Name of applicant:** City of Wenatchee

3. **Address and phone number of applicant and contact person:**
Matthew Parsons, Senior Planner
City of Wenatchee Department of Community Development
P.O. Box 519
Wenatchee, WA 98807-0519
509-888-3253

4. **Date checklist prepared:** September 25, 2023

5. **Agency requesting checklist:** City of Wenatchee

6. **Proposed timing of schedule (including phasing, if applicable):** A public hearing with the Planning Commission is scheduled for November 15, 2023 and a public hearing is scheduled with the City Council on December 7, 2023. The City Council will have the opportunity to adopt the proposed amendments on December 7, 2023. If approved by the Wenatchee City Council, the code and design guidelines amendments will be routed to Chelan County Community Development for their review and adoption. A hearing schedule for Chelan County is not available at this time.

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.** Updates are made to the comprehensive plan and capital facilities plan annually and to the development codes as needed.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.** Supplemental Environmental Impact Statement for Wenatchee Urban Area Comprehensive Plan Update 2006.

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

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.

This non-project proposal affects the entire Wenatchee Urban Growth Area which includes areas both inside Wenatchee City limits and in unincorporated Chelan County. Applications are submitted regularly for development throughout the area.

The city is reviewing two applications for proposed amendments to the Comprehensive Plan Land Use Map and official zoning map. This proposal is undergoing a separate environmental review but will be considered at the same public hearings.

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

City of Wenatchee Planning Commission recommendation

City of Wenatchee City Council approval by resolution or ordinance

The proposed amendments will need to be adopted by the Chelan County Commissioners before they take effect in unincorporated portions of the urban growth area.

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.)

Amendments to the Wenatchee City Code, the Wenatchee Urban Area Comprehensive Plan, and the City of Wenatchee Capital Facilities Plan; specifically:

- Title 10 of the Wenatchee City Code related to the district use chart designation for “Parking Facility”; amendments to the development standards charts related to sidewalk widths; and amendments to sign illumination.
- Title 11 Subdivisions of the Wenatchee City Code related to applicability of the subdivision code
- Amendments to the Wenatchee Urban Area Comprehensive Plan related to the “Relationship to other Plans and Studies” Section, and the Parks, Recreation, and Open Space Element.
- Annual amendments to the City of Wenatchee Capital Facilities Plan.

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.

The proposed non-project actions affect the entire Wenatchee Urban Growth Area, which can be seen in the current Land Use Map in the Land Use Element of the Wenatchee Urban Area Comprehensive Plan (page 39) and the official Zoning Map. The Comprehensive Plan can be downloaded from the following webpage:

<https://www.wenatcheewa.gov/government/community-development/comprehensive-plan>. The zoning map can be downloaded here:

<https://www.wenatcheewa.gov/home/showdocument?id=28276&t=638101704061976370>

Adoption by City Council only affects areas within Wenatchee city limits. The proposal will need to be adopted by the Chelan County Commissioners before it takes effect in unincorporated areas of the urban growth area.

Some projects discussed in the Capital Facilities Plan extend outside the urban growth area such as projects related to regional water and parks and recreation.

B. Environmental Elements

None of the Environmental Elements listed in this section were determined to substantively contribute to the review of this non-project proposal.

C. Signature

[Find help about who should sign](#)³

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.



Type name of signee: Matthew Parsons

Position and agency/organization: Senior Planner, City of Wenatchee Community Development Department

Date submitted: October 3, 2023

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet](#)⁴

Do not use this section 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.

³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

⁴ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

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?

The proposed amendments to development codes and the Comprehensive Plan would not be expected to result in developments that increase any of the listed items.

The projects listed in the Capital Facilities Plan, that are above the applicable SEPA thresholds, will undergo project level SEPA review prior to construction. All projects will be required to comply with applicable standards related to the listed items, including standards related to the protection of the environment.

- **Proposed measures to avoid or reduce such increases are:** n/a

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

The proposed amendments to development codes and design guidelines would not be expected to result in developments that impact the listed items any more than the current codes and design guidelines.

The projects listed in the Capital Facilities Plan, that are above the applicable SEPA thresholds, will undergo project level SEPA review prior to construction. All projects will be required to comply with applicable standards related to the listed items, including standards related to the protection of the environment.

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:** n/a

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

The proposed amendments to development codes and Comprehensive Plan would not be expected to result in developments that deplete energy or natural resources.

The projects listed in the Capital Facilities Plan, that are above the applicable SEPA thresholds, will undergo project level SEPA review prior to construction. All projects will be required to comply with applicable standards related to the listed items, including standards related to the protection of the environment.

- **Proposed measures to protect or conserve energy and natural resources are:** n/a

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?

The proposed amendments to development codes and the Comprehensive Plan would not be expected to result in developments that use or affect any of the listed items at a level greater than what would be allowed without the proposed development code amendments.

The projects listed in the Capital Facilities Plan, that are above the applicable SEPA thresholds, will undergo project level SEPA review prior to construction. All projects will be required to comply with applicable standards related to the listed items, including standards related to the protection of the environment.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**
n/a

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?

The proposed amendments to development codes would be expected to result in developments that are at least as consistent with the Wenatchee Urban Area Comprehensive Plan and the City of Wenatchee Shoreline Master Program as existing standards.

The amendments to the Comprehensive Plan will provide policy support for the further development and management of the city's parks system.

The projects listed in the Capital Facilities Plan are considered to be consistent with the Wenatchee Urban Area Comprehensive Plan and the Shoreline Master Program.

- **Proposed measures to avoid or reduce shoreline and land use impacts are:** n/a

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

The proposed amendments to development codes and Comprehensive Plan would not be expected to result in developments that generate higher demands on transportation or public services and utilities than developments that could be permitted under the current codes and plan. Public service system demands as a consequence of development would be evaluated at the time of application submittal and must meet adopted level of service standards.

The projects listed in the Capital Facilities Plan, that are above the applicable SEPA thresholds, will undergo project level SEPA review prior to construction. All projects will be required to comply with applicable standards related to the listed items, including standards related to the protection of the environment.

- **Proposed measures to reduce or respond to such demand(s) are:** n/a

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

Not Known

**DETERMINATION OF NONSIGNIFICANCE
ISSUED BY
CITY OF WENATCHEE COMMUNITY DEVELOPMENT DEPARTMENT**

Description of proposal:

Amendments to the Wenatchee Urban Area Comprehensive Plan and Official Zoning Map that would change the designation for the property at 404 N Western Ave (Parcel Number 222005935160) from Residential Moderate (RM) to Neighborhood Commercial (CN).

Proponent: John and Vanessa Donaghy

Location of proposal: Wenatchee Urban Growth Area

Lead Agency: City of Wenatchee Community Development Department

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

There is no comment period for this DNS

This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on this DNS.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by 5:00 p.m. on December 3, 2023.

Responsible Official: Glen DeVries, AICP **Phone:** 509.888.3252

Position Title: Community Development Director

Contact Person: Matthew Parsons, AICP **Phone:** 509.888.3253

Position Title: Senior Planner

Address: 301 Yakima St
Wenatchee, WA 98801

Date: 10/4/2023

Signature:  _____

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

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

1. Name of proposed project, if applicable:

**Comprehensive Plan Map/Zone Change Amendment for 404 North Western Avenue,
identified as West Park Add Block 3 Lot 9, Tax Parcel ID No. 22-20-05-93-51-60**

2. Name of applicant:

John and Vanessa Donaghy

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

**1207 Washington Street,
Wenatchee, WA 98801**

John Donaghy: 509-630-2693

4. Date checklist prepared:

March 16, 2023

5. Agency requesting checklist:

City of Wenatchee Department of Community Development

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

This proposal pertains to the 2023 Comprehensive Plan Map/Zone Change Amendment process for an effective date of mid-January 2024 to be in compliance with the proposed zone change for Neighborhood Commercial.

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

With the acceptance of this proposal there will be upgrades and updates to the building to comply with the city standards and codes. These include fire safety upgrades, paving, landscape improvements, window replacements, ADA upgrades and the closure of one of the entrances to the property. Beyond those requirements, there will be an added window replacement, the removal of an unusable door, paint to the exterior, and added lighting.

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

As mentioned above, the upgrades to this proposal will include new paint work and minor construction work. The painter will take care to keep a small radius while painting. The window repairs and construction work will be minor, the majority of which will be contained within the building. The contracted paver will take the necessary steps to keep the air clean, the sound within reason and the smell limited. The landscaping will add and improve the surrounding environment.

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.

We are currently waiting on approval from the city regarding our current standing for the property. Due to its historic value, we've requested it to be preserved and utilized as a residence and additional dwelling space. The shed was used as housing and prior to our purchase in October 2022. Decades ago the county and city wanted to widen Western Avenue, which meant that the building's front porch would need to be removed for the additional roadway and sidewalk. Due to this expansion the property is not in compliance

with setbacks, and therefore must receive approval from the Historic board to continue its habitation status. We've presented a narrative to the historic liaison to review and approve historic value to the packing shed, so that we can continue to make the necessary improvements and upgrades to be in compliance with the current residential standards.

10. List any government approvals or permits that will be needed for your proposal, if known.
We need a building permit to repair and cut the windows to meet the dwelling space standards, along with the window improvements connected to the East side of the building.

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.)

Our proposal requests to change the current Residential Moderate (RM) zoning designation to the Neighborhood Commercial (CN) zone for 404 N. Western Avenue identified as West Park Add Block 3 Lot 9, Tax Parcel ID No. 22-20-05-93-51-60 (the "Property"). The entire site is .26 acres, with a 2400 square foot structure. Our plan is to update the necessary public facility needs and create a retail fabric and craft space. There is also ample room for small gatherings, limited to 50 people or less, with sufficient parking. Furthermore, the basement apartment will be utilized as a rental property.

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.

The location for the proposed site is 404 N. Western Avenue identified as West Park Add Block 3 Lot 9, Tax Parcel ID No. 22-20-05-93-51-60

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

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

a. General description of the site:

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

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

Less than 2%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any

agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The soil is a compacted dirt. There is some gravel at the entrances.

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

No

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

We are planning to grade and pave 3920 square feet of the 11,325 square feet of the site.

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

No

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

Approximately 25%

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

Currently the site shows no need for added measures to control erosion or impact on the earth due to its current condition.

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

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

There will be added exhaust to the air with paving and window replacements. During these upgrades we will work with our contracted professionals to assure that the air quality meets the specific requirements from RCW 70.94.

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

No.

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

We do not have any currently beyond those described in the previous sections.

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

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

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

No.

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

No.

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.

Not applicable to this site.

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

No.

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

No.

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

No.

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

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

No, the property is on PUD water.

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.

The property runs off of a septic tank. It was inspected in October 2022 and a new lid was replaced on it. It is connected to the domestic sewage from the property and serves the two current dwelling spaces.

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.

The water is absorbed into the ground or connects to the closest storm drain on 5th street and Western Avenue.

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

No.

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

No.

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

None at the moment since it has not been an issue.

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

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

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

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

All of the vegetation will change. The shrubs and grasses are aged and/or wild vegetation.

We will landscape with plants and trees in accordance to the landscape requirements stated in Chapter 10.62 WCC.

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

There are no endangered or threatened species known to us on this site.

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

We plan to put in a sprinkler system and use plants that thrive in our area.

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

None that we are aware of.

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

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

The only animal we've observed are the domestic rabbits that come onto the property from a neighbor's yard.

We have also observed songbirds around our property, but not on our property as there are no trees or ideal locations for the birds to perch.

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

There are none that we are aware of.

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

No.

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

Currently we have no measures to preserve or enhance the wildlife.

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

There are none that we are aware of.

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

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

With our proposal we plan to add a ductless mini split system to regulate heating and cooling. This is an energy efficient way to heat and cool the property, which currently has space heaters on the main floor and a furnace in the basement. We will use electric energy for the kitchen and lighting the building.

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

No.

b. 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:

We will be replacing windows for energy efficiency purposes, and adding a mini split system to regulate the heating and cooling systems effectively.

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

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

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

No hazardous materials or wastes will be used at this property.

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

We are not aware of any of these pipelines from our research of the property and surrounding area.

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

The painter will leave his supplies on the site while he paints the exterior, but it will be secured in a vehicle or locked space to avoid any spill or hazardous issue.

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

We do not see a need for special emergency services for this proposal.

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

There are none in place and we do not expect a need for one.

b. Noise

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

Our area does have noise around, with traffic and the fire department next door, however we do not feel that it will affect our project and keep us from achieving our goals.

- 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.

We envision the paving and window replacements would add temporary noise to our vicinity for a total of 2-3 weeks during working hours of 8am-5pm.

The operation of our business would add more noise to our direct site and neighbors because more people would come onto the premises. The additional cars parking on our property would create minor, but more consistent weekly traffic during afternoon hours Tuesday-Friday.

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

We intend to add landscaping that will absorb extra car noises and will close off one of the entrances, so that the additional noises will primarily only affect the other Neighborhood Commercial properties to the North.

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

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

Prior to our recent purchase the property was used for storage and housing. The home to the South of our property is not in a commercial zone and that is one of the reasons we are closing the entrance next to this neighboring property. To the North and East of the property are Neighborhood Commercial zones or Commercial Overlays.

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

The site was used as an agricultural warehouse for nearby orchards, which have all turned to residential locations. The property itself has not been used for agricultural work for many decades.

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

No.

- c. Describe any structures on the site.

There is a 2400 square foot structure that was once used for packing apples and housing migrant workers. The building has been renovated and used for housing, events, hobby workshops and storage.

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

We do not plan to demolish any structure or any part of the structure.

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

Moderate Residential

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

Moderate Residential

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

Not applicable.

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

No.

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

We are creating a plan for four people.

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

None.

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

Not Applicable.

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

We've met with the city and discussed all necessary updates and upgrades necessary for this property. We've submitted requests for a building permit and also a historic narrative to support our proposal and completed the requested application to show how this property is aligned with our city and county goals and initiatives regarding land, housing, and economic growth opportunities for our community.

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

Not applicable

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

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

There would be a basement unit available for middle-income housing.

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

Instead of utilizing the main floor layout for housing, it would become the retail space.

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

The current housing situation is not in compliance with the city standards so all of our updates and upgrades will help improve opportunities for housing.

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

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

There will be no added structures to the property. The property itself is approximately 22'.

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

There will be no change to the aesthetic of the building.

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

We will only be updating and enhancing the aesthetic from its weathered state.

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

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

We plan to replace the broken window on the East side of the building. The bigger window we plan to install could create more glare at sunrise when the sun is directly penetrating the structure.

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

No.

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

There are none.

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

We do not have any since our light impact is so minimal.

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

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

The college is near our property and hosts a variety of recreational opportunities. The Sage Hills Church and The Seventh Day Adventist church also host various activities for the public and for their local congregations.

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

No.

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

We will warmly welcome and support the activities the local churches and college offer and intend to add recreational activities focused on children's activities, and creative skill sets, both of which aren't a primary focus for these neighboring groups.

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

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

Yes, the building itself was built in 1918. It was a packing shed for the local apple orchards. The floors were recently restored to their original 20th century wood floors. It hosts a beautiful legacy of hard work and love for our community as shown by the MacPhail family who were some of the earliest farmers here in the Wenatchee Valley.

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

No.

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

We spoke with the most recent owners as well as the daughters of the MacPhail family to hear of the oral history of the property. They shared their experiences working there, friendshipping the workers who lived in part of the shed and also playing in the apple boxes as young children.

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

We recently wrote a narrative and provided resources about the importance of preserving this building that was presented to the city and also the Historic board. The narrative is attached.

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

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

The property is on a main street (Western Ave.), which includes a turning lane to enter the property, and has plenty of parking behind the structure so there will be no disruption to the traffic.

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

There is a public transit bus stop in front of the buiding that will remain in place.

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

While no parking spaces will be added or removed, there are currently no designated parking spots. we plan to specifically designate 6-8 parking spaces behind the building.

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

No.

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

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would

be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Approximately 10-20. This is an estimate as our shop has only lived online, but from the interest within the community we estimate 10-20 creators would come to purchase goods daily. We will not be open during the weekends, however we know that there will be added deliveries from mail carriers which will contribute to the average of 10-20 vehicular trips. Otherwise, we do not anticipate commercial or non-passenger trucks.

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

No.

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

None.

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

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

No, we will not need an increase of public services.

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

We will maintain and abide by all laws and regulations directed towards safety measures to reduce any added impacts on public services.

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

a. Circle utilities currently available at the site:



electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other internet

c. 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.

Currently there are no other utilities needed to further the project.

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

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

Signature:  

Name of signee John Donaghy & Vanessa Donaghy

Position and Agency/Organization Owners of Property

Date Submitted: March 29, 2023

E. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet¹](#)

Do not use this section 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?

The proposed amendment to the Comprehensive Plan and zoning map would not be expected to result in developments that increase any of the listed items.

- **Proposed measures to avoid or reduce such increases are:** n/a

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

The proposed amendment to the Comprehensive Plan and zoning map would not be expected to result in developments that affect the listed items any more than the existing land use and zoning designation.

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:** n/a

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

The proposed amendment to the Comprehensive Plan and zoning map would not be expected to result in developments that deplete energy or natural resources.

- **Proposed measures to protect or conserve energy and natural resources are:** n/a

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?

¹ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

Section E of SEPA Checklist for CPRZ-23-02 Donaghy Zone Change application completed by City of Wenatchee staff (lead agency)

The proposed amendment to the Comprehensive Plan and zoning map would not be expected to result in development that affects the listed items at a level greater than what would be allowed under the existing land use and zoning designation.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**
n/a

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?

The proposed amendment to the Comprehensive Plan Land Use Map and the Official Zoning Map would change the designation from Residential Moderate to Neighborhood Commercial. The actual use of the property has been a mix of residential and commercial for many decades. The Neighborhood Commercial Zoning District is meant to be compatible with residential areas like the ones surrounding the property to the east, south, and west.

The affected property is not located in or near a shoreline area.

- **Proposed measures to avoid or reduce shoreline and land use impacts are:** n/a

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

The proposed amendment to the Comprehensive Plan and zoning map would result in a Comprehensive Plan Land Use designation and zoning map designation that allows a wider range of uses, particularly commercial, than the current designation, some of which may have increased demands on transportation or public services or utilities. Public service system demands as a consequence of development would be evaluated at the time of application submittal and must meet adopted level of service standards.

- **Proposed measures to reduce or respond to such demand(s) are:** n/a

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

Not Known

The MacPhail family landed in Wenatchee to try their hands at farming apples, pears and cherries in the early 1900's. They had two orchards, one at the foothills of Maple street and another at the foothills of Springwater avenue, along with a farm house and packing shed on Fifth street and Western avenue.

Rosie, the youngest of the 9 children, remembers playing in the packing shed on Western. "I would bring my dolls and make houses out of the apple boxes." She would play there for hours with her brothers and sisters. Rosie's older siblings worked in the packing shed, running apples there until the MacPhail's added pears to their crops and stopped using the shed for production. Families who worked on their farms often lived in the house adjacent to the space. Another family however, who was without housing, was invited to stay in the one-bedroom space on the southend of the shed. Though the conditions weren't ideal for a residence, it was a place they could call home for their family of four. Rosie remarked about the situation, "It doesn't surprise me. It's the sort of thing my dad would do." Earl MacPhail was always looking out for others and lending a helping hand.

The legacy of generosity is a thread woven through the history of this packing shed. Another community member, John Barker, shared with us the experiences he had with the Seventh Day Adventist Church and the packing shed. It was used to help others. "Food and goods were stored there, then distributed to support people in need. I remember it as a kid when I was going to church there."

The Koehlers then purchased the property from the MacPhail's and renovated the dirt floor basement into a 2-bedroom apartment beneath the once working packing shed. Don Koehler's purpose in doing so was to surprise the family living in the one-bedroom space on the southend of the building with a warm home. Don wanted a better home for this family, and he had the right skills to make it happen. Primarily, there was no insulation in the one-bedroom living quarters, apple boxes and packing materials were nailed to the walls to keep it warm during the winter. There was a leaky bathroom, and one outlet. Pat, Don's wife, recalls how surprised and grateful this family was when Don finished the basement and invited the family to live in it. The Koehler children attended school with the kids of this family and kept in touch for as long as they could. In the early 2000s another tenant began residency in the 2-bedroom basement apartment and lived there until we purchased it last Fall.

The packing shed received updates and renovations to the southend room after the Koehlers moved the family of four to the basement apartment. Don insulated and remodeled the space for Pat to quilt and sew in. She's an avid quilter, one of Wenatchee's finest, and a featured artist of the NCW Quilt & Fiber Art Festival. Members of the regional quilting guild and ladies from her round robin sewing group often gathered together to quilt, sew and help each other. "We had lots of gatherings there. It was a happy place where many memories were made."

When we walked into the space in September of 2022, it was packed to the brim. From old refrigerators to workshop tools, it was full. Yet, we could see the framework of a packing shed and felt of the legacy that it offered our community. For years and potentially decades, the packing shed has been "resting", utilized to help families, create memories and grow skill sets on a small level. Our hope and vision this year is to breathe added life into the packing shed, renovating and restoring the grounds and shed to become a multi-use building. We plan to make all needed improvements to align with codes provided by the city so that this building can

continue its legacy to give back and flourish. How? Currently, our area does not offer a fabric and textile shop for our quilting and sewing community. There are big box stores that have limited resources, but many quilters travel outside of the area to find these specific sewing materials or even order online. We currently own one of those online fabric shops, and it's our goal to become the first retail tenant in the upstairs portion of the packing shed. With a brick and mortar space, Wenatchee quilters and sewists will have greater sewing resources to fulfill the amazing work they do. Their contributions to our community extend beyond their craft. They volunteer on boards, float in the rotations at the hospital, spend time in our schools, and raise children rooted in serving and loving our community. You will see as I have experienced, that these women love Wenatchee. And this old packing shed can transform into the space which allows them and others to learn, grow and develop together. We intend to hold classes for the beginner and the advanced. We see the value in gathering together, in magnifying our gifts and learning from others, and we know this space can offer experiences that continue to foster growth and unity. It is our belief that this structure has played a sweet role in the history of Wenatchee and will continue to do so and influence generations to come.

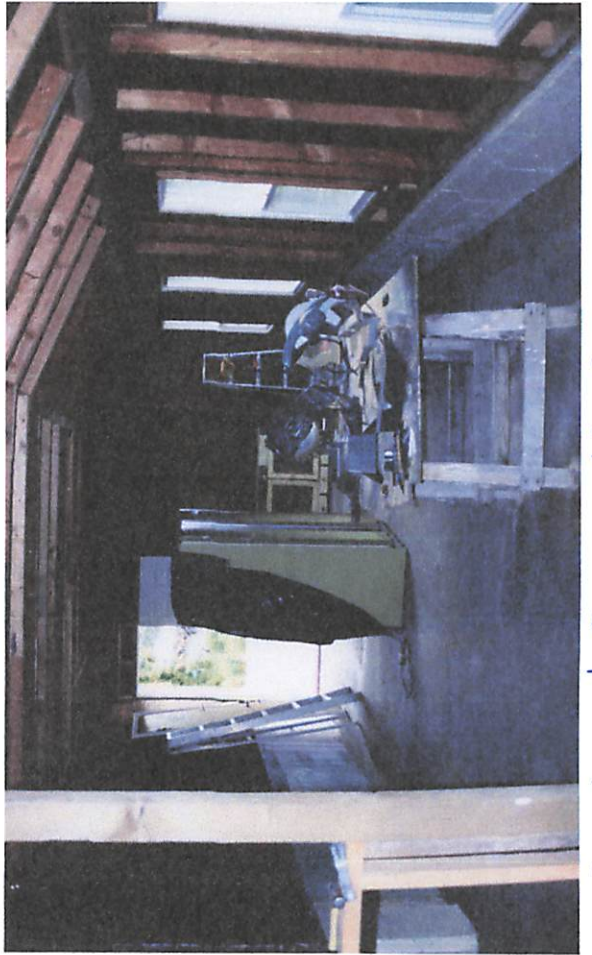
The attached PDF shows photos of the packing shed from 1995 on. The photos highlight the renovation of the southend room, the gatherings with the quilting guild and friends, and the transformation of the packing shed space, from mess to the recent restoration of the original flooring.



Before it underwent renovations in 1995



Renovations



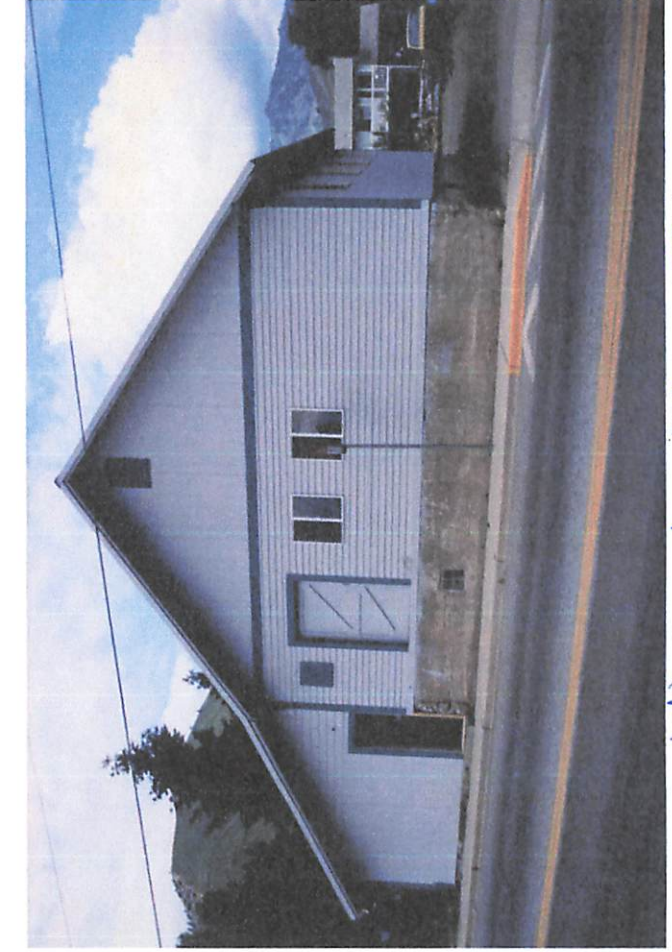
Continued Renovations



The updated South-end room



Renovations from 1995



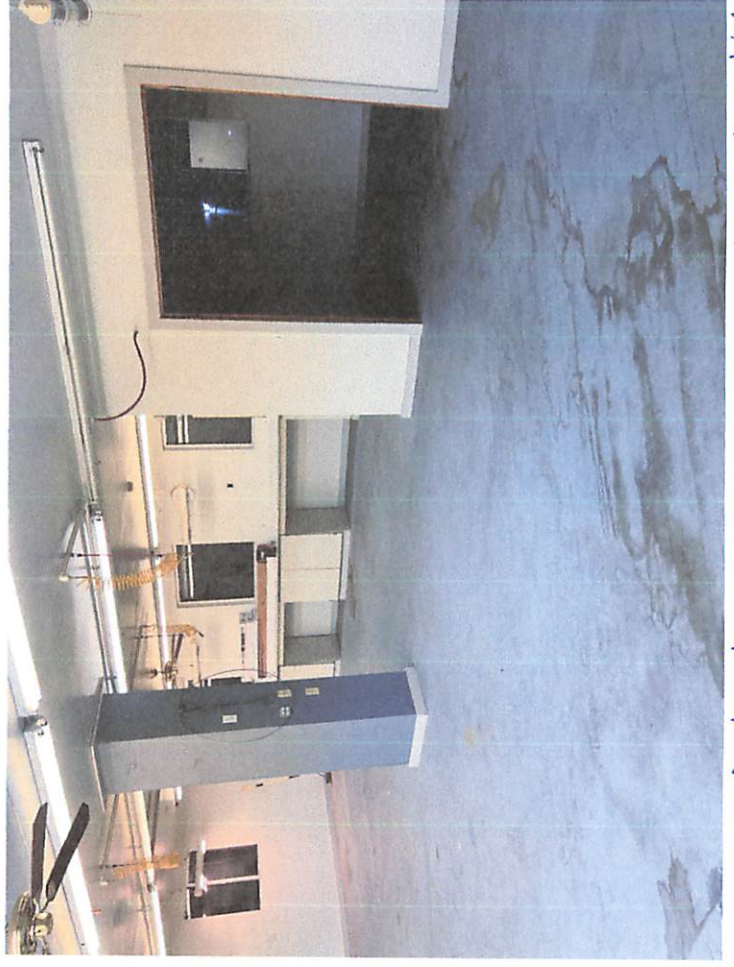
new siding and paint in 1995



quilting guild gatherings



Pat Koehler hosted many friends and quilters in the space.



The workshop became a home for junk & never finished projects due to the owner's failing health.



We cleared out much of the junk that wasn't removed upon purchase and recently refinished the original hardwood floors, reviving the history and legacy of this beloved building.

**DETERMINATION OF NONSIGNIFICANCE
ISSUED BY
CITY OF WENATCHEE COMMUNITY DEVELOPMENT DEPARTMENT**

Description of proposal:

Amendments to the Wenatchee Urban Area Comprehensive Plan and Official Zoning Map that would change the designation for the property at 326 N Miller St (Parcel Number 222004410300) from Residential High (RH) and Mixed Residential Corridor Overlay (MRC) to North Wenatchee Business District (NWBD).

Proponent: Chaun Birks on behalf of Smith 6 LLC

Location of proposal: Wenatchee Urban Growth Area

Lead Agency: City of Wenatchee Community Development Department

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

There is no comment period for this DNS

This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on this DNS.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by 5:00 p.m. on December 3, 2023.

Responsible Official: Glen DeVries, AICP

Phone: 509.888.3252

Position Title: Community Development Director

Contact Person: Matthew Parsons, AICP

Phone: 509.888.3253

Position Title: Senior Planner

Address: 301 Yakima St.

Wenatchee, WA 98801

Date: October 4, 2023

Signature: _____



SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

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

1. Name of proposed project, if applicable: Address; 326 N. Miller Street
2. Name of applicant: Chaun Birks on behalf of April Smith, owner of Smith 6, LLC.
3. Address and phone number of applicant and contact person:

Applicant: Chaun Birks, (509) 884-6381

Applicant Address: 636 Valley Mall Parkway Suite #204, East Wenatchee, WA. 98802

Owner Address: 18054 County Road 479, Lindale, TX 75771.

Owner Phone: (503) 593 2432

4. Date checklist prepared: 4/5/2023
5. Agency requesting checklist: City of Wenatchee
6. Proposed timing or schedule (including phasing, if applicable): immediate
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. None
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. No
10. List any government approvals or permits that will be needed for your proposal, if known.
Zoning change to North Wenatchee Business District
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.) Full narrative attached

Summary - Requesting zoning change to North Wenatchee Business district.

- Adjacent parcel to north is included in the NWBD, parcels to south are used for day care (commercial).
- Subject parcel resides in Mixed Residential Corridor Overlay which contains several conflicting code restrictions not conducive to current use.
- Proposed Buyer of subject parcel wishes to utilize as personal services (Office) for commercial use.
- City staff have recommended zoning change to NWBD.

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.

326 N. Miller, parcel #222004410300

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

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

a. General description of the site: Existing 2 story structure with basement situated on .32 acre parcel, with 21 paved parking stalls with storm water drainage and landscaping

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

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

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

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. None

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. No

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? No new construction, site coverage remains as existing

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: None

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

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. No construction required

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No

c. Proposed measures to reduce or control emissions or other impacts to air, if any: None

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

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

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. No

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. No

- 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. No

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. No

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

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. No

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. None

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. Storm drain with catch basin

2) Could waste materials enter ground or surface waters? If so, generally describe. No

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: None

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

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

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

b. What kind and amount of vegetation will be removed or altered? None

c. List threatened and endangered species known to be on or near the site. None known

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

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

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

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

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

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

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

d. Proposed measures to preserve or enhance wildlife, if any: None

e. List any invasive animal species known to be on or near the site. N/A

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

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

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No

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 [\[help\]](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. No

1) Describe any known or possible contamination at the site from present or past uses.
None known

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. Existing natural gas line, no change, not currently in use

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. None
- 4) Describe special emergency services that might be required. None
- 5) Proposed measures to reduce or control environmental health hazards, if any: None

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? None
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. None
- 3) Proposed measures to reduce or control noise impacts, if any: None

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

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. Commercial and residential high density, daycare, catering company, professional office.
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? No
 - 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: No
- c. Describe any structures on the site. 1911 constructed single family home converted to professional office use 2008
- d. Will any structures be demolished? If so, what? No

- e. What is the current zoning classification of the site? Residential High with a Mixed Residential Corridor Overlay
- f. What is the current comprehensive plan designation of the site? Residential High with a Mixed Residential Corridor Overlay
- g. If applicable, what is the current shoreline master program designation of the site? N/A
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
Unknown
- i. Approximately how many people would reside or work in the completed project?
Staff of 6 to 10
- j. Approximately how many people would the completed project displace? None
- k. Proposed measures to avoid or reduce displacement impacts, if any: N/A
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: N/A
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: N/A

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. None
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None
- c. Proposed measures to reduce or control housing impacts, if any: N/A

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

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? Existing 22 Feet, wood siding and shingles

- b. What views in the immediate vicinity would be altered or obstructed? None

- b. Proposed measures to reduce or control aesthetic impacts, if any: N/A

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? None

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

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

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

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

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

- b. Would the proposed project displace any existing recreational uses? If so, describe. No

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

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

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe. None known

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts,

or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. None known

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
N/A
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. N/A

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

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. Existing curb cut access to N. Miller Street between 4th St. & 3rd St.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? Yes, 3 routes served by Link Transit along N. Miller and at 5th St. nearest stop within 600 feet, 3 stops within 1,000 feet of site.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? 21 stalls existing, no new required, none eliminated
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). No
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? Near current use levels, 15 to 25 vehicle trips per day, peak times noon to 3 PM, no trucks. Business staff and patron expectation levels

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. No

h. Proposed measures to reduce or control transportation impacts, if any: N/A

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

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. No

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

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


a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. None additional

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

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

Signature: 

Name of signee Chaun Birks

Position and Agency/Organization Agent for the Owner

Date Submitted: 4/6/2023

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to 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? No change

Proposed measures to avoid or reduce such increases are: N/A

2. How would the proposal be likely to affect plants, animals, fish, or marine life? No change

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

3. How would the proposal be likely to deplete energy or natural resources? It will not

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

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? No affect

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

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? No affect

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

6. How would the proposal be likely to increase demands on transportation or public services and utilities? No affect

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

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. No conflict

Legal Public Notices

[Español](#)**Notice of 2023 Comprehensive Plan, Capital Facilities Plan, and Development Regulation Amendments; Environmental Determination; and Public Hearings****Post Date:** 10/04/2023

NOTICE IS HEREBY GIVEN that the City of Wenatchee and Chelan County are providing joint notice of the following proposed amendments to the Wenatchee Urban Area Comprehensive Plan, City of Wenatchee Capital Facilities Plan, the Wenatchee City Code, and the Official Zoning Map; specifically:

- Title 10 of the Wenatchee City Code related to the district use chart designation for “Parking Facility”; the development standards charts related to sidewalk widths; and to the sign code related to sign illumination.
- Title 11 Subdivisions of the Wenatchee City Code related to applicability of the subdivision code
- Wenatchee Urban Area Comprehensive Plan related to the “Relationship to other Plans and Studies” Section, and the “Parks, Recreation, and Open Space” Element.
- Annual amendments to the City of Wenatchee Capital Facilities Plan.
- Amendment to the Wenatchee Urban Area Comprehensive Plan Land Use Map and Official Zoning Map related to a zone change being reviewed under file number CPRZ-23-01 and proposed by Chaun Birks on behalf of Smith 6, LLC the owner of the affected property located at 326 N Miller St.
- Amendment to the Wenatchee Urban Area Comprehensive Plan Land Use Map and Official Zoning Map related to a zone change being reviewed under file number CPRZ-23-02 and proposed by John and Vanessa Donaghy, the owners of the affected property located at 404 N Western Ave.

The amendments were sent to the Washington State Department of Commerce as required by RCW 36.70A.106. The state required notice period began on October 4, 2023 and concludes on December 3, 2023.

Comments on the proposed amendments should be submitted as soon as possible for consideration by City staff, the Planning Commission, and the City Council. Comments are accepted up to and at the public hearing. Please email comments to mparsons@wenatcheewa.gov or mail to:

Planning Division

ATTN: 2023 Code and Comp Plan Update

City of Wenatchee

P.O. Box 519

Wenatchee, WA 98807

To view the draft amendments on the internet, navigate to the City of Wenatchee website: www.wenatcheewa.gov. Select “Government”, then “Community Development”, then “Current Projects”, then “2023 Annual Comp Plan and Development Regulation Amendments”. Or navigate directly to <https://www.wenatcheewa.gov/government/community-development/current-projects/2023-annual-comp-plan-and-development-regulation-amendments>. For assistance gaining access to the materials, including persons without internet access, please call (509) 888-3253.

The City of Wenatchee has determined all of the proposed amendments to the Wenatchee Urban Area Comprehensive Plan, the City of Wenatchee Capital Facilities Plan, the Wenatchee City Code, and the Official Zoning Map will not have probable significant adverse impacts on the environment and have issued a determination of non-significance (DNS) in compliance with RCW 43.21C.

NOTICE IS HEREBY GIVEN that the City of Wenatchee Planning Commission will hold a public hearing on November 15, 2023 at 5:30 PM in the Council Chambers of Wenatchee City Hall, 301 Yakima St, Wenatchee, WA 98801 to consider the proposed amendments. The public is invited to attend the public hearing and comment on all pertinent matters.

NOTICE IS HEREBY GIVEN that the Wenatchee City Council will hold a public hearing on December 7, 2023 at 5:15 PM in the Council Chambers of Wenatchee City Hall, 301 Yakima St, Wenatchee, WA 98801 to consider the proposed amendments. The public is invited to attend the public hearing and comment on all pertinent matters.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in either of these hearings, please contact the Mayor's office at (509) 888-6204 (TTY 711). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title 1.)

[Return to full list >>](#)

2023 Annual Comp Plan and Development Regulation Amendments

[Español](#)

The City of Wenatchee and Chelan County are providing joint notice of the following proposed amendments to the Wenatchee Urban Area Comprehensive Plan, City of Wenatchee Capital Facilities Plan, the Wenatchee City Code, and the Official Zoning Map; specifically:

- Title 10 of the Wenatchee City Code related to the district use chart designation for “Parking Facility”; the development standards charts related to sidewalk widths; and to the sign code related to sign illumination.
- Title 11 Subdivisions of the Wenatchee City Code related to applicability of the subdivision code
- Wenatchee Urban Area Comprehensive Plan related to the “Relationship to other Plans and Studies” Section, and the “Parks, Recreation, and Open Space” Element.
- Annual amendments to the City of Wenatchee Capital Facilities Plan.
- Amendment to the Wenatchee Urban Area Comprehensive Plan Land Use Map and Official Zoning Map related to a zone change being reviewed under file number CPRZ-23-01 and proposed by Chaun Birks on behalf of Smith 6, LLC the owner of the affected property located at 326 N Miller St.
- Amendment to the Wenatchee Urban Area Comprehensive Plan Land Use Map and Official Zoning Map related to a zone change being reviewed under file number CPRZ-23-02 and proposed by John and Vanessa Donaghy, the owners of the affected property located at 404 N Western Ave.

Available Documents

- City sponsored draft amendments
 - [Draft code amendments](#)
 - [Comprehensive Plan Amendments](#)
 - [Capital Facilities Plan Amendments](#)
 - [Determination of Non-Significance and SEPA Checklist for City sponsored amendments](#)
- Applications for amendments from private entities
 - [Application CPRZ-23-01](#)
 - [Determination of Non-Significance and SEPA Checklist for amendments proposed under file number CPRZ-23-01](#)
 - [Application CPRZ-23-02](#)
 - [Determination of Non-Significance and SEPA Checklist for amendments proposed under file number CPRZ-23-02](#)

Environmental Review

The City of Wenatchee has determined all of the proposed amendments to the Wenatchee Urban Area Comprehensive Plan, the City of Wenatchee Capital Facilities Plan, the Wenatchee City Code, and the Official Zoning Map will not have probable significant adverse impacts on the environment and have issued a determination of non-significance (DNS) in compliance with RCW 43.21C.

Comment Period

The amendments were sent to the Washington State Department of Commerce as required by RCW 36.70A.106. The state required notice period began on October 4, 2023 and will conclude on December 3, 2023.

Comments on the proposed amendments should be submitted as soon as possible for consideration by city staff, the planning commission, and the city council. Comments are accepted up to and at the public hearing. Please email comments to mparsons@wenatcheewa.gov or mail to:

Planning Division

ATTN: 2023 Code and Comp Plan Update

City of Wenatchee

P.O. Box 519

Wenatchee, WA 98807

Meetings

- Planning Commission workshop on October 18, 2023 at 5:30 PM in the Council Chambers of Wenatchee City Hall, 301 Yakima St, Wenatchee, WA 98801. An agenda packet will be posted to the [city calendar event page](#) as early as 7 days prior to the meeting.
- Planning Commission Public Hearing on November 15, 2023 at 5:30PM in the Council Chambers of Wenatchee City Hall, 301 Yakima St, Wenatchee, WA 98801. An agenda packet will be posted to the [city calendar event page](#) as early as 7 days prior to the meeting.
- City Council Public Hearing on December 7, 2023 at 5:15PM in the Council Chambers of Wenatchee City Hall, 301 Yakima St, Wenatchee, WA 98801. An agenda packet will be posted to the [city calendar event page](#) as early as 7 days prior to the meeting.

Questions?

Please feel free to contact either:

- Matt Parsons, AICP at (509) 888-3253 or mparsons@wenatcheewa.gov
- Stephen Neuenschwander at (509) 888-3285 or sneuenschwander@wenatcheewa.gov

LEGALS

CITY OF WENATCHEE NOTICE OF ORDINANCES PASSED

The following is a summary of Ordinances passed by the Wenatchee City Council at a special meeting held December 7, 2023:

- A. Ordinance 2023-25, amending Wenatchee City Code Title 10 Zoning;
- B. Ordinance 2023-26, amending Wenatchee City Code Chapter 11.04 Subdivision General Provisions; and
- C. Ordinance 2023-27, amending the official zoning map of the City of Wenatchee.

The full and complete text of the ordinances summarized herein are on file with the City Clerk's office and a copy will be provided upon request.

CITY OF WENATCHEE
/s/ Tammy McCord, City Clerk
Phone: (509) 888-3604 · Email: cityclerk@wenatcheeva.gov

BOARD OF COUNTY COMMISSIONERS DOUGLAS COUNTY, WASHINGTON

Call for Bids: Construction of the Douglas County Heating, Ventilation & Air Conditioning Improvements at the Area 2 Maintenance Shop
Resolution CE No. 23-50A
Current Expense

Sealed bids will be received at the Douglas County Courthouse, 203 S. Rainier St, Waterville WA 98858 until 10:15 AM Pacific Time, on Tuesday, January 9, 2023. All bids received will be publicly opened and read in the Commissioner's Chambers or soon thereafter as the matter may be heard for:

All labor, material and equipment necessary for the completion of the following work: Douglas County Heating, Ventilation & Air Conditioning Improvements at the Area 2 Maintenance Shop

Douglas County, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. 2000d to 2000d-4) and Title 49 CFR, Subtitle A, Part 21 Nondiscrimination in Federally-Assisted Programs of the Department of Transportation, hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

Details of how to access project bidding documents are available at the Douglas County webpage at www.douglascountywa.net/bids.aspx. A hard copy can also be obtained by contact the Architect: The DOH Associates, PS, 7 N. Wenatchee Avenue, Suite 500, Wenatchee, WA 98801, (509) 662-4781.

All bids shall be marked "SEALED BID FOR DOUGLAS COUNTY HEATING, VENTILATION & AIR CONDITIONING IMPROVEMENTS AT THE AREA 2 MAINTENANCE SHOP" on the outside of the envelope.

Bidders are advised to read all pertinent plans, specifications, and provisions prior to submitting a bid. Project site walkthrough information can be found at the Douglas County bid webpage.

The Board of County Commissioners reserves the right to reject any or all bids without cause.

Dated this 28th day of November, 2023 the Commissioners' Chambers in the Douglas County Courthouse in Waterville, Washington.

BOARD OF COUNTY COMMISSIONERS
DOUGLAS COUNTY, WASHINGTON

Dan Sutton, Chair
Kyle Steinburg, Vice Chair
Marc S. Straub, Member

ATTEST:
Carlye Baity, Clerk of the Board

Approved as to form:
Jim Mitchell, Civil Deputy Prosecuting Attorney

WSBA #31031
Publish twice in Empire Press on 11/30/2023 and 12/7&14/2023.

Publish in the Wenatchee World on 11/30/2023 and 12/7&14/2023.

Publish in Seattle Daily Business Journal on 11/30/2023, 12/7/2023 & 12/14/2023.

BOARD OF COUNTY COMMISSIONERS DOUGLAS COUNTY, WASHINGTON

Call for Bids: Construction of the Douglas County Heating, Ventilation & Air Conditioning Improvements at the 19th Street Public Services Building
Resolution CE No. 23-49A
Current Expense

Sealed bids will be received at the Douglas County Courthouse, 203 S Rainier St, Waterville WA 98858 until 10:00 AM Pacific Time, on Tuesday, January 9, 2023. All bids received will be publicly opened and read in the Commissioners Chambers or soon thereafter as the matter may be heard for:

All labor, material and equipment necessary for the completion of the following work: Douglas County Heating, Ventilation & Air Conditioning Improvements at the 19th Street Public Services Building

Douglas County, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. 2000d to 2000d-4) and Title 49 CFR, Subtitle A, Part 21 Nondiscrimination in Federally-Assisted Programs of the Department of Transportation, hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

Details of how to access project bidding documents are available at the Douglas County webpage at www.douglascountywa.net/bids.aspx. A hard copy can also be obtained by contact the Architect: The DOH Associates, PS, 7 N. Wenatchee Avenue, Suite 500, Wenatchee, WA 98801, (509) 662-4781.

All bids shall be marked "SEALED BID FOR DOUGLAS COUNTY HEATING, VENTILATION & AIR CONDITIONING IMPROVEMENTS AT THE 19TH STREET PUBLIC SERVICES BUILDING" on the outside of the envelope.

Bidders are advised to read all pertinent plans, specifications, and provisions prior to submitting a bid. Project site walkthrough information can be found at the Douglas County bid webpage.

The Board of County Commissioners reserves the right to reject any or all bids without cause.

Dated this 28th day of November, 2023 the Commissioners' Chambers in the Douglas County Courthouse in Waterville, Washington.

BOARD OF COUNTY COMMISSIONERS
DOUGLAS COUNTY, WASHINGTON

Dan Sutton, Chair
Kyle Steinburg, Vice Chair
Marc S. Straub, Member

ATTEST:
Carlye Baity, Clerk of the Board

Approved as to form:
Jim Mitchell, Civil Deputy Prosecuting Attorney

WSBA #31031
Publish twice in Empire Press on 11/30/2023 and 12/7&14/2023.

Publish in the Wenatchee World on 11/30/2023 and 12/7&14/2023.

Publish in Seattle Daily Business Journal on 11/30/2023, 12/7/2023 & 12/14/2023.

NOTICE OF INTENTION TO FILE A CLAIM OF ABANDONMENT AND EXTINGUISHMENT OF MINERAL INTERESTS:

Notice is hereby given, pursuant to RCW 78.22.050, that the surface owners of the real property described below intend to file a claim of abandonment and extinguishment of mineral interests upon the expiration of a period of sixty (60) days after the last date of publication of this notice or the date service was perfected by personal service or registered mail on the current mineral interest owner, unless the current mineral interest owner files a statement of claim of mineral interest in the form proscribed by RCW 78.22.040. The last-known mineral interest holder of record is Goldbrae Developments Ltd., as shown under that instrument filed for record on December 1, 1988, recorded in Book 903, Pages 856-859, under Auditor's File Number 8812010013 in records of Chelan County, State of Washington, whose name was changed to New Goldbrae Developments Ltd. on June 19, 1990; The lands affected by the mineral interests to be extinguished are legally described as follows: THE NORTH HALF AND THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 17 E.W.M.; THE NORTH HALF OF THE NORTH HALF OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 17 E.W.M.; AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 22 NORTH, RANGE 18 E.W.M., ALL SITUATED IN CHELAN COUNTY, STATE OF WASHINGTON. TAX PARCEL NUMBERS 14082, 14092, AND 14097; GEO ID NUMBERS 221709000000, 221715000000, AND 221807000050. The surface owner giving this Notice to Mineral Interest Owners is: Chelan Resources, LLC, a Washington limited liability company, c/o Plauché & Carr LLP, Attn: Amanda M. Carr, 1218 Third Avenue, Suite 2000, Seattle, WA 98101. Dates of publication in the Wenatchee World are as follows: December 7, 14, and 21, 2023.

PUBLIC NOTICE

Re: 2024 Meeting Dates & Time
The Chelan Douglas Regional Port Authority, Port of Chelan County, and Port of Douglas County regular meetings for calendar year 2024 shall be held on the 2nd and 4th Tuesday of each month.

All meetings will take place at the Confluence Technology Center, 285 Technology Way, Wenatchee, WA, and via Zoom Virtual Conference.

Any meeting held on a day or location other than the regular meeting days as set forth above shall be a special meeting of the Chelan Douglas Regional Port Authority Board and the meeting shall be called and notice shall be given as required in RCW 42.30.080, as the same exist now or may be hereafter amended.

Any meeting of the Chelan Douglas Regional Port Authority Board shall also mean simultaneous meetings of the Port of Chelan County and Port of Douglas County. Chelan Douglas Regional Port Authority

James M. Kuntz
Chief Executive Officer

ANYTIME AD SERVICE



Place a Classified Ad from the comfort and convenience of your own home.
It's Easy, It's Affordable... and It Gets Results!
go to ads.wenatcheeworld.com

THE WENATCHEE WORLD
Questions?
Call (509)661-1111



BUY IT...



SELL IT...



FIND IT...

Wenatchee World Classifieds

ADS PLACED BY NOON WILL START THE FOLLOWING DAY

THE WENATCHEE WORLD
661-1111
wenatcheeworld.com

PUZZLE COLUMN — THURSDAY, DECEMBER 14, 2023

NEA CROSSWORD PUZZLE

Today's answers below

ACROSS	39 Singer — Stewart	5 "Guilty" and "not guilty"	32 Volcanic event
1 Clip	40 Gas used in signs	6 Slipshod	33 Turf
5 Go with effort	42 Escape — Calloway	7 Leave unsaid	34 "— on a Grecian Urn"
9 Bandleader	44 Transparent	8 Loathe	36 Place for a patch
12 Dwindle	47 Minor error	9 Wood for a closet	38 Take out
13 Shiny gold cloth	48 Crowbars	10 In the company of	41 Wandering
14 Big bird	50 Strength of spirit	11 Tableland	43 Not much
15 Say with conviction	53 "Diamonds — a Girl's Best Friend"	19 Lustrous material	44 Spin
16 Go offstage	54 4,840 square yards	21 — tide	45 Long-legged bird
17 Period	56 Wedding cake part	24 Long arm of the —	46 Occurrence
18 Gorgon in Greek myth	57 Sine qua — firmly	25 Wonderment	47 Silvery fish
20 Leaseholder	58 Fasten firmly	26 Ardor	49 Damage emotionally
22 Egyptian goddess	59 Bank offer	27 Weight unit	51 Direct
23 Wool fabric	60 Explosive letters	30 — Jima	52 Eagles
24 Sticker	61 Run		55 — Grand
26 — Kett of old comics	62 Most distant regions		
28 Leather-working tool			
29 Metric measure	DOWN		
31 100 centavos	1 Did the crawl		
35 "Eight Days a —"	2 Wheel hub		
37 Baton	3 Unfit, as food		
	4 Read		

1	2	3	4	5	6	7	8	9	10	11
12				13					14	
15				16					17	
18			19		20		21			
	22					23				
24	25				26	27				
28			29	30			31	32	33	34
35		36		37			38		39	
		40	41			42	43			
44	45	46				47				
48				49		50			51	52
53			54		55			56		
57				58				59		
60				61				62		

12-14 © 2023 UFS, Dist. by Andrews McMeel Syndication for UFS

JUMBLE

Unscramble these Jumbles, one letter to each square, to form four ordinary words.

ETLFE
BOIML
MHIYSM
TTIRHF

THE OLD CLOCK OCCASIONALLY BECAME INACCURATE AND NEEDED TO BE RESET

Now arrange the circled letters to form the surprise answer, as suggested by the above cartoon.

Today's answers below

UNIVERSAL SUDOKU PUZZLE

Complete the grid so every row, column and 3x3 box contains every digit from 1 to 9 inclusively.

	5			9	6			1
				8			6	9
		9		5			7	
	8							
3			4	8	1			5
							2	
	7			1		4		
6		1			8			
5			7	2			8	

12/14 DIFFICULTY RATING: ★★★★★☆

TODAY'S ANSWERS

Answer: The old clock occasionally became inaccurate and needed to be reset — FROM TIME TO TIME

Jumbles: FLEET LIMBO THIRIFT SHIMMY LIMBO

5	3	4	7	2	9	1	8	6
9	2	1	3	4	8	5	9	7
6	7	8	1	5	4	3	2	9
1	4	5	9	6	7	8	2	3
3	9	2	4	8	1	7	6	5
7	8	5	3	2	9	1	4	6
4	6	9	1	5	3	2	7	8
2	1	3	8	7	4	6	9	5
8	5	7	2	9	6	3	4	1

From: [Matthew Parsons](#)
To: ["scott.macdonald@bnsf.com"](mailto:scott.macdonald@bnsf.com); [Tammy Fisher](#); [Alicia Hankins](#); [Edrie Risdon](#); ["john.goodwill@chelanpud.org"](mailto:john.goodwill@chelanpud.org)
Subject: RE: Notice of 2023 Comprehensive Plan, Capital Facilities Plan, and Development Regulation Amendments; Environmental Determination; and Public Hearings
Date: Wednesday, October 4, 2023 4:04:55 PM

Good afternoon,

The message you see below couldn't be delivered to your email address because the attachments I included were too large. All of the same material can be downloaded from the project webpage in the "Available Documents" section: <https://www.wenatcheewa.gov/government/community-development/current-projects/2023-annual-comp-plan-and-development-regulation-amendments>
If you need assistance accessing the materials or have any questions, please let me know.

Thanks

Matt

From: Matthew Parsons

Sent: Wednesday, October 4, 2023 3:49 PM

To: Cliff Burdick <CBurdick@WenatcheeWA.Gov>; Jake Lewing <JLewing@WenatcheeWA.Gov>; Emma Honeycutt <EHoneycutt@WenatcheeWA.Gov>; Thomas Stanford <TStanford@wenatcheewa.gov>; Glen DeVries <GDeVries@WenatcheeWA.Gov>; Jessica Shaw <JShaw@WenatcheeWA.Gov>; David Erickson <DErickson@wenatcheewa.gov>; 'cindy.grubb@co.chelan.wa.us' <cindy.grubb@co.chelan.wa.us>; 'cd.director@co.chelan.wa.us' <cd.director@co.chelan.wa.us>; 'bbrett@wvfire.org' <bbrett@wvfire.org>; 'dradcliffe@wvfire.org' <dradcliffe@wvfire.org>; 'kblanchard@wvfire.org' <kblanchard@wvfire.org>; 'cblaufuss@wvfire.org' <cblaufuss@wvfire.org>; 'clillquist@eastwenatcheewa.gov' <clillquist@eastwenatcheewa.gov>; 'ameyer@wrhd2o.com' <ameyer@wrhd2o.com>; 'millerdaledistrict@gmail.com' <millerdaledistrict@gmail.com>; 'tackley@co.douglas.wa.us' <tackley@co.douglas.wa.us>; 'riley@chelan-douglas.org' <riley@chelan-douglas.org>; 'john.goodwill@chelanpud.org' <john.goodwill@chelanpud.org>; 'alicia.hankins@chelanpud.org' <alicia.hankins@chelanpud.org>; Tammy Fisher <Tammy.Fisher@chelanpud.org>; 'edrie.risdon@chelanpud.org' <edrie.risdon@chelanpud.org>; 'alicia.cofer@ziply.com' <alicia.cofer@ziply.com>; 'Tim.Edington@charter.com' <Tim.Edington@charter.com>; 'ty.marshall@charter.com' <ty.marshall@charter.com>; 'Mike.Beck@charter.com' <Mike.Beck@charter.com>; 'ronald.g.andrus@email.usps.gov' <ronald.g.andrus@email.usps.gov>; 'scott.macdonald@bnsf.com' <scott.macdonald@bnsf.com>; 'ckazen@wm.com' <ckazen@wm.com>; 'kalahar.k@wenatcheeschools.org' <kalahar.k@wenatcheeschools.org>; 'rpeters@wvc.edu' <rpeters@wvc.edu>; 'corrine_camuso@yakama.com' <corrine_camuso@yakama.com>; 'jessica_lally@yakama.com' <jessica_lally@yakama.com>; 'guy.moura@colvilletribes.com' <guy.moura@colvilletribes.com>; 'karen.capuder@colvilletribes.com' <karen.capuder@colvilletribes.com>; 'thpo@sauk-suiattle.com' <thpo@sauk-suiattle.com>

Cc: Stephen Neuenschwander <SNeuenschwander@WenatcheeWA.Gov>

Subject: Notice of 2023 Comprehensive Plan, Capital Facilities Plan, and Development Regulation Amendments; Environmental Determination; and Public Hearings

Notice of 2023 Comprehensive Plan, Capital Facilities Plan, and Development Regulation Amendments; Environmental Determination; and Public Hearings

NOTICE IS HEREBY GIVEN that the City of Wenatchee and Chelan County are providing joint notice of the following proposed amendments to the Wenatchee Urban Area Comprehensive Plan, City of Wenatchee Capital Facilities Plan, the Wenatchee City Code, and the Official Zoning Map; specifically:

- Title 10 of the Wenatchee City Code related to the district use chart designation for “Parking Facility”; the development standards charts related to sidewalk widths; and to the sign code related to sign illumination.
- Title 11 Subdivisions of the Wenatchee City Code related to applicability of the subdivision code
- Wenatchee Urban Area Comprehensive Plan related to the “Relationship to other Plans and Studies” Section, and the “Parks, Recreation, and Open Space” Element.
- Annual amendments to the City of Wenatchee Capital Facilities Plan.
- Amendment to the Wenatchee Urban Area Comprehensive Plan Land Use Map and Official Zoning Map related to a zone change being reviewed under file number CPRZ-23-01 and proposed by Chaun Birks on behalf of Smith 6, LLC the owner of the affected property located at 326 N Miller St.
- Amendment to the Wenatchee Urban Area Comprehensive Plan Land Use Map and Official Zoning Map related to a zone change being reviewed under file number CPRZ-23-02 and proposed by John and Vanessa Donaghy, the owners of the affected property located at 404 N Western Ave.

The amendments were sent to the Washington State Department of Commerce as required by RCW 36.70A.106. **The state required notice period began on October 4, 2023 and concludes on December 3, 2023.**

Comments on the proposed amendments should be submitted as soon as possible for consideration by City staff, the Planning Commission, and the City Council. Comments are accepted up to and at the public hearing. Please email comments to mparsons@wenatcheewa.gov or mail to:

Planning Division
ATTN: 2023 Code and Comp Plan Update
City of Wenatchee
P.O. Box 519
Wenatchee, WA 98807

The project website can be found at the following URL:

<https://www.wenatcheewa.gov/government/community-development/current-projects/2023-annual-comp-plan-and-development-regulation-amendments>.

The City of Wenatchee has determined all of the proposed amendments to the Wenatchee Urban Area Comprehensive Plan, the City of Wenatchee Capital Facilities Plan, the Wenatchee City Code, and the Official Zoning Map will not have probable significant adverse impacts on the environment and have issued a determination of non-significance (DNS) in compliance with RCW 43.21C.

NOTICE IS HEREBY GIVEN that the City of Wenatchee Planning Commission will hold a public hearing on November 15, 2023 at 5:30 PM in the Council Chambers of Wenatchee City Hall, 301 Yakima St, Wenatchee, WA 98801 to consider the proposed amendments. The public is invited to attend the public hearing and comment on all pertinent matters. An agenda packet will be posted to the [city calendar event page](#) as early as 7 days prior to the meeting.

NOTICE IS HEREBY GIVEN that the Wenatchee City Council will hold a public hearing on December 7, 2023 at 5:15 PM in the Council Chambers of Wenatchee City Hall, 301 Yakima St, Wenatchee, WA 98801 to consider the proposed amendments. The public is invited to attend the public hearing and comment on all pertinent matters. An agenda packet will be posted to the [city calendar event page](#) as early as 7 days prior to the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in either of these hearings, please contact the Mayor's office at (509) 888-6204 (TTY 711). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title 1.)

If you have any questions on any of the proposed amendments, please let me know!

Matt Parsons, AICP

Senior Planner
Community Development Department
City of Wenatchee



301 Yakima St, Suite 100, PO Box 519
Wenatchee WA, 98807-0519
Phone: (509) 888-3253 | Fax: (509) 888-3201
Email: mparsons@wenatcheewa.gov
Website: www.wenatcheewa.gov

(pronouns: he/him/his)

PUBLIC DISCLOSURE NOTICE: This e-mail is public domain. Any correspondence from or to this e-mail account may be public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: [Matthew Parsons](#)
To: [Cliff Burdick](#); [Jake Lewing](#); [Emma Honeycutt](#); [Thomas Stanford](#); [Glen DeVries](#); [Jessica Shaw](#); [David Erickson](#); ["cindy.grubb@co.chelan.wa.us"](#); ["cd.director@co.chelan.wa.us"](#); ["bbrett@wvfire.org"](#); ["dradcliffe@wvfire.org"](#); ["kblanchar@wvfire.org"](#); ["cblaufuss@wvfire.org"](#); ["clillquist@eastwenatcheewa.gov"](#); ["ameyer@wrhd2o.com"](#); ["millerdaledistrict@gmail.com"](#); ["tackley@co.douglas.wa.us"](#); ["riley@chelan-douglas.org"](#); ["john.goodwill@chelanpud.org"](#); ["alicia.hankins@chelanpud.org"](#); [Tammy Fisher](#); ["edrie.risdon@chelanpud.org"](#); ["alicia.cofer@zply.com"](#); ["Tim.Edington@charter.com"](#); ["ty.marshall@charter.com"](#); ["Mike.Beck@charter.com"](#); ["ronald.g.andrus@email.usps.gov"](#); ["scott.macdonald@bnsf.com"](#); ["ckazen@wm.com"](#); ["kalahar.k@wenatcheeschools.org"](#); ["rpeters@wvc.edu"](#); ["corrine_camuso@yakama.com"](#); ["jessica_lally@yakama.com"](#); ["guy.moura@colvilletribes.com"](#); ["karen.capuder@colvilletribes.com"](#); ["thpo@sauk-suattle.com"](#)
Cc: [Stephen Neuenschwander](#)
Subject: Notice of 2023 Comprehensive Plan, Capital Facilities Plan, and Development Regulation Amendments; Environmental Determination; and Public Hearings
Date: Wednesday, October 4, 2023 3:49:11 PM
Attachments: [DNS and Checklist 2023 Code Comp Plan and Cap Fac Amnds.pdf](#)
[CitySponsoredAmnds2023 Code CompPlan CapFac.pdf](#)
[DNS and SEPA Checklist CPRZ-23-01 Birks.pdf](#)
[CPRZ-23-01 Birks.pdf](#)
[DNS and Checklist CPRZ-23-02 Donaghy zone change.pdf](#)
[CPRZ-23-02 Donaghy.pdf](#)

Notice of 2023 Comprehensive Plan, Capital Facilities Plan, and Development Regulation Amendments; Environmental Determination; and Public Hearings

NOTICE IS HEREBY GIVEN that the City of Wenatchee and Chelan County are providing joint notice of the following proposed amendments to the Wenatchee Urban Area Comprehensive Plan, City of Wenatchee Capital Facilities Plan, the Wenatchee City Code, and the Official Zoning Map; specifically:

- Title 10 of the Wenatchee City Code related to the district use chart designation for “Parking Facility”; the development standards charts related to sidewalk widths; and to the sign code related to sign illumination.
- Title 11 Subdivisions of the Wenatchee City Code related to applicability of the subdivision code
- Wenatchee Urban Area Comprehensive Plan related to the “Relationship to other Plans and Studies” Section, and the “Parks, Recreation, and Open Space” Element.
- Annual amendments to the City of Wenatchee Capital Facilities Plan.
- Amendment to the Wenatchee Urban Area Comprehensive Plan Land Use Map and Official Zoning Map related to a zone change being reviewed under file number CPRZ-23-01 and proposed by Chaun Birks on behalf of Smith 6, LLC the owner of the affected property located at 326 N Miller St.
- Amendment to the Wenatchee Urban Area Comprehensive Plan Land Use Map and Official Zoning Map related to a zone change being reviewed under file number CPRZ-23-02 and proposed by John and Vanessa Donaghy, the owners of the affected property located at 404 N Western Ave.

The amendments were sent to the Washington State Department of Commerce as required by RCW 36.70A.106. **The state required notice period began on October 4, 2023 and concludes on December 3, 2023.**

Comments on the proposed amendments should be submitted as soon as possible for consideration by City staff, the Planning Commission, and the City Council. Comments are accepted up to and at the public hearing. Please email comments to mparsons@wenatcheewa.gov or mail to:
Planning Division

ATTN: 2023 Code and Comp Plan Update
City of Wenatchee
P.O. Box 519
Wenatchee, WA 98807

The project website can be found at the following URL:
<https://www.wenatcheewa.gov/government/community-development/current-projects/2023-annual-comp-plan-and-development-regulation-amendments>.

The City of Wenatchee has determined all of the proposed amendments to the Wenatchee Urban Area Comprehensive Plan, the City of Wenatchee Capital Facilities Plan, the Wenatchee City Code, and the Official Zoning Map will not have probable significant adverse impacts on the environment and have issued a determination of non-significance (DNS) in compliance with RCW 43.21C.

NOTICE IS HEREBY GIVEN that the City of Wenatchee Planning Commission will hold a public hearing on November 15, 2023 at 5:30 PM in the Council Chambers of Wenatchee City Hall, 301 Yakima St, Wenatchee, WA 98801 to consider the proposed amendments. The public is invited to attend the public hearing and comment on all pertinent matters. An agenda packet will be posted to the [city calendar event page](#) as early as 7 days prior to the meeting.

NOTICE IS HEREBY GIVEN that the Wenatchee City Council will hold a public hearing on December 7, 2023 at 5:15 PM in the Council Chambers of Wenatchee City Hall, 301 Yakima St, Wenatchee, WA 98801 to consider the proposed amendments. The public is invited to attend the public hearing and comment on all pertinent matters. An agenda packet will be posted to the [city calendar event page](#) as early as 7 days prior to the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in either of these hearings, please contact the Mayor's office at (509) 888-6204 (TTY 711). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title 1.)

If you have any questions on any of the proposed amendments, please let me know!

Matt Parsons, AICP

Senior Planner
Community Development Department
City of Wenatchee



301 Yakima St, Suite 100, PO Box 519
Wenatchee WA, 98807-0519
Phone: (509) 888-3253 | Fax: (509) 888-3201
Email: mparsons@wenatcheewa.gov

Website: www.wenatcheewa.gov

(pronouns: he/him/his)

PUBLIC DISCLOSURE NOTICE: This e-mail is public domain. Any correspondence from or to this e-mail account may be public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.



THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2023-S-6495

Submittal Date Time: 10/04/2023

Submittal Information

Jurisdiction	City of Wenatchee
Submittal Type	60-day Notice of Intent to Adopt Amendment
Amendment Type	Combined Comprehensive Plan and Development Regulation Amendment

Amendment Information

Brief Description

Proposed amendments to Title 10 Zoning, Title 11 Subdivisions, Wenatchee Urban Area Comprehensive Plan, City of Wenatchee Capital Facilities Plan, and the Official Zoning map. Amendments include two applications for zone change/Comp Plan Amendments under file numbers CPRZ-23-01 and CPRZ-23-02. This is a joint submittal with Chelan County.

Yes, this is a part of the 10-year periodic update schedule, required under RCW 36.70A.130.

Anticipated/Proposed Date of Adoption 12/07/2023

Categories

Submittal Category
Annual Docket
Capital Facilities
Comprehensive Plan
Development Regulations
Land Use
Parks and Recreation Element
Subdivision
Zoning Code

Attachments

Attachment Type	File Name	Upload Date
Combined Comp Plan and Dev Reg Amend - Draft	2023CodeCapFacCompPlanAmnds_and_CPRZ23-01 and 23-02.pdf	10/04/2023 11:09 AM

Contact Information

Prefix Mr.
First Name Stephen
Last Name Neuenschwander
Title Planning Manager
Work (509) 888-3285
Cell
Email sneuenschwander@wenatcheewa.gov

Yes, I would like to be contacted for Technical Assistance.

Certification

I certify that I am authorized to submit this Amendment for the Jurisdiction identified in this Submittal and all information provided is true and accurate to the best of my knowledge.

Full Name Matthew Parsons
Email mparsons@wenatcheewa.gov



THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2023-S-6716

Submittal Date Time: 12/12/2023

Submittal Information

Jurisdiction	City of Wenatchee	
Submittal Type	Notice of Final Adoption	Draft Submittal ID: 2023-S-6495
Amendment Type	Combined Comprehensive Plan and Development Regulation Amendment	

Amendment Information

Brief Description

Adopted Ordinance 2023-25 amending Title 10 Zoning of the Wenatchee City Code (WCC); Ordinance 2023-26, amending Chapter 11.04 Subdivision General Provisions WCC; Ordinance 2023-27 amending the zoning map; Resolution 2023-34 amending the Capital Facilities Plan; Resolution 2023-35 amending the Comprehensive Plan Land Use Map; and Resolution 2023-36 amending the text of the Comprehensive Plan.

Yes, this is a part of the 10-year periodic update schedule, required under RCW 36.70A.130.

Anticipated/Proposed Date of Adoption 12/07/2023

Categories

Submittal Category
Annual Docket
Capital Facilities
Comprehensive Plan
Development Regulations
Land Use
Parks and Recreation Element
Subdivision
Zoning Code

Attachments

Attachment Type	File Name	Upload Date
Combined Comp Plan and Dev Reg Amend - Adopted	Ordinance 2023-25.pdf	12/12/2023 03:11 PM

Combined Comp Plan and Dev Reg Amend - Adopted	Ordinance 2023-26.pdf	12/12/2023 03:11 PM
Combined Comp Plan and Dev Reg Amend - Adopted	Ordinance 2023-27.pdf	12/12/2023 03:11 PM
Combined Comp Plan and Dev Reg Amend - Adopted	Resolution 2023-34.pdf	12/12/2023 03:11 PM
Combined Comp Plan and Dev Reg Amend - Adopted	Resolution 2023-35.pdf	12/12/2023 03:12 PM
Combined Comp Plan and Dev Reg Amend - Adopted	Resolution 2023-36.pdf	12/12/2023 03:12 PM

Contact Information

Prefix Mr.
First Name Stephen
Last Name Neuenschwander
Title Planning Manager
Work (509) 888-3285
Cell
Email sneuenschwander@wenatcheewa.gov

Yes, I would like to be contacted for Technical Assistance.

Certification

I certify that I am authorized to submit this Amendment for the Jurisdiction identified in this Submittal and all information provided is true and accurate to the best of my knowledge.

Full Name Matthew Parsons
Email mparsons@wenatcheewa.gov



LEGALS

Public Notice

Microsoft, Adam McKnight, 1 Microsoft Way Redmond, WA 98052-8300, is seeking coverage under the Washington State Department of Ecology's Construction Stormwater NPDES and State Waste Discharge General Permit. The proposed project, EAT05, is located at 875 Urban Industrial Way, East Wenatchee, WA 98802. This project involves 60 acres of soil disturbance for Highway or Road, Industrial, Utilities construction activities. All discharges and runoff goes to groundwater. Any persons desiring to present their views to the Washington State Department of Ecology regarding this Application, or interested in Ecology's action on this Application, may notify Ecology in writing no later than 30 days of the last date of publication of this notice. Ecology reviews public comments and considers whether discharges from this project would cause a measurable change in receiving water quality, and, if so, whether the project is necessary and in the overriding public interest according to Tier II anti-degradation requirements under WAC 173-201A-320.

Comments can be submitted to: ecyrewqianoi@ecy.wa.gov, or Department of Ecology Attn: Water Quality Program, Construction Stormwater P.O. Box 47696, Olympia, WA 98504-7696

Notice of 2023 Comprehensive Plan, Capital Facilities Plan, and Development Regulation Amendments; Environmental Determination; and Public Hearings

NOTICE IS HEREBY GIVEN that the City of Wenatchee and Chelan County are providing joint notice of the following proposed amendments to the Wenatchee Urban Area Comprehensive Plan, City of Wenatchee Capital Facilities Plan, the Wenatchee City Code, and the Official Zoning Map; specifically:

- Title 10 of the Wenatchee City Code related to the district use chart designation for "Parking Facility"; the development standards charts related to sidewalk widths; and to the sign code related to sign illumination
- Title 11 Subdivisions of the Wenatchee City Code related to applicability of the subdivision code
- Wenatchee Urban Area Comprehensive Plan related to the "Relationship to other Plans and Studies" Section, and the "Parks, Recreation, and Open Space" Element.
- Annual amendments to the City of Wenatchee Capital Facilities Plan.
- Amendment to the Wenatchee Urban Area Comprehensive Plan Land Use Map and Official Zoning Map related to a zone change being reviewed under file number CPRZ-23-01 and proposed by Chaun Birks on behalf of Smith 6, LLC the owner of the affected property located at 326 N Miller St.
- Amendment to the Wenatchee Urban Area Comprehensive Plan Land Use Map and Official Zoning Map related to a zone change being reviewed under file number CPRZ-23-02 and proposed by John and Vanessa Donaghy, the owners of the affected property located at 404 N Western Ave.

The amendments were sent to the Washington State Department of Commerce as required by RCW 36.70A.106. The state required notice period began on October 4, 2023 and concludes on December 3, 2023.

Comments on the proposed amendments should be submitted as soon as possible for consideration by City staff, the Planning Commission, and the City Council. Comments are accepted up to and at the public hearing. Please email comments to mparsons@wenatcheewa.gov or mail to: Planning Division ATTN: 2023 Code and Comp Plan Update City of Wenatchee P.O. Box 519 Wenatchee, WA 98807

To view the draft amendments on the internet, navigate to the City of Wenatchee website: www.wenatcheewa.gov. Select "Government", then "Community Development", then "Current Projects", then "2023 Annual Comp Plan and Development Regulation Amendments". Or navigate directly to <https://www.wenatcheewa.gov/government/community-development/current-projects/2023-annual-comp-plan-and-development-regulation-amendments>. For assistance gaining access to the materials, including persons without internet access, please call (509) 888-3253.

The City of Wenatchee has determined all of the proposed amendments to the Wenatchee Urban Area Comprehensive Plan, the City of Wenatchee Capital Facilities Plan, the Wenatchee City Code, and the Official Zoning Map will not have probable significant adverse impacts on the environment and have issued a determination of non-significance (DNS) in compliance with RCW 43.21C.

NOTICE IS HEREBY GIVEN that the City of Wenatchee Planning Commission will hold a public hearing on November 15, 2023 at 5:30 PM in the Council Chambers of Wenatchee City Hall, 301 Yakima St, Wenatchee, WA 98801 to consider the proposed amendments. The public is invited to attend the public hearing and comment on all pertinent matters.

NOTICE IS HEREBY GIVEN that the Wenatchee City Council will hold a public hearing on December 7, 2023 at 5:15 PM in the Council Chambers of Wenatchee City Hall, 301 Yakima St, Wenatchee, WA 98801 to consider the proposed amendments. The public is invited to attend the public hearing and comment on all pertinent matters.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in either of these hearings, please contact the Mayor's office at (509) 888-6204 (TTY 711). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title 1.)

STATE OF WASHINGTON
In re the Dependency of:
ALIYANNA L CARDENAS
D.O.B.: **05/21/2020**

CAUSE NO.: **23-7-70032-04**

NOTICE AND SUMMONS BY PUBLICATION (Termination)

TO: Jeronimo Mendoza-Serrano , Father.

A Petition to Terminate Parental Rights was filed on **7/20/23** ; A Fact Finding hearing will be held on this matter on: **11/8/23**, at **9:00am**, at Chelan County Juvenile Court, 300 Washington St., Wenatchee, WA 98801. **YOU SHOULD BE PRESENT AT THIS HEARING** .

If a petition for termination of parental rights has been filed, you must request reappointment of a lawyer to represent you in the termination proceeding. To obtain a court-appointed lawyer you must contact: Mrs. Melanie Donithan at Chelan County Juvenile Court, (509) 667-6351.

THE HEARING WILL DETERMINE IF YOUR PARENTAL RIGHTS TO YOUR CHILD ARE TERMINATED. YOU ARE NOT REPRESENTED BY A LAWYER IN THIS TERMINATION PROCEEDING EVEN IF YOU WERE APPOINTED A LAWYER IN THE PRIOR DEPENDENCY CASE. YOU MUST REAPPLY FOR APPOINTMENT FOR A LAWYER IN THIS CASE. IF YOU OR A LAWYER ON YOUR BEHALF DOES NOT APPEAR IN THIS CASE, YOU WILL BE DEFAULTED AND TERMINATION OF YOUR PARENTAL RIGHTS GRANTED.

To request a copy of the Notice and Summons, and Termination Petition, call DCYF at **(509)423-0254** . To view information about your rights in this proceeding, go to www.atg.wa.gov/TRM .

DATED this 29th day of September, 2023, by /s/ MARTIN D. YOUNG, Chelan County Clerk .

Notice of Trustee's Sale

Trustee Sale # 110868-WA Title # 230070449-WA-MSO Notice of Trustee's Sale Grantor(s): WENDY GUILLEN-TALAVERA AND JESUS MENDOZA JR., A MARRIED COUPLE Grantee(s): FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee Original beneficiary of the deed of trust: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR EVERGREEN MONEYSOURCE MORTGAGE COMPANY, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS Current trustee of the deed of trust: LAKEVIEW LOAN SERVICING, LLC Current trustee of the deed of trust: CLEAR RECON CORP Current mortgage servicer of the deed of trust: LOANCARE, LLC Reference number of the deed of trust: 3245757 Parcel number(s): 40300001604 PTN LOT 16, EAST

continued next column

WENATCHEE LAND COMPANY'S PLAT OF SEC 14 TWP 22N RGE 20E. W.M., VOL A.P. 192, DOUGLAS COUNTY I. NOTICE IS HEREBY GIVEN that the undersigned, CLEAR RECON CORP, 601 West 1st Avenue, Suite 1400, Spokane, WA 99201, Trustee will on 10/13/2023 at 11:00 AM AT THE MAIN ENTRANCE FACING 19TH ST OF THE DOUGLAS COUNTY LAW AND JUSTICE BUILDING, 100 19TH ST NW, EAST WENATCHEE, WA 98802 sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale, the following described real property, situated in the County of Douglas, State of Washington, to-wit: THE WEST 100 FEET OF EAST 198 FEET OF SOUTH 196 FEET OF WEST ONE-THIRD LOT 16, EAST WENATCHEE LAND COMPANY'S PLAT OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 20, E.W.M., DOUGLAS COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME A OF PLATS, PAGE 192. Commonly known as: 151 DEAN AVE S E WENATCHEE, WA 98802 which is subject to that certain Deed of Trust dated 7/12/2021, recorded 7/12/2021, as Auditor's File No. 3245757, records of Douglas County, Washington, from WENDY GUILLEN-TALAVERA AND JESUS MENDOZA JR., A MARRIED COUPLE, as Grantor(s), to FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee, to secure an obligation in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR EVERGREEN MONEYSOURCE MORTGAGE COMPANY, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, as Beneficiary, the beneficial interest in which was assigned to LAKEVIEW LOAN SERVICING, LLC, under an Assignment recorded under Auditor's File No 3259749. II. No action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: \$26,074.12 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$375,868.69, together with interest as provided in the Note from 9/1/2022, and such other costs and fees as are provided by statute. V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on 10/13/2023. The defaults referred to in Paragraph III must be cured by 10/2/2023, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before 10/2/2023 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the 10/2/2023 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the or the Grantor's successor interest or the holder of any recorded junior lien or encumbrance by paying the principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following address(es): SEE ATTACHED EXHIBIT "1" by both first class and certified mail on 4/11/2023, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the Deed of Trust (the owner) and anyone having an interest junior to the Deed of Trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. If you are a servicemember or a dependent of a servicemember, you may be entitled to certain protections under the federal Servicemembers Civil Relief Act and any comparable state laws regarding the risk of foreclosure. If you believe you may be entitled to these protections, please contact our office immediately. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only until 90 calendar days BEFORE the date of sale listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended notice of Trustee Sale providing a 45 day notice of the sale, mediation must be requested no later than 25 calendar days before the date of sale listed in this amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission Telephone: 1-877-894-HOME(1-877-894-4663) . Web site: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm The United States Department of Housing and Urban Development Telephone: 1-800-569-4287 Web site: <http://www.hud.gov/offices/hsg/sfh/hcc/fo/index.cfm?webListAction=search&searchstate=WA&filterSvc=dcf> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys Telephone: 1-800-606-4819 Web site: <http://nwjustice.org/what-clear> THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Dated: May 23, 2023 CLEAR RECON CORP, as Successor Trustee Roberta K. Cox, Authorized Signer For additional information or service you may contact: Clear Recon Corp 601 West 1st Avenue, Suite 1400 Spokane, WA 99201 Phone: (206) 707-9599

EXHIBIT "1"

NAME	ADDRESS
JESUS MENDOZA JR	151 DEAN AVE S E WENATCHEE, WA 98802
WENDY GUILLEN TALAVERA	151 DEAN AVE S E WENATCHEE, WA 98802

Public Notice

Trustee Sale # 112883-WA Title # 230188100-WA-MSI Notice of Trustee's Sale Grantor(s): GEORGE LEISHMAN AND LORENE LEISHMAN, HUSBAND AND WIFE Grantee(s): FIDELITY NATIONAL TITLE INSURANCE COMPANY, as Trustee Original beneficiary of the deed of trust: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR GSF MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS Current beneficiary of the deed of trust: CARRINGTON MORTGAGE SERVICES LLC Current trustee of the deed of trust: CLEAR RECON CORP Current mortgage servicer of the deed of trust: CELINK Reference number of the deed of trust: 1397256 Parcel number(s): 010330000 LOTS 32, TO 34, BLOCK 11, ELECTRIC CITY (2/81), GRANT COUNTY, WASHINGTON I. NOTICE IS HEREBY GIVEN that the undersigned, CLEAR RECON CORP, 601 West 1st Avenue, Suite 1400, Spokane, WA 99201, Trustee will on 11/3/2023 10:00 AM at OUTSIDE THE POLICE JUSTICE COUNTY BUILDING LOCATED AT 411 SOUTH BALSAM STREET, MOSES LAKE, WA 98837 sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale, the following described real property, situated in the County of Grant, State of Washington, to-wit: LOTS 32, 33, AND 34, BLOCK 11, ELECTRIC CITY, ACCORDING TO THE PLAT THEREOF FILED APRIL 17; 1934 IN GRANT COUNTY, WASHINGTON. Commonly known as: 8 ELECTRIC BOULEVARD ELECTRIC CITY, WA 99123 which is subject to that certain Deed of Trust dated 7/17/2018, recorded 8/3/2018, as Auditor's File No. 1397256, records of Grant County, Washington, from GEORGE LEISHMAN AND LORENE LEISHMAN, HUSBAND AND WIFE, as Grantor(s), to FIDELITY NATIONAL TITLE INSURANCE COMPANY, as Trustee, to secure an obligation in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR GSF MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, as Beneficiary, the beneficial interest in which was assigned to CARRINGTON MORTGAGE SERVICES LLC, under an Assignment recorded under Auditor's File No 1486472. II. No action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: FAILURE TO PAY THE PRINCIPAL BALANCE AND ANY OUTSTANDING FEES, COSTS, AND INTEREST WHICH BECAME ALL DUE AND PAYABLE BASED UPON THE MOVE-OUT BY ALL MORTGAGORS FROM THE PROPERTY, CEASING TO USE THE PROPERTY AS THE PRINCIPAL RESIDENCE. The total amount due is: \$77,566.90 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$56,617.65, together with interest as provided in the Note from 1/19/2023, and such

continued next column

other costs and fees as are provided by statute. V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on 11/3/2023. The defaults referred to in Paragraph III must be cured by 10/23/2023, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before 10/23/2023 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the 10/23/2023 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the or the Grantor's successor interest or the holder of any recorded junior lien or encumbrance by paying the principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following address(es): SEE ATTACHED EXHIBIT "1" by both first class and certified mail on 5/24/2023, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the Deed of Trust (the owner) and anyone having an interest junior to the Deed of Trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. If you are a servicemember or a dependent of a servicemember, you may be entitled to certain protections under the federal Servicemembers Civil Relief Act and any comparable state laws regarding the risk of foreclosure. If you believe you may be entitled to these protections, please contact our office immediately. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only until 90 calendar days BEFORE the date of sale listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended notice of Trustee Sale providing a 45 day notice of the sale, mediation must be requested no later than 25 calendar days before the date of sale listed in this amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission Telephone: 1-877-894-HOME(1-877-894-4663) . Web site: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm The United States Department of Housing and Urban Development Telephone: 1-800-569-4287 Web site: <http://www.hud.gov/offices/hsg/sfh/hcc/fo/index.cfm?webListAction=search&searchstate=WA&filterSvc=dcf> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys Telephone: 1-800-606-4819 Web site: <http://nwjustice.org/what-clear> THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Dated: Jun 27, 2023 CLEAR RECON CORP, as Successor Trustee Roberta K. Cox, Authorized Signer For additional information or service you may contact: Clear Recon Corp 601 West 1st Avenue, Suite 1400 Spokane, WA 99201 Phone: (206) 707-9599

NAME	ADDRESS
GEORGE LEISHMAN	8 ELECTRIC BOULEVARD ELECTRIC CITY, WA 99123 P.O. BOX 309
GEORGE LEISHMAN	ELECTRIC CITY, WA 99123
LORENE LEISHMAN	8 ELECTRIC BOULEVARD ELECTRIC CITY, WA 99123 P.O. BOX 309
LORENE LEISHMAN	ELECTRIC CITY, WA 99123

SUPERIOR COURT OF WASHINGTON
FOR CHELAN COUNTY

In the Matter of the Estate
of
ELEANOR L. OTTO,
Deceased.
No. 23-4-00346-04
NONPROBATE NOTICE TO CREDITORS
RCW 11.42.030

The notice agent named below has elected to give notice to creditors of the above-named decedent. As of the date of the filing of a copy of this notice with the court, the notice agent has no knowledge of any other person acting as notice agent or of the appointment of a personal representative of the decedent's estate in the State of Washington. According to the records of the court as are available on the date of the filing of this notice with the court, a cause number regarding the decedent has not been issued to any other notice agent and a personal representative of the decedent's estate has not been appointed.

Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.42.070 by serving on or mailing to the notice agent or the notice agent's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the notice agent's declaration and oath were filed. The claim must be presented within the later of: (1) Thirty days after the notice agent served or mailed the notice to the creditor as provided under RCW 11.42.020(2)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.42.050 and 11.42.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION: September 27, 2023
The notice agent declares under penalty of perjury under the laws of the State of Washington on the ____ day of September, 2023, at Wenatchee, Washington, that the foregoing is true and correct.

Signature of Notice Agent
Notice Agent: KIRK J. THOMSON
Attorney for the Notice Agent: Russell J. Speidel
Address for Mailing or Service: P.O. Box 881
7 North Wenatchee Avenue, Suite 600
Wenatchee, Washington 98807
SPEIDEL BENTSEN LLP

Court of Notice Agent's Oath and Declaration and Cause Number: Chelan County Superior Court
Cause No. 23-4-00346-04
Prepared By: SPEIDEL BENTSEN LLP

By: Russell J. Speidel
WSBA No. 12838
7 North Wenatchee Avenue, Suite 600
P.O. Box 881
Wenatchee, Washington 98807
(509) 662-1211



Need Extra Cash?

Every week in The Wenatchee World there are hundreds of dollars in coupons and savings offers from our advertisers. Subscribe to The Wenatchee World and \$ave!

THE WENATCHEE WORLD
wenatcheeworld.com • 509-663-5161



CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
 316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
 TELEPHONE: (509) 667-6225 FAX: (509)667-6475

STATE ENVIRONMENTAL POLICY ACT

DETERMINATION OF NONSIGNIFICANCE
ADOPTION of EXISTING ENVIRONMENTAL DOCUMENT
PURSUANT TO WAC 197-11-635

November 14, 2024

Lead agency: Chelan County Community Development Department

Agency Contact: *Deanna Walter*
 316 Washington Street, Suite 301
 Wenatchee, WA 98801
 Phone: (509) 667-6225

Agency File Number: ZTA 2024-429

Description: The City of Wenatchee has submitted Ordinances 2023-09, 2023-10, 2023-25, 2023-26, 2023-27, and Resolutions 2023-35 and 2023-36 which include updates to their Comprehensive Plan as well as amendments to its land use code which impact the Urban Growth Area (UGA). In the 1997 interlocal planning MOU, Chelan County establishes an interlocal process with the City of Wenatchee regarding land use regulations within its Urban Growth Area (UGA). Chelan County agrees to adopt the city’s “land use regulations, development standards and land use designations for the city’s UGA.” The County also agrees to implement the city’s “street, street lighting, curb, gutter and sidewalk design standards” within the UGA. The ordinances included in this proposal covers Accessory Dwelling Units and General Zoning Regulations.

PROJECT DESCRIPTION – ZTA 2024-429

Proposal: The City of Wenatchee has submitted Ordinances 2023-09, 2023-10, 2023-25, 2023-26, and 2023-27 which includes changes to the Wenatchee Municipal Code concerning General Zoning Regulations which impact the Urban Growth Area (UGA). These are summarized in the table below.

WCC 10.08	Definitions (Safe Parking Area and Temporary Emergency Low Barrier Shelter Units)
WCC 10.47	Residential Use Standards (changes to Multifamily Development and Mixed Use Building language)
WCC 10.48	General Development Regulations (Addition of 10.48.330 Homeless Housing)
WCC 11.32	Changes to Section 11.32.080 Unit Lot Subdivisions
WCC 10.10	Minor edits to the District Use Chart
WCC 11.04	Addition to the applicability of subdivision requirements

The City of Wenatchee also submitted Ordinance 2023-27 and Resolutions 2023-35 and 2023-36 which includes adoptions to the City of Wenatchee Zoning Map, Wenatchee Urban Area Land Use Map, and The Parks and Open Space Element of the City of Wenatchee Comprehensive Plan.

Location: This proposal is for property within some or all of the Wenatchee UGA.

Glen DeVries gdevries@wenatcheewa.gov , City of Wenatchee Community Development Director, 301 Yakima St., Wenatchee, WA 98801

Title of document being adopted: Ordinances 2023-09, 2023-10, 2023-25, 2023-26, 2023-27, and Resolutions 2023-35 and 2023-36

Date adopted document was prepared:

- The DNS for Ordinances 2023-09 and 2023-10 were filed by the City Clerk June 2, 2023 and effective as of August 8, 2023.
- The DNS for Ordinances 2023-25, 2023-26, 2023-27, and Resolutions 2023-35 and 2023-36 were filed by the City Clerk October 4, 2023 and effective as of December 3, 2023.

Description of document (or portion thereof) being adopted: See table in the project description

The adopted document is available at: <https://www.co.chelan.wa.us/community-development>

We have identified and adopted these documents as being appropriate for this proposal after independent review. The documents meet our environmental review needs for the current proposal and will accompany the proposal to the decision makers.

Chelan County has determined that the adoption of this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This determination is based on the following findings and conclusions:

This proposal updates the land use code and identifies compatible uses for various zones in the UGA, including residential, industrial, and commercial areas. The City developed the proposals to be compatible and not conflict with other parts of the Comprehensive Plan and Municipal Code. The County's adoption of City proposals helps ensure consistency and compatibility with plans per interlocal agreements. As future development occurs they will be subject to adopted codes addressing critical areas regulations, shoreline master program, and standards for height and bulk, landscaping, parking and transportation, and project-level SEPA review where applicable.

Responsible Official: Deanna Walter / SEPA Responsible Officer
Address: Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801

Phone: (509)667-6225

Signature 
For Deanna Walter

Date 11/14/2024

Appeal process: Appeals of this SEPA determination may be made pursuant to Chelan County Code 14.12.030.



THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2024-S-7734A

Submittal Date Time: 11/14/2024

Submittal Information

Jurisdiction	Chelan County
Submittal Type	Supplemental Submittal for existing Notice of Intent to Adopt Draft Submittal ID: 2024-S-7734
Amendment Type	Amendment Development Regulation Amendment

Amendment Information

Brief Description

Adoption of Ordinances submitted by the City of Wenatchee, and the City of Leavenworth which impact the Urban Growth Area (UGA). These changes are concerning General Zoning Regulations, and Conditional Use Permits requirements for Bed & Breakfasts.
(See updated Anticipation of adoption date)

Yes, this is a part of the 10-year periodic update schedule, required under RCW 36.70A.130.

Anticipated/Proposed Date of Adoption 12/03/2024

Categories

Submittal Category

Development Regulations

Attachments

Contact Information

Prefix	Ms.
First Name	Deanna
Last Name	Walter
Title	Community Development Director
Work	(509) 667-6228 Ext 6228
Cell	

Email

deannac.walter@co.chelan.wa.us

Yes, I would like to be contacted for Technical Assistance.

Certification

■ I certify that I am authorized to submit this Amendment for the Jurisdiction identified in this Submittal and all information provided is true and accurate to the best of my knowledge.

Full Name

Torrey Kynaston

Email

Torrey.Kynaston@CO.CHELAN.WA.US