



CITY OF EAST WENATCHEE

COMMUNITY DEVELOPMENT DEPARTMENT

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EAST WENATCHEE PLANNING COMMISSION

Chair: Norma Jean Jessup, Vice Chair: Jeff Johnson,
Chaun Birks, Sally Brawley, Robert Hunter, Gary Palmer, & Glenda Travis

Summary Minutes

Tuesday, February 25, 2020 - 5:30 PM

I. CALL TO ORDER

Roll Call

Sally Brawley, Chaun Birks, Robert Hunter, Norma Jean Jessup, Gary Palmer, Glenda Travis, and Jeffery Johnson, all Commissioners present.

Please let the record show there is a quorum for this meeting.

Staff Present: Lori Barnett, Marcia Martz, and Jennifer Groos

County Staff Present: Curtis Lillquist, Principal Planner, Douglas County Land Services and Lisa Grueter, BERK Consulting

II. ADMINISTRATIVE PROCEDURES

A. Election of Officers: Chair and Vice-Chair (Terms will begin in March)

Motion by Commissioner Birks to nominate Sally Brawley as Chair and Gary Palmer as Vice-Chair. Seconded by Commissioner Hunter, motion carried 7- 0

B. Consideration of Summary Minutes from the November 26, 2019 Planning Commission meeting.

Motion by Commissioner Brawley to approve the Summary Minutes from the November 26, 2019 Planning Commission Meeting. Seconded by Commissioner Travis, motion carried 7 – 0.

III. CONTINUATIONS AND/OR WITHDRAWALS

IV. NEW BUSINESS

Chair provided an explanation of the public hearing procedures:

ZTA 2019-03 – Open record public hearing to consider the following two actions:

Consideration of amendments to the East Wenatchee Municipal Code (EWMC) establishing a new North End Wenatchi Landing Overlay District. Amendments to EWMC Chapters 17.34, 17.42, 17.46 and adding a new Chapter 17.54 North End Wenatchi Landing Overlay.

Consideration of an amendment to the North End Planned Action Ordinance adopted by the City of East Wenatchee with Ordinance 2016-16 and by Douglas County with Ordinance TLS 16-09-37C to add a cost of construction adjustment to the transportation mitigation fees.

Staff report entered into the record by Curtis Lillquist, Principal Planner, Douglas County Land Services. Planner Lillquist explained the proposed amendments and provided a history of the Wenatchi Landing planning area.

The Planning Commission discussed the status of Cascade Interchange project to reconstruct a section of roadway to add capacity to NW Empire Ave from 34th ST NW to 35th ST NW. The request for federal funds will be submitted within the next two weeks.

There was discussion on the North End Wenatchi Landing Overlay District.

It was explained that the vision for the area is to establish a prosperous center for job-creating industry and a tourist and recreation destination at the North End of East Wenatchee. The Commercial designation has a history dating back to the 1988 Greater East Wenatchee Area Plan. Single family residential has always been discouraged in the area.

The Chair opened the Public Testimony portion of the hearing at 6:20 pm

Shannon Huehn, 4250 Sunset Hwy, explained that her property is located north of Odabashian Bridge and east of SR 28. She approached the board with concerns that her property value would decrease due to the lack of sewer available to her property and the limitation on residential use. She would like to see her property removed from the overlay.

It was noted by staff that Ms. Huehn's property was zoned General Commercial. Single-family homes are not permitted in that district and multifamily residential is allowed if it is accessory to a commercial use.

Tom Vetter, 1678 Pitcher Canyon Rd, spokesman for a property owner within the overlay area, explained that they would like to see more flexibility in the zoning regulations and more residential uses permitted.

Jon McCreary, 920 Skyline, spokesman for Pronghorn LLC, approached the board with concerns that the overlay restricts residential development by prohibiting single family residences. They prefer to keep the existing Mixed-Use Waterfront zoning regulations but would like to have more options for residential use.

No additional public testimony was offered. The Chair closed the Public Testimony portion of the hearing

Lisa Grueter, BERK Consulting reviewed the Master Site Plan vision behind the overlay zoning. She explained that the planned action does allow shifting development amounts between land uses. She also explained that a large percentage of the East Wenatchee Urban Growth Area is designated for single family residential and far less for employment uses.

Motion by Commissioner Brawley that the Planning Commission recommend approval of the creation of a North End Wenatchee Landing Overlay including amendments to chapters 17.34, 17.42, 17.46, and a new chapter 17.54. This motion is made based upon the findings and conclusion contained in the February 14, 2020 staff report. Seconded by Commissioner Johnson. Commissioners Birks, Palmer and Jessup voted Nay, Commissioners Johnson, Travis, and Hunter voted yes and Sally Brawley abstained. 3 – 3. The motion failed.

Consideration of an amendment to the North End Planned Action Ordinance adopted by the City of East Wenatchee with Ordinance 2016-16 and by Douglas

County with Ordinance TLS 16-09-37C to add a cost of construction adjustment to the transportation mitigation fees.

Motion by Commissioner Brawley that the Planning Commission recommend approval of an amendment to Part C of Attachment D of the North End Planned Action Ordinance No. 2016-16 to include a cost of construction adjustment to the transportation mitigation fee. This motion is made based upon the findings and conclusions contained in the February 14, 2020 staff report. Motion seconded by Commissioner Johnson, motion carried 4 – 2 Commissioners Hunter and Birks.

There was additional discussion regarding the proposal and the comments from the property owners in attendance. The Planning Commission requested additional work on the amendments to address the concerns expressed regarding limitations on residential uses. It was noted that some flexibility may be appropriate since there is a lack of housing available in the area while still preserving the overall goals for economic development in that area.

V. OLD BUSINESS

VI. OTHER BUSINESS

The Planning Commission will allocate the last 15 minutes of the meeting to allow for public comments.

VII. ADJOURNMENT 7:20

Respectfully Submitted,



Lorraine C. Barnett
Community Development Director



Date of Approval

Planning Commission Chair