



# CITY OF EAST WENATCHEE

## COMMUNITY DEVELOPMENT DEPARTMENT

271 9<sup>th</sup> Street NE \* East Wenatchee, WA 98802

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### EAST WENATCHEE PLANNING COMMISSION

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

#### Summary Minutes

**Due to the Governor's Proclamation 20-28 related to the COVID-19 Pandemic health emergency, this meeting was held remotely using the Zoom Platform**

**Tuesday, August 25, 2020 - 5:30 PM**

#### I. CALL TO ORDER

##### Roll Call

Sally Brawley, Chaun Birks, Robert Hunter, Norma Jean Jessup, Gary Palmer, and Glenda Travis. Planner Barnett explained that Commissioner Jeff Johnson had resigned since he moved out of the area.

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

Staff Present: Lori Barnett, Jennifer Groos & Marcia Martz

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

#### II. ADMINISTRATIVE PROCEDURES

A. Consideration of Summary Minutes from the February 25, 2020 Planning Commission Public Hearing.

**Motion by Commissioner Jessup to approve the Summary Minutes from the February 9, 2020 Planning Commission Meeting. Seconded by Commissioner Hunter, motion carried 6 – 0.**

#### III. OLD BUSINESS

A. **ZTA 2019-03** Public Hearing to consider proposed 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.

Staff report entered into the record by Curtis Lillquist, Principal Planner, Douglas County Land Services. Planner Lillquist reviewed the proposed amendments to the East Wenatchee Municipal Code regarding Chapters 17.34, 17.42, 17.46 and adding a new Chapter 17.54 North End Wenatchi Landing Overlay.

Planner Lillquist explained the Planned Action Ordinance Amendment: Amend Attachment D, Part C. Transportation Thresholds, add new #6. 6. Cost of construction adjustment. In order to collect mitigation fees that are sufficient to address the collective transportation impacts and cost of mitigation improvements associated with planned actions, the County/City shall adjust transportation mitigation fees annually. The transportation mitigation fee obligation in Attachment E, row 17 shall be adjusted annually in accordance with indices employed by Washington State department of transportation WSDOT or an equivalent as

The East Wenatchee Planning Commission is a citizen advisory commission appointed by the Mayor to provide advice and recommendations on land use matters. Planning Commission actions are not final decisions: they are recommendations to the City Council who will make the final decision on land use matters.

determined by the Public Works Director. The most recently published index is used for the following year. This adjustment shall occur automatically on January 1 of each year unless otherwise determined by ordinance of the County/City.

No public testimony was provided. The public hearing closed for comment.

**Motion by Commissioner Palmer to recommend approval of the creation of a North End Wenatchi Landing Overlay including amendments to Chapters 17.34, 17.42, 17.46, the creation of a new Chapter 17.54. This motion is made based on the findings and conclusions contained in the August 13, 2020 supplemental staff report. The motion was seconded by Commissioner Hunter.**

**Vote: Commissioners Brawley, Travis, Palmer, Jessup, and Hunter voted yes. Commissioner Birks voted No. Motion carried 5 - 1.**

**Motion by Commissioner Palmer to recommend approval of the Planned Action Amendment. Amend Attachment D, Part C. Transportation Thresholds, add new #6 as composed in the Staff report. The motion was seconded by Commissioner Travis.**

**Vote: Commissioners Brawley, Travis, Palmer, Jessup, and Hunter voted yes. Commissioner Birks Abstained. Motion carried 5 – 1 (abstained).**

#### **IV. NEW BUSINESS**

- A. **ZTA 2020-02** Workshop to review and discuss proposed EWMC amendments intended to increase residential building capacity in accordance with RCW 36.70A.600(1) to authorize at least one duplex, triplex, or courtyard apartment on each parcel in one or more zoning districts that permit single-family residences and to authorize a duplex on each corner lot within all zoning districts that permit single-family residences.

Planner Barnett reviewed the process underway and the proposed amendments. There was a general discussion regarding the proposed amendments.

#### **V. OTHER BUSINESS**

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

#### **VI. ADJOURNMENT 6:37 PM**

Respectfully Submitted,

  
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Lorraine C. Barnett  
Community Development Director

10-27-2020  
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Date of Approval

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Planning Commission Chair