AGENDA REPORT COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: Wenatchee City Council

FROM: Community & Economic Development Staff

SUBJECT: Proposed Amendments to the Wenatchee City Code

DATE: July 7, 2017 HEARING DATE: July 13, 2017

I. OVERVIEW

In February 2017 the City of Wenatchee Planning Commission held a workshop to review draft code amendments. Upon completion of the workshop, and consideration of 60 day review/environmental review and comment periods the City of Wenatchee Planning Commission held a public hearing on May 17, 2017. The Planning Commission forwarded a recommendation of approval for each of the proposals. The purpose of the July 13, 2017 public hearing before the City Council is to consider this recommendation, hear public testimony, and consider either approval, amendment, denial, or remand to the Planning Commission for additional clarification of the proposed amendments.

The proposed amendments are as follows:

- A. Amendments to Wenatchee City Code (WCC) Chapter 10.42 to allow residential planned developments which create nine or less lots, tracts, parcels, or residential dwelling units to be processed as a Type II administrative review application. WCC Chapter 1.99 is proposed to be amended to establish related application fees.
- B. Amendments to WCC Chapter 11.20 to accommodate provisions for shared driveway easements and private lane established by access easements when consistent with review criteria to facilitate infill development.
- C. Amendments for WCC Chapter 11.32 to add provisions for unit lot subdivisions applying exclusively to divisions of land for attached single-family dwelling units and cottage housing developments. WCC Chapter 1.99 is proposed to be amended for associated application fees.

ACTION REQUESTED

Planning staff has provided suggested findings of fact and conclusions of law in support of the Planning Commission recommendation, attached as Exhibit "A", to the proposed Ordinance. The original staff report from the Planning Commission proceedings has been enclosed for your review. The Ordinance includes the proposed amendments as Exhibit "B". Planning staff has include for the City Council to consider in addition to the Planning Commission's recommendation a correction of a scrivener error in WCC Section 11.20.020(10)(c)(iii) to read 501 feet or longer. It currently reads 501 or less.

A draft motion for the Wenatchee City Council's consideration:

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Draft Motion: I move to approve the amendments to Wenatchee City Code, as incorporated in Ordinance No. 2017-16 under Exhibit "B", based upon the findings of fact and conclusions of law in Exhibit "A" of said Ordinance.

II. FISCAL IMPACT

No known fiscal impacts can directly be attributed to the proposed amendments to Wenatchee City Code.

III. PROPOSED PROJECT SCHEDULE

If adopted by the Wenatchee City Council, Community and Economic Development staff would provide notice to the Washington State Department of Commerce of the adoption, completing the process with a 60 day appeal period required by RCW 36.70A.

IV. REFERENCE(S)

- 1. Draft Ordinance No. 2017-16 including Exhibit "A" suggested findings of fact and conclusions of law; and Exhibit "B", recommended amendments to Wenatchee City Code.
- 2. Community and Economic Development staff report dated May 17, 2017.