

**WENATCHEE  
URBAN AREA**

**COMPREHENSIVE  
PLAN**

**2002**

# WENATCHEE URBAN AREA COMPREHENSIVE PLAN

## Wenatchee City Council 2002

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## **WENATCHEE URBAN AREA COMPREHENSIVE PLAN EXECUTIVE SUMMARY**

In 1988, the City of Wenatchee Commissioners and the Board of Chelan County Commissioners completed an update to the land use plan for the Wenatchee Urban Area. The previous land use plan was completed in 1972 and was in need of revision to reflect current conditions.

Subsequent to the 1988 Comprehensive Plan update, the Washington State Legislature passed into law the Washington State Growth Management Act of 1990, as amended. Due to the rate of growth experienced in Chelan County between 1980 and 1990 (16%), and the 1990 population (52,250), Chelan County and the cities located within the County are required to plan under the provisions of the "Act".

On December 28, 1993, the first plan complying with the Growth Management Act was adopted by city Resolution No. 1934. The Plan was first amended on November 21, 1995 by Resolution No. 2049. On June 25, 1997, the plan was amended by Resolution #1785 to incorporate Resource Lands and Critical Areas Elements into the Plan. On March 10, 1998, the plan was amended by Resolution #98-11 to incorporate the Transportation element, and adopt by reference the Wenatchee Area Transportation Study (WATS). On June 22 and July 13, 1999, the plan was amended by Resolutions 99-17, 99-18, 99-19 and 99-20 to amend the Urban Growth Area boundary based on a citizen committee's recommendation, plus other site specific land use changes. The urban growth area amendment was also adopted by the Chelan County Board of Commissioners by their own resolution, Number 99-126. On November 9, 2000, the Wenatchee City Council adopted amendments by Resolutions 2000-32, 2000-33 and 2000-34. On October 11, 2001, the Wenatchee City Council adopted an amendment by Resolution 2001-21. On August 22, 2002, the Wenatchee City Council adopted an amendment by Resolution 2002-13

Wenatchee's Public Participation Procedure Ordinance (Resolution No. 1796) was adopted November 5, 1991.

The Wenatchee Urban Area Comprehensive Plan before you is intended to conform to the requirements of the Growth Management Act (RCW 36.70A), the Chelan County, County-wide Planning Policies (adopted 3-11-92), and to carry forward, as much as possible, the 1988 Wenatchee Urban Area Comprehensive Plan.

The Growth Management Act requires at least a Land Use Element, a Housing Element, a Capital Facilities Plan Element, a Utilities Element, and a Transportation Element. In addition to these required elements, this plan includes an Urban Growth Element prescribing where urban growth should occur, Resource Lands and Critical Areas Elements, and an Economic vitality element for the Wenatchee area.

Each element begins with a specific goal followed by a list of objectives that need to be met to accomplish this goal and policies which will be followed in the course of meeting the objective. The proposed plan's goals are as follows:

- To ensure the long-term conservation and commercial viability of agriculture, forest, and mineral resource lands.
- Recognize the development limitations inherent in critical natural areas and manage these resources in a manner consistent with their unique constraints and special values.
- Urban growth shall occur within urban growth boundaries where adequate public utilities and services exist or can be provided in an efficient manner.
- To encourage the availability of affordable housing to all economic segments of the population; promote a variety of residential densities and housing types; encourage preservation of existing housing stock; protect established neighborhoods.
- To provide reasonable opportunities for diverse commercial and industrial development sufficient to provide employment opportunities and provision of necessary goods and services to meet the needs of projected populations and our market service area.
- To ensure that the utilities necessary to support development are adequate at the time they are needed without decreasing current service levels below locally acceptable levels of service.
- To designate appropriate areas for residential, commercial, industrial, parks and recreation, and public facility land uses that will be mutually supportive, equitably distributed, and will accommodate the need for reasonable development opportunities in each sector.
- To provide funding for public capital facilities at locally acceptable levels to both the existing community and new development concurrent with the demand for such facilities.
- Several goals for Shorelines for the City of Wenatchee, for Shorelines of Statewide Significance, and for the Master Program Elements.
- Provide a balanced transportation system that meets the needs of the community by accommodating the movement of people, goods, and services at an optimum level of safety, economy, and efficiency.

This plan is the culmination of an intensive land use planning effort started in 1990 involving the Wenatchee Planning Staff and Citizen Advisory Committees representing the City of Wenatchee and Chelan County. This document is intended to guide land use decisions for the ensuing twenty-year period. Annual amendments to the plan are anticipated to keep capital facility plans and other inventory sections concurrent with annual budgetary decisions and current development trends.

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**WENATCHEE URBAN AREA COMPREHENSIVE PLAN**

## RESOURCE LANDS

GOAL: To ensure the long term conservation and commercial viability of agriculture, forest, and mineral resource lands.

OBJECTIVE ONE: Recognize the continued agricultural use of land in the Urban Growth Area.

### POLICIES

1. Ensure that agricultural activities are not excluded as permitted uses nor granted special status not provided other land uses within the Urban Growth Area.

OBJECTIVE TWO: Lands within the Urban Growth Area adjacent to agricultural land uses may be developed for urban use consistent with the comprehensive plan.

### POLICIES

1. Provide for the urban development of lands within the Urban Growth Area without regard to adjacent agricultural activities except for operational buffers.

OBJECTIVE THREE: Encourage the retention of unique agricultural lands of long term significance for production of food and other agricultural products beyond the Urban Growth Boundary.

### POLICIES

1. Encourage the protection and conservation of unique agriculture lands beyond the Urban Growth Boundary. Only activities that directly support the long term viability of commercial agricultural uses should be allowed.

OBJECTIVE FOUR: Ensure the conservation and protection of prime agricultural lands of long term commercial significance beyond the Urban Growth Area.

### POLICIES

1. Provide a regulatory system that protects designated prime agricultural lands from non-agricultural conversions outside the Urban Growth Area. Land uses shall be limited to those activities that are agricultural in nature or directly support continued agricultural use.
2. Subdivisions of land should only occur when the resultant parcels are able to demonstrate continued commercial viability for the production of food and farm products.

3. Ensure that suitable operational buffers exist between prime and unique agricultural lands lying adjacent to the Urban Growth Boundary and properties slated for urbanization within Urban Growth Areas.

OBJECTIVE FIVE: Mineral resource lands for commercial extraction of earth products shall be recognized as a natural resource and protected in terms of continuing access and exploitation in instances where these activities can occur without undue detriment to adjacent land uses.

#### POLICIES

1. Priority consideration shall be given to the commercial extraction of mineral resources as an interim use of land. Careful consideration shall be given to appropriate mitigating measures necessary to achieve reasonable compatibility with adjacent activities and to ensure reclamation following active production.

OBJECTIVE SIX: Mineral resources (including sand, gravel, and metallic minerals) surface extraction activities are a primary and preferred activity when available in commercial quantities beyond the Urban Growth Boundary.

#### POLICIES

1. Provide a process to allow commercial surface mining activities beyond the Urban Growth Boundary that emphasizes adequate access and haul routes, operational sensitivity to adjacent or impacted non-mining activities, reclamation guarantees and public participation.

## WENATCHEE URBAN AREA COMPREHENSIVE PLAN CRITICAL AREAS

**GOAL:** Recognize the development limitations inherent in critical natural areas and manage these resources in a manner consistent with their unique constraints and special values.

**OBJECTIVE ONE:** Ensure the preservation and protection of wetlands resources.

### POLICIES

1. Inventory, classify, designate, and adopt regulations that preserve and protect wetlands to a degree that no net loss will occur in this resource.

**OBJECTIVE TWO:** Encourage preservation and proper maintenance of drainage ways.

### POLICIES

1. Preclude improvement, development activities or alterations in flood ways that would adversely affect downstream property owners.
2. Where alteration of a natural drainage way is necessary, require that new developments protect and enhance flow characteristics consistent with adopted standards.
3. Use covenants and homeowners associations for preservation and maintenance of natural drainages.
4. Actively promote public awareness of natural drainage ways, their role in the study area, and the importance of maintaining natural drainage systems.
5. The City and County should continue to cooperate in efforts that would reduce the potential for catastrophic flood exposure from the natural drainages.

**OBJECTIVE THREE:** Minimize surface and ground water pollution caused by storm water run-off and drainage.

### POLICIES

1. Adopt standards which ensure that project design adequately provides for the collection and disbursement of storm water run-off. Where storm drain systems do not exist, storm water shall be disposed of without increasing the rate of run-off or retained on site.

OBJECTIVE FOUR: Identify and protect critical recharge areas for aquifers used for potable water.

POLICIES

1. Consideration of development projects will include identification of impacts on critical underground aquifers and recharge areas used for potable water supplies.
2. Adopt standards in identified critical aquifer recharge areas which mitigate the recharge limiting effect of impermeable surfaces or other factors affecting ground water recharge or water quality.
3. Adopt standards that provide incentives encouraging the use of vegetative ground covers.

OBJECTIVE FIVE: Define and protect fish and critical wildlife habitat conservation areas.

POLICIES

1. Identify and protect any fish and wildlife habitat areas with which endangered, threatened, or sensitive species have a primary association.
2. Isolated communities of endangered, threatened or sensitive species should not be created. This policy does not make human endeavors subservient to wildlife populations, but does require their consideration in land use decisions.
3. Identify and consider the impact of new development activities on wildlife habitats containing species of local importance, naturally occurring ponds over twenty acres, waters of the state, and lakes, ponds, streams or rivers planted with game fish by a governmental agency or tribal entity.

OBJECTIVE SIX: Recognize and respond to the need for flood control and flood resistant building practices within frequently flooded areas.

POLICIES

1. Develop a comprehensive storm drainage plan for the study area.
2. Pursue formation of flood control districts.
3. The City and County shall aggressively pursue the acquisition of drainage easements where appropriate.
4. Adopt building, mechanical and other codes that address flood plain construction practices.

5. Incorporate flood plain considerations and flood damage protection measures in the location, design, and construction of new development including public facilities, utilities and other public improvements.

OBJECTIVE SEVEN: Identify and regulate geologically hazardous areas that either are not suited to or have probable significant limitations to building siting, road construction or disturbance and be consistent with public health and safety concerns.

#### POLICIES

1. Identify potential geologically hazardous areas and require engineering, architectural or geo-technical investigations and certifications be made prior to approval of development permits or authorizations to proceed.
2. Adopt standards governing excavation and grading.
3. Consider soil instability, slopes, shrink/swell potential and other limitations for building and road construction in the processing of development applications.
4. Adopt standards for the restoration and protection of critical areas impacted by excavation and surface disturbance.
5. Adopt standards for relating lot area and density of development to the degree of slope and soil capability.

## **WENATCHEE URBAN AREA COMPREHENSIVE PLAN URBAN GROWTH ELEMENT**

**GOAL:** Urban growth shall occur within urban growth boundaries where adequate public utilities and services exist or can be provided in an efficient manner.

**OBJECTIVE ONE:** To establish an urban growth boundary around the City of Wenatchee within which urban development is encouraged and beyond which development will only be allowed that is not urban in nature.

### **POLICIES**

1. Include all incorporated areas within the Urban Growth Boundary.
2. Ensure that urban growth areas include an adequate amount of land to accommodate projected growth over a twenty-year period.
3. Include within the Urban Growth Boundary areas adjacent to the City of Wenatchee which are characterized by urban growth or are located in relationship to areas with urban growth on it as to be appropriate for urban growth.
4. Consideration shall be given to squaring up grossly irregular corporate boundaries in the development of the Urban Growth Boundary.
5. Ensure that growth occurring outside the Urban Growth Boundary is only non-urban in nature.
6. The county shall review the designated Urban Growth Boundary at least every ten years and revise it accordingly to accommodate the urban growth projected to occur over the succeeding twenty year period taking into account population projections, land use, the adequacy of existing and future utility and transportation systems, economic development strategies and capital facilities plans.
7. The open space provided by the hillsides surrounding the city help define the community. Urban growth is not envisioned there now or into the foreseeable future, and should be avoided.

OBJECTIVE TWO: To establish an annexation policy that ensures the availability of urban support services concurrent with annexations.

#### POLICIES

1. Disallow annexations to occur outside the Urban Growth Boundary once the Urban Growth Boundary is established officially by the Board of Chelan County Commissioners.
2. All lands identified within the Urban Growth Boundary are subject to annexation either at the request of the owner or on initiation by the Wenatchee City Commission.
3. Coordinate annexation activities with the Capital Facilities Plan Element to ensure that support infrastructure is available in a timely manner.
4. No annexation may occur that will likely lead to a demand on the reserve capacity of any utility system that will cause the level of service to fall below the levels established by the comprehensive plan.
5. Consideration should be given to abolishing the Boundary Review Board once the Board of County Commissioners has adopted a comprehensive plan and development regulations pursuant with the Growth Management Act.

OBJECTIVE THREE: To promote contiguous and orderly development supported with urban governmental services within the Urban Growth Boundary.

#### POLICIES

1. Develop improvement standards for new development occurring within the Wenatchee city limits that conform to the adopted level of service standards established for each public utility or facility affected as a result of the development.
2. Develop improvement standards for new development occurring outside the city limits but inside the Urban Growth Boundary that are mutually acceptable to the County and the City.
3. Review all proposed developments to ensure compatibility with the densities established in the comprehensive plan.
4. Ensure that those public utilities and services necessary to support development shall be adequate at the time development is available for occupancy or as otherwise specified in the comprehensive plan.
5. Development of long range capital facilities plans shall anticipate the provision of full public services out to the Urban Growth Boundary within the next twenty (20) years.

OBJECTIVE FOUR: To limit developments beyond the Urban Growth Boundary to those that are rural in nature thereby curbing sprawling low density development.

POLICIES

1. Limit development opportunities beyond the Urban Growth Boundary to those options which will not conflict with the long term commercial significance of designated prime and unique agricultural lands and timber industries.
2. No extension of city utilities shall be made beyond the Urban Growth Boundary.

OBJECTIVE FIVE: To establish locally acceptable level of service standards for all public facilities and services.

POLICIES

1. Inventory and periodically update current levels of service for all public facilities and services.
2. Analyze level of service options for their potential implications on capital budgets, development costs, impacts on the costs of housing and quality of life issues.
3. Establish levels of service for all public facilities and services below which levels further development will not be allowed.
4. Address in capital facilities plans any existing deficiencies in meeting the adopted levels of service and establish a firm financing plan to correct said deficiencies within six (6) years of comprehensive plan adoption.
5. Allow levels of service to vary within a jurisdiction on a service area basis.
6. Coordinate level of service standards with adjacent jurisdictions whenever an interface exists.
7. Calculate and monitor excess or reserve capacities of public facilities and services to avoid over-commitments.
8. Ensure that any commitment of excess system capacity to potential developers includes a developer obligation to use the allocated capacity within a certain time period or lose the commitment.
9. Set impact fee schedules to ensure that the adopted level of service standards will be maintained and adequately financed.

## **WENATCHEE URBAN AREA COMPREHENSIVE PLAN HOUSING ELEMENT**

**GOAL:** To encourage the availability of affordable housing to all economic segments of the population; promote a variety of residential densities and housing types; encourage preservation of existing housing stock; protect established neighborhoods.

**OBJECTIVE ONE:** Recognize and protect the vitality and character of established residential neighborhoods.

### **POLICIES**

1. To grant primacy of use to established residential neighborhoods typified by owner-occupants in single family dwelling units free from the destabilizing influences of multi-family rental housing.
2. To limit the number of multi family units to less than 50% of the total housing units in each development corridor in mixed use residential areas in Low Density Residential Zones.
3. Establish an exclusive single family zoning district, not to exceed 20% of the residentially zoned land for the exclusive use of single family detached dwellings.
4. Allow new multi-family development consistent with the design character of the existing neighborhood, the densities established by the comprehensive plan, and the provision of adequate utility support (including streets) in older transitional residential neighborhoods with a mixture of housing types.

**OBJECTIVE TWO:** To extend the useful life of the existing housing inventory through retention and rehabilitation of older dwelling units.

### **POLICIES**

1. Support and encourage rehabilitation and weatherization programs such as those offered through the Community Action Council and those that may be made available through the activities of the Wenatchee Housing Authority or other housing services purveyors.
2. Encourage the area's housing agencies to fully utilize available housing rehabilitation grant and loan programs, as they may be available, through local, state and federal agencies.
3. Provide promotional and technical support for neighborhood revitalization programs.

4. Protect older neighborhoods that demonstrate continuing residential viability as a result of rehabilitation efforts, gentrification, or restoration activities from the disruptive incursions of non-residential land uses.
5. Provide options for the more efficient utilization of older homes through the use of accessory apartments, granny flats, the rental of rooms or conversions to multi-family configurations. Such conversions shall only take place where adequate infrastructure support can be demonstrated, off street parking provided and a neighborhood character can be reasonably preserved.

OBJECTIVE THREE: To identify sufficient land for government assisted housing, low income housing, manufactured housing, group homes, foster care facilities and special populations housing and shelter.

#### POLICIES

1. Identify sufficient multi-family residential area to accommodate the types of residential developments typically funded under government housing programs in the comprehensive plan's land use element.
2. Review and alter land use regulations as necessary to ensure provisions are made for locating manufactured housing, group homes and foster care facilities in appropriate locations and under necessary conditions designed to protect the integrity of established residential neighborhoods.
3. Recognize and accommodate special needs populations, such as those requiring nursing home care, congregate care, emergency shelter, or supervised environments within the development codes.
4. Consideration shall be given to the special needs of both permanent and migrant agricultural workers to mitigate against public health and sanitation problems and to recognize the areas agricultural dependence on this labor pool.

OBJECTIVE FOUR: To make adequate provisions for existing and projected housing needs for all economic segments of the population.

#### POLICIES

1. Private developers and builders are the preferred suppliers of new housing opportunities for all residential markets where they can successfully operate.
2. Consideration shall be given to regulatory strategies that provide incentives to private developers to provide housing to low and moderate income households.
3. Support and assistance shall be provided to the activities of the Wenatchee Housing Authority as it discharges its responsibilities to serve the housing needs of the area's most severely disadvantaged households.

4. Consideration shall be given to providing an exemption from the payment of certain impact fees for projects which enhance housing opportunities for low and moderate income households.
5. Make provisions in the land use element of the comprehensive plan to house an additional 6,895 people in approximately 3,148 new housing units over the next 20 year period. It is projected that the additional housing units will assume the form of approximately 944 multi-family units and 2,204 single-family units.
6. Care shall be exercised in establishing an Urban Growth Boundary to avoid creating a perception of a shortage of land available for urbanization, thereby artificially escalating base land values to the detriment of all housing costs.
7. Recognize that manufactured homes are a viable housing option and the most accessible private market housing opportunity available to potential homeowners of limited means. The Low Density Residential District should allow for manufactured home placements under specific conditions.
8. Periodically review residential densities inside the Urban Growth Boundary to ensure that lot sizes are sufficient to meet environmental and quality of life concerns, but not so large as to add needlessly to the cost of housing.

OBJECTIVE FIVE: The Wenatchee urban area will accommodate its regionally proportionate share of housing affordable to low and moderate income households and special needs populations.

#### POLICIES

1. To periodically monitor the demand for low and moderate income housing and housing for special needs populations in Chelan County to ensure the Wenatchee urban area is positioned to accept its fair share.
2. Review Wenatchee's development regulations to remove the barriers to individual manufactured housing placements in an area sufficient to encourage the same proportion of units that exists throughout Chelan County.

## **WENATCHEE URBAN AREA COMPREHENSIVE PLAN ECONOMIC DEVELOPMENT ELEMENT**

**GOAL:** To provide reasonable opportunities for diverse commercial and industrial development sufficient to provide employment opportunities and provision of necessary goods and services to meet the needs of the projected population and our market service area.

**OBJECTIVE ONE:** To provide for an adequate inventory of land appropriately zoned to accommodate commercial and industrial expansion.

### **POLICIES**

1. Identify on the land use map sufficient land in suitable locations to accommodate commercial and industrial activities at levels necessary to support projected growth within the Urban Growth Boundary. This commercial and industrial land base will be periodically reviewed and updated.
2. Residential activities will not be allowed as a primary use in commercial and industrial zones.

**OBJECTIVE TWO:** To provide sufficient public facilities and services within the urban growth area to accommodate commercial and industrial activity.

### **POLICIES**

1. Ensure that public facilities and services are available to serve that area identified for commercial and industrial use at the time development occurs. The level of service to be made available will be as adopted in the Capital Facilities Plan.
2. Economic development will be one of the considerations in the process of land use planning, infrastructure planning including transportation, and in the determination of the Urban Growth Boundary.

**OBJECTIVE THREE:** Promote economic opportunities for all segments of the population.

### **POLICIES**

1. Support the efforts of local economic development organizations in their efforts to encourage diversified economic growth in Chelan and Douglas counties.

## **WENATCHEE URBAN AREA COMPREHENSIVE PLAN UTILITIES ELEMENT**

**GOAL:** To ensure that the utilities necessary to support development are adequate at the time they are needed without decreasing current service levels below locally acceptable levels of service.

**OBJECTIVE ONE:** Require that all new development makes timely provisions for adequate utility systems.

### **POLICIES**

1. Development approvals shall be subject to a requirement that utilities will be installed and fully operational concurrently with the use and occupancy of the development.
2. No development will be approved that reduces the level of service of any utility below the adopted level of service as set forth in this plan.

**OBJECTIVE TWO:** That consistency be achieved and maintained between the capital improvement plans for the various utilities and the goals, objectives, and policies of this comprehensive plan.

### **POLICIES**

1. Utility plans shall contain a capital improvement program, including financing options and construction schedules. The capital facilities element of this plan and the capital improvement programs of the utility plans shall be consistent.
2. Cooperation and coordination shall be pursued to the greatest extent feasible among the utility purveyors in the development of their capital improvement programs.
3. Construction schedules for utility capital improvements shall be coordinated with other public and private construction activities.
4. The basis for service area boundaries and improvement schedules shall be the projections found in the Wenatchee Urban Area Comprehensive Plan and its development goals.
5. Future utility plans shall be consistent with the Wenatchee Urban Area Comprehensive Plan.
6. Establish an on-going analysis of existing utility systems for the purpose of maintenance, repair, and lifecycle replacement.

7. The rural area outside of the Urban Growth Boundary shall not be scheduled to receive a full range of urban utilities over the life of this comprehensive plan. This policy shall not preclude the establishment or extension of water service intended to provide fire protection for rural residents.
8. The urban area inside the Urban Growth Boundary shall be considered the service area boundary for urban utilities where service will be scheduled over the life of this comprehensive plan.

**OBJECTIVE THREE:** Encourage utility installations and system upgrades or repairs to be accomplished in a manner sensitive to the environment.

#### POLICIES

1. To require the under-grounding of utilities in new developments where feasible.
2. Encourage the under-grounding of utilities in system upgrades.
3. Reclamation following installation activities along shorelines and in fragile hillside areas shall be required.

**OBJECTIVE FOUR:** Ensure that an adequate water supply is available for development in a timely fashion throughout the study area.

#### POLICIES

1. The acceptable level of service for water utilities shall be governed by the fire flow requirements found in the Uniform Fire Code.
2. "Concurrency" for water supply purposes is defined as that point in the initial phases of development when combustible materials are first introduced to the site.

**OBJECTIVE FIVE:** Ensure that adequate sanitary sewer service is available, where feasible, for use by development inside the Urban Growth Boundary.

#### POLICIES

1. The acceptable level of service for the sanitary sewer collection system is the daily load demand times 2.5.
2. The acceptable level of service for treatment capacity for the water pollution control plant is the daily load demand.
3. "Concurrency" for the sanitary sewer system is defined as having the system installed and operational at the time of occupancy of the development.

4. "Concurrency" for on-site septic systems is defined as installed and operational at the time of occupancy of the development.

OBJECTIVE SIX: Ensure that adequate storm water collection and disposal facilities are available for use by development.

#### POLICIES

1. The acceptable level of service for storm water collection and disposal are systems capable of containing a water volume equivalent to a ten-year storm.
2. "Concurrency" for the storm sewer system is defined as that point in the development process when impervious street surfaces are installed.
3. Design all new storm water outfalls to include best management practices for water quality.
4. Complete the separation of storm and sanitary sewers during system upgrades and replacements.

OBJECTIVE SEVEN: Provide reasonable accommodation for the provision of other support services (i.e. electricity, natural gas, telephone, cable TV, etc.) to serve development in a timely manner.

#### POLICIES

1. Refer development applications to the respective utility distribution engineers and solicit their guidance on the placement of utility easements.
2. Encourage all utility purveyors to coordinate and stage their system installations to reduce costs and to avoid costly street repairs.
3. Solicit utility plans and their periodic updates so utility corridors and other factors with land use implications can be recognized and accommodated in this plan and its subsequent revisions.
4. Encourage those utility purveyors who have no mandate under the Growth Management Act to cooperate with the implementation of the goals, objectives, and policies contained in this comprehensive plan.

## WENATCHEE URBAN AREA COMPREHENSIVE PLAN LAND USE ELEMENT

**GOAL:** To designate appropriate areas for residential, commercial, industrial, parks and recreation and public facility land uses that will be mutually supportive, equitably distributed, and will accommodate the projected need for reasonable development opportunities in each sector.

### RESIDENTIAL

**OBJECTIVE ONE:** Ensure that sufficient area is designated within the Urban Growth Boundary to accommodate the projected need for additional residential living opportunities with an array of densities and building intensities capable of providing a full range of housing options in a harmonious manner.

### POLICIES

1. Designate a single-family residential area that allows a density of up to 4.36 units per net acre.\* This designation shall constitute a family living environment devoted exclusively to single-family detached homes and necessary supporting facilities and utilities. Appropriate locations for this designation would extend between the Urban Growth Boundary and the Reclamation District's Highline Canal.  
  
\*A net acre is defined as 43,560 square feet of land after necessary rights-of-way and other public spaces are subtracted.
2. Designate a low-density residential area that permits densities of up to 6.22 units per net acre on an outright basis. This area is intended primarily for single-family dwellings and other residential units under certain conditions and supporting facilities and utilities. This designation would occupy the area between the single-family area and the multi-family designations all within the Urban Growth Boundary.
3. Designate a multi-family residential area that allows a density of up to 19.4 units per net acre on an outright basis. This designation is suited to lands which are, or are suited to, residential activities occurring in single, two, three or four family structures and necessary supporting facilities and utilities. Appropriate locations would be near institutional uses and as buffer areas separating higher density residential and commercial activities from lower density residential areas.
4. Designate a high-density residential area that allows densities up to 43.5 units per net acre on an outright basis. This category is suited to intense residential activity in multi-family configurations and other uses that can be integrated into this designation without being unduly detrimental to its residential character. Lands suited to this designation would be close to shopping and employment centers and areas adjacent to commercial uses to serve as a buffer between non-residential activities and lower density residential areas.

OBJECTIVE TWO: Promote the efficient use of residentially designated land to conserve public resources and promote low cost housing.

#### POLICIES

1. Concentrate the efforts of the providers of public facilities and services in residentially designated areas to bring all systems up to adopted levels of service.
2. Encourage the use of passed-over parcels within areas characterized by urban growth.
3. Ensure that all public and private development occurs in a manner that will extend and upgrade utility and transportation systems in a manner consistent with the utilities and transportation elements of this comprehensive plan.
4. Processing of development permits shall be done in a timely and fair manner when the proposed development is consistent with the goals, objectives and policies of this comprehensive plan.

OBJECTIVE THREE: Ensure that residential development occurring beyond the Urban Growth Boundary is consistent with the rural nature of the lands so designated.

#### POLICIES

1. Recognize that the rural area beyond the Urban Growth Boundary is not projected to be developed at urban densities for at least the succeeding twenty (20) year period. Densities shall be limited to levels sustainable on the long-term without expectations of the extension of urban utilities.
2. Assure that the residential use of lands adjacent to designated agricultural, forest or mineral resource lands shall not interfere with the continued use in the accustomed manner and in accordance with best management practices of these designated lands for the production of food, agricultural products, or timber, or the extraction of minerals.
3. Require that all plats, short plats, development permits and building permits issued for development activities on, or within three hundred (300) feet of, lands designated as agricultural lands, forest lands, or mineral resource lands, contain a notice that the subject property is within or near designated agricultural lands, forest lands, or mineral resource lands on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration.
4. Limit residential densities in designated agricultural lands, designated flood plains, or on slopes greater than 35% to a density of not more than one unit per 5 acres.

5. Limit residential densities outside designated agricultural lands or designated flood plains based on slopes as follows:

0 to 15%	one unit per acre
16 to 25%	one unit per two acres
26 to 35%	one unit per four acres
36% and greater	one unit per five acres

## WENATCHEE URBAN AREA COMPREHENSIVE PLAN LAND USE ELEMENT

### COMMERCIAL

**OBJECTIVE ONE:** Ensure that sufficient land is designated within the Urban Growth Boundary to accommodate the projected need for additional commercial opportunities, promote economic diversification, and to provide the goods and services needed within the market area.

#### POLICIES

1. Designate a central business district suited to the commercial core which allows the highest intensity commercial and service activities. Uses shall be limited to the operations of commerce that, because of their level of activity and need to closely associate with other core occupants, require such a location.
2. Designate a commercial area that is suitable for general commerce. Uses shall be limited to activities that provide retail goods and services and their necessary support facilities.
3. Designate a commercial area suited to limited commercial activities which provide direct support and convenience goods and services to outlying residential areas. Uses shall be limited to neighborhood scale commercial activities of restricted size and locations.
4. Provide for the development of commercial activities oriented to the support of the recreational activities of the riverfront park system.

**OBJECTIVE TWO:** To maintain the continuing viability and community focus of established commercial areas.

#### POLICIES

1. Protect the existing commercial area from intrusions by non-commercial activities as the primary use.
2. The city and county shall cooperate with public and private economic development activities intended to enhance, revitalize, or renew existing commercial areas.
3. Identify and encourage the preservation of lands, sites and structures that have historical or archaeological significance.
4. Ensure that local development codes make provisions for joint use parking facilities that meet the needs for convenient, safe auto-oriented access to the commercial area.

OBJECTIVE THREE: Ensure that full infrastructure support to all commercial areas is available on a continual basis.

#### POLICIES

1. Evaluate all utility systems, including storm drainage, sanitary sewer, domestic water, fire protection facilities to provide full commercial capacities. Any deficiencies in the adopted levels of service shall be included in the capital improvement plan.
2. Assemble a replacement schedule for all utilities that recognizes each system's design life and provides a financing plan in the capital improvement plan for replacement and up-grades.
3. Accommodate the arterial access needs of commercial areas in the transportation plan element and capital facilities plan element.
4. Utilize joint access points to the greatest extent practical for accessing arterial streets to aid in traffic control and to protect and enhance the carrying capacity of the transportation system.

OBJECTIVE FOUR: Ensure that the design of new commercial development creates a safe non-threatening environment sensitive to pedestrians and the community's image.

#### POLICIES

1. Promote the human environment in commercial areas through the use of landscaping, street furniture and pedestrian walkways.
2. Adopt sign standards that improve the appearance of commercial areas and enhance traffic safety by reducing visual distractions.
3. Establish parking lot design standards that separates pedestrians from main auto traffic patterns.
4. Promote street and parking lot design elements that reduce pedestrian street crossing time and provide landscaping interruptions to large areas of asphalt.

OBJECTIVE FIVE: Expansion of the commercial area should represent an extension and strengthening of the existing commercial land base in a manner sensitive to more passive non-commercial uses.

## POLICIES

1. Maintain a land base of property suited to commercial use of approximately 20% of the land actively used commercially.
2. Proposals for commercial land use designations shall meet the following criteria:
  - a. consistency with the goals, objectives, and policies of this comprehensive plan
  - b. demonstrating that the proposal will: i) be an extension of the existing commercial area or, ii) will support or provide a buffer along the Riverfront Park between the park and industrial activities
  - c. a reasonable opportunity exists to create a buffer between the relocated commercial boundary and adjacent uses
  - d. full utility support and arterial access is available or can and will be extended concurrently with development
3. Ensure that development codes require commercial development to make adequate provision for:
  - a. major or secondary arterial street access
  - b. adequate off-street parking
  - c. landscaping to soften the effects of large building facades and intense site development

## WENATCHEE URBAN AREA COMPREHENSIVE PLAN LAND USE ELEMENT

### INDUSTRIAL

OBJECTIVE ONE: Promote industrial development that creates economic diversification without substantially reducing the quality of the environment.

#### POLICIES

1. Designate industrial areas suited to wholesale commercial activities, warehousing and manufacturing and their necessary support facilities. Areas generally suited to industrial classification would be along the Burlington Northern mainline or served by streets developed to arterial standards.
2. Support the efforts of local economic development organizations in their promotional activities to attract new industries to the area.
3. Evaluate proposed industrial activities for the purpose of reducing or eliminating their potential adverse effects on nearby non-industrial land uses and on the recreational integrity of the Riverfront Park.

OBJECTIVE TWO: Promote retention and revitalization of existing industrial areas that are desirable for continuing use.

#### POLICIES

1. Encourage the re-use of areas that have historically been in industrial use to insure the efficient use of existing infrastructure systems and reduce competition with other uses for the limited land base.
2. Ensure that full infrastructure support is available and continuously maintained at or above locally acceptable levels of service for all industrial areas.
3. Assemble a replacement schedule for all utilities within the industrial area that recognizes each system's design life and provides a financing package in the capital improvement plan for replacements and up-grades.
4. Protect the industrial land base from intrusions by non-industrial and non-commercial activities.

OBJECTIVE THREE: Encourage innovative design in industrial development.

POLICIES

1. Review development regulations to ensure that a broad range of industrial development options would be allowed. The trend to more campus-like designs and industrial parks shall be accommodated.
2. Encourage consideration of open space, landscaping and site amenities in industrial areas that improve the appearance, create a more pleasant working environment, and reduce conflicts with adjacent land uses.

**WENATCHEE URBAN AREA COMPREHENSIVE PLAN  
LAND USE ELEMENT**

**PUBLIC FACILITIES**

OBJECTIVE ONE: Ensure that public facilities are available to serve new development at the time development is available for occupancy without decreasing service levels below adopted minimum standards.

POLICIES

1. Development permits will not be approved unless public facilities and services necessary to support development are available at adopted levels of service concurrent with demand from the new development.

OBJECTIVE TWO: Establish locally acceptable levels of service for identified public facilities and services.

POLICIES

1. The locally accepted level of service for schools is:

**Elementary**

K-1	26 students per basic education (BEA) classroom
2-4	27 students per BEA classroom
4-5	29 students per BEA classroom

**Middle School**

6-8	28 students per BEA classroom
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**High School**

*Comprehensive*

9-12	28 students per BEA classroom
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*Alternative*

9-12	24 students per BEA classroom
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**Ancillary Facilities**

Administration Center	1 per district
Transportation Center	1 per district
Maintenance Shop/Office	1 per district
Football Stadium	1 per district
Baseball Stadium	1 per district
Swimming Pool	1 per district
Outdoor Agricultural Lab	1 per district

2. The locally acceptable level of service for fire protection is a six-minute response time or less.

3. The locally acceptable level of service for police protection is that all calls for assistance will be answered within a reasonable time consistent with the nature of the call.

Note: Level of service standards for other public facilities and services may be found in their respective sections, i.e., utilities, transportation, parks, etc.

OBJECTIVE THREE: Ensure that public facilities are located, designed and maintained to accommodate the changing needs of the areas' residents.

#### POLICIES

1. Those lands useful for public purposes will be identified and designated on the land use map. This inventory will be updated annually to include lands subsequently identified as necessary to accommodate needed public facilities.
2. As the need for additional lands necessary for public purposes are identified they will be prioritized and included in the Capital Facilities Plan, including an estimated date by which the acquisition will be needed.
3. As new city and county facilities are required to meet locally acceptable levels of service the development of the facilities shall conform with adopted local development regulations.
4. Repair and replacement accounts will be established in the Capital Facilities Plan for all city and county owned buildings to provide for necessary capital repairs and long term maintenance.

OBJECTIVE FOUR: Establish a process for siting essential public facilities that are of a county-wide or state-wide nature which includes broad public participation.

#### POLICIES

1. Essential public facilities which are identified by the county, by regional agreement, or by the Office of Financial Management should be subject to the following siting process:
  - a. Appoint an advisory County-wide Project Analysis and Site Evaluation Committee composed of citizen members selected to represent a broad range of interest groups. It will be this committee's responsibility to develop specific siting criteria for the proposed project and to identify, analyze, and rank potential project sites. The committee shall establish a reasonable time frame for completion for the task.
  - b. Insure public involvement through the use of timely press releases, newspaper notices, public information meetings and public hearings.

- c. Notify adjacent jurisdictions of the proposed project and solicit review and comment of the recommendations made by the Advisory Project Analysis and Site Evaluation Committee.
2. No local comprehensive plan or development regulation will preclude the siting of essential public facilities, but standards may be generated to insure that reasonable compatibility with other land uses can be achieved.
3. In determining a local government's fair share of siting of essential public facilities the Advisory County-Wide Project Analysis and Site Evaluation Committee shall consider at least the following:
  - a. Existing essential public facilities and their effect on the community.
  - b. The relative potential of impacts on the economy, the environment and the community character resulting from the siting of the facility.
4. Essential public facilities should avoid Resource Lands or Critical Areas.
5. Essential public facilities should not be located beyond Urban Growth Areas unless they are self-contained and do not require the extension of urban governmental services.

## IMPLEMENTATION

**OBJECTIVE ONE:** Encourage certainty in the approval of development projects to reduce waste of public and private resources, reduce housing costs and encourage the commitment to comprehensive planning.

### POLICIES

1. Encourage the city and private parties, when appropriate, to enter into development agreements, that upon approval, the project may proceed in accordance with existing policies and regulations, and subject to conditions of approval.
2. Allow inconsistency between the comprehensive plan Land Use Map and the Zoning Map when a property requires approval of a development agreement in order to be determined consistent with the Comprehensive Plan.
3. Create an appendix of the Comprehensive Plan noting properties which are subject to development agreements.
4. Identify on the Official Zoning Map those properties subject to development agreements.

## HISTORIC PRESERVATION

**OBJECTIVE ONE:** To preserve, maintain and honor the City of Wenatchee's significant cultural resources.

1. Safeguard the heritage of the City of Wenatchee as represented by those buildings, districts, objects, sites and structures that significantly reflect Wenatchee's history;
2. Foster civic and neighborhood pride in the beauty and accomplishments of the past, and a sense of identity based on the City of Wenatchee's history;
3. Protect and enhance the aesthetic and economic vitality of historic buildings, structures, sites, districts and objects through the development and implementation of appropriate design guidelines;
4. Identify and implement incentives to private property owners for the preservation and rehabilitation of historic buildings, structures, sites, districts and objects;
5. Identify and implement techniques and procedures that promote early resource identification in order to provide project proponents with information and predictability for their project planning and design;
6. Conserve valuable material and energy resources by promoting the ongoing use and maintenance of the existing built environment.

**OBJECTIVE TWO:** Maintain the continued visibility and community focus on the Wenatchee Register of Historic Places through the partnership of the City of Wenatchee, the State of Washington (through the Certified Local Government program), and the Wenatchee Historic Preservation Board.

## POLICIES

1. Maintain, promote and expand the Wenatchee Register of Historic Places as the City's official listing of buildings, structures, sites, districts and objects that are significant to our past.
2. The City of Wenatchee shall assume a leadership role in preserving historic buildings, structures, sites, districts and objects that are under city ownership and authority. In addition, the City shall work with Chelan County, other political subdivisions, plus state and federal agencies to foster preservation of historic properties in the Wenatchee vicinity.

## WENATCHEE URBAN AREA COMPREHENSIVE PLAN LAND USE ELEMENT

### PARKS AND RECREATION

#### INTRODUCTION

In 1999-2000, the city of Wenatchee and the Douglas County Parks and Recreation District embarked upon a review of the Wenatchee Urban Area's parks and recreation program. The review included an inventory of existing facilities, community input (open houses, user surveys, and telephone surveys), and the development of goals, policies, implementation strategies, and a financing mechanism.

The city's Parks and Recreation Plan identified support for extensive improvements and enhancements to the city's parks and recreation program. The long-range financial plan identified \$10.6 million in improvements. Financing these improvements was proposed through various mechanisms, including voter-approved bonds, development impact fees, and city funds. These improvements would increase the level-of-service of park facilities for the benefit of present and future residents.

The \$10.6 million capital program is seen as a long-term vision for the city's parks and recreation program. The proposed level-of-service standards in this plan adopt the city's current level-of-service (LOS) as the proposed level-of-service. This approach should be financially feasible; maintaining the current level of service would cost approximately \$1.1 million, which is proposed as voter-approved bonds.

The 2000 Parks and Recreation Plan is incorporated herein by reference, except where conflicts exist, this plan shall be the city policy.

#### GOALS AND POLICIES

The following goals and objectives are based on an analysis of existing park, recreation, open space conditions and the results of workshop planning sessions.

#### GOAL 1: WILDLIFE RESOURCES

Incorporate unique ecological features and resources into the park system to protect threatened species, preserve habitat, and retain migration corridors that are unique and important to local wildlife.

#### POLICIES

1. Wildlife habitat
  - a: Identify and conserve critical wildlife habitat including nesting sites, foraging areas, and migration corridors within or adjacent to natural areas, open spaces, and the developed urban areas.
  - b: Preserve especially sensitive habitat sites that support threatened species and urban wildlife habitat - such as the Chelan County PUD, Washington State Department of Natural Resources (DNR), US Bureau of Land Management (BLM), and US Forest Service (USFS) landholdings adjacent the Swakane

Wildlife Area, Horse Lake, Horse Lake Road, Saddle Rock, Home Water, and Castle Rock.

2. Natural areas

- a: Preserve and protect significant environmental features including unique wetlands, open spaces, woodlands, shorelines, waterfronts and other characteristics that support wildlife and reflect Wenatchee/Douglas County's resource heritage – such as the Highline Canal and Wenatchee Reclamation Ditch.
- b: Provide public access to environmentally sensitive areas and sites that are especially unique to the Wenatchee/Douglas County area - such as Porter's and Cox's Ponds.

GOAL 2: OPEN SPACES AND PRESERVES

Develop a high quality, diversified park system that preserves and enhances significant environmental resources and features.

POLICIES

1. Open spaces

- a: Define and conserve a system of open space corridors or separators to provide definition between natural areas and urban land uses within the Wenatchee/Douglas County developing area – such as the Crocker Property, Number 1 and 2 Canyons, Dry Gulch, Sand Canyon, and Canyon A.
- b: Increase natural area and open space linkages within the developed area, particularly along the Highline Canal and Wenatchee Reclamation Ditch, Sand Canyon, and Canyon A corridors.
- c: Preserve environmentally sensitive areas as natural area linkages and urban separators, particularly along the steep hillsides that define both sides of the Wenatchee Valley.

2. Urban growth preserves and set-asides

- a: Cooperate with other public and private agencies, and with private landowners to set-aside land and resources necessary to provide high quality, convenient park, recreation, and open space facilities before the most suitable sites are lost to development - such as the undeveloped and sensitive lands around the WSDOT corridor at Cox's Pond, Porter's Pond, and 19th Street.
- b: Preserve unique environmental features or areas in future land developments and increase public use and access. Cooperate with other public and private agencies, and with private landowners to set aside unique features or areas as publicly accessible resources - particularly along Number 1 and 2 Canyons, Dry Gulch, Sand Canyon, and Canyon A corridors.

### GOAL 3: HISTORICAL RESOURCES

Develop a high quality, diversified park system that preserves significant historical opportunity areas and features.

#### POLICIES

1. Historical features and interests
  - a: Identify, preserve, and enhance Wenatchee/Douglas County's multicultural heritage, traditions, and cultural features including historical sites, buildings, artworks, views, and monuments within the downtown and historical districts and park sites.
  - b: Identify and incorporate significant historical and cultural lands, sites, artifacts, and facilities into the park system to preserve these interests and provide a balanced social experience - such as the Carnegie Library.
  - c: Work with the Wenatchee Arts Commission, Arts on the Avenue, and other cultural groups to incorporate community activities into the park and recreational program.
2. Manmade environments and features
  - a: Incorporate interesting manmade environments, structures, activities, and areas into the park system to preserve these features and provide a balanced park, recreation, and open space experience - such as the Highline Canal, Wenatchee Reclamation Ditch, and other irrigation improvements.
  - b: Work with property and facility owners to increase public access and utilization of these special features.

### GOAL 4: TRAIL AND CORRIDOR ACCESS SYSTEMS

Develop a high quality system of multipurpose park trails and corridors that access significant environmental features, public facilities and developed local neighborhoods and business districts.

#### POLICIES

1. Trail systems
  - a: Create a comprehensive system of multipurpose off-road trails using alignments through USFS, BLM, DNR, and WSDOT landholdings as well as cooperating private properties where appropriate.
  - b: Create a comprehensive system of on-road bicycle routes for commuter, recreational, and touring enthusiasts using scenic, collector, and local road rights-of-way and alignments through Wenatchee and East Wenatchee.
  - c: Link residential neighborhoods to community facilities like Wenatchee Swimming Pool and Ice Arena, Convention Center, among others.
  - d: Work with WSDOT, Chelan County PUD, Washington State Park & Recreation Commission, and other appropriate parties to link and extend the Columbia and Wenatchee Riverfront Trails along the river shoreline north to Lincoln Rock State Park and south to Rock Island Hydro Park and Rock Island Slough.

- e: Link trails with elementary and middle schools, downtown business districts as well as other commercial and retail activity centers within the Wenatchee Valley.
- f: Extend trails through natural area corridors like Number 1 and 2 Canyons, Dry Gulch, Sand Canyon, and Canyon A that will provide a high quality, diverse sampling of area environmental resources.

2. Supporting furnishings and improvements

- a: Furnish trail systems with appropriate supporting trailhead improvements that include interpretive and directory signage systems, rest stops, drinking fountains, restrooms, parking and loading areas, water and other services.
- b: Where appropriate, locate trailheads at or in conjunction with park sites, schools, and other community facilities to increase local area access to the trail system and reduce duplication of supporting improvements.
- c: Install telephones, emergency call boxes, or other means by which trail users can summon fire, emergency aid, police, and other safety and security personnel should the need arise.
- d: Develop trail improvements of a design and development standard that is easy to maintain and access by maintenance, security, and other appropriate personnel, equipment, and vehicles.

GOAL 5: RECREATIONAL FACILITIES

Develop a high quality, diversified recreation system that provides for all age and interest groups.

POLICIES

1. Waterfront access and facilities

- a: Cooperate with Chelan County PUD, WSDOT, Washington State Parks & Recreation Commission, the Washington State Department of Fish & Wildlife, and other public and private agencies to acquire and preserve additional shoreline access for waterfront fishing, wading, swimming, and other related recreational activities and pursuits.
- b: Develop a mixture of watercraft access opportunities including canoe, kayak, sailboard, and other non-power boating activities, especially on the Wenatchee and Columbia River shorelines.

2. Athletic facilities

- a: Develop athletic facilities that meet the highest quality competitive playing standards and requirements for all age groups, skill levels, and recreational interests.
- b: Concentrate on field and court activities like soccer, football, baseball, basketball, tennis, and volleyball that provide for the largest number of participants.
- c: Develop, where appropriate, a select number of facilities that provide the highest competitive playing standard, possibly in conjunction with the Wenatchee and

Eastmont School Districts, local church and private school organizations, and other public and private agencies.

3. Indoor facilities

- a: Develop multiple use indoor community centers that provide arts and crafts, music, video, classroom instruction, meeting facilities, eating and health care, daycare, latch key, and other spaces for all age groups including preschool, youth, teens, and seniors on a year-round basis.
- b: Maintain and expand multiple use indoor recreational centers that provide aquatic, physical conditioning, gymnasiums, recreational courts, and other athletic spaces for all age groups, skill levels, and community interests on a year-round basis.
- c: Support the continued development and diversification by the Wenatchee and Eastmont School Districts, YMCA, YWCA, Senior Center, Wenatchee Valley College, and other organizations of special meeting, assembly, eating, health, and other community facilities that provide general support to school age populations and the community-at-large at elementary, middle, and high schools within the Wenatchee Valley.
- d: Develop and operate special indoor and outdoor cultural and performing arts facilities that enhance and expand music, dance, drama, and other audience and participatory opportunities for the community-at-large.

**GOAL 6: SPECIAL PURPOSE FACILITIES**

Develop high quality facilities that meet the interests of all segments of the community.

**POLICIES**

1. Special enterprises

- a: Where appropriate and economically feasible (self-supporting), develop and operate specialized and special interest recreational facilities like golf courses, swimming pools and aquatic centers, ice arenas, convention and theater facilities, and marinas for these interests in the general population.
- b: Where appropriate, initiate joint planning and operating programs with other public and private agencies to determine and provide for special activities like golf, water parks and marinas, and camping on a regional basis.

## GOAL 7: RECREATIONAL PROGRAMS

Develop high quality recreational programs and services that meet all community group needs.

### POLICIES

#### 1. Recreational programs

- a: Support arts and crafts, classroom instruction in music and dance, physical conditioning and health care, meeting facilities, daycare, latch key, and other program activities for all cultural, age, physical and mental capability, and income groups in the community.
- b: Support soccer, baseball, softball, basketball, volleyball, tennis, and other instruction and participatory programs for all age, skill level, and income groups in the community.
- c: Assist historical and cultural societies to develop and display artifacts, reports, and exhibits; and conduct lectures, classes, and other programs that document and develop awareness of the Wenatchee Valley's heritage.

## GOAL 8: CULTURAL ARTS PROGRAMS AND RESOURCES

Develop high quality, diversified cultural arts facilities and programs that increase community awareness, attendance, and participation opportunities.

### POLICIES

#### 1. Programs

- a: Support successful collaborations between the Wenatchee Arts Commission, Arts on the Avenues, Wenatchee and East Wenatchee Chambers of Commerce, business community, service groups, schools, arts patrons, and artists that optimally utilize artistic resources and talents.
- b: Develop strategies that will support and assist local artists and art organizations. Where appropriate, support policies and programs that encourage or provide incentives that attract and retain artists and artworks within the Wenatchee Valley.

#### 2. Artworks

- a: Acquire public artworks including paintings, sculptures, exhibits, and other media for indoor and outdoor display to expand resident access and appropriate furnish public places – as in the Arts on the Avenues program.

## GOAL 9: DESIGN AND ACCESS STANDARDS

Design and develop facilities that are accessible, safe, and easy to maintain, with life cycle features that account for long-term costs and benefits.

### POLICIES

1. Accessibility
  - a: Design outdoor picnic areas, fields, courts, playgrounds, trails, parking lots, restrooms, and other active and supporting facilities to be accessible to individuals and organized groups of all physical capabilities, skill levels, age groups, income and activity interests.
  - b: Design indoor facility spaces, activity rooms, restrooms, hallways, parking lots, and other active and supporting spaces and improvements to be accessible to individuals and organized groups of all physical capabilities, skill levels, age groups, income and activity interests.
2. Maintenance
  - a: Design and develop facilities that are of low maintenance and high capacity design to reduce overall facility maintenance and operation requirements and costs.
  - b: Where appropriate, use low maintenance materials, settings or other value engineering considerations that reduce care and security requirements, and retain natural conditions and experiences.
3. Security and safety
  - a: Implement the provisions and requirements of the American Disabilities Act (ADA) and other design and development standards that will improve park facility safety and security features for park users, department personnel, and the public-at-large.
  - b: Develop and implement safety standards, procedures, and programs that will provide proper training and awareness for department personnel.
  - c: Define and enforce rules and regulations concerning park activities and operations that will protect user groups, department personnel, and the general public-at-large.
  - d: Where appropriate, use adopt-a-park programs, neighborhood park watches, park police patrols, and other innovative programs that will increase safety and security awareness and visibility.

## GOAL 10: FINANCIAL RESOURCES AND COORDINATION

Create effective and efficient methods of acquiring, developing, operating and maintaining facilities and programs that accurately distribute costs and benefits to public and private interests.

### POLICIES

#### 1. Finance

- a: Investigate innovative available methods, such as growth impact fees, land set-aside or fee-in-lieu-of-donation ordinances, and inter-local agreements, for the financing of facility development, maintenance, and operating needs in order to reduce costs, retain financial flexibility, match user benefits and interests, and increase facility services.
- b: Consider joint ventures with other public and private agencies such as East Wenatchee, Chelan County, the Wenatchee and Eastmont School Districts, YMCA, YWCA, Senior Center, regional, state, federal, and other public and private agencies including for-profit concessionaires, where feasible and desirable.

#### 2. Public and private resource coordination

- a: Create a comprehensive, balanced park, recreation, and open space system that integrates Wenatchee Valley facilities and services with resources available from East Wenatchee, Chelan County, Chelan County PUD, Wenatchee and Eastmont School Districts, and other state, federal, and private park and recreational lands and facilities in a manner that will best serve and provide for resident area interests.
- b: Cooperate with East Wenatchee, Chelan County, Chelan County PUD, Wenatchee and Eastmont School Districts, and other public and private agencies to avoid duplication, improve facility quality and availability, reduce costs, and represent resident area interests through joint planning and development efforts.

#### 3. Cost/benefit assessment

- a: Define existing and proposed land and facility levels-of-service (ELOS/PLOS) that differentiate requirements due to population growth impacts versus improved facility standards, neighborhood versus community nexus of benefit, city versus the combination of city, county, school, and other provider agency efforts in order to effectively plan and program park, recreation, and open space needs within the proposed urban growth area boundaries.
- b: Create effective and efficient methods of acquiring, developing, operating, and maintaining park and recreational facilities in manners that accurately distribute costs and benefits to public and private user interests - including the application of growth impact fees where new developments impact existing level-of-service (ELOS) standards.
- c: Develop and operate lifetime recreational programs that serve the broadest needs of the population recovering program and operating costs with a combination of registration fees, user fees, grants, sponsorships, donations, scholarships, volunteer efforts, and the use of general funding.

- d: Where appropriate, provide recreational programs, like golf and archery ranges, for those interested groups who are willing to finance the cost through user fees, registration fees, volunteer efforts or other means and methods.

## GOAL 11: HUMAN RESOURCES

Develop, staff, train, and support a professional parks, recreation, and arts staff that effectively serves the community in the realization of the above listed goals and objectives.

### POLICIES

1. Personnel
  - a: Employ a diverse, well-trained work force that is motivated to achieve department and citywide goals.
  - b: Encourage teamwork through communications, creativity, positive image, risk taking, sharing of resources, and cooperation toward common goals.
  - c: Where appropriate, provide staff with education, training, and modern equipment and supplies to increase personal productivity, efficiency, and pride.

### IMPLEMENTATION RECOMMENDATIONS

This plan recommends Wenatchee pursue a modified strategic approach to services where Wenatchee assumes responsibility for those functions no other agency or organization can provide, and helps coordinate or support those functions and activities that have other viable sponsors. Wenatchee would be the coordinator or planner of first resort, and the provider of last resort. For example:

1. Coordinating activities

Wenatchee should provide central information and coordination services for park, recreation, and open space activities within the Wenatchee urban growth area since Wenatchee alone has the local authority and resources to operate as a central facilitator. This role should include the maintenance and updating of future population growth estimates, inventories of existing and proposed facility developments, the identification of probable local facility and program needs, and proposals of area wide facility and program solutions.
2. Planning and development assistance

Wenatchee should provide more detailed planning and development assistance when:

  - there are no other designated agencies or organization who can,
  - the activity involves siting controversies or environmental consequences that may not be equitably resolved otherwise within the Wenatchee urban growth area, or
  - a proposed development will be within the Wenatchee urban growth area and thus potentially annexed into corporate limits subject to Wenatchee authority.
3. Development, operation and maintenance

Wenatchee should not develop, operate or maintain park or recreation facilities and activities unless:

- the facility will have the broadest possible benefits for a large proportion of the local population and will be financed using resident approved methods, or
- facility development and operating costs will be recaptured from direct charges of the populations who use the facility, or
- facility development and operating costs will be compensated in some manner through interlocal agreements with the using agency, area or benefiting user group, particularly where the demands will originate from a regional service requirement, or
- the site or facility has intrinsic value apart from traditional operation and maintenance needs, like a passive natural area or wetland preservation.

### Role responsibility by activity

By activity, this plan recommends Wenatchee assume the following responsibilities:

1. Environmental conservation

Wenatchee should assume a major responsibility for the planning, coordination, and preservation of unique wildlife habitat, ecological, wetland, environmental, and open space areas.

Wenatchee should work with all other public and private agencies, particularly Washington State Departments of Fish & Wildlife, Natural Resources, and Transportation to create an effective approach to these local conservation issues and proposals.

2. Outdoor facilities

Wenatchee should assume a major responsibility for the planning, development, and operation of a variety of outdoor facilities including playgrounds, tennis courts, picnicking areas, swimming and fishing beaches, park and bicycle trails that are directly related to site opportunities within the urban growth area and are of most interest to local residents.

Wenatchee should help coordinate and assist other public and private agencies, such as the Wenatchee School District, to develop major competitive outdoor athletic facilities including football, soccer, baseball, and softball as well as pick-up play facilities for outdoor basketball and volleyball courts since these facilities are and will be provided by this agency.

3. Special facilities

Wenatchee may assume some responsibility, including enterprise operations and/or joint efforts where appropriate, for the development and operation of facilities that have special or unique interests, impacts or relevance to residents of Wenatchee that may not be provided by another public or private agency.

4. Indoor facilities

Wenatchee should help coordinate and assist other public and private agencies, such as Chelan County PUD and the Wenatchee School District, to plan, develop, and operate specialized indoor facilities including exercise and conditioning, gymnasiums, courts, arts and crafts, classrooms, small meeting rooms for special populations, youths and teens, seniors, and the general population since these facilities directly serve the local area and are of major interest to city residents of all ages.

Wenatchee should help coordinate and assist other public and private agencies, especially the Wenatchee School District, to develop specialized indoor athletic facilities including swimming pools and aquatic facilities, gymnasiums, auditoriums, kitchens, and large meeting facilities that service particular age groups within the community.

5. Recreation programs

Wenatchee should assist with, and possibly coordinate with Chelan County PUD for the operation of programs for athletic leagues and sports, teen and senior age groups, and special populations since these facilities directly serve the local area and are of major interest to city residents of all ages.

Wenatchee should help coordinate and assist other public and private agencies, potentially the YMCA, to initiate specialized programs for daycare and school child latch key services using city and school facilities where appropriate.

## LEVEL OF SERVICE STANDARDS

Park, recreation, and open space land and facility demands can be estimated using population ratios, participation models, level-of-service (LOS) measurements, and/or questionnaire survey methodologies. This section evaluates the demand for parks, recreation, and open space lands and facilities using national, state, and regional standards where appropriate.

### Land requirements

Ratio standards – the demand for park, recreation, and open space lands can be estimated using a ratio of a required acreage to a standard unit of population, like 3.1 acres of athletic fields and playgrounds per 1,000 residents. The ratio method is relatively simple to compute and can be compared with national or other local park, recreation, and open space standards.

However, the method cannot account for unique age, social or interest characteristics that may affect the park, recreation, and open space activity patterns within a specific community. Nor can the method compensate for unique climatic or environmental features that may cause seasonal or geographical variations in park, recreation, and open space use patterns.

The ratio method is frequently used to estimate land requirements. However, a number of factors may significantly influence the amount of land a community may wish to set-aside for park and facility purposes. Such factors may include the presence of unsuitable soils, scenic viewpoints, historical or cultural assets that may increase set-asides, but not affect the ratio of required land to facility requirements.

The most widely used park land ratios have been formulated by the National Recreation & Park Association (NRPA) using standards that have been developed over time by major park, recreation, and open space departments across the country. Depending on the agency arrangements within the participating cities, the ratios may or may not include the lands and facilities that are provided by all public sponsors including city, school, county, state, federal agencies, and private operators within each measuring jurisdiction.

Total park lands -- According to National Recreation & Park Association (NRPA) standards, a park, recreation, and open space system should provide approximately 34.45 acres of all types of park land per every 1,000 persons in the population.

	Standards		Existing supply	
	NRPA	IAC	Ci/CO	All total
Acres of park land			190.6	8,323.3
Ratio per 1,000**	34.45	Na	4.03	176.01

*\*\* Ratio is expressed per 1,000 residents within the Wenatchee Valley (population of 47,290) for the combined total of Wenatchee, East Wenatchee, Chelan and Douglas Counties Parks & Recreation Department under Ci/Co and for all public and private facilities under All total and Recommended additional standard.*

By comparison, Wenatchee, East Wenatchee, Chelan and Douglas Counties own 190.6 acres of park lands or about 4.03 acres per every 1,000 residents of the Wenatchee Valley. All public and private agencies including East Wenatchee, Chelan County, Chelan County PUD, Wenatchee and Eastmont School Districts, the US Forest Service (USFS), Bureau of Land Management (BLM), Washington State Departments of Transportation (WSDOT), Department of Natural Resources (DNR), Park & Recreation Commission (WAPR&C), and other public and private organizations own 8,323,3 acres or about 176.01 acres per every 1,000 persons within the urban growth area.

Generally, the city, county, PUD, and school districts combined provide a significant amount of land for park, recreation, and open space interests within the urban growth area to satisfy most local and significant regional interests.

The total land requirement is also partially satisfied by the availability of other public park lands that are within a one-hour driving distance - such as other parks provided by the Chelan County PUD, Washington State Parks & Recreation Commission, and Wenatchee National Forest. Other passive conservancy landholdings – such as Swakane Wildlife Area, BLM, and DNR lands also provide informal backcountry opportunities.

However, even though significant, the present allocation is not balanced between different types of park, recreation, and open space land requirements – particularly within the developing urban area. Select acquisitions of additional park land to be described in following pages, may provide another 924.9 acres for a total equal to a ratio of 161.86 acres per 1,000 residents by the year 2010. The resulting standard should be sufficient to provide for local needs and to conserve important regional attributes within the urbanizing areas.

#### Facility Requirements

Participation models - park, recreation, and open space facility requirements can be determined using variations of participation models - which are refined, statistical variations of a questionnaire or survey method of determining recreational behavior. Participation models are usually compiled using activity diaries, where a person or household records their participation in specific recreational activities over a measurable period of time. The diary results are then compiled to create a statistical profile that can be used to project the park, recreation, and open space behavior of comparable persons, households or populations.

Participation models are most accurate when the participation measurements are determined for a population and area that is local and similar enough to the population that is to be projected by the model. The most accurate participation models are usually controlled by climatic region and age, and are periodically updated to measure changes in recreational behavior in specific activities or areas over time.

Properly done, participation models can be very accurate predictors of an area's facility requirements in terms that are specific and measurable. However, though accurate, participation models can be somewhat abstract, and if not combined with other methods of gathering public opinion, the method can fail to determine the qualitative issues of an area's facility demands in addition to a facility's quantitative requirements.

For example, an area might provide the exact facility quantities that are required to meet the resident populations park, recreation, and open space demands, such as a mile of walking trail. However, the facility might not be provided with the quality, program service or other important, but less measurable aspect that make the facility quantity effective and the activity a pleasurable experience. The walking trail, for example, might be located in an area of uninteresting scenery and/or in an inaccessible location.

This planning effort utilizes the results of the Washington State Interagency Committee for Outdoor Recreation surveys for six age groups (male and female) for the northwest region of the state (west of the Cascade Mountains and north of Olympia). Estimates were developed for 21 park, recreation, and open space activities that were determined to be of most interest to the residents of the Wenatchee Valley.

The estimates were developed for each activity demand for the peak season periods that would most impact facility capacities and thereby the level of service to local residents. The estimated demands were calculated in facility unit terms based on an assumed capacity and turnover rate common to the findings of the diary surveys. The projected facility unit requirements were then converted into a simple facility unit per 1,000 residents ratio to allow comparison with similar standards developed by the NRPA and found to be the existing facility level-of-service (ELOS) for each activity.

Ratio standards - a number of organizations maintain ratio standards concerning park, recreation, and open space facilities - including the National Recreation & Park Association (NRPA). National population ratio standards are not as accurate as regionally based participation models since the national ratios do not account for differences in region, climate, age or other characteristics that can be controlled under the participation model. In addition, the participation model can also account for facility capacity standards that may be expressed through management polices or local population preferences concerning volume of use or the degree of crowding that is satisfactory.

Nonetheless, a comparison was accomplished of the results of the participation model projections and common ratio standards maintained by various industry sources. Generally, the results indicate that Wenatchee Valley's existing and projected age characteristics will create a unique set of facility standards.

#### Future growth implications

The Washington State Office of Financial Management (OFM), Wenatchee, and Douglas County expect the population of the Wenatchee Valley will increase from 47,290 persons in 2000 to an estimated 57,138 persons by the year 2010 – or by 9,848 or 21% more persons.

This forecasted population increase will create significant requirements for all types of park, recreation, and open space lands and facilities, especially within the developed city which presently provides the park, recreation, and open space facilities that service most of the urban growth area.

City of Wenatchee ELOS value

	2000 supply	Value
Land acres	104.2	\$ 3,174,000
Facility units	68,665	11,104,496
Total		\$ 14,278,496
Per capita		\$ 565
Per household*		\$ 1,339

*\* Household of 2.37 persons/unit*

**City of Wenatchee ELOS (existing level-of-service) requirement 2000-2010**

	2000 supply	2010 reqmnt	2010 deficit	2010 cost
Land acres	104.2	112.3	8.1	\$ 248,247
Facility units	68,665	74,035	5,370	868,513
Total cost				\$ 1,116,760

**Existing (ELOS) and Proposed (PLOS)  
Level of Service Standards for Parks**

		units	2000 ELOS fcly total	ELOS/ PLOS standard /1000	Year 2010 facility rqmnt	deficit	Facility cost /unit	Project/ per capita fee	Year 2010 funding deficit
1	resource conservancy	acres	4.0	0.16	4.3	0.3	\$1,000	\$0.16	\$272
2	resource activities	acres	0.0	0.00	0.0	0.0	\$15,000	\$0.00	\$0
3	linear trails	acres	0.0	0.00	0.0	0.0	\$15,000	\$0.00	\$0
4	athletic fields/playgrounds	acres	68.0	2.66	72.6	4.6	\$40,000	\$106.54	\$185,169
5	recreation centers/pools	acres	8.2	0.32	8.8	0.6	\$50,000	\$16.06	\$27,911
6	special use facilities	acres	22.0	0.86	23.5	1.5	\$25,000	enterprise	enterprise
7	support facilities/yards/buildings	acres	2.0	0.08	2.1	0.1	\$20,000	\$1.57	\$2,723
Subtotal for land impact			104.2	4.08	111.3	7.1		\$124.32	\$216,076

**Facilities**

1 a	playgrounds covered	playground	0	0.00	0	0	\$100,000	\$0.00	\$0
b	playground uncovered	playground	6	0.24	6	0	\$62,900	\$14.78	\$25,692
2	open play area-improved	acre	2.0	0.08	2.1	0	\$97,054	\$7.60	\$13,214
3	skateboard court	court	1	0.04	1	0	\$50,000	\$1.96	\$3,404
4	handball uncovered-outdoor	court	0	0.00	0	0	\$19,723	\$0.00	\$0
5 a	basketball covered-outdoor	court	0	0.00	0	0	\$75,000	\$0.00	\$0
b	basketball uncovered-outdoor	court	1	0.04	1	0	\$53,383	\$2.09	\$3,634
6 a	volleyball covered-outdoor	court	0	0.00	0	0	\$50,000	\$0.00	\$0
b	volleyball uncovered-outdoor	court	1	0.04	1	0	\$29,224	\$1.14	\$1,989
c	volleyball sand	court	0	0.00	0	0	\$10,000	\$0.00	\$0
7 a	tennis - indoor	court	0	0.00	0	0	\$150,000	\$0.00	\$0
b	tennis lighted-outdoor	court	0	0.00	0	0	\$95,320	\$0.00	\$0
c	tennis w/o lights-outdoor	court	0	0.00	0	0	\$52,481	\$0.00	\$0
8 a	football regulation	field	0	0.00	0	0	\$226,436	\$0.00	\$0
b	football practice field	field	0	0.00	0	0	\$100,000	\$0.00	\$0
9 a	soccer regulation	field	2	0.08	2	0	\$453,535	\$35.53	\$61,750
b	soccer practice field	field	2	0.08	2	0	\$100,000	\$7.83	\$13,615
10	field hockey/lacrosse-grass	field	0	0.00	0	0	\$500,000	\$0.00	\$0
11 a	baseball 250+ adult grass lighted	field	0	0.00	0	0	\$403,612	\$0.00	\$0
b	baseball 250+ adult grass/unlighted	field	0	0.00	0	0	\$325,000	\$0.00	\$0
c	baseball 250+ adult dirt/lighted	field	0	0.00	0	0	\$250,000	\$0.00	\$0
d	baseball 250+ adult dirt/unlighted	field	5	0.20	5	0	\$175,000	\$34.27	\$59,567
e	baseball/softball practice field	field	1	0.04	1	0	\$100,000	\$3.92	\$6,808
f	baseball/Little League-grass	field	0	0.00	0	0	\$203,449	\$0.00	\$0
g	baseball/Little League-dirt	field	0	0.00	0	0	\$105,729	\$0.00	\$0
12	parcourse	stations	0	0.00	0	0	\$25,982	\$0.00	\$0
13 a	jogging track w/special surface	miles	0.00	0.00	0.00	0	\$61,388	\$0.00	\$0
b	jogging track w/dirt surface	miles	0.00	0.00	0.00	0	\$30,000	\$0.00	\$0
14 a	picnic tables w/o shelter	table	16	0.63	17	1	\$7,609	\$4.77	\$8,288
b	picnic shelters-group use	shelter	2	0.08	2	0	\$10,694	\$0.84	\$1,456
15 a	swimming at a beach	sq feet	0	0.00	0	0	\$0	\$0.00	\$0
b	swimming at a beach	pkng sp	0	0.00	0	0	\$4,388	\$0.00	\$0
16 a	boat launch ramps	each	0	0.00	0	0	\$25,000	\$0.00	\$0
b	hand carry boat launch	each	0	0.00	0	0	\$1,000	\$0.00	\$0
c	fishing from a dock	pkng sp	0	0.00	0	0	\$4,241	\$0.00	\$0
d	pier/dock platform	sq ft	0	0.00	0	0	\$50	\$0.00	\$0
e	boat slips	each	0	0.00	0	0	\$10,000	\$0.00	\$0
17	power boat - launch	pkng sp	0	0.00	0	0	\$4,241	\$0.00	\$0
18 a	tent camping	campsite	0	0.00	0	0	\$30,935	\$0.00	\$0
b	vehicle camping	campsite	0	0.00	0	0	\$30,454	\$0.00	\$0

**Existing (ELOS) and Proposed (PLOS)  
Level of Service Standards for Parks**

	units	2000 ELOS fcly total	ELOS/ PLOS standard /1000	Year 2010 facility rqmnt	deficit	Facility cost /unit	Project/ per capita fee	Year 2010 funding deficit
23 a walking in a park-asphalt	trail mile	0.0	0.00	0.0	0	\$162,641	\$0.00	\$0
b walking in a park-dirt	trail mile	0.0	0.00	0.0	0	\$109,631	\$0.00	\$0
24 a day hiking on a trail-asphalt	trail mile	0.0	0.00	0.0	0	\$178,000	\$0.00	\$0
b day hiking on a trail-dirt	trail mile	0.0	0.00	0.0	0	\$142,197	\$0.00	\$0
25 a backpacking/overnight camping	trail mile	0.0	0.00	0.0	0	\$47,399	\$0.00	\$0
26 a bicycling on a trail-asphalt	trail mile	0.0	0.00	0.0	0	\$149,980	\$0.00	\$0
b bicycling on a trail-dirt	trail mile	0.0	0.00	0.0	0	\$119,984	\$0.00	\$0
27 a bicycling on a road-marked w/shoulder	trail mile	0.0	0.00	0.0	0	\$51,306	\$0.00	\$0
b bicycling on a road-designated only	trail mile	0.0	0.00	0.0	0	\$5,131	\$0.00	\$0
28 a horseback riding on a trail	trail mile	0.0	0.00	0.0	0	\$31,996	\$0.00	\$0
29 a swimming at a pool-indoor	square ft	0	0.00	0	0	\$450	\$0.00	\$0
b swimming at a pool-outdoor	square ft	3,000	117.51	3,204	204	\$218	\$25.62	\$44,522
30 indoor gymnasium	square ft	0	0.00	0	0	\$125	\$0.00	\$0
31 physical conditioning	square ft	0	0.00	0	0	\$100	\$0.00	\$0
32 racquetball (1600 each/sf ft)	each/sq ft	0	0.00	0	0	\$95	\$0.00	\$0
33 handball (1200 sf)	each/sq ft	0	0.00	0	0	\$95	\$0.00	\$0
34 arts/crafts/pottery room	square ft	0	0.00	0	0	\$115	\$0.00	\$0
35 classrooms/meeting facilities	square ft	13,800	540.54	14,739	939	\$105	\$56.76	\$98,643
36 auditorium/staging/meeting facilities	square ft	15,000	587.54	16,021	1,021	\$200	\$117.51	\$204,230
37 kitchen facilities	square ft	0	0.00	0	0	\$200	\$0.00	\$0
38 dining facilities	square ft	0	0.00	0	0	\$100	\$0.00	\$0
39 day care/nursery	square ft	20,000	783.39	21,362	1,362	\$100	\$78.34	\$136,154
40 community center administration	square ft	800	31.34	854	54	\$150	\$4.70	\$8,169
41 community center other spaces	square ft	0	0.00	0	0	\$100	\$0.00	\$0
42 nature interpretive centers	square ft	0	0.00	0	0	\$75	\$0.00	\$0
43 museum/historical facilities	square ft	0	0.00	0	0	\$150	\$0.00	\$0
44 a golf-par 3/18 hole	hole	0	0.00	0	0	\$111,111	enterprise	enterprise
b golf course clubhouse	square ft	0	0.00	0	0	\$150	enterprise	enterprise
c golf course maintenance facilities	square ft	0	0.00	0	0	\$45	enterprise	enterprise
45 gun range - outdoor	range	0	0.00	0	0	\$20,000	\$0.00	\$0
46 archery range - outdoor	range	0	0.00	0	0	\$10,000	\$0.00	\$0
47 ice rink	square ft	12,000	470.04	12,817	817		\$0.00	\$0
48 a parks admin facilities	square ft	4,000	156.68	4,272	272	\$125	\$19.58	\$34,038
b parks maintenance fcilties	square ft	0	0.00	0	0	\$60	\$0.00	\$0
c park shop yard	square ft	0	0.00	0	0	\$15	\$0.00	\$0
d parks caretaker	each/sq ft	0	0.00	0	0	\$31	\$0.00	\$0
e restrooms-permanent	fixture	26	1.02	28	2	\$17,392	\$17.71	\$30,783
f restrooms-temporary	each	0	0.00	0	0	\$1,000	\$0.00	\$0
Subtotal for facility impact		68,665	2,689.58	73,339	4,674		\$434.96	\$755,958
<b>Total impact for land and facilities - per capita</b>							<b>\$559.28</b>	<b>\$972,034</b>
<b>Total impact for land and facilities - persons/household of</b>				<b>2.37</b>			<b>\$1,326.61</b>	

Total value of existing park lands	\$3,174,000
Total value of existing park facilities	\$11,104,496
Total value of existing park lands and facilities	\$14,278,496

Under the existing level-of-service (ELOS) for city-owned park land and facilities within existing city limits, the forecasted population increase will create a citywide need for an additional 8.1 acres of land and 5,370 facility units (square feet, courts, fields, etc.) by the year 2010 – were

the city to continue to maintain the same ratio of park lands and facilities for the future population that the city has in the past.

The continuation of the city's existing level-of-service (ELOS) for the existing city limits could require a total of \$1,116,760 by the year 2010 simply to remain current with present standards - not accounting for any maintenance, operation or repair costs.

The approximate cost of sustaining the city's existing level-of-service (ELOS) standard would be equal to about \$565 per every new person added to the city's population or about \$1,339 for every new housing unit.

#### Financial implications

These levels of facility investment can not be financed with the resources available to Wenatchee, East Wenatchee, Chelan and Douglas Counties, Wenatchee and Eastmont School Districts if each jurisdiction pursues an independent delivery approach or uses traditional methods of funding. None of these agencies will be financially able to develop, manage, and maintain a comprehensive, independent park, recreation, and open space system using traditional financing methods in light of the needs projected.

These needs require a valley-wide financing approach by Wenatchee, East Wenatchee, Chelan and Douglas Counties, Wenatchee and Eastmont School Districts, and the Ports of Chelan and Douglas Counties using a combination of shared user fees, excise taxes, joint grant applications, impact fees, and voter approved general obligation bonds if levels-of-service are to be maintained and improved upon in the face of continued Wenatchee Valley urban growth area population increases.

## CAPITAL IMPROVEMENT PROGRAM

The capital improvement program for the parks program is in two parts: 1) A long-term (20 year) capital improvement program that identifies needs and goals over the 20-year period; and 2) A short-term (6-year) financing program consistent with the anticipated expenditures and revenues of the city, and meets the city's existing level of service. The 6-year financing program can be found in the city's Capital Facilities Plan. The long-term capital improvement program is found on the following pages.

### Wenatchee Parks, capital facility program -- 20 years

Project	Funds	Unit	Unit cost	Qty	Project cost	City cost share	City cost	City Total	
Lincoln Park		fld							
		grs/lg							
		hts	\$403,612	1	\$403,612	100%	\$403,612		
		field	\$201,806	1	\$201,806	100%	\$201,806	\$605,418	
Resource conservancies	Castle Rock - PUD	PUD	acres	\$1,000	600.0	\$600,000	0%	\$0	
	Swakane - BLM	BLM	acres	\$1,000	80.0	\$80,000	0%	\$0	
	Horse Lake Road - BLM	BLM	acres	\$1,000	80.0	\$80,000	0%	\$0	
	Number 2 Canyon - BLM	BLM	acres	\$1,000	80.0	\$80,000	0%	\$0	
	Number 1 Canyon	BLM	acres	\$1,000	80.0	\$80,000	0%	\$0	
	Number 2 Canyon corridor		acres	\$1,000	40.0	\$40,000	100%	\$40,000	
	Number 1 Canyon corridor		acres	\$1,000	40.0	\$40,000	100%	\$40,000	
	Dry Gulch corridor		acres	\$1,000	40.0	\$40,000	100%	\$40,000	\$120,000
River Trail Loops	Highline Ditch		mile-rock	\$56,195	4.7	\$264,117	100%	\$264,117	
	Highline Ditch		mile-rock	\$58,294	4.7	\$273,982	100%	\$273,982	
	Highline Ditch		mile	\$5,517	4.7	\$25,928	100%	\$25,928	\$564,027
Rainbow Park	playground-uncovered		plygrnd	\$62,900	0.25	\$15,725	100%	\$15,725	
	picnic tables w/o shelter		table	\$7,609	2	\$15,218	100%	\$15,218	\$30,943
Wenatchi Park	playground-uncovered		plygrnd	\$62,900	1	\$62,900	100%	\$62,900	
	ballfield-200 grss		field	\$203,449	4	\$813,796	100%	\$813,796	
	picnic tables w/o shelter		table	\$7,609	6	\$45,654	100%	\$45,654	
	picnic shelters-group use		shelte	\$10,694	1	\$10,694	100%	\$10,694	
	restrooms-permanent		fixture	\$17,392	6	\$104,352	100%	\$104,352	\$1,037,396
Wenatchee Pool - renovation	swimming pool-outdoor		sq ft	\$109	3,000	\$327,000	100%	\$327,000	\$327,000
Ice Arena - renovation	ice rink		sq ft	\$125	6,000	\$750,000	100%	\$750,000	\$750,000
Horse Lake - DNR	picnic tables w/o shelter	DNR	table	\$7,609	4	\$30,436	0%	\$0	
Horse Lake Road - BLM	picnic tables w/o shelter	BLM	table	\$7,609	4	\$30,436	0%	\$0	\$0
Locomotive Park	picnic tables w/o shelter		table	\$1,500	2	\$3,000	100%	\$3,000	\$3,000
Methow Park	picnic tables w/o shelter		table	\$1,500	2	\$3,000	100%	\$3,000	\$3,000
Omni Gardens State Park	picnic tables w/o shelter	WAP&RC	table	\$1,500	2	\$3,000	0%	\$0	\$0

Project	Funds	Unit	Unit cost	Qty	Project cost	City cost share	City cost	City Total	
Pennsylvania Park		picnic tables w/o shelter	table	\$1,500	4	\$6,000	100%	\$6,000	\$6,000
Pioneer Park		picnic shelters-group use	shelter	\$10,694	1	\$10,694	100%	\$10,694	\$10,694
Wenatchee Riverfront Park		volleyball-sand	court shelter	\$5,000	1	\$5,000	100%	\$5,000	
		picnic shelters-group use	r	\$10,694	1	\$10,694	100%	\$10,694	\$15,694
Western Hills Park		picnic tables w/o shelter	table shelter	\$7,609	6	\$45,654	100%	\$45,654	
		picnic shelters-group use	r	\$10,694	1	\$10,694	100%	\$10,694	
		park trail-asphalt	mile	\$133,216	0.2	\$26,643	100%	\$26,643	
		restrooms-permanent	fixture	\$17,392	6	\$104,352	100%	\$104,352	\$187,343
Bicycling on-road	PWrks	Horse Lake Road	mile	\$17,258		\$0	0%	\$0	
		Number 1 Canyon Road	mile	\$17,258		\$0	0%	\$0	
		Number 2 Canyon Road	mile	\$17,258		\$0	0%	\$0	
		Western Avenue	mile	\$17,258		\$0	0%	\$0	
		Maple Street	mile	\$17,258		\$0	0%	\$0	
		5th Street	mile	\$17,258		\$0	0%	\$0	
		Cherry Street	mile	\$17,258		\$0	0%	\$0	
		9th Street	mile	\$17,258		\$0	0%	\$0	
		Orondo Avenue	mile	\$17,258		\$0	0%	\$0	
		Crawford Avenue	mile	\$17,258		\$0	0%	\$0	
		Miller Avenue	mile	\$17,258		\$0	0%	\$0	
		Okanogan Avenue	mile	\$17,258		\$0	0%	\$0	
		Circle Street	mile	\$17,258		\$0	0%	\$0	
		Mission Street	mile	\$17,258		\$0	0%	\$0	
		Walla							
		Walla/Piere/Worthern St	mile	\$17,258		\$0	0%	\$0	
		Horse Lake Road - BLM	pkng sp	included		\$0	100%	\$0	
		Rainbow Park	pkng sp	included		\$0	100%	\$0	
		Wenatchi Park	pkng sp	included		\$0	100%	\$0	
		Castle Rock - PUD	pkng sp	included		\$0	100%	\$0	
		Washington Park	pkng sp	included		\$0	100%	\$0	
		Appleachi Stables	pkng sp	Included		\$0	100%	\$0	
		Lincoln Park	pkng sp	Included		\$0	100%	\$0	\$0
Day hiking trails		Horse Lake Mtn/Sties Canyon	mile-dirt	\$19,661	9.5	\$186,780	15%	\$28,017	
		Water Tanks	mile-dirt	\$19,661	0.9	\$17,695	100%	\$17,695	
		Sage Hills	mile-dirt	\$19,661	2.7	\$53,085	100%	\$53,085	
		Number 1 Canyon	mile-dirt	\$19,661	2.0	\$39,322	100%	\$39,322	
		Castle Rock	mile-dirt	\$19,661	1.4	\$27,525	100%	\$27,525	
		Number 2 Canyon	mile-dirt	\$19,661	3.4	\$66,847	100%	\$66,847	

Project	Funds	Unit	Unit cost	Qty	Project cost	City cost share	City cost	City Total
Old Butte/Saddle Rock		mile-dirt	\$19,661	1.5	\$29,492	100%	\$29,492	
Sties Canyon/Prospect		mile-dirt	\$19,661	4.5	\$88,475	15%	\$13,271	
Dry Gulch		mile-dirt	\$19,661	0.8	\$15,729	100%	\$15,729	
Rooster Comb		mile-dirt	\$19,661	1.8	\$35,390	100%	\$35,390	
Horse Lake Road		mile-conc	\$250,000	0.4	\$100,000	100%	\$100,000	
Maple Street		mile-conc	\$250,000	1.6	\$400,000	100%	\$400,000	
5th Street		mile-conc	\$250,000	2.2	\$550,000	100%	\$550,000	
Orondo Avenue		mile-conc	\$250,000	1.6	\$400,000	100%	\$400,000	
Cherry Street		mile-conc	\$250,000	1.1	\$275,000	100%	\$275,000	
Crawford Avenue		mile-conc	\$250,000	0.8	\$200,000	100%	\$200,000	
Rainbow Park		pkng sp	Included	2	\$0	100%	\$0	
Wenatchi Park		pkng sp	Included	2	\$0	100%	\$0	
Western Hills Park		pkng sp	included	4	\$0	100%	\$0	
Triangle Park		pkng sp	included	0	\$0	100%	\$0	
Lincoln Park		pkng sp	included	4	\$0	100%	\$0	
Appleachi Stables		pkng sp	included	6	\$0	100%	\$0	
Sties Canyon		pkng sp	included	8	\$0	100%	\$0	
Horse Lake - DNR	DNR	pkng sp	included	8	\$0	0%	\$0	
Horse Lake Road - BLM	BLM	pkng sp	included	6	\$0	0%	\$0	\$2,251,373
Bicycling trails - off-road		mile-dirt	\$5,809	9.5	\$55,181	15%	\$8,277	
Water Tanks		mile-dirt	\$5,809	0.9	\$5,228	100%	\$5,228	
Sage Hills		mile-dirt	\$5,809	2.7	\$15,683	100%	\$15,683	
Number 1 Canyon		mile-dirt	\$5,809	2.0	\$11,617	100%	\$11,617	
Castle Rock		mile-dirt	\$5,809	1.4	\$8,132	100%	\$8,132	
Number 2 Canyon		mile-dirt	\$5,809	3.4	\$19,749	100%	\$19,749	
Old Butte/Saddle Rock		mile-dirt	\$5,809	1.5	\$8,713	100%	\$8,713	
Sties Canyon/Prospect		mile-dirt	\$5,809	4.5	\$26,138	15%	\$3,921	
Dry Gulch		mile-dirt	\$5,809	0.8	\$4,647	100%	\$4,647	
Rooster Comb		mile-	\$5,809	1.8	\$10,455	100%	\$10,455	

Project	Funds	Unit	Unit cost	Qty	Project cost	City cost share	City cost	City Total
Horse Lake Road		dirt mile-asp	\$100,461	0.4	\$40,184	100%	\$40,184	
Maple Street		mile-asp	\$100,461	1.6	\$160,737	100%	\$160,737	
5th Street		mile-asp	\$100,461	2.2	\$221,013	100%	\$221,013	
Orondo Avenue		mile-asp	\$100,461	1.6	\$160,737	100%	\$160,737	
Cherry Street		mile-asp	\$100,461	1.1	\$110,507	100%	\$110,507	
Crawford Avenue		mile-asp	\$100,461	0.8	\$80,368	100%	\$80,368	
Rainbow Park		pkng sp	Included	2	\$0	100%	\$0	
Wenatchi Park		pkng sp	Included	2	\$0	100%	\$0	
Western Hills Park		pkng sp	Included	4	\$0	100%	\$0	
Triangle Park		pkng sp	included	0	\$0	100%	\$0	
Lincoln Park		pkng sp	included	4	\$0	100%	\$0	
Appleachi Stables		pkng sp	included	6	\$0	100%	\$0	
Sties Canyon		pkng sp	included	8	\$0	100%	\$0	
Horse Lake - DNR	DNR	pkng sp	included	8	\$0	0%	\$0	
Horse Lake Road - BLM	BLM	pkng sp	included	6	\$0	0%	\$0	\$869,967
Horse trails								
Horse Lake Mtn/Sties Canyon		mile	\$5,517	9.5	\$52,408	15%	\$7,861	
Water Tanks		mile	\$5,517	0.9	\$4,965	100%	\$4,965	
Sage Hills		mile	\$5,517	2.7	\$14,895	100%	\$14,895	
Number 1 Canyon		mile	\$5,517	2.0	\$11,033	100%	\$11,033	
Castle Rock		mile	\$5,517	1.4	\$7,723	100%	\$7,723	
Number 2 Canyon		mile	\$5,517	3.4	\$18,757	100%	\$18,757	
Old Butte/Saddle Rock		mile	\$5,517	1.5	\$8,275	100%	\$8,275	
Sties Canyon/Prospect		mile	\$5,517	4.5	\$24,825	15%	\$3,724	
Dry Gulch		mile	\$5,517	0.8	\$4,413	100%	\$4,413	
Rooster Comb		mile	\$5,517	1.8	\$9,930	100%	\$9,930	
Lincoln Rock State Park	WAP&RC	pkng sp	Included	8	\$0	0%	\$0	
Horse Lake Road - BLM	BLM	pkng sp	Included	4	\$0	0%	\$0	
Horse Lake Road - DNR	DNR	pkng sp	included	4	\$0	0%	\$0	
Sties Canyon - USFS	USFS	pkng sp	included	4	\$0	0%	\$0	
Castle Rock - PUD	PUD	pkng sp	Included	6	\$0	0%	\$0	\$91,577
Wenatchee Cmty Center								
arts/crafts room		sq ft	\$135	6,000	\$810,000	100%	\$810,000	
class/meeting room		sq ft	\$125	6,000	\$750,000	100%	\$750,000	
cmty cntr administration		sq ft	\$175	2,000	\$350,000	100%	\$350,000	\$1,910,000

Project	Funds	Unit	Unit cost	Qty	Project cost	City cost share	City cost	City Total	
Wenatchee Teen Center	cmtly cntr other spaces	sq ft	\$100	2,000	\$200,000	100%	\$200,000	\$200,000	
Wenatchee Rctn Center	indoor gymnasium	sq ft	\$150	10,000	\$1,500,000	100%	\$1,500,000		
	physical conditioning	sq ft	\$125	1,000	\$125,000	100%	\$125,000	\$1,625,000	
YMCA expansion	swimming pool-indoor	YMCA	sq ft	\$450	3,000	\$1,350,000	0%	\$0	
	indoor gymnasium		sq ft	\$150	7,000	\$1,050,000	0%	\$0	
	physical conditioning		sq ft	\$125	1,000	\$125,000	0%	\$0	
	class/meeting room		sq ft	\$125	4,000	\$500,000	0%	\$0	\$0
<b>TOTAL</b>					\$14,986,038		\$10,608,431	\$10,608,431	

## NEIGHBORHOOD PLANNING ELEMENT

**GOAL:** Utilize neighborhood planning as a way to tailor the comprehensive plan and implement it in areas that reflect the neighborhood's history, character, current conditions, needs, values, vision and goals.

**OBJECTIVE ONE:** Recognize neighborhood planning and implementation as critical tools for refining and turning into a reality the vision of the Comprehensive Plan.

### POLICIES

1. Develop neighborhood plans for all areas of the city expected to take significant amounts of growth or face critical community development issues, such as housing conditions, traffic, or public safety. Such a plan should reflect the neighborhood's history, character, current conditions, needs, values, vision and goals.
2. Maintain consistency between neighborhood plans and the Comprehensive Plan. In the event of an inconsistency between the comprehensive plan and a proposed neighborhood plan, consider either amendments to the comprehensive plan which are consistent with its core values, or amendments to the neighborhood plan.
3. Require that the following be taken into consideration in establishing future planning area boundaries:
  - Areas defined by a strong historical, cultural, geographic, or business relationships.
  - Natural or built barriers.
  - Manageable size of area, manageable complexity of issues for resources available.
  - Generally agreed upon neighborhood boundaries.
  - The appropriateness of the area for the issues being addressed in the plan.
4. Consider recommendations from neighborhood plans in the context of Wenatchee as a whole. Incorporate such requests into City prioritization processes, as appropriate, for capital expenditures and other decision-making recognizing the City's legal, administrative and fiscal constraints.

**OBJECTIVE TWO:** Give all community members the opportunity to participate in shaping the future of their neighborhoods.

### POLICIES

1. Foster collaborative relationships between citizens and the City.
2. Either community organizations or the City may initiate neighborhood plans with City support, to the extent provided in the City's annual budget.
3. Encourage collaborative neighborhood planning that involves simultaneous consideration of City and neighborhood goals and strategies, and includes representatives for both the City and neighborhoods working together.
4. Support neighborhood plan stewardship with the goal of promoting continued cooperation between the City and local neighborhoods in implementing adopted

neighborhood plan goals and policies, carrying out neighborhood plan work plan activities and implementing this Comprehensive Plan. These efforts should be directed toward not only accomplishing specific projects, but also toward fostering the ability of neighborhoods to inspire people with the energy, interest and ability to work collaboratively with the City in implementing neighborhood plans.

**OBJECTIVE THREE:** Build strong, effective strategies for developing and implementing neighborhood plans.

#### POLICIES

1. Adopt into the Comprehensive Plan portions of any neighborhood or sub-area plan that the City Council determines should be incorporated into the Comprehensive Plan and that are consistent with this plan.
2. Monitor progress toward implementing Council adopted neighborhood plans and communicate results to City officials, neighborhood planning participants and interested citizens.

**City of Wenatchee**  
**CAPITAL FACILITIES PLAN**  
**2003 – 2008**

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GOAL: To provide funding for public capital facilities\* at locally acceptable levels to both the existing community and new development concurrent with the demand for such facilities within the Urban Growth Boundary.

OBJECTIVE ONE: A six-year financial plan to identify capital facilities deficiencies and dependable sources of funding for necessary capital improvements will be completed and updated annually.

POLICIES

1. The Land Use Element of this plan will be reassessed if probable funding falls short of meeting existing needs and to insure that the Land Use Element, Capital Facilities Plan Element, and financing Plan within the Capital Facilities Plan Element are coordinated and consistent.

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\* Capital facilities are structures, improvements, equipment, or other major assets, including land with a useful life of at least ten (10) years. Capital improvements are projects to create, expand, or modify a capital facility. The project cost must exceed ten thousand (10,000) dollars.

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### **Introduction**

The purpose of a Capital Facilities Plan (CFP) is to provide adequate facilities that are (1) consistent with the projected population growth and land use plan; (2) concurrent with, or within 6 years of the impacts of new development in order to achieve and maintain adopted level of service standards; and (3) based on sound fiscal policies for the city.

The Growth Management Act of 1990 requires that a CFP consist of (1) an inventory of existing capital facilities; (2) a forecast of the future needs for such facilities; (3) the proposed locations and capacities of expanded or new facilities; (4) at least a six-year plan that will finance such facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and (5) a requirement to reassess the land use element if funding fall short of meeting existing needs.

The city-owned public capital facilities encompassed by this plan includes the following:

- streets
- sidewalks, paths and trails
- street and road lighting systems
- traffic signals
- domestic water system
- storm sewer system
- sanitary sewer system
- parks and recreation facilities
- general administrative facilities
- vehicles (over \$10,000 and a useful life of over 10 years)
- convention center
- cemetery

The Capital Facilities Plan is also important for seeking other funding sources, such as grants and loans. An approved Capital Facilities Plan is required to be eligible for Public Works Trust Fund program, Distressed County Funds, and other programs.

Under Growth Management, the Capital Facilities Plan is also required to be coordinated and consistent with other public facility providers. Some of those particular providers within the Wenatchee Urban Area include: Wenatchee School District (schools), Chelan County P.U.D. (electrical, water and sewer, parks and recreation), Department of Transportation (highways), Wenatchee Reclamation District (irrigation water), Fire District No. 1 (fire protection), Chelan County (streets, solid waste, storm sewer, lighting, traffic signals, law and justice).

The Capital Facilities Plan must be updated annually. Updates to the CFP should immediately precede the city's budget cycle so that the capital improvements can be incorporated into the annual budget.

## Definitions

The following definitions might help in understanding how this Capital Facilities Plan is put together and read.

**Capital Facility:** Capital facilities are structures, improvements, equipment, or other major assets, including land with a useful life of at least ten (10) years. Capital improvements are projects to create, expand, or modify a capital facility. The project cost must exceed ten thousand (\$10,000) dollars.

**Public Facility:** The city-owned public capital facilities encompassed by this plan includes the following: streets, sidewalks, paths and trails, street and road lighting systems, traffic signals, domestic water system, storm sewer system, sanitary sewer system, parks and recreation facilities, general administrative facilities, vehicles, convention center and cemetery.

**Level of Service:** Levels of service are usually quantifiable measures of the amount of public facilities that are provided to the community. Measures of levels of service are typically expressed as ratios of facility capacity to demand by actual or potential users. Sometimes, level of service standards are based on the public service, such as police protection, rather than on the facility that houses the service (e.g. police station).

**Concurrency:** This is a term that requires public facilities and services necessary to serve development be in place at the time of development or a financial commitment is made to provide the facility within a certain period of time. Growth Management requires concurrency on transportation facilities, while all other public facilities must be “adequate.” The Wenatchee Urban Area Comprehensive Plan, however, makes concurrency a requirement for city public facilities.

## CFP Organization

This Capital Facilities Plan is organized around each of the public facilities provided by the City. Because the city wants to make sure that the Capital Facilities Plan is based on sound fiscal policy, all capital facilities for which city funds would be expended are included in the CFP, not just those facilities required to accommodate future growth. The CFP is based on the following categories:

- General Facilities (fire, police, administrative offices, maintenance, community facilities)
- Parks and Recreation
- Stormwater
- Water
- Sewer
- Street Overlay
- Arterial Street
- Convention Center
- Regional Water
- Cemetery
- Paths and Trails
- Vehicles

### Level of Service Standards

The Level of Service Standards for Public Facilities and Services identified in the Wenatchee Urban Area Comprehensive Plan are as follows:

#### Schools:

K-1	26 students per basic education (BEA) classroom
2-4	27 students per BEA classroom
4-5	29 students per BEA classroom
6-8	28 students per BEA classroom
<i>Comprehensive</i>	
9-12	28 students per BEA classroom
<i>Alternative</i>	
9-12	24 students per BEA classroom
<i>Ancillary Facilities</i>	
Administration Center	1 per district
Transportation Center	1 per district
Maintenance Shop/Office	1 per district
Football Stadium	1 per district
Baseball Stadium	1 per district
Swimming Pool	1 per district
Outdoor Agricultural Lab	1 per district

#### Fire Protection

6-minute response time or less

#### Police Protection

All calls for assistance will be answered within a reasonable time consistent with the nature of the call.

#### Parks and Recreation

See plan for level of service standards

#### Water Supply

Based on Uniform Fire Code requirements

#### Sanitary Sewer

Daily load demand times 2.5 for collection system

Daily load demand for treatment capacity

#### Storm Water

Ten-year storm

#### Transportation

LOS "D" for signalized intersections

LOS "C" for all functional classes of arterials and collectors when measured over a minimum length of one mile

### **Financial Constraints**

In order to be considered in the city's annual budget, a project that meets the definition of Capital Facility must be included in the city's Capital Facilities Plan. But first, here are some of the goals of the CFP planning process:

**Financial:** In the past, the Capital Facilities Plan was not financially realistic. The projected expenditures of general fund money were well beyond any reasonable expectation of the city barring new financial sources. There also was never any correlation between a new capital program and annual operating costs. Therefore, in this plan, the following guidelines were set:

- the first 3 years must be fiscally constrained. That means that projects cannot be put into the first three years unless:
  - they are from an existing, dedicated city fund
  - a grant has been approved for the expenditure (not just an application)
  - annual operation and maintenance costs have been budgeted, or a reasonable (not greater than 3%) increase
  - an exception is for voter approved bonds that are likely to be put in front of the voters, such as a fire station
- the second 3 years have to be reasonably constrained. That means projects can be put on there if:
  - grant sources are reasonably likely to approve an application
  - new funding sources, such as development impact fees, have been reviewed and discussed with advisory bodies and city council
  - annual operation and maintenance costs are reasonable (while not limited to the 3% increase over current budget, there needs to be some reasonable expectation of how the increase would be covered)

### **Timelines**

This Capital Facilities Plan update is being done in conjunction with the annual review of the city's Comprehensive Plan. The city will be going through an extensive review of the Comprehensive Plan in 2002 - 2003, which will include additional public participation in the update of the Capital Facilities Plan in the following year.

**Overall Plan**

<b>EXPENSES</b>		<b>REVENUE SOURCES</b>	
<b>Public Facility Type</b>	<b>Total</b>	<b>Fund</b>	<b>Total</b>
Arterial Street	5,440,000	Bonds - Voter Approved	17,795,000
Convention Center	300,000	City General Fund	175,000
General Facilities	17,490,000	Convention Center Revenue/Reserves	300,000
Parks and Recreation	4,670,000	Equipment Replacement – Fund 503	120,000
Paths and Trails	880,000	Federal – HUD House Sale	30,000
Regional Water	80,000	Fund Balance (Overlay)	32,316
Sewer	7,800,000	Grant - Community Development	275,000
Stormwater	2,274,000	Grant - Federal General Purpose	750,000
Street Overlay	2,370,000	Grant - Federal Transportation	327,500
Streets	1,100,000	Grant – State General Purpose	1,000,000
Water	4,000,000	Grant - State Transportation	5,226,000
		Intergovernmental	329,500
		Other	2,000,000
		Paths and Trails	0
		Sewer - Reserves	2,700,000
		Sewer – Revenue	5,100,000
		Storm Sewer - Reserves	2,289,000
		Street Fund – Unobligated Reserve	40,000
		Tax - 1/2 Cent Gas	1,497,000
		Tax - Cable TV	1,020,000
		Tax - REET - 1st 1/4	0
		Tax - REET - 2nd 1/4	1,317,684
		Water – Regional Reserves	80,000
		Water - Reserves	500,000
		Water – Revenue	3,500,000
<b>TOTAL</b>	<b>\$46,404,000</b>	<b>TOTAL</b>	<b>\$46,404,000</b>

### **General Facilities**

General facilities covers administrative offices, public works buildings, and other community projects that do not have dedicated fund sources, such as water and sewer.

The 6-year capital facilities financing plan for general facilities is primarily for improvements to the city's police and fire stations. The Fire Department has also identified the need for a fire training facility, and a fire station satellite. In September of 2001, the citizen's of Wenatchee approved a \$4.8 million bond for construction of the police station. Once plans are finalized, it is expected that a bond for construction of the main fire station and, perhaps, additional land for a training facility, will be put on the ballot in 2003.

Long-term plans include a Community Center in South Wenatchee. In 2000, the city acquired a piece of property from the U.S. Department of Housing and Urban Development (HUD) for one dollar. The city then sold the property for a net proceed of \$30,000. Funds from this sale must be used to benefit low-to moderate income programs. The city agreed to set these funds aside for the Community Center project. Additional funding was first programmed in 2001 from the Real Estate Excise Tax. However, revenues into this fund have not met projections, and it is now an unlikely source for the city to provide funds for the project. All other sources of funds are yet to be determined, but would not be the obligation of the city.

The city currently has some equipment storage at the corner of 9<sup>th</sup> Street and Walla Walla. This site is owned by the Chelan County Public Utility District, and may become an expansion of the Boat Club. If this occurs, the city will have to move the storage to other city-owned property. Cost for replacement of this structure is proposed from the Equipment Replacement fund (Fund 503).

**GENERAL FACILITIES**

Year	Project Name	Description	Amount	Revenue Fund Source
2003	City Hall HVAC	City Hall HVAC	75,000	City General Fund
	<b>City Hall HVAC Total</b>		<b>75,000</b>	
2003	Fire Station	Construct and Remodel	6,000,000	Bonds - Voter Approved
	<b>Fire Station Total</b>		<b>6,000,000</b>	
2003	Fire Training Facility	3 acres of property and training facility	2,250,000	Bonds - Voter Approved
	<b>Fire Training Facility Total</b>		<b>2,250,000</b>	
2003	Police Station	New Police Station	4,800,000	Bonds - Voter Approved
	<b>Police Station Total</b>		<b>4,800,000</b>	
<b>2003 Total</b>			<b>\$ 13,125,000</b>	
2006-08	9th Street Storage	Replace Structure	120,000	Equipment Replacement -- Fund 503
	<b>9th Street Storage Total</b>		<b>120,000</b>	
2006-08	Community Center	South Wenatchee Facility	600,000	Other
2006-08	Community Center	South Wenatchee Facility	750,000	Grant - Federal General Purpose
2006-08	Community Center	South Wenatchee Facility	15,000	Intergovernmental
2006-08	Community Center	South Wenatchee Facility	30,000	Federal -- HUD House Sale
	<b>Community Center Total</b>		<b>1,395,000</b>	
2006-08	Fire Station Satellite	Western Ave. Area	1,750,000	Bonds - Voter Approved
	<b>Fire Station Satellite Total</b>		<b>1,750,000</b>	
2006-08	Museum Renovation	Renovation of Museum	1,000,000	Grant - State General Purpose
	<b>Museum Renovation Total</b>		<b>1,000,000</b>	
2006-08	Storage Facility	Storage for Parks, Museum, Community Development	100,000	City General Fund
	<b>Storage Facility Total</b>		<b>100,000</b>	
<b>2006-08 Total</b>			<b>\$ 4,365,000</b>	
	<b>General Facilities Total</b>		<b>\$ 17,490,000</b>	

### **Parks and Recreation**

The city completed a comprehensive Parks and Recreation Plan in 2000. This plan addresses every type of park and recreational activity available, and some which are deficient. Overall, the community's residents are blessed with a wide variety of opportunities. Many agencies and groups provide outstanding facilities and programs separate from those of the city.

The comprehensive plan points out several projects and financial options. Providing a financially realistic plan for parks facilities limits listing the many needs of our current parks system, as well as the needs for future parks and recreation developments. This concept, however, is a practical one, and will require prioritization of needs by staff, Parks Board, community members, city finance personnel, the Mayor and City Council. Other government jurisdictions will also need to be involved in helping solve the community's needs, plus private and non-profit groups.

The first priority for parks and recreation facilities are needed improvements to the city's Ice Arena. The city anticipates that the first phase of improvements will cost approximately \$900,000. These improvements, slated to be completed in 2002, include insulation, dehumidification, flooring and ventilation improvements to Rink 1. Future plans include replacement of Rink 2. This future phase is budgeted to cost \$1,400,000. Funding sources for this future phase are unknown.

The proposed 6-year capital facilities financing plan also addresses needs at existing parks and recreation facilities, but also the need to purchase additional land to meet the needs of some neighborhoods in the western part of the city without park facilities nearby. Revenue for the development of these parks is proposed from voter-approved bonds. Additional work could be accomplished with successful grant applications.

**Parks and Recreation Facilities**

Year	Project Name	Description	Amount	Revenue Fund Source
2006-08	Boat Club	City Sponsorship of grant	275,000	Grant - Community Development
	<b>Boat Club Total</b>		<b>275,000</b>	
2006-08	Ice Arena	Ice Arena Phase II Improvements	1,400,000	Other
	<b>Ice Arena Total</b>		<b>1,400,000</b>	
2006-08	Park Land Purchase	Purchase 4 acres and develop	630,000	Bonds - Voter Approved
	<b>Park Land Purchase Total</b>		<b>630,000</b>	
2006-08	Park Playgrounds	Playgrounds for 3 parks	90,000	Bonds - Voter Approved
	<b>Park Playgrounds Total</b>		<b>90,000</b>	
2006-08	Park Restrooms	Public Restrooms	375,000	Bonds - Voter Approved
	<b>Park Restrooms Total</b>		<b>375,000</b>	
2006-08	Park Shelters	Picnic Shelters	150,000	Bonds - Voter Approved
	<b>Park Shelters Total</b>		<b>150,000</b>	
2006-08	Parks Development	Maintenance and Expansion	1,750,000	Bonds - Voter Approved
	<b>Parks Development Total</b>		<b>1,750,000</b>	
<b>2006-08 Total</b>			<b>\$ 4,670,000</b>	
<b>Parks and Recreation Total</b>			<b>\$ 4,670,000</b>	

## Stormwater

The intent of projects in this program is to install new storm drains or add to the capacity of existing systems to provide an infrastructure capable of handling a 10-year storm. Consideration is given to the condition of the existing street surface, so that storm water projects will occur at least one year prior to the street being overlaid or during the last few years of the asphalt surface life expectancy. The current projects planned to be funded are the storm sewer upgrade portions that will occur during the reconstruction of Maple Street, a new storm drain system in the Westmorland/Surrey Road area, and some improvements in the Castlerock Heights subdivision.

These projects are required to meet the City's adopted LOS standards. The City has adopted a 10-year storm as the design standard. A 10-year storm is defined as a storm that can be expected to occur on average once every 10 years, based on empirical data. Some of the existing system, particularly in the residential areas, was designed for a 5-year storm. Also, storm sewer systems were generally not installed in the areas above the Reclamation District Canal. As these areas are brought up to standards, and as new developments occur that increase the runoff to the existing system, a large number of the existing trunk lines will be under capacity. The intent of this program is to update or install new storm sewer mains in a timely manner so that the ultimate build out of the valley is accommodated in regards to a 10-year storm.

The Storm Drain Utility Fund is a special revenue fund designed to account for the financial activities related to the City's ongoing improvement and expansion of the storm sewer system. The revenue for this fund is generated from a flat monthly charge to each single-family residence as well as a monthly charge to commercial and multi-family residences based on an "equivalent residential unit". The equivalent residential unit is an impervious surface of 3,000 square feet.

Storm sewer fees were previously collected outside the City of Wenatchee's corporate limits but within the City's urban growth boundary. The collection of these stormwater utility fees was suspended several years ago, pending review of the needs and funding program.

Anticipated Jan. 1, 2003 Beginning Fund Balance	\$ 2,443,000
TOTAL REVENUE	\$ 2,274,000
TOTAL EXPENSES	\$ 2,274,000
Ending Fund Balance	\$ 169,000

Year	Project Name	Description	Amount	Revenue Fund Source
2003	Storm Drain Improvements	Maple Street Storm	300,000	Storm Sewer - Reserves
2003	Storm Drain Improvements	Maple Street Storm	600,000	Storm Sewer - Reserves
	<b>Storm Drain Improvements Total</b>		<b>900,000</b>	
2003	Westmorland	Storm Improvement	300,000	Storm Sewer - Reserves
	<b>Westmorland Total</b>		<b>300,000</b>	
<b>2003 Total</b>			<b>\$ 1,200,000</b>	
2005	Storm Drain Improvements	City Wide Improvements	1,074,000	Storm Sewer - Reserves
	<b>Storm Drain Improvements Total</b>		<b>1,074,000</b>	
<b>2005 Total</b>			<b>\$ 1,074,000</b>	
	<b>Stormwater Total</b>		<b>\$ 2,274,000</b>	

### Water

The major emphasis in the water distribution system over the next six years will be on upgrading fire flow capacity in those areas identified in the Comprehensive Water Plan as being deficient and replacing aging steel water mains in streets scheduled for ACP overlay.

The Washington State Department of Health requires the city to complete regular updates to the Comprehensive Water Plan. This work is being completed in 2002, which will be followed in 2003 with an update to the Regional Water Plan.

There are limited reserves to pay for anticipated capital improvements. In order to complete improvements after 2002 and 2003, additional revenue will be required, generated through utility rate increases. The Comprehensive Water Plan and rate study will identify the specific needs and costs anticipated for these improvements.

Anticipated 2003 Beginning Fund Balance	\$ 500,000
Bonds – Revenue*	3,500,000
<b>TOTAL REVENUE</b>	<b>\$4,000,000</b>
<b>TOTAL EXPENSES</b>	<b>4,000,000</b>
Ending Fund Balance	\$ 0

### WATER SYSTEM IMPROVEMENTS

Year	Project Name	Description	Amount	Revenue Fund Source
2003	Water System Improvements	Upgrade Lines	500,000	Water - Reserves
	<b>Water System Improvements Total</b>		<b>500,000</b>	
<b>2003 Total</b>			<b>\$ 500,000</b>	
2004	Water System Improvements	Upgrades	500,000	Water - Revenue
	<b>Water System Improvements Total</b>		<b>500,000</b>	
<b>2004 Total</b>			<b>\$ 500,000</b>	
2005	Water System Improvements	Upgrades	500,000	Water - Revenue
	<b>Water System Improvements Total</b>		<b>500,000</b>	
<b>2005 Total</b>			<b>\$ 500,000</b>	
2006-08	Water System Improvements	Water Upgrades	2,500,000	Water - Revenue
	<b>Water System Improvements Total</b>		<b>2,500,000</b>	
<b>2006-08 Total</b>			<b>\$ 2,500,000</b>	
<b>Water Total</b>			<b>\$ 4,000,000</b>	

### Sewer

The major emphasis in the next six years will be on capacity and process analysis of the Wastewater Treatment Plant (WWTP) with a plan of action to address the needs of the plant to provide capacity for an expanded service area, and meet increasingly demanding

\* Requires Mayor and City Council to issue Revenue Bonds based on increase in water utility rates.

discharge parameters driven by the Endangered Species Act (ESA) and established by the Department of Ecology (DOE) and Environmental Protection Agency (EPA).

Modification of the Wastewater Treatment Plant will be required within the 6-year time frame of this plan. The city has entered into a Consent Decree with the Department of Ecology that requires improvements to be completed by 2006. The first step in the process is to complete an analysis of improvements in 2002. It is anticipated that the Wastewater Treatment Plant modifications will be designed in 2003, with construction on improvements beginning in 2004.

Ongoing annual maintenance and rehabilitation of the collection system main lines, manholes and pump stations will be required over the next six years as more areas of need are identified through the City's continuing video inspection program.

Anticipated 2003	
Beginning Fund Balance	\$ 2,740,000
Sewer – Revenue Bond	5,100,000
TOTAL REVENUE	\$7,840,000
TOTAL EXPENSES	7,800,000
Ending Fund Balance	\$ 40,000

**SANITARY SEWER SYSTEM IMPROVEMENTS**

Year	Project Name	Description	Amount	Revenue Fund Source
2003	Sewer Main Repair	Repair Aging and Damaged Lines	100,000	Sewer - Reserves
2003	Wastewater Treatment Plant	Pre-design and Design	1,200,000	Sewer - Reserves
<b>2003 Total</b>			<b>\$ 1,300,000</b>	
2004	Sewer Main Repair	Repair Aging and Damaged Lines	100,000	Sewer - Reserves
2004	Treatment Plant	Modifications	500,000	Sewer - Reserves
<b>2004 Total</b>			<b>\$ 600,000</b>	
2005	Sewer Main Repair	Repair Aging and Damaged Lines	100,000	Sewer - Reserves
	<b>Sewer Main Repair Total</b>		<b>100,000</b>	
2005	Treatment Plant	Modifications	2,100,000	Sewer - Revenue
2005	Treatment Plant	Modifications	400,000	Sewer - Reserves
	<b>Treatment Plant Total</b>		<b>2,500,000</b>	
<b>2005 Total</b>			<b>\$ 2,600,000</b>	
2006-08	Sewer Main Repair	Repair Aging and Damaged Lines	300,000	Sewer - Reserves
	<b>Sewer Main Repair Total</b>		<b>300,000</b>	
2006-08	Treatment Plant	Modifications	3,000,000	Sewer - Revenue
	<b>Treatment Plant Total</b>		<b>3,000,000</b>	
<b>2006-08 Total</b>			<b>\$ 3,300,000</b>	
<b>Sewer Total</b>			<b>\$ 7,800,000</b>	

### Street Overlay

The intent of this annual project is to overlay all of the City streets over a 15-year repeating cycle. In addition to pavement condition, consideration is given to the need to upgrade the water, sewer, storm drain and other utilities so that the overlay will occur at least one year after excavation for utility updates.

For the most part, the overlay program is a maintenance issue. It is related to Level of Service (LOS) standards in that if the maintenance issue is not addressed in a timely manner, roadways will deteriorate to the point where total reconstruction is necessary, at which time LOS to the public is lowered.

The Street Overlay Fund is a special revenue fund designed to account for the financial activities related to the City's ongoing street overlay program. The Street Overlay Program was developed by the Public Works Department in 1996 and provided for the overlay of all City streets over a 15-year repeating cycle. At that time the estimated cost of the overlay program was over \$8,000,000 over the life cycle with about \$4,000,000 considered in immediate need of overlay; and \$500,000 per year would be needed to fund the 15-year cycle. Due to inflation and rising oil prices, the cycle will likely not be met with \$500,000 per year.

Revenue sources consist of funds generated from the city's 5% Cable TV tax and the 2<sup>nd</sup> 1/4 of 1% Real Estate Excise Tax. The combined revenue of these two sources generates about \$390,000 per year, just \$5,000 short of proposed annual expenditures of \$395,000. The funding gap is made up through reserves through the 6-year time period, resulting in \$388,000 at the end of the 6 years. This funding level does not account for inflation, thus, the city needs to review the Overlay Program in the next two years in order to maintain the program at the current level of commitment.

Anticipated 2003 Beginning Fund Balance	\$ 413,000
Tax – Cable TV	1,020,000
Tax – REET – 2 <sup>nd</sup> ¼*	1,325,000
TOTAL REVENUE	\$2,758,000
TOTAL EXPENSES	2,370,000
Ending Fund Balance	\$ 388,000

\* Assumes a projection in total REET revenue in 2003 at \$210,000 and an annual increase of 2% in following years.

## STREET OVERLAY IMPROVEMENTS

Year	Project Name	Description	Amount*	Revenue Fund Source
2003	Overlay Program	Asphalt Overlay of Streets	15,000	Fund Balance
2003	Overlay Program	Asphalt Overlay of Streets	210,000	Tax - REET - 2nd 1/4
2003	Overlay Program	Asphalt Overlay of Streets	170,000	Tax - Cable TV
	<b>Overlay Program Total</b>		<b>395,000</b>	
<b>2003 Total</b>			<b>\$ 395,000</b>	
2004	Overlay Program	Asphalt Overlay of Streets	170,000	Tax - Cable TV
2004	Overlay Program	Asphalt Overlay of Streets	214,200	Tax - REET - 2nd 1/4
2004	Overlay Program	Asphalt Overlay of Streets	10,800	Fund Balance
	<b>Overlay Program Total</b>		<b>395,000</b>	
<b>2004 Total</b>			<b>\$ 395,000</b>	
2005	Overlay Program	Asphalt Overlay of Streets	6,516	Fund Balance
2005	Overlay Program	Asphalt Overlay of Streets	170,000	Tax - Cable TV
2005	Overlay Program	Asphalt Overlay of Streets	218,484	Tax - REET - 2nd 1/4
	<b>Overlay Program Total</b>		<b>395,000</b>	
<b>2005 Total</b>			<b>\$ 395,000</b>	
2006-08	Overlay Program	Asphalt Overlay of Streets	675,000	Tax - REET - 2nd 1/4
2006-08	Overlay Program	Asphalt Overlay of Streets	510,000	Tax - Cable TV
	<b>Overlay Program Total</b>		<b>1,185,000</b>	
<b>2006-08 Total</b>			<b>\$ 1,185,000</b>	
	<b>Street Overlay Total</b>		<b>\$ 2,370,000</b>	

\* Proposed expenses for the Overlay Program is \$395,000 per year, which is \$5,000 over annual recurring revenues. The funding gap is made up through reserves through the 6-year time period.

## Arterial Streets

There are six arterial street projects planned, two of which have funding in place. For the other four projects, it is proposed to apply for grant funding, and if successful, the grant money would contribute 80% of the funds with the remaining 20% coming from the Arterial Street Fund - 1/2 cent gas tax. There is also one study underway: the South End Bridge Study and a second study of the North Wenatchee Avenue Corridor is proposed as funding becomes available through other local agencies and WSDOT.

One of the funded projects is a roadway reconstruction project: Maple Street from Wenatchee Avenue to Western Avenue. The un-funded projects, Walla Walla Avenue from Ninth Street to Miller Street and Piere Street, are also roadway reconstruction projects. Each of these projects will reconstruct and widen the existing roadway to provide a driving lane in each direction, left turn lanes where needed, a bicycle / snow removal lane in each direction, on street parking where desired and where right of way is dedicated for this use, sidewalks on both sides, and street lighting. Storm drain, sanitary sewer and water system improvements will also be a part of these projects.

The second funded project is the yearly Miscellaneous / Minor / Undefined project. This project fund was set up to fund unanticipated projects that come up during the year. Three years ago, this money was used to construct a full width street on a one-block section of Madison Street in conjunction with the Kuntz property annexation.

A yearly pedestrian safety improvement project is also planned if grant programs are available. See Paths and Trails section of this CFP for a description of the program.

With a successful grant commitment, it is also planned to reconstruct the Thurston Street underpass so that it forms a single tee intersection at Columbia Street, thereby eliminating the existing ramps. This will require replacing the existing retaining wall with a new wall further to the west. This project will include lowering the storm sewer system to accommodate lowering the grade of the underpass and increasing the vertical height clearance.

One signal project is also funded at the intersections on Wenatchee Avenue at Miller Street and Maple Street, with new traffic signal control equipment, signal poles, signal heads, directional signing and signal coordination.

There are two signal projects proposed for funding: two locations on Miller Street (1<sup>st</sup> and Washington intersections) and another location at the intersection of Wenatchee Avenue and Ferry Street.

The roadway reconstruction projects are required to meet the City's adopted level of service standards. The roadways are collector or minor arterial streets that serve as corridors between other major or minor arterials. They also provide access to residential and commercial areas. The existing roadways have narrow shoulders and no sidewalks in most areas. The sub-grade and pavement on these streets is in need of reconstruction and resurfacing, and some widening, street lighting and improvements to the drainage systems are needed.

Two transportation planning studies are also proposed during this period: the South End Bridge study and the North Wenatchee Avenue Corridor study. Both projects are needed to meet continued decline in Level of Service within these transportation corridors.

The South End Bridge study is fully funded with grants, agency contributions and city funds. The project began in 2001 and should be completed in 2003. Total project costs are \$595,000. The North Wenatchee Corridor study would get underway in 2003 if other state and local funding is available to fully pay for the study. Depending on funding, the project may begin as a simple traffic analysis and route alternatives. Full funding of the study and environmental impact would require up to \$1,000,000.

The City of Wenatchee receives a portion of the State's ½ cent gas tax, approximately \$189,000 annually, that is dedicated to Arterial Streets. It is proposed to use this revenue as matching money for these grant projects, however, there are more projects than funding. The list of projects identify a need for \$1,497,000 of gas tax revenue over the 6-year period, with anticipated revenues of \$1,134,000. This leaves a shortfall of \$363,000. However, there is a projected fund balance of \$841,347 in the Arterial Street fund that could be used for the projects. If the revenues fall short of the budget, and if the city were successful in obtaining all of the grants, priorities or other funding sources would need to be made by the Mayor and City Council.

The source of the grant funds is the Transportation Improvement Board (TIB). The City of Wenatchee competes with other agencies for these funds. The TIB rates each of the applications based on specific criteria, including safety, mobility, structural condition, congestion, width, multimodal components and project cost.

Preliminary plans for meeting level of service standards at the South End Bridge identify a need for \$12 to \$15 million of improvements. One financing scenario would be to receive 50% state or federal funding, 40% from the State Transportation Improvement Board (only available if local government is lead agency on project), and 10% local funds (city/county). If the project is \$12 million, this funding scenario would mean that the city might have to participate in the project up to \$1.2 million. As can be seen in the table below, the projected fund balance is \$771,347. The city does not have sufficient funds to cover the necessary local match with the anticipated revenues. Other sources of funds will be necessary, or priorities made in spending.

Anticipated 2003 Beginning Fund Balance	\$ 841,347
Grant – State Transportation	4,226,000
Grant – Federal Transportation	62,500
Intergovernmental	314,500
Tax – ½ Cent Gas	1,134,000
Other	0
<b>TOTAL REVENUE</b>	<b>\$6,578,347</b>
Street and Path Expenses*	660,000
Arterial Expenses	5,440,000

\* These are expenses attributed to other program activities, but utilize Arterial Street Fund (1/2 Cent Gas Tax) funds for a revenue source. See Streets (page 14) and Paths and Trails (page 14) for description of projects.

TOTAL EXPENSES	\$6,100,000
Ending Fund Balance	\$ 478,347

### ARTERIAL STREET PROJECTS

Year	Project Name	Description	Amount	Revenue Fund Source
2003	Maple Street	Reconstruction and Widening	1,296,000	Grant - State Transportation
2003	Maple Street	Reconstruction and Widening	292,000	Tax - 1/2 Cent Gas
2003	Maple Street	Reconstruction and Widening	32,000	Intergovernmental
	<b>Maple Street Total</b>		<b>1,620,000</b>	
2003	South End Bridge	Bridge Study	282,500	Intergovernmental
2003	South End Bridge	Bridge Study	250,000	Grant - State Transportation
2003	South End Bridge	Bridge Study	62,500	Grant - Federal Transportation
	<b>South End Bridge Total</b>		<b>595,000</b>	
2003	Traffic Signals	Wenatchee Ave. at Miller and Maple	280,000	Grant - State Transportation
2003	Traffic Signals	Wenatchee Ave. at Miller and Maple	70,000	Tax - 1/2 Cent Gas
	<b>Traffic Signals Total</b>		<b>350,000</b>	
<b>2003 Total</b>			<b>\$ 2,565,000</b>	
2006-08	Miller Street Signals	Miller St. Signals @ 1st & Washington	240,000	Grant - State Transportation
2006-08	Miller Street Signals	Miller St. Signals @ 1st & Washington	60,000	Tax - 1/2 Cent Gas
	<b>Miller Street Signals Total</b>		<b>300,000</b>	
2006-08	North Wenatchee Corridor Study	Corridor Study	100,000	Tax - 1/2 Cent Gas
2006-08	North Wenatchee Corridor Study	Corridor Study	900,000	Grant - State Transportation
	<b>North Wenatchee Corridor Study Total</b>		<b>1,000,000</b>	
2006-08	Piere Street	Widening and Improvements	160,000	Tax - 1/2 Cent Gas
2006-08	Piere Street	Widening and Improvements	640,000	Grant - State Transportation
	<b>Piere Street Total</b>		<b>800,000</b>	
2006-08	Ferry St. Signals	@ Wenatchee Ave.	140,000	Tax - 1/2 Cent Gas
2006-08	Ferry St. Signals	@ Wenatchee Ave.	35,000	Grant - State Transportation
	<b>Ferry St. Signals Total</b>		<b>175,000</b>	
2006-08	Walla Walla Ave.	Widening and Improvements	120,000	Tax - 1/2 Cent Gas
2006-08	Walla Walla Ave.	Widening and Improvements	480,000	Grant - State Transportation
	<b>Walla Walla Ave. Total</b>		<b>600,000</b>	
<b>2006-08 Total</b>			<b>\$ 2,875,000</b>	
	<b>Arterial Street Total</b>		<b>\$ 5,440,000</b>	

### Street Projects

Year	Project Name	Description	Amount	Revenue Fund Source
2003	Miscellaneous	Minor, Undefined	50,000	Tax - 1/2 Cent Gas
	<b>Miscellaneous Total</b>		<b>50,000</b>	
<b>2003 Total</b>			<b>\$ 50,000</b>	
2004	Miscellaneous	Minor, Undefined	50,000	Tax - 1/2 Cent Gas
	<b>Miscellaneous Total</b>		<b>50,000</b>	
<b>2004 Total</b>			<b>\$ 50,000</b>	
2005	Miscellaneous	Minor, Undefined	50,000	Tax - 1/2 Cent Gas
	<b>Miscellaneous Total</b>		<b>50,000</b>	
<b>2005 Total</b>			<b>\$ 50,000</b>	

2006-08	Miscellaneous	Minor, Undefined	150,000	Tax - 1/2 Cent Gas
	<b>Miscellaneous Total</b>		<b>150,000</b>	
2006-08	Thurston Street Underpass	Columbia and Thurston Intersection	640,000	Grant - State Transportation
2006-08	Thurston Street Underpass	Columbia and Thurston Intersection	160,000	Tax - 1/2 Cent Gas
	<b>Thurston Street Underpass Total</b>		<b>800,000</b>	
<b>2006-08 Total</b>			<b>\$ 950,000</b>	
	<b>Streets Total</b>		<b>\$ 1,150,000</b>	

### Convention Center

The Convention Center is a city-owned facility that is operated under agreement with WestCoast Hotels. Revenue from the operation of the facility is used to pay off long-term capital debt, as well as needed facility and equipment upgrades and replacements.

In 1995, the city developed a list for anticipation of up-grades and equipment replacement. Funding at that time was devoted to capital expansion of the convention center, so available funding to meet ongoing needs is limited. Equipment that is scheduled for replacement in the next six years includes the following:

- Roof
- HVAC Components (50%)
- Walk-in Cooler, Ice Machine and Kitchen Appliances
- Parking Lot Resurfacing
- Lighting
- Remodel Restrooms

The total anticipated cost for the above list of replacements is over \$632,000. There is an immediate need for \$432,000 of improvements to replace approximately 50% of the HVAC system that is currently operating several years past the manufacturer’s estimated life as well as some kitchen appliances, all of which are either due or past due for replacement. Once these improvements are completed, we anticipate budgeting \$50,000 each year to stay current and address the ongoing needs of the Center.

As shown on the following page, the fund balance for the Convention Center is predicted just slightly above the projected expenses.

#### Expense

Year	Project Name	Description	Expense Total
2003	Equipment	Upgrades and Replacement	50,000
2004	Equipment	Upgrades and Replacement	50,000
2005	Equipment	Upgrades and Replacement	50,000
2006-08	Equipment	Upgrades and Replacement	150,000
		TOTAL	\$300,000

#### Revenue

Fund	Revenue Total
Convention Center Reserves	\$352,132

5/6/2002

**CITY OF WENATCHEE, WA**  
**Convention Center Fund**  
**Estimated Revenues, Expenses and Changes in Fund Balance**  
**For the six years 2003 through 2008**

	Note	2003	2004	2005	2006	2007	2008
<b>Revenues</b>							
Hotel / Motel Tax	1	234,600	239,292	244,078	248,959	253,939	259,017
Chelan County	1	30,600	31,212	31,836	32,473	33,122	33,785
West Coast commissions	1	161,160	164,383	167,671	171,024	174,445	177,934
SOC land lease		17,250	17,250	17,250	17,250	17,250	17,250
Miscellaneous	1	20,400	20,808	21,224	21,649	22,082	22,523
Transfer from Hotel Tax - Capital	1	152,296	155,342	158,449	161,618	164,850	168,147
Total revenues		616,306	628,287	640,508	652,973	665,688	678,656
<b>Expenses</b>							
Operating	1	255,259	260,364	265,572	270,883	276,301	281,827
Capital		50,000	50,000	50,000	50,000	50,000	50,000
Debt Service	2	321,786	324,273	326,260	323,304	324,229	324,229
Total expenses		627,045	634,637	641,831	644,187	650,530	656,056
Revenues over (under) expenses		(10,739)	(6,349)	(1,323)	8,786	15,158	22,601
Fund balance, January 1		162,173	151,434	145,085	143,761	152,548	167,706
Fund balance, December 31		151,434	145,085	143,761	152,548	167,706	185,088

Note 1Assumes an annual increase of 2%Note 2

Debt Service - 1993*	64,789	66,551	68,038	65,017	66,166	66,166
Debt Service - 1997	256,997	257,722	258,222	258,287	258,063	258,063
Total	321,786	324,273	326,260	323,304	324,229	324,229

\* 1993 bonds fully paid December 1, 2008.

### Regional Water

A Comprehensive Plan Update is scheduled for 2003. There are no other known capital items at this time.

Year	Project Name	Description	Amount	Revenue Fund Source
2003	Comprehensive Plan Update	Comprehensive Plan Update	80,000	Water -- Regional Reserves
	Comprehensive Plan Update Total		80,000	
<b>Regional Water Total</b>			<b>\$ 80,000</b>	

### Revenue

Fund	Revenue Total
Other	\$500,000

### Cemetery

The capital improvements at the cemetery and mausoleum are being evaluated at this time. The mausoleum will receive an acid wash and resealing in 2002 as basic preventative maintenance to protect the structure from deterioration.

### Paths and Trails

There are three projects that are planned for paths and trails: completion of the 5<sup>th</sup> Street Bike Lane, a sidewalk along Worthen by Columbia Fruit Packers Warehouse, and miscellaneous pedestrian safety improvements.

A yearly pedestrian safety improvement project is programmed. The scope of the remaining pedestrian safety improvement projects is yet to be determined, and will come about through input from the public, neighborhood meetings, input from the School District, etc. The Transportation Improvement Board (TIB) may have redirected the money for the state grant program to other programs, so grants may be unavailable from this source. Examples of projects in the last two years include sidewalks along Marr Street (2000 construction) and Princeton Street.

The 5<sup>th</sup> Street Bike Lane is the first phase of a project to connect the city's residential area by bike lane to the Riverfront. This project was the first priority of the city's Bicycle Advisory Committee. Grant funding is proposed to pay for more than half of the project, including a contribution from Link, and the remaining balance is from the city's ½ Cent Gas Tax and Storm Sewer Reserves.

### PATHS AND TRAILS PROJECTS

Year	Project Name	Description	Amount	Revenue Fund Source
2003	5th Street Bike Lane	Create Bike Lane from 5th to Water	15,000	Storm Sewer - Reserves
2003	5th Street Bike Lane	Create Bike Lane from 5th to Water	110,000	Tax - 1/2 Cent Gas
2003	5th Street Bike Lane	Create Bike Lane from 5th to Water	200,000	Grant - Federal Transportation
2003	5th Street Bike Lane	Create Bike Lane from 5th to Water	65,000	Grant - Federal Transportation
	<b>5th Street Bike Lane Total</b>		<b>390,000</b>	
2003	Worthen Street Sidewalks	Vicinity of Thurston St.	40,000	Street Fund -- Unobligated Balance
	<b>Worthen Street Sidewalks Total</b>		<b>40,000</b>	
<b>2003 Total</b>			<b>\$ 430,000</b>	
2006-08	Pedestrian Safety Improvements	Sidewalks, signals, etc.	90,000	Tax - 1/2 Cent Gas
2006-08	Pedestrian Safety Improvements	Sidewalks, signals, etc.	360,000	Grant - State Transportation
	<b>Pedestrian Safety Improvements Total</b>		<b>450,000</b>	
<b>2006-08 Total</b>			<b>\$ 450,000</b>	
	<b>Paths and Trails Total</b>		<b>\$ 880,000</b>	

## Real Estate Excise Tax

The State Legislature authorized cities to impose an excise tax that is paid by the seller of a piece of real estate. The authorization is in two separate sections, with two separate sets of limitations. The authorization (RCW 82.46) has specific limitations and responsibilities for jurisdictions planning under the Growth Management Act.

The 1<sup>st</sup> quarter of 1% Real Estate Excise Tax has less limitations, but still must be used for projects included in the Capital Facilities Plan. This tax was first enacted by the city in 1996. The city of Wenatchee has used this funding to pay a portion of the debt service on the 1998 councilmanic bonds for the street overlay program.

The 2<sup>nd</sup> quarter of 1% Real Estate Excise Tax has more limitations. The list of capital projects is not as inclusive as the 1<sup>st</sup> Quarter. This tax was first enacted by the city in 1999. The city has previously dedicated this entire portion of the Real Estate Excise Tax to the Street Overlay program, which is authorized under the legislation.

Below is an overview of the two different legislative authorizations:

### 1<sup>st</sup> Quarter of 1% -- RCW 82.46.010

The legislative authority of any city may impose an excise tax on each sale of real property in the corporate limits of the city for the city tax at a rate not exceeding one-quarter of one percent of the selling price. After April 30, 1992, revenues generated from the tax imposed under RCW 82.46.010 in cities over five thousand population that are required or choose to plan under RCW 36.70A.040 shall be used solely for financing capital projects specified in a capital facilities plan element of a comprehensive plan and housing relocation assistance under RCW 59.18.440 and 59.18.450. However, revenues (a) pledged by such counties and cities to debt retirement prior to April 30, 1992, may continue to be used for that purpose until the original debt for which the revenues were pledged is retired, or (b) committed prior to April 30, 1992, by such counties or cities to a project may continue to be used for that purpose until the project is completed.

As used in this section, "capital project" means those public works projects of a local government for planning, acquisition, construction, reconstruction, repair, replacement, rehabilitation, or improvement of streets; roads; highways; sidewalks; street and road lighting systems; traffic signals; bridges; domestic water systems; storm and sanitary sewer systems; parks; recreational facilities; law enforcement facilities; fire protection facilities; trails; libraries; administrative and/or judicial facilities; river and/or waterway flood control projects by those jurisdictions that, prior to June 11, 1992, have expended funds derived from the tax authorized by this section for such purposes; and, until December 31, 1995, housing projects for those jurisdictions that, prior to June 11, 1992, have expended or committed to expend funds derived from the tax authorized by this section or the tax authorized by RCW 82.46.035 for such purposes.

### 2<sup>nd</sup> Quarter of 1%-- RCW 82.46.035

The legislative authority of any city that plans under RCW 36.70A.040(1) may impose an additional excise tax on each sale of real property in the corporate limits of the city for the city tax at a rate not exceeding one-quarter of one percent of the selling price. Revenues generated from the tax imposed RCW 82.46.035 shall be used by such counties and cities solely for financing capital projects specified in a capital facilities plan element of a comprehensive plan. However, revenues (a) pledged by such counties and cities to debt retirement prior to March 1, 1992, may continue to be used for that purpose until the original debt for which the revenues were pledged is retired, or (b) committed prior to March 1, 1992, by such counties or cities to a project may continue to be used for that purpose until the project is completed.

As used in this section, "capital project" means those public works projects of a local government for planning, acquisition, construction, reconstruction, repair, replacement, rehabilitation, or improvement of streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, bridges, domestic water systems, storm and sanitary sewer systems, and planning, construction, reconstruction, repair, rehabilitation, or improvement of parks.

### **1<sup>st</sup> Quarter of 1% Projects**

Revenue from the Real Estate Excise Tax has fallen short of projections due to the economic conditions within Wenatchee. In 2001, the city had forecast revenues of \$225,000. That projection fell short by \$35,000 to \$50,000. For 2003, \$210,000 is forecast to be received from this source. As a result, the anticipated revenue exceeds the long-term debt service requirement for the 1998 Street Overlay bonds by only \$35,000, leaving very little funds for any other projects.

There were five projects that proposed funding from the 1<sup>st</sup> Quarter of 1% fund: improvements to the Ice Arena (annual debt service), full funding of the Street Overlay program (annual cost), 5<sup>th</sup> Street Bike Lane (one time funding) and South Wenatchee Community Center (annual debt service). Unfortunately, there were more requests than funding available. Funding for the first phase of Ice Arena improvements came from sources other than the Real Estate Excise Tax. Therefore, this fund may have revenue in future years to consider for necessary capital expenditures consistent with the limitations on use of these funds.

8/1/2002

**CITY OF WENATCHEE, WA**  
**1st Quarter of 1% Real Estate Excise Tax**  
**Estimated Revenues, Expenses and Changes in Fund Balance**  
**For the six years 2003 through 2008**

	Note	2003	2004	2005	2006	2007	2008
<u>Revenues</u>							
Annual Revenues	1	210,000	214,200	218,484	222,854	227,311	231,857
Total revenues		210,000	214,200	218,484	222,854	227,311	231,857
<u>Expenses</u>							
Debt Service on 1998 Street Overlay Bonds		174,808	170,348	170,557	175,208	174,061	170,036
Ice Arena Long Term Improvements Community Center							
5th Street Bike Lane							
Asphalt Overlay of Streets							
Total expenses		174,808	170,348	170,557	175,208	174,061	170,036
Revenues over (under) expenses		4,666	43,852	47,927	47,646	53,250	61,821
Fund balance, January 1		89,230	93,896	137,748	185,675	233,321	286,570
Fund balance, December 31		93,896	137,748	185,675	233,321	286,570	348,391

Note 1Assumes an annual increase of 2%

## 2<sup>nd</sup> Quarter of 1% Projects

The 2<sup>nd</sup> Quarter of 1% Real Estate Excise Tax is proposed to be used primarily for the city's street overlay program. Revenue from the Real Estate Excise Tax has fallen short of projections due to the economic conditions within Wenatchee. In 2001, the city had forecast revenues of \$225,000. That projection fell short by \$35,000 to \$50,000. For 2003, \$210,000 is forecast to be received from this source.

### CITY OF WENATCHEE, WA

8/1/2002

#### 2nd Quarter of 1% Real Estate Excise Tax

#### Estimated Revenues, Expenses and Changes in Fund Balance

For the six years 2003 through 2008

	<i>Note</i>	2003	2004	2005	2006	2007	2008
<u>Revenues</u>							
Annual Revenues	1	210,000	214,200	218,484	222,854	227,311	231,857
Total revenues		210,000	214,200	218,484	222,854	227,311	231,857
<u>Expenses</u>							
Asphalt Overlay of Streets		210,000	214,200	218,484	222,854	227,311	231,857
Ice Arena Long Term Improvements							
Total expenses		210,000	214,200	218,484	222,854	227,311	231,857
Revenues over (under) expenses		0	0	0	0	0	0
Fund balance, January 1		0	0	0	0	0	0
Fund balance, December 31		0	0	0	0	0	0

Note 1

Assumes an annual increase of 2%

## WENATCHEE URBAN AREA COMPREHENSIVE PLAN SHORELINES ELEMENT

### Overall Shorelines Goals for the City of Wenatchee

Located on the eastern slope of the Cascades, Chelan County possesses abundant land and water resources. Chelan County, the several cities therein, and other major land development agencies have observed comprehensive land use planning principles related to these resources for a number of years. However, the Shorelines Master Program represents an initial step in focusing comprehensive, coordinated planning attention at the critical land-water interface.

It is the intent of this committee that the following regulations be used in a positive way, consistent with the purpose of the Shoreline Management Act of 1971, in all shoreline development within the County. It is the directive of this committee that this statement of intent be and remain a part of any ordinance adopting these regulations.

Goals provide the motivating force behind all planning efforts, and the proper identification of goals is essential to the success of any plan. Taking the provisions of the Shoreline Management Act and Guidelines as a basic theme, in combination with the ideas and evaluation of the Citizens Advisory Committee, the following set of goals are presented as appropriate for all shorelines under the Shorelines Act in Chelan County. These goals are listed in no particular order of priority:

1. Promote reasonable and appropriate use of the shorelines which will not jeopardize public and private interests.
2. Protect against adverse effects to the public health, the land, its vegetation and wildlife, and the waters and their aquatic life within Chelan County.
3. Protect rights of navigation.
4. Recognize and protect private property rights.
5. Maintain or recreate a high quality of environment along the shorelines of the County.
6. Preserve and protect fragile natural resources and culturally significant features.
7. Increase public access to publicly owned areas of the shorelines where increased use levels are desirable.
8. Protect public and private properties from adverse effects of improper development in hazardous shorelines areas.
9. Recognize the importance of an informed and responsible public observing basic rules of good behavior in the use and enjoyment of all shorelines.

### SPECIFIC GOALS FOR SHORELINES OF STATEWIDE SIGNIFICANCE

In the case of those shorelines within the City of Wenatchee which have been designated as having statewide significance, the following goals shall apply:

1. Recognize and protect statewide interest.
2. Preserve or enhance the natural character of the shoreline.
3. Address uses that result in long-term over short-term benefit.
4. Protect the resources and ecology of the shorelines.
5. Increase public access to publicly owned areas of the shorelines where increased use levels are desirable.
6. Increase recreational opportunities on the shorelines open to the public.

## GOALS FOR THE MASTER PROGRAM ELEMENTS

The Overall Goals for Shorelines and the Specific Goals for Shorelines of Statewide Significance reflect the guiding philosophy of the Shorelines Management Act and input from the Chelan County Shorelines Citizens Advisory Committee. In realizing these goals, the Master Program contains policies and regulations that relate to the uses of shorelines. A set of general Master Program Elements, reflecting the interrelationships between shorelines and all other categories of human activity have been developed for Wenatchee. A general goals statement is presented with each element. Policies, directed toward specific shoreline uses, will reflect one or more of these Master Program Element Goals.

### Economic Development Element Goal

Permit those commercial and industrial developments requiring shorelines locations which may contribute to the economic well-being of the City of Wenatchee with minimum disruptions of the environment.

### Public Access Element Goal

Assure safe, convenient and diversified access to the public shorelines of the City of Wenatchee; assure that the intrusions created by public access will not endanger life or have adverse effects on property or fragile natural features; assure that the provisions for public access will minimize conflicts between the public and private property.

### Circulation Element Goal

Since major transportation systems pre-exist near many shorelines, additions or modifications to these systems should minimize the conflicts between those systems and shorelines uses.

### Recreational Element Goal

Assure diverse, convenient and adequate recreational opportunities along the public shorelines of the City of Wenatchee for the local residents and a reasonable number of transient users.

### Shoreline Use Element Goal

Assure an appropriate pattern of sound development in suitable locations without diminishing the quality of environment along the shoreline of the City of Wenatchee.

### Historical/Cultural Element Goal

Protect and restore areas having significant historic, cultural, educational, or scientific values.

Conservation Element Goal

Assure preservation of unique, fragile and scenic elements; assure conservation of non-renewable natural resources; assure continued utilization of the renewable resources such as timber, water and wildlife.

Agricultural Element Goal

Irrigated agriculture is a water-dependent use and a key factor in the economy of the City of Wenatchee; other shoreline uses should not jeopardize production on prime agricultural lands.

Rehabilitation Element Goal

Encourage the restoration of shoreline areas that have been modified, blighted, or otherwise disrupted by natural or human activities.

## POLICIES STATEMENTS FOR SHORELINE USE ACTIVITIES

The following list of policy statements are intended to serve as an intermediate step between the general goals which have been set by the Chelan County Citizens Advisory Committee and the specific use regulations developed in the Master Program.

There are nineteen activities that have been grouped into six functional headings for ease of reference.

### RESOURCE-BASED ACTIVITIES

#### 1. Agricultural Practices (Agricultural, Economic Development and Conservation Goals)

Agricultural practices are those methods used in vegetation, soil and livestock management, such as filling of soil, irrigation, control of weeds, control of plant diseases and insect pests, soil maintenance and fertilization, the raising and storing of crops, and control of livestock. In Chelan County, irrigated orchard production is the most significant agricultural activity, although general farming, livestock, dryland wheat and hay operations are present in lesser degrees. Diversion of water for agricultural purposes must occur in accord with the water right procedures of the Hydraulics Division of the Department of Ecology. Other state laws having direct application to agriculture in Chelan County include the Washington Pesticide Act (RCW 15.57) and the Washington Pesticide Application Act (RCW 17.21).

#### POLICIES:

- a. Encourage that lands which are well suited for agriculture can be maintained in agricultural production.
- b. Encourage the maintenance of a buffer of permanent vegetation along the shoreline in agricultural areas that will retard surface runoff, reduce siltation and provide sanctuary for fish and other wildlife.
- c. Livestock waste should be disposed in a manner that will prevent surface or ground water pollution. Livestock enclosures involving a significant concentration of animals should be sufficiently set back from all shorelines of the state to prevent direct pollution of the water by animal wastes.
- d. Barns and agricultural accessory buildings should be permitted within the shorelines of the state only when compliance with the above policy can be assured. Such buildings are not permitted in recognized floodway areas, and only conditionally permitted in floodway fringe areas by the City of Wenatchee Zoning Ordinance.

Barns and agricultural accessory buildings should be generally discouraged in the floodway fringe unless no other suitable location is available and adequate protective measures are assured.

- e. Discourage commercial feed lots and silage pits from locating on shorelines unless it can be satisfactorily demonstrated that no adverse environmental effects would result.
  - f. Protect natural airsheds, made up of ravines, swales, tributaries and other topographic features, which direct the flow of cold air down to major streams from obstructions which would create frost pockets. Proposed highways, buildings, dikes, landfills and dense hedge plantings which may obstruct this airflow and threaten existing orchards should be designed to minimize any adverse effect.
  - g. Orchardists are encouraged to extract directly from the source, rather than from a streamside well, in order to obtain water free from damaging salts. Orchardists are encouraged to utilize pumping unit installations which will not detract from the visual quality of the shoreline.
  - h. Overflow spillage points along gravity irrigation systems should be channelized or rip-rapped to prevent excessive siltation of rivers and streams during irrigation water "wasting".
  - i. Orchardists using the rille method (open ditches) of irrigation are encouraged to filter overflow irrigation water into the soil rather than permitting excess irrigation water to runoff directly into surface waters.
  - j. As indicated by the Agricultural Element Goal, orchard agriculture is a key element in the economy of Chelan County. At present, sufficient amounts of water to sustain production are available. It is essential that future permitted land uses such as industry, recreation, and residential development do not create a water demand conflict which may reduce the amounts of water available for present levels of irrigation.
2. Aquaculture (Economic Development, Recreation and Conservation Element Goals)

Aquaculture involves the farming of food, fish, shellfish or other aquatic plants and animals. In Chelan County, aquaculture is restricted to the hatchery production of trout, salmon and steelhead for sport and commercial fisheries and a limited number of farm fish ponds. The technology associated with aquaculture is still in its formative stages and the potential of a broader application of aquaculture on the shorelines of Chelan County has yet to be determined.

Policies:

- a. Aquacultural enterprises should be located in areas where navigation rights are not significantly restricted.
- b. Recognition should be given to the possible detrimental impact aquacultural development might have on the general esthetic quality of the shoreline area.
- c. As aquaculture technology expands with increasing knowledge and experience, emphasis should be placed on structures and plant management which do not interfere with water quality standards, navigation or the esthetic quality of shorelines.

3. Forest Management (Conservation and Rehabilitation Element Goals)

Forest management practices are those methods used for the protection, production and harvesting of timber. In Chelan County the majority of merchantable timber occurs on National Forest lands and harvest is by private companies through timber sales arranged and regulated by the U. S. Forest Service in accordance with the Multiple Use Act. The Department of Natural Resources and private timber companies own and manage some forested lands, and some timber is cut coincidental to preparing city, county, state, and privately owned parcels of land for uses other than timber production. Private land owners must obtain approval from the Department of Natural Resources prior to commercially harvesting their timber.

The Shorelines Act of 1971 specifies that in most instances only 30% of the merchantable trees may be removed in harvests within the Shorelines of Statewide Significance. Thus, a shorelines permit will be required for proposed timber harvests within 200 feet of Shorelines of Statewide Significance to assure compliance with this provision of the law. The policies listed below will also apply to such proposed harvests.

In the case of all other Shorelines of the State, a shorelines permit for timber harvest will only be required when bridges, culverts, road construction, or similar developments involving costs in excess of \$1,000 are proposed within 200 feet of the shoreline.

POLICIES:

- a. Logging should be avoided on shorelines with slopes of such grade that large sediment runoff will result, unless adequate restoration and erosion control, including seeding, mulching, matting and replanting can be expeditiously accomplished.
- b. Special attention should be directed in logging activities including thinning, harvest and road construction, to prevent the accumulation of slash and other debris in contiguous waterways and their floodplains.

- c. The visual impact of timber harvest should be considered in all shoreline areas. Timber harvesting practices, including road construction and debris removal, should proceed in accord with fundamental landscape management principles so that the quality of the view and viewpoints in Shorelines of the State are not degraded.
  - d. Encourage the use of buffer zones along forested shorelines which will retard surface runoff, reduce siltation, provide shade for fish and be esthetically pleasing.
  - e. Timber harvesting practices on Shorelines of the State should be conducted to maintain state and federal water quality standards as appropriate.
  - f. Careful consideration should be given to partial harvesting in shoreline areas to remove cull logs, dead and dying trees and those green trees most subject to undercutting by the stream.
4. Mining (Economic Development, Conservation and Rehabilitation Element Goals)

Mining is the removal of naturally occurring materials from the earth for economic use. Chelan County contains significant mineral resources and a number of areas were mined for many years. Recently, sand and gravel operations have been the major mining activity, however, the potential exists for significant mineral extraction in the future. Excavating for the production of sand, gravel and minerals must proceed in accordance with the Washington State Surface Mining Act. In addition, all mining within shorelines of the state should conform with the provision of Chelan County's Master Program.

**POLICIES:**

- a. Sand, gravel, and commonly occurring minerals should be mined from the least sensitive shoreline areas.
- b. When rock, sand, gravel or minerals are removed from shorelines areas, adequate protection against sediment and silt production must be provided. If such removal is to occur within the stream bed itself, a hydraulics permit from the Department of Game and Fisheries is required.
- c. Land reclamation should be initiated immediately after completion of each phase of the mining activities.
- d. Steps should be taken to assure that sediment or chemically harmful leaching from upland mining activities does not reach the surface waters of the State.
- e. In areas of past mining activity where adequate reclamation was not accomplished and a nuisance has resulted, coordination between all groups with an interest in the land (owners, citizens and various levels and agencies of government) should be directed towards the elimination of the nuisance.

## LAND USE ACTIVITIES

### 5. Residential Development (Shoreline Use, Economic Development and Circulation Element Goals)

In Chelan County the term "residential development" includes both year round and recreational/seasonal homes. Since both types of homes have the same impact upon shorelines as well as requiring almost the same breadth of public services, they are not differentiated in the Master Program. Residential development does include the full range of densities from single family units through mobile homes and cluster developments to multi-family structures. Local zoning ordinances and subdivision regulations presently provide controls which prevent many development abuses.

#### POLICIES:

- a. All subdivisions should be designed at a level of density of site coverage and occupancy compatible with the physical capabilities of the shoreline and water in order to minimize probabilities of damage to life, property and the environment.
- b. Cluster development (planned development type zoning) should be encouraged wherever feasible to maximize use of the shorelines by residents, maximize both on-site and off-site esthetic appeal and to minimize disruption of the natural shorelines.
- c. All subdivisions should be designed to adequately protect and/or improve the water and shoreline esthetic qualities.
- d. Proposed residential development, such as cabanas should be prohibited. Other proposed encroachments into air space over water surface should be very closely evaluated to determine potential environmental, safety, navigation, and/or esthetic impact. Such impacts should be minimized or eliminated as appropriate.
- e. Residential development should have adequate provision for sanitary sewage disposal, storm drainage, and water supply which minimize harmful effects on the natural shorelines.
- f. Encourage residential development in areas presently having such improvements as utilities and streets so as to minimize additional expenditures of public funds, maximize use of existing public facilities, and not decrease availability of open space.

- g. Floating homes should be located in accordance with the policies on marinas and docks as well as complying with applicable sewage disposal and water supply standards.
  - h. Subdividers should be encouraged to provide pedestrian access to the shorelines within the development and to minimize impacts of vehicular use and parking upon shoreline esthetics.
  - i. An assessment should be made to determine the effect of new residential development upon scenic vistas.
6. Commercial Development (Shoreline Use, Circulation, Economic Development and Recreational Goals)

The term "commercial development" includes wholesale, retail and service industries.

**POLICIES:**

- a. Commercial developments which provide an opportunity for substantial numbers of people to enjoy the amenities of the shorelines should be encouraged to locate near the water. All other commercial development should be encourage to locate upland.
  - b. New commercial development should be encourage to locate in those areas where current commercial uses exist.
  - c. Parking facilities should be located inland from the shoreline where feasible.
  - d. An assessment should be made to assure that new commercial development will not significantly reduce scenic vistas and views.
7. Outdoor Advertising, Signs and Billboards (Shoreline Use, Economic Development, Conservation Element Goals)

Outdoor advertising has a basic purpose of providing information, direction or advertising a product. In order for a sign to be effective, it must attract attention; however, a sign can be clear and distinct without being offensive. While there are areas where signs are undesirable, in most cases, it is the design of the sign which is offensive rather than the sign itself. Signs which are designed to blend with their surroundings rather than be in garish contrast to them are normally more acceptable. It should be noted that there is state and federal legislation in effect that requires removal of billboards (with adequate compensation) on select major highways.

**POLICIES:**

- a. Off-premise outdoor advertising structures should be limited to commercial and industrial areas in line with provisions of the Washington State Scenic Vistas Act of 1971.
  - b. Business licenses should require removal of on-premise signs if the business is not in operation.
  - c. Vistas and viewpoints should not be degraded and visual access to the water from such vistas should not be impaired by placement of signs.
  - d. Local sign ordinances should be reviewed/developed in light of the Master Program.
  - e. Off-premise outdoor advertising signs should be located on the upland side of transportation routes along shorelines unless it can be demonstrated that views will not be obstructed.
  - f. Both on and off-premise advertising signs which incorporate illuminated and/or movement should comply with local sign ordinances when enacted.
8. Marinas (Shorelines Use, Recreational and Public Access Element Goals)

Marinas are facilities that provide boat launching, storage, supplies and services for small pleasure craft. The term includes both privately operated and publicly operated facilities. Depending upon the design of the facility, marinas affect fish habitats as well as the esthetic appearance of the shoreline. The Washington State Department of Fisheries has adopted a set of guidelines on marinas design and construction which are quite helpful in avoiding many problems. In addition, both local and state health agencies have requirements on marina operation which protect public health.

**POLICIES:**

- a. Marinas should be esthetically compatible with surrounding development.
  - b. Special attention should be given to design and development of fuel handling and storage in order to minimize spillage. Satisfactory means of controlling the spills which may occur should be provided.
  - c. Marinas should be located near high use and potential high use areas.
9. Ports and Industry (Shoreline Use, Economic Development and Circulation Element Goals)

In Chelan County, development of port facilities is largely dependent upon Columbia River navigation which requires construction of locks around downstream dams. Although there are no definite plans for such facilities, this need not preclude planning for their eventual presence. The primary industries present in Chelan

County are the aluminum and fruit industries, and potable water and sewage disposal plants.

Upon completion of Columbia River locks, a number of agricultural supplies and shipment developments would be possible.

Policies:

- a. Port facilities should be designed with public viewpoints and facilities which would not interfere with port operations.
- b. Sewage treatment and potable water plants should be located for economic operation, for compatibility with surrounding uses and for minimal adverse environmental impact.
- c. Industries which require frontage on navigable water should be given priority over other industrial uses.

### SHORELINE MODIFICATION ACTIVITIES

#### 10. Shoreline Works and Structures (Shoreline Use and virtually all other element goals)

The term "shoreline works and structures" (SWS) includes bulkheads, seawalls, protective structures, piers, levees, dikes, channelization, docks, rip-rapping, etc. SWS may be designed to stabilize banks, reclaim eroded land, conduct floodwaters, provide access, reduce siltation or for a variety of other purposes. Whatever the purposes, SWS have a marked and substantial impact on shoreline ecology, water quality, appearance, hydrology, and the uses of the shorelines. Since the waters of the state belong to all of the people of the state, great care must be taken in use of SWS to protect both public and private interest. As you would expect, several public agencies have adopted regulations to protect these interests. These regulations are too numerous to list here other than by reference to the several agencies: Chelan County, the cities and towns of Wenatchee, Chelan, Leavenworth, Entiat and Cashmere, the State of Washington, Departments of Game, Fisheries, Ecology, Highways and Pollution Control Commission, U. S. Forest Service, Soil Conservation Service, Corps of Engineers, Coast Guard and Environmental Protection Agency.

POLICIES:

- a. SWS should be located and constructed in such a manner which will result in no significant adverse effects on adjacent shorelines, will minimize alterations of the natural shorelines, and have no long term adverse effects on fish habitats.
- b. SWS should be designed to blend with the surroundings and not detract from the esthetic qualities of the shorelines.

- c. Construction of bulkheads should be permitted where they provide protection to marinas, upland areas, facilities, or natural features.
- d. Where SWS can be located near existing SWS and still serve the desired purpose, such shall be encourage rather than installation in previously un-built areas.
- e. SWS should be designed and located to avoid significant damage to ecological values or to natural resources which would create a hazard to adjacent life, property and natural resource systems.
- f. Flood protection measures which result in or tend toward channelization of streams should be avoided where possible.
- g. Encouragement should be given to the cooperative use of docks rather than a proliferation of single-purpose private docks in order to minimize disruption of shorelines and reduction of usable water surface.
- h. All SWS must be designed and constructed to accepted engineering standards.
- i. Where flood protection measure such as dikes are planned, they should be place landward of the streamway, including directly associated swamps and marshes and other wetlands that are directly interrelated and interdependent with the stream proper.

11. Landfills (Shoreline Use and virtually all other elements)

Landfill is the creation of dry upland area by filling or depositing soil or other materials in water areas or wetlands. Landfills also occur to replace shorelands lost to natural erosive processes. Uncontrolled landfill may alter drainage patterns, the natural character of the land, and create unnaturally heavy erosion and silting problems.

POLICIES:

- a. Landfill for the express purpose of creating new land for non-shoreline related uses is discouraged.
- b. Landfill in floodplain areas shall not be allowed if reduction of floodwater storage capacity would endanger other areas.
- c. In evaluating landfill proposals, such factors as water surface reduction, navigation restriction, impact on water flow, improvement and/or maintenance of water quality, impact on fish or wildlife habitat, and effect on adjoining property should be considered.
- d. The perimeter of all landfills should be provided with vegetation, retaining walls or other means of preventing erosion.
- e. Shoreline fills or cuts should be designed and located to avoid significant damage to existing ecologic values or natural resources.

12. Dredging (Economic Development and Conservation Element Goals)

Dredging is the removal of materials from the bottom of streams, lakes or other bodies of water for the purpose of deepening a navigation channel, removing obstacles to water flow, or to obtain use of the bottom materials. A hydraulics permit for disruption of bottoms is required by the Washington State Department of Game and Fisheries.

Policies:

- a. Dredging should be controlled to minimize damage to existing ecological values and natural resources.

GOVERNMENTAL ACTIVITIES

13. Solid Waste Disposal (Shoreline Use and Rehabilitation Element Goals)

Recognizing the importance of a rapid, safe, and nuisance-free system for the storage, collection, transportation and disposal of solid waste, Chelan County and its incorporated communities have adopted a regional Comprehensive Solid Waste Management Plan. This plan provides for the gradual phasing out of substandard local dumps with concurrent replacement by convenient transfer facilities and a

single regional sanitary landfill. The disposal of specialized wastes such as junk automobiles and dangerous chemicals are also covered in this plan. Shoreline policies regarding solid waste are designed to support the concepts and proposals contained in this plan and to highlight specific shoreline disposal problems.

Policies:

- a. The disposal of all solid wastes, including hazardous chemicals and junk automobiles, should proceed in accordance with the Comprehensive Solid Waste Management Plan.
- b. The development of private or governmental disposal facilities at sites other than those provided for in the above plan must conform with minimum functional standards as adopted by the Chelan-Douglas Health District.
- c. Orchardists are encouraged to dispose of stumps and other wastes related to the removal of trees by burning or chipping, as opposed to dumping in ravines and areas near shorelines when such dumping may create erosion or debris problems.

14. Utilities (Shoreline Use, Economic Development and Rehabilitation Element Goals)

Utilities are services which produce and carry electric power, gas, sewage, communications, and oil. At this time, the most feasible methods of transmission are lineal, involving pipes or wires located along utility corridors. Since most of Chelan County is mountainous, these utility corridors frequently follow major drainages, often within 200 feet of shorelines of the state. Transportation routes generally follow similar alignment making the utility corridors highly visible to the traveling public. Thus, it is essential that the installations of utility systems have minimal visual and physical impact on the shoreline environment.

POLICIES:

- a. Upon completion of installation or maintenance projects on shorelines, banks should be restored to pre-project configuration, replanted with suitable plant species and provided maintenance care until the newly planted vegetation is established.
- b. Whenever utilities must be placed in a shoreline area, the location should be chosen so as to minimize their visual impact. Whenever feasible, utilities should be placed underground or designed to do minimal damage to esthetic qualities of the shoreline area.
- c. Intensified use of existing utility corridors should be encouraged, as opposed to the addition of new corridors, when greater utility capacity is required. Efforts should be made to reduce the visual impact of existing utility corridors.

- d. Utilities should be located to meet the needs of future populations in areas planned to accommodate this growth.
  - e. Upland locations are recommended for utility pipelines and cables. If an underwater location becomes necessary, easements for the utility must include proper provisions to insure against substantial or irrevocable damage to the waterway or the resident aquatic ecosystems.
15. Road and Railroad Design Construction (Public Access, Circulation and Conservation Goals)

In the mountainous terrain which characterizes much of Chelan County, transportation facilities are usually located along major lake shorelines and stream valleys. Thus, scarce bottomlands and shoreline areas must accommodate highways and railroads in addition to other land use needs. The following policies are intended to assure that design and construction of such facilities will minimize conflicts with other shoreline uses, while at the same time, provide safe, efficient transportation service.

**POLICIES:**

- a. When highways and railways must be located along stream drainages or lakeshores, efforts should be made to minimize the amount of land consumed. Where feasible, such transportation facilities should be sufficiently set back so that a usable shoreline area remains.
- b. Roads in wetland areas should be designed and maintained to prevent erosion and to permit a natural movement of ground water.
- c. All construction shall be designed to protect the adjacent shorelands from erosion, uncontrolled drainage, slides, pollution, and other factors detrimental to the environment.
- d. Road locations should be planned to fit the topography so that minimum alterations of natural conditions will be necessary.
- e. Scenic highways and major bridge crossings should have provisions for safe pedestrian and other non-motorized travel. Also, provision should be made for sufficient viewpoints, rest areas and picnic areas along shorelines of the state.
- f. Extensive loops or sections of old highways with high esthetic quality or bicycle route potential should be kept in service when maintenance funds permit, especially where main highways, paralleling the old highway, must carry large traffic volumes at high speeds.

- g. Where natural debris in a stream can be anticipated to create problems, road design for stream crossings will consider larger bridge openings, bridges versus major culverts, and low water fords versus culverts.
- h. Since land use and transportation facilities are so highly interrelated, the plans for each should be closely coordinated.

## LEISURE ACTIVITIES

### 16. Archaeological Areas and Historical Sites (Historical/Cultural and Rehabilitation Element Goals)

Archaeological areas, ancient Indian villages, ghost towns, old settler' homes and trails were often located on shorelines because of the proximity of food and an important means of transportation. These sites are non-renewable and many are in danger of being lost to changing land use and urbanization. In recognition of this fact, the National Historic Preservation Act of 1966 and Chapter 43.51 of the Revised Code of Washington (RCW) provides for protection and restoration of districts, sites, and buildings significant in American and Washington history and culture.

#### POLICIES:

- a. Wherever possible, sites should be permanently preserved for scientific study and public observation. In areas known to contain significant archaeological and historic data, a condition should be placed on shoreline permits which would allow for site inspection and evaluation to ensure proper salvage of such data.
- b. The continuing phase of the Master Program should include consultation with professional archaeologists and historians to identify areas containing potentially valuable archaeological data, and to establish procedures for salvaging the data.
- c. Development which would destroy archaeological or historical sites or data may be delayed for a reasonable time to allow the appropriate agency or organization to purchase the site or to recover the data.
- d. If it becomes unfeasible to delay a threat to archaeological/historical data or sites, and rapid action is necessary to preserve the artifacts, such a situation should qualify for emergency considerations as provided in the Master Program.

### 17. Recreation (Recreation, Economic Development and Shoreline Use Element Goals)

Recreation is the refreshment of mind and body through relaxation, amusement and play. Water-related recreation accounts for a high proportion of all recreational pursuits in the Pacific Northwest. In Chelan County, we have an unsurpassed combination of beautiful crystal clear water bodies and rugged mountainous scenery. This helps to account for the area's high desirability both as a place to live and as an area attractive for local, statewide, and regional tourism. Local and state health regulations control waste disposal methods and vector controls in recreational facilities.

#### Policies:

- a. Priority should be given to developments (other than the single-family residences exempted from the permit requirements of the Act) which provide the public with recreational areas, facilities and/or access to shorelines.
- b. Access to recreational areas should emphasize both area and linear access (i.e. parking areas and trails or bicycle paths) as a means of preventing undue concentration of use pressure on fragile natural areas.
- c. To avoid wasteful use of the limited supply of shoreline areas, parking facilities should be located upland from the shoreline. Direct access to the water should be via paths, walkways or other pedestrian oriented means. Vehicular traffic on beaches and fragile shoreline resources is discouraged.
- d. The Master Program encourages increased public acquisition and dedication of land for shoreline parks and recreation areas to reduce existing problems related to overcrowding of current facilities and adverse impacts on adjacent properties.
- e. Operation of existing and proposed recreational facilities which may occasionally use large quantities of fertilizers and pesticides (such as golf courses and play fields) should be closely monitored to prevent contamination of water bodies by direct runoff. Provisions should be made to allow irrigation water to filter into the soil.
- f. The location, design, construction and operation of recreational facilities should prevent undue adverse impacts on adjacent or nearby private properties.
- g. Whenever practical, scenic views and vistas should be preserved in the design of recreational facilities.
- h. When new utility easements on shorelines are either dedicated or when existing easements are subject to re-dedication, consideration should be given to multiple-use easements to include recreation access rights to the shoreline.
- i. The Master Program recognizes the value of and encourages the use of state and federal lands for recreational facilities as a more economical alternative to new acquisition by local agencies.

## ADMINISTRATIVE ACTIVITIES

### 18. Compensation for Restricted Use of Private Property (all elements goals apply)

In addition to providing shoreline information and policy guidance, which is common to a comprehensive land use plan, the Master Program must also include use regulations to implement the plan. Thus, policies and use regulations may serve to restrict the use of private property in appropriate instances. In this sense, the Master Program is identical to zoning, subdivision and other land use regulations.

#### POLICIES:

- a. Only in instances where restrictions on the use of privately owned shorelines are directly related to the public health, safety or welfare may such restrictions be imposed without some form of just compensation.
- b. The restrictions imposed by Chelan County's Shoreline Master program shall be considered by the County Assessor in establishing fair market value for parcels of shoreline property.

### 19. Coordination with Other Planning and Permit Procedures (all element goals apply)

Shorelines permits, as stipulated by the Shoreline Management Act of 1971, are required in addition to other existing permit procedures for proposed developments. Special permits in addition to shoreline permits may required from the county, the State Departments of Game and Fisheries, the State Department of Ecology, the Army Corps of Engineers, the U.S. Coast Guard or other agencies for various types of shorelines activities. The many different requirements for shoreline development underscore the need for close coordination between agencies involved with shoreline regulation if "bureaucratic bungling" is to be avoided.

#### POLICIES:

- a. Referrals of Shoreline Permit Applications should be promptly sent to those agencies involved with various aspects of shoreline regulation to assure that all permit requirements may be properly and efficiently complied with.
- b. Chelan County's Shoreline Master Program endorses development by the state of a "one-stop" permit application procedure which includes all state shoreline permit requirements, thus simplifying procedures for an application. Where possible, referral and review by appropriate agencies should take the place of additional permit requirements.

## WENATCHEE URBAN AREA COMPREHENSIVE PLAN TRANSPORTATION ELEMENT

### GOAL AND POLICIES

The WATS Steering Committee developed a comprehensive set of policies to guide the transportation planning effort and to ensure that the resulting system meets the needs of citizens within the management resources of the WATS jurisdictions. Goals and policies for transportation planning are fundamental objectives, principles, and standards required by GMA to develop comprehensive plans (RCW 36.70A.070).

### DEFINITION OF THE GOAL AND POLICIES

Goals are statements of direction, mission, and purpose that outline the future of the transportation system. The Washington State Department of Community Development (now known as the Department of Community, Trade and Economic Development, or CTED), defines policies as “official statements of specific courses of action to follow in order to address, affirm or resolve an issue and move toward the attainment of stated goals.”

The WATS Steering Committee developed the following goal and supporting policies for the WATS project:

**GOAL:** Provide a balanced transportation system that meets the needs of the community by accommodating the movement of people, goods, and services at an optimum level of safety, economy, and efficiency.

- POLICY 1:** Encourage public participation in all transportation related decisions.
- POLICY 2:** Support public transit service to meet the needs of a growing and vital region.
- POLICY 3:** Facilitate mobility for all residents within the planning area, including the elderly and persons with disabilities by providing an accessible and affordable multimodal transportation system.
- POLICY 4:** Adopt levels of service for the transportation infrastructure and services that reflect the preference of the community and are economically viable.
- POLICY 5:** Support land use changes that are consistent with this plan.
- POLICY 6:** Review development proposals to ensure land use changes that will provide transportation systems that meet adopted levels of service or provide adequate financial commitments to improve the systems.
- POLICY 7:** Coordinate planning, financing, construction, and operations of transportation facilities and programs.
- POLICY 8:** As public and private development occurs, ensure that transportation systems improvements are consistent with the transportation element.

- POLICY 9:** Encourage Traffic Demand Management techniques that increase and support the capacity and efficiency of a complete transportation system.
- POLICY 10:** Encourage a safe, coordinated system for bikeways, walkways, and trails, including through routes and modal connections, to meet existing and anticipated needs for non-motorized transportation.
- POLICY 11:** Design transportation facilities within the Planning Area that minimize adverse environmental impacts resulting from both their construction and use.
- POLICY 12:** Ensure that transportation improvements or strategies required to mitigate impacts are constructed or financed concurrent with development.
- POLICY 13:** The City will review all development proposals, rezoning and vacating petitions, variance requests, subdivision and short subdivision applications, commercial and industrial development site plans, and road improvement plans to ensure coordination with the Transportation Element, including the Circulation and Bicycle Route maps.

## LEVEL OF SERVICE DEVELOPMENT

By reference the Wenatchee Area Transportation Study of 1997 is incorporated except the following level of service standards for Wenatchee.

Signalized intersection citywide: composite capacity Level of Service "D" as measured using Highway Capacity Manual Signalized Intersection Capacity Analysis Methodology.

Roadway and route section capacity level of service based on operating speed: for all functional classes of arterials and collectors Level of Service "C" when measured over a minimum length of one mile, using Highway Capacity Manual Design Category III Arterials for operating speed.

The combination of the intersections of Mission Street with Ferry Street and Mission Street with Stevens Street are currently deficient from the above referenced Levels of Service in that they operate at capacity Level of Service "E" during peak hours.

### Other Transportation Systems

#### ***Bicycle LOS***

Bicycle LOS can be measured in terms of demand for facilities. This demand is usually based on the amount of facilities available compared to the pool of potential users and is expressed as miles of bicycle facilities per population of the service area. Potential future demand can be determined using the population projections and future growth areas developed in the local GMA comprehensive plans for the cities of Wenatchee and East Wenatchee, Chelan County, and Douglas County. This will indicate how many miles of new bicycle facilities need to be constructed in the future to provide the necessary linkage.

Washington's Interagency Committee for Outdoor Recreation (IAC) publishes service level standards for recreation facilities. For bicycle trails, this standard is 0.31 miles per 1,000 population for urban areas with a population greater than 20,000. This would provide a need for approximately 15 miles of bike trails in the area. However, a wide range of improvements should be considered in the facility improvement portion of a plan. Roadway improvements and maintenance, bikeways, and bicycle parking facilities should be considered.

Bicycle routes can provide continuity to other bicycle facilities, such as the Apple Capital Trail and BikeLink interchange points, or they can serve to designate preferred routes through the urban area.

Bicycle lanes, with signs and pavement markings, can improve conditions in corridors where there is significant or potential bicycle demand by delineating the intended or preferred path of travel and by encouraging the separation of bicycles and motor vehicles. Bicycle lanes also help to increase the total capacity of highways carrying mixed bicycle and motor vehicle traffic.

Bicycle paths can provide enjoyable recreational opportunities as well as desirable commuter routes. Bicycle paths, such as the Apple Capital Loop Trail, can create opportunities not provided by the road system.

The American Association of State Highway and Transportation Officials (AASHTO) *Guide for the Development of Bicycle Facilities* presents sound guidelines that are valuable in attaining a good system that is sensitive to the needs of both bicyclists and roadway users. No specific LOS has been developed, but each reconstruction project should incorporate bicycle facility improvements or parallel corridors.

### ***Pedestrian LOS***

Pedestrian facilities can also be measured in terms of demand for facilities, expressed as miles of facilities per population as described for the bicycle LOS. In an urban area, however, pedestrian facilities are generally considered desirable on all roadways for several reasons. These include a higher density of population in urban areas, which leads to higher levels of both pedestrians and traffic, and a greater level of pedestrian destinations, such as schools and shopping. Therefore, design standards used by the WATS jurisdictions include pedestrian facilities in conjunction with roadway facilities in urban areas.

Instead of setting a demand-based LOS for the WATS area, pedestrian facilities will be encouraged on reconstruction projects for all urban arterials and collectors by including pedestrian facilities in the design of all roadway improvements that are to be constructed. For other projects, the following criteria will be used for prioritization and selection:

- Separating pedestrian and recreational traffic from motorized traffic on circulation facilities
- Eliminating or minimizing obstructions
- Promoting safety through use of well-marked walkways and trails between neighborhoods, commercial areas, employment centers, parks, schools, and community facilities
- Providing safe well-marked pedestrian crossings
- Completing missing links

### ***Public Transit LOS***

Public transit LOS can be measured in terms of capacity of vehicles serving a route, service headway or frequency (often expressed as vehicles per hour/peak hour) and hours of operation (scheduling). Public transportation for the WATS area includes fixed route, route deviated (paratransit), rideshare and van pool, and modal connections (such as Link's bikes on buses program).

The concept of LOS for transit is more complex than for roadways. Other factors to consider include route coverage (typically by performance center for LINK transit), comfort, speed, reliability, and convenience. Conditional factors within the built transportation environment also provide a LOS framework. These might include pedestrian access, amenities such as bus shelters and benches that make waiting for the bus more comfortable and availability of sidewalks and walkways that comply with Americans with Disabilities Act (ADA) requirements. While some LOS standards, such as passenger loading/unloading and vehicle capacity, can be calculated, LOS for transit relies heavily on the integration of public policy with regional transportation facility standards.

A critical relationship exists between roadway capacity and condition LOS and public transit analysis of the interaction of transit vehicles and the transportation environment. For example, the inclusion of bus pullouts or high-occupancy-vehicle facilities may add capacity without slowing single-occupancy-vehicle traffic.

LOS for fixed route transit service within the WATS area is different than demand response (ADA Paratransit) service. However, demand response is a necessary component of the transit system. LOS standards for ADA Paratransit service will be developed as system policies. Within the WATS area corridor, planning and land use coordination provides the policy framework for the development of a transit LOS.

# APPENDICES

# **APPENDIX A**

## **County Wide Planning Policies**

# **APPENDIX B**

## **Projections**

### Population Forecast/Allocation

The Growth Management Act requires that Chelan County use the Washington State Office of Financial Management (OFM) population forecasts in setting the urban growth areas within the County. These population forecasts were used by the County and population allocated to the City of Wenatchee.

The population projection for the Wenatchee Urban Growth Area made in 1996 was 7,483. At that time, the City population was 24,690. In 1998, the City population was 25,290. Therefore, the new planning population for the purpose of calculating land demand for residential growth should be 6,883.

#### City of Wenatchee Urban Growth Area Summary Projections

Table 1  
Housing Forecast

Population Forecast (a)	Avg. Household Size (b)	Housing Units c = (a ÷ b)	Market Factor (d)	Total Housing Units e = (c*d)
6,883	2.3	2,992	25%	3,740

Table 2  
UGA Summary

	Total Vacant Area (acres)	New Housing Units on Vacant Land	New Housing Units on Vacant-Platted Lots	New Housing Units on Vacant Restricted Land	Total Housing Unit Potential	Total Gross Acres
City	500	541	628	292	1,461	4,375
97 UGA	200	367	36	170	573	5,340
99 UGA	711	759	7	669	1,435	6,382
TOTALS	1,412	1,667	671	1,131	3,469	N/A

# **APPENDIX C**

## **Inventories**

**City of Wenatchee  
Urban Growth Area  
Summary of Inventory**

*Table 3*  
Residential Vacant Land Inventory

Area	Unrestricted Vacant Land <sup>1</sup> (acres)	Restricted Vacant Land <sup>2</sup> (acres)	Vacant-Platted <sup>3</sup> (acres)	Total Vacant Area (acres)
City	145	165	190	500
UGA – 1997 boundary	99	93	8	200
UGA – 1999 addition	204	495	12	711
<b>TOTALS</b>	<b>448</b>	<b>753</b>	<b>210</b>	<b>1,412</b>

*Table 4*  
Unrestricted Vacant Land Inventory (non-platted lots)

	City	97 UGA	99 UGA Addition
Vacant Land	145 acres	99 acres	204 acres
Non-residential deduction (25%)	( 36) acres	( 25) acres	( 51) acres
Unavailable deduction (15%)	( 22) acres	( 15) acres	( 31) acres
<b>NET ACRES</b>	<b>87 acres</b>	<b>59 acres</b>	<b>122 acres</b>

*Table 5*  
Housing Potential on Unrestricted Land

	Vacant Land (net acres) (b)	Planned Densities (units/acre) (c)	New Housing Units on Vacant Land (d=b*c)	New Housing Units on Vacant-Platted Lots (e= 1 per lot)	Total Housing Units (f=d+e)
City	87	6.22	541	628	1,169
97 UGA	59	6.22	367	36	403
99 UGA	122	6.22	759	7	766
<b>TOTALS</b>	<b>268</b>		<b>1,667</b>	<b>671</b>	<b>2,338</b>

<sup>1</sup> “Unrestricted” means a parcel did not have any obvious development limitations. Any parcel less than 22,000 square feet is considered vacant-platted for the purpose of this analysis.

<sup>2</sup> “Restricted” means a parcel with development limitations, such as steep slopes or limited access to a public street. When a parcel was identified as restricted, a development potential value was also assigned to the parcel. See Exhibit 4.

<sup>3</sup> The City total for vacant-platted includes land with “vested” development rights, i.e., already approved subdivisions.

*Table 6  
Restricted Vacant Land Inventory*

	Steep Slopes	Access	Flood	Other	Total
City	86.5 acres	46 acres	32 acres	0.5 acres	165 acres
97 UGA	38 acres	51 acres	.5 acres	3.5 acres	93 acres
99 UGA	475 acres	18 acres	2 acres	0 acres	495 acres
TOTALS	599.5 acres	115 acres	34.5 acres	4 acres	753 acres

*Table 7 –  
Housing Units on Restricted Land*

	Steep Slopes	Access	Flood	Other	Total
City	99	104	88	1	292
97 UGA	48	116	2	4	170
99 UGA	649	16	4	0	669
TOTALS	796	236	94	5	1,131

*Table 8  
**TOTAL HOUSING UNIT POTENTIAL**  
(on Restricted and Unrestricted Land)*

	Unrestricted	Restricted	Totals
City	1,169	292	1,461
97 UGA	403	170	573
99 UGA	766	669	1,435
TOTALS	2,338	1,131	3,469

**WENATCHEE URBAN AREA COMPREHENSIVE PLAN  
Land Use Calculations**

<b>CITY ZONING DISTRICTS</b>			
		<b>ACRES</b>	<b>% OF LAND</b>
R-S	Residential Single Family	683	15.2%
R-1	Residential Low Density	1,885	42.0%
R-2	Residential Multi-Family	584	13.0%
R-3	Residential High Density	290	6.5%
RMU	Residential Mixed Use	17	.4%
C-N	Neighborhood Commercial	3	0.1%
C-G	General Commercial	686	15.3%
CBD	Central Business District	44	1.0%
I	Industrial	292	6.5%
	<b>TOTALS</b>	<b>4,484</b>	<b>100%</b>

<b>URBAN GROWTH AREA AND CITY ZONING DISTRICTS</b>			
		<b>ACRES</b>	<b>% OF LAND</b>
R-S	Residential Single Family	1,208	19.3%
R-1	Residential Low Density	2719	43.4%
R-2	Residential Multi-Family	788	12.6%
R-3	Residential High Density	310	5.0%
RMU	Residential Mixed Use	17	0.3%
C-N	Neighborhood Commercial	7	0.1%
C-G	General Commercial	734	11.7%
CBD	Central Business District	44	0.7%
I	Industrial	438	7.0%
	<b>TOTALS</b>	<b>6,265</b>	<b>100.0%</b>

## DEVELOPMENT AGREEMENTS

The use of development agreements or contract rezones can be used for new development projects. RCW 36.70B.170 through 210 authorizes the city to:

*"...enter into a development agreement with a person having ownership or control of real property within its jurisdiction. A city may enter into a development agreement for real property outside its boundaries as part of a proposed annexation or a service agreement. A development agreement must set forth the development standards and other provisions that shall apply to and govern and vest the development, use, and mitigation of the development of the real property for the duration specified in the agreement. A development agreement shall be consistent with applicable development regulations adopted by a local government planning under chapter 36.70A RCW." (RCW 36.70B.170)*

The development standards that can be agreed to in a development agreement are further set forth in this state law:

*(3) For the purposes of this section, "development standards" includes, but is not limited to:*

- (a) Project elements such as permitted uses, residential densities, and nonresidential densities and intensities or building sizes;*
- (b) The amount and payment of impact fees imposed or agreed to in accordance with any applicable provisions of state law, any reimbursement provisions, other financial contributions by the property owner, inspection fees, or dedications;*
- (c) Mitigation measures, development conditions, and other requirements under chapter 43.21C RCW;*
- (d) Design standards such as maximum heights, setbacks, drainage and water quality requirements, landscaping, and other development features;*
- (e) Affordable housing;*
- (f) Parks and open space preservation;*
- (g) Phasing;*
- (h) Review procedures and standards for implementing decisions;*
- (i) A build-out or vesting period for applicable standards; and*
- (j) Any other appropriate development requirement or procedure.*

*(4) The execution of a development agreement is a proper exercise of county and city police power and contract authority. A development agreement may obligate a party to fund or provide services, infrastructure, or other facilities. A development agreement shall reserve authority to impose new or different regulations to the extent required by a serious threat to public health and safety.*

The following properties are subject to development agreements pursuant to state law and the city's comprehensive plan:

1. Robert Rogers, Jack Norris, Jeffrey Kerr, and Marvin Mitchell -- a block of properties measuring approximately 5.7 acres from Moderate Density Residential (R2) to General Commercial (CG). The west side of Rogers Street and the north side of the 1400 block of Walnut Street west of Rogers. Assessor's Parcel Numbers: 23202882005, 232028820065, 232033783170, 232033783190, 232033783105, 232033783095, 232033783100, 232033783185, 232033783180, 232033783175, and 232033783165 (Cockrum)
2. Ralph D. Kellogg Trust, Don Kellogg -- approximately 37,635 square feet at 1317 and 1325 Princeton Street, at the corner of Maple Street, from High Density Residential (R3) to General Commercial (CG). Assessor's Parcel Numbers: 232033410200, 232033410300. The CG zoning is contingent upon a development agreement being executed.<sup>4</sup>
3. North Wenatchee Property, LLC -- approximately 142,800 square feet along the east side of Princeton Street at Valley North Mall from High Density Residential (R3) to General Commercial (CG). Assessor's Parcel Numbers: 232033410400, 232033410450, 232033410500, 232033410750, 232033410800, and 232033440050. The CG zoning is contingent upon a development agreement being executed.<sup>5</sup>

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<sup>4</sup> The following are conditions needed to execute the agreement:

1. Princeton Street – widening of Princeton Street, including curb, gutter and sidewalk, plus dedication of required right-of-way.
2. Sidewalks – sidewalks along Princeton Street. While the city's building codes would require this of new development, preliminary site plans show the potential for one or more houses to remain, which if they are not developed, would not require sidewalks. It is important to ensure that continuous sidewalks are installed along the length of the land use change area.
3. Street Lighting – in order to provide a safer pedestrian area, additional street lighting is needed along Princeton Street. There is also a need for a flashing beacon to warn motorists about school children is needed on Princeton Street.
4. Buffers -- adequate buffers on the west side of the property and/or landscaping and screening options
5. Site Grading and Views -- development plans, including final grade and building elevations along Princeton Street

<sup>5</sup> See conditions above.

## NEIGHBORHOOD OR SUB-AREA PLANS

The following neighborhood or sub-area plans have been adopted by the City of Wenatchee and incorporated into this plan as if fully set forth herein:

1. **Orondo Corridor Sub-area Plan** -- covering property along the Orondo corridor from the County Courthouse, to Cherry and Miller Street intersections, and also including property along the Okanogan corridor from the Burke Apartments to the Deaconess Apartments. Adopted by Resolution No. 2001-21.