GREATER EAST WENATCHEE AREA
COMPREHENSIVE PLAN

CITY OF EAST WENATCHEE
WASHINGTON

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Amendments Adopted
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The creation of the Greater East Wenatchee Area’s Comprehensive Plan and the continued update and revision process has been the result of hard work by a number of individuals. The current document was reviewed by the following members of the City planning commission.

CITY OF EAST WENATCHEE
PLANNING COMMISSION

Prepared By: City of East Wenatchee Community Development Department and Douglas County Transportation and Land Services
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CHAPTER 1
INTRODUCTION

The Greater East Wenatchee Area and the City of East Wenatchee, the area’s urban heart, are linked by common interests, a spectacular setting along the Columbia River and an interdependent economy. For these reasons, the City of East Wenatchee and Douglas County have joined together in forming an integrated community vision for the Greater East Wenatchee Area Volume of the Douglas County Comprehensive Plan and the City of East Wenatchee Comprehensive Plan.

Why Plan?

Planning averts problems by making efficient use of scarce resources. Planning improves the physical environment of the community, making it more functional, beautiful, decent, healthful, interesting, and efficient. Planning makes sure tax dollars invested in public roads, water and sewer lines, fire stations, parks and other public services are spent wisely. Planning incorporates long-range considerations into decisions on short-range actions. And, planning promotes the interest of the community at large, rather than the interests of individuals or special groups within the community.

In order to preserve the quality of life that has made Washington State such a desirable place to live, the Legislature passed the Growth Management Act (GMA) in 1990. The basic objective of the legislation is to guide and encourage local governments in assessing their goals, evaluating their community assets, writing comprehensive plans and implementing those plans through regulations and innovative techniques to encompass their future vision.

A comprehensive plan is all about drawing a picture of how your community should develop and appear in the future, the vision. These ‘sketches’ consist of written and graphic displays developed by the citizens who live in the community. Successful comprehensive plans are a result of a vision firmly set forth in the goals and policies of the plan, and a land use map. These components are used to guide decision makers (elected legislative bodies) in implementing the plan. This plan is not an exception to those concepts and has relied upon our citizens’ experiences in regard to how we should allocate open space, parks, traffic circulation, types of housing, job centers, schools and other types of land uses. Technical information such as population growth rates, relationship to adjoining growth centers, utilities and public facilities and services are also considered in order to put realistic expectations into the vision.

It is sometimes difficult to form a vision that is clear, represents the views of most of the people in the community and one that can be carried out through a comprehensive plan. It takes an enormous amount of time and commitment on the part of volunteer citizens and local government. Visions also change with time as the values and views of the residents change. It is a process, like so many in planning, that must be revisited at regular intervals to be sure you are on track. With this in mind, the visioning process for the Greater East Wenatchee Area of Douglas County has been extensive.
In the fall of 1991, an intensive ‘visioning’ effort was carried out involving a tabloid and survey, advertised meetings, and a display booth at the North Central Washington District Fair. The goal of this effort was to educate the citizens of Douglas County as to the requirements and benefits of the Growth Management Act, and to allow the planning staff to see and understand the vision these people had for both their community and the County as a whole.

The visioning process to guide the most recent update was performed during the spring and summer of 2002. A flyer was sent to 3,900 households announcing that listening posts would be conducted in three rural areas of the County and at the Wenatchee Valley Mall to provide opportunities for citizens to indicate their ideas and opinions for future growth and development. An informal survey, ‘Picture the Future!’ was featured at the listening posts and made available at County and City planning offices. Two vision evaluation workshops were held in June 2002; one for Douglas County officials and one for City of East Wenatchee officials. The purpose of the workshops was for the officials to look at the current community vision in their respective comprehensive plans and recommend changes, if needed. In August 2003 the Douglas County Regional Planning Commission and the City of East Wenatchee Planning Commission met in a joint workshop to review and further develop the language of the Draft Community Vision. Out of that workshop came the following vision statement.

THE VISION

Picture the Future! In the Greater East Wenatchee Area.

You will see:

- A versatile and diverse economic base, which promotes desirable employment growth and living wage jobs.
- The Greater East Wenatchee Area has developed in an orderly and economically feasible manner that makes the best use of geographic, demographic, and human resource, this development
  - Has created an area rich in destination tourism and recreation;
  - Protects and enhances residential neighborhoods;
  - Includes commercial, industrial, agricultural activities; and
  - Compliments the economic and cultural opportunities in the area.
- Tourist activities located in appropriate places which may include river corridors and in agricultural areas.
- A balance between preserving agricultural activities, orchards and allowing urban growth and development.
- Farmland and agricultural activities sustained by allowing agricultural related activities on premises including, for example; fruit stands, wineries and related support services.
- Commercial and industrial investment is attracted into the area through a cooperative alliance among County, City and special purpose districts.
• The City of East Wenatchee as the urban center of the Greater East Wenatchee Area with an attractive Central Business District that is user friendly and meets the needs of local residents and pedestrian oriented tourism.
• Transportation systems that provide easy accessibility to the industrial, commercial, recreational, and residential assets of the community including; an all weather airport, bicycle and pedestrian trails and facilities, roads and streets.
• The Greater East Wenatchee Area is a safe and pleasant place to live.
• Housing that is available to all income levels.
• Growth that is managed to facilitate efficient provision of requested services within identified service boundaries.
• Parks, recreation areas, and open space are found along the Columbia River while protecting and enhancing the character of the shoreline and its wildlife.
• Guidelines are created and in place which acknowledge and respect private property rights.

NEIGHBORHOOD PLANNING

In the winter of 2004, as part of the 2006 update to the Greater East Wenatchee Urban Area comprehensive plan, the City of East Wenatchee and Douglas County held a series of seven neighborhood meetings with citizens in the urban area. The purpose of those meetings was to involve the citizens, business owners, and property owners in identifying their vision of what they wanted to see in their neighborhood in the next 20 years. The meetings were held in facilities in the neighborhoods and over 200 people participated in the process. The project was funded with a grant from the Washington State Department of Community, Trade and Economic Development.

The participants enjoyed the opportunity to meet their neighbors and express their vision for the neighborhood and the community. As a result of this neighborhood planning process, many insightful and unique comments were expressed. The comments can be categorized into four major topics: transportation, parks and recreation, neighborhood appearance, and utilities.

Transportation issues were a major theme throughout the process. Comments ranged from broad statements such as “better transportation planning” to the specific “we need a stoplight at Grant and Kentucky.” Included in the transportation category of comments were suggestions for sidewalks, better street lighting, better street linkages, and extension of public transportation.

Parks and recreation was the second most mentioned topic of major concern to the participants. Suggestions were made for locations for new parks and improvements to existing park facilities.

Neighborhood and community appearance comments included suggestions for more landscaping around commercial and industrial activities and general neighborhood beautification with landscaping and control of nuisance properties (junk vehicles, accumulations of yard waste etc.).
Utility issues included extension of sanitary sewer, improved storm water systems, provision of irrigation water, undergrounding of utilities, and extension of fiber optic services.

A comprehensive plan is intended to be a living document that changes with the community and reflects the vision of its citizens. This neighborhood planning process is intended to be ongoing. The City and County will continue to enlist the assistance of citizens at the neighborhood level to plan for the future of the Greater East Wenatchee Urban Area.
INTRODUCTION

One of the first tasks required by the Growth Management Act (GMA) directed that counties work with cities to establish countywide planning policies that would direct the creation of comprehensive plans. RCW 36.70A.210 establishes the requirements and guidelines for creating the countywide planning policies:

(1) The legislature recognizes that counties are regional governments within their boundaries, and cities are primary providers of urban governmental services within urban growth areas. For the purposes of this section, a "countywide planning policy" is a written policy statement or statements used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted pursuant to this chapter. This framework shall ensure that city and county comprehensive plans are consistent as required in RCW 36.70A.100. Nothing in this section shall be construed to alter the land-use powers of cities.

(2) The legislative authority of a county that plans under RCW 36.70A.040 shall adopt a countywide planning policy in cooperation with the cities located in whole or in part within the county as follows:

(3) A countywide planning policy shall at a minimum, address the following:

(a) Policies to implement RCW 36.70A.110;
(b) Policies for promotion of contiguous and orderly development and provision of urban services to such development;
(c) Policies for siting public capital facilities of a countywide or statewide nature, including transportation facilities of statewide significance as defined in RCW 47.06.140;
(d) Policies for countywide transportation facilities and strategies; (e) Policies that consider the need for affordable housing, such as housing for all economic segments of the population and parameters for its distribution;
(f) Policies for joint county and city planning within urban growth areas;
(g) Policies for countywide economic development and employment, which must include consideration of the future development of commercial and industrial facilities; and
(h) An analysis of the fiscal impact.

In Douglas County, the group responsible for the countywide planning policy is the Douglas County Regional Council. The Council is made up of the mayors (or
councilmember) from each city and the three Douglas County Commissioners. Douglas County’s countywide planning policy is the Douglas County Regional Policy Plan. That document was originally adopted in 1992. That document was amended in 2002 and 2009.

The GMA requires each county, planning under the act, to designate an urban growth area (UGA) around each city. The UGA must be sufficient in size to accommodate population and employment growth for the next twenty-year period. Sufficient land must also be provided to accommodate greenbelts and recreational uses. The majority of the growth projected for the county must occur in UGAs and at densities and intensities that are urban in nature. The UGA boundary defines the limit within which a full range of urban services will be provided. These “urban governmental services” cannot be offered beyond the UGA boundary.

The GMA contains the following definitions for “urban growth” and “urban governmental services”:

"Urban growth" refers to growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources, rural uses, rural development, and natural resource lands designated pursuant to RCW 36.70A.170. A pattern of more intensive rural development, as provided in RCW 36.70A.070(5)(d), is not urban growth. When allowed to spread over wide areas, urban growth typically requires urban governmental services. "Characterized by urban growth" refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth. (RCW 36.70A.030(18))

"Urban governmental services" or "urban services" include those public services and public facilities at an intensity historically and typically provided in cities, specifically including storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with rural areas. (RCW 36.70A.030(20))

The Urban Growth Chapter provides guidance for the development of the unincorporated areas within the East Wenatchee Urban Area. This element follows the mandates of the GMA and the Douglas County Regional Policy Plan, revised by the Douglas County Board of Commissioners and ratified by the Cities of Bridgeport, East Wenatchee, Rock Island and the Towns of Mansfield, and Waterville in 2009. The Regional Policy Plan specifies policy considerations for: implementing urban growth areas; promoting contiguous and orderly development and providing urban services to those area; and joint planning in urban growth areas.
The establishment of urban growth boundaries is intended to reduce the inefficiencies associated with sprawling and dispersed development patterns. Urban growth boundaries also serve the purpose of creating a distinction between the urban and rural areas which often become lost in the face of sprawl. Those who choose to live in rural or urban areas often do so because of the unique characteristics that those areas possess. The urban growth boundary will help maintain the unique character of the urban and rural areas by reinforcing and enhancing those distinctions.

GROWTH MANAGEMENT ACT GOALS AND REQUIREMENTS

Three goals of the Growth Management Act, in RCW 36.70A.020, are specific to the designation of Urban Growth Boundaries.

Urbán Growth: Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

Reduce sprawl: Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

Public Facilities and Services: Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

RCW 36.70A.110(2)

Based upon the growth management population projection made for the county by the state Office of Financial Management (OFM), the county and each city within the county must include urban growth areas and densities sufficient to permit the urban growth that is projected to occur within the county for the succeeding twenty-year period. Each urban growth area must permit a variety of urban residential densities and a range of urban land uses including greenbelts and open space areas. An urban growth area determination may include a reasonable land market supply factor. In determining this market factor, cities and counties may consider local circumstances. Cities and counties have discretion in their comprehensive plans to make many choices about accommodating growth.

The GMA requires that counties designate urban growth areas in which urban levels of development should occur and outside of which only rural development may occur. The Act also requires that the urban growth areas should be sufficient to accommodate the projected twenty-year urban growth, and may include areas outside of existing city limits but only if those areas are characterized by existing urban growth or are adjacent to areas of existing urban growth. Similarly, urban levels of public services must be in place or be capable of being provided within the boundaries to serve the anticipated growth. In both the urban and rural areas, cities or counties must adopt level of service standards for basic services such as transportation, sewer, water and storm water provision, and must ensure that new
development proposals are capable of being served at those level of service standards.

**UGA REVIEW AND UPDATE PROCESS**

The GMA requires cities and counties to review and update their comprehensive plan every seven years based upon a schedule included in RCW 36.70A.130(4). Additionally, each county must review their designated urban growth areas at least every ten years. The Douglas County Regional Policy Plan includes a policy recommending a more aggressive schedule of reviewing UGAs every seven years.

OFM prepares twenty-year population projections for each county. Each county then prepares a sub-county projection to divide the population allocation for the entire county between the various urban growth areas and the rural parts of the county. This sub-county population projection is the basis upon which urban growth areas are developed.

The process for reviewing the UGA starts with an analysis of the residential land capacity of that UGA. An urban residential land capacity analysis is intended to identify the amount of land available for residential development within the existing urban growth boundary to determine if there is a need to expand the boundary based on residential needs for the next twenty years.

In the 2003 comprehensive plan update, the Greater East Wenatchee UGA was reviewed and analyzed and it was determined that there was sufficient available vacant land to accommodate the projected population growth for the next twenty-year period. The analysis determined there was an excess vacant land capacity of approximately 368 acres for additional residential development over and above what would be consumed by residential development for the next twenty years.

An adjustment was made at that time to increase the land designated for commercial development. Additionally, there was a correction of the boundary for several properties when the parcel was split by the UGA boundary. Properties that were mostly out were removed and properties that were mostly in were included entirely.

In November 2007, the state OFM distributed new GMA population projections for each county. OFM prepared three revised population projections for each county: high series, medium series, and low series. Historically, Douglas County has used the high series for urban growth area planning. The Douglas County Regional Council met in June of 2009 to review and discuss sub-county population distributions using the new OFM population projection. The result of those meetings was a revised distribution of population for each urban growth area in Douglas County. Table 3.3 shows the revised population distribution for the East Wenatchee Urban Growth Area.

The land capacity analysis completed in 2009 using the revised population projections determined that there was a need to increase the size of the Greater
East Wenatchee UGA. The residential land capacity analysis is discussed in detail in Chapter 3 – Land Use.

**JOINT PLANNING**

Though unincorporated lands within the UGAs remain under County jurisdiction, it is beneficial to the Cities and the County to plan jointly for their future land use. This is an important component of planning in the UGA since it is the intention of the GMA that each city be surrounded by an UGA with the anticipation that annexation into the city will occur over time. Over the years, the city of East Wenatchee and Douglas County have entered into interlocal agreements for coordination in the planning within the UGA and applicability of developments standards within the UGA including:

- 1996 - An interlocal agreement for comprehensive flood hazard management planning that resulted in later agreements creating consistent stormwater standards and the creation of a city and county stormwater utility.
- 2001 - An interlocal agreement regarding annexation and delivery of services that included sharing sales taxes over a five-year period; a reimbursement to the county for street improvements on newly annexed areas; established a procedure for the continued processing of building permits and other land use permits; and provisions for joint planning within the UGA.

Douglas County and the city of East Wenatchee have adopted revisions to the Douglas County Regional Policy Plan. This policy document emphasizes coordination between the cities and the county, where each city takes a lead role in the long-range planning for their UGA. Douglas County and the City of East Wenatchee have established a separate but similar process of joint-review for both UGA amendments and for land designation amendments. Amendments to the UGA are to be initiated and processed by the City with a joint city/county review prior to adoption. Other changes within the UGA, outside of the city limits, are to be processed by Douglas County and then transmitted to the City for ratification.

This update to the comprehensive plan sets the stage for the first major expansion of the East Wenatchee UGA. To insure that development is urban in nature and does not outpace the provision of services, the following goals and policies must be implemented. Many of these policies stress that the City and County need to develop strict standards to insure that the UGA is developed in an urban pattern with a full range of urban governmental services. In addition to insuring that a full-range of urban services is available to support development, it is also important to look at providing tools to increase the density within the existing urban growth area. Phasing should occur with the UGA, as necessary, to ensure that services are provided as growth and development occurs.
GOALS AND POLICIES

GOAL 1: Ensure that urban growth areas include an adequate amount of land and sufficient capacity to accommodate projected growth over a 20-year period and to avoid market constraints that induce leapfrogging development.

UG-1 Urban Growth shall occur within urban growth boundaries where adequate public facilities and services exist or can be provided in an efficient manner. The urban growth area shall provide enough land to accommodate future urban development.

UG-2 The county and the cities shall jointly review the designated urban growth area at least every 7 years and revise as necessary to accommodate the urban growth projected to occur over the succeeding 20-year period.

UG-3 Periodically review the size of the urban growth areas based on population projections, land use, the adequacy of existing and future utility and transportation systems, economic development strategies, and capital facilities plans.

UG-4 Consideration shall be given to squaring up grossly irregular boundaries in the development of the urban growth area.

UG-5 Ensure that growth occurring outside of the urban growth area is non-urban in nature.

GOAL 2: Reduce the inappropriate conversion of undeveloped land into sprawling, low density development and provide for the orderly and progressive change from rural to urban density land uses within the Urban Growth Area with the provision of a full-range of urban services.

UG-6 The City and County shall establish standards to achieve an average residential density in new development of at least 4 dwelling units per net acre in the urban growth areas through a mix of densities and housing types.

UG-7 Ensure that the location of proposed easements and road dedications, structures, stormwater drainage facilities, and the extension of a full range of urban utilities (water, sewer, power, etc.) are consistent with the orderly future development of the property to achieve urban densities.

UG-8 The development of residential and commercial property within the urban growth area shall only occur when all necessary urban public facilities and services are provided prior to or concurrent with development.

UG-9 If the property is located outside of the service district boundary of a utility, annexation into the service district or the execution of a “no-protest” annexation agreement must occur prior to development of the property.

UG-10 The City and County must jointly review the capital facility plans for service providers to insure that the facility plan is consistent with this
comprehensive plan and the GMA by providing a full-range of urban services within the entire UGA during the 20-year planning period.

UG-11 The City and County should coordinate with service providers to insure that all potential funding mechanisms are utilized for system improvements within the UGA.

**GOAL 3: Establish development patterns that use urban land more efficiently.**

UG-12 The City and County encourage the use of innovative, high quality infill development and redevelopment strategies such as planned developments, zero-lot line, lot-size averaging, shadow platting, and small lot subdivisions, in existing developed areas within the urban growth areas.

UG-13 The City and County should develop a system of incentives and regulatory provisions to make small, vacant or underdeveloped parcels within urban growth areas more attractive to development at higher densities.

**GOAL 4: The County and the City will collaborate on and adopt consistent regulations and development standards for areas located within the urban growth areas.**

UG-14 During the review process for development proposals within the urban growth areas the County and the City will participate in that review process, with final approvals continuing to reside with the agency with jurisdiction.

UG-15 Capital Facility Plans should provide for an urban level of public facilities and services to facilitate an orderly and efficient build out of lands within the urban growth areas.

UG-16 Development of long range capital facilities plans by all agencies providing services or utilities in the urban area shall anticipate the provision of full urban level of public services and facilities encompassing the entire extent of the urban growth boundary within the next 20 years. UG-17 To ensure efficient use of the growth capacity within the urban growth area, procedures to phase the provision of urban services shall be implemented by the city and county.
CHAPTER 3  
LAND USE

INTRODUCTION

The Land Use Element is the Greater East Wenatchee Area’s 20-year vision for land use. This element generally describes the existing conditions regarding urban land use in the study area. *Urban lands* are those lands located within the East Wenatchee Urban Growth Area (UGA). These lands have growth patterns that have or will have an intensive use of the land for uses and buildings that are incompatible with rural or resource uses.

This element will take the conclusions and recommendations reached in other chapters and synthesize them into a land use map for the study area. While the Land Use Element builds upon the existing land use pattern and presence of natural features, it also sets forth some changes in the way land use development should occur in the future.

WASHINGTON STATE GOALS AND MANDATES

*RCW 36.70A.070*
Each comprehensive plan shall include a plan, scheme, or design for each of the following:

(1) A land use element designating the proposed general distribution and general location and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, general aviation airports, public utilities, public facilities, and other land uses. The land use element shall include population densities, building intensities, and estimates of future population growth.

POPULATION

The Growth Management Act requires counties to adopt a 20-year population projection from a projection range provided by the Office of Financial Management for planning purposes. (See Table 3.2 for the current OFM projections for Douglas County.) This population projection is the basis upon which comprehensive plans are developed. The Act also requires that plans focus the majority of the population growth within the urban growth areas where services and public facilities can be provided more efficiently. The boundary of the UGA is directly related to the projection of population assigned by the county for each UGA.
Historical trends
The population of Douglas County has grown from a population of 4,926 persons in 1900 to 38,431 persons in 2010. As can be seen in the table below, approximately half of that population growth has occurred in the past 30 years.

Table 3.1 Douglas County Population Trends – 1970 to 2010

<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Douglas County</td>
<td>16,787</td>
<td>22,144</td>
<td>26,205</td>
<td>32,603</td>
<td>38,431</td>
</tr>
<tr>
<td>East Wenatchee UGA</td>
<td>9,034</td>
<td>14,778</td>
<td>16,660</td>
<td>21,304</td>
<td>26,221</td>
</tr>
<tr>
<td>City of East Wenatchee</td>
<td>913</td>
<td>1,640</td>
<td>2,701</td>
<td>5,757</td>
<td>13,190</td>
</tr>
</tbody>
</table>

Source: US Census


Table 3.2 Douglas County OFM Population Projections

<table>
<thead>
<tr>
<th>Census</th>
<th>Estimate</th>
<th>Projections</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low</td>
<td>32,603</td>
<td>34,700</td>
</tr>
<tr>
<td>Medium</td>
<td>32,603</td>
<td>34,700</td>
</tr>
<tr>
<td>High</td>
<td>32,603</td>
<td>34,700</td>
</tr>
</tbody>
</table>

Source Office of Financial Management, Issue Date of Projections: November 2007

The sub-county population projection adopted by the Regional Council used a hybrid of the high series which was adjusted to update the 2008 population by using city and county building permit data and historic trends of persons per housing unit with the anticipation that by the end of the planning period, growth would be consistent with the high series. The OFM projected population growth to 2030. With the release of the 2010 Census, the population forecast was updated, by the Regional Council, to reflect a 20 year forecast.
Table 3.3 County and East Wenatchee UGA Population Projection

<table>
<thead>
<tr>
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<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Douglas County</td>
<td>38,431</td>
<td>44,127</td>
<td>49,824</td>
<td>55,520</td>
<td>61,216</td>
<td>22,785</td>
</tr>
<tr>
<td>Urban</td>
<td>31,458</td>
<td>35,794</td>
<td>40,130</td>
<td>44,466</td>
<td>48,802</td>
<td></td>
</tr>
<tr>
<td>Rural</td>
<td>6,973</td>
<td>8,333</td>
<td>9,694</td>
<td>11,054</td>
<td>12,414</td>
<td></td>
</tr>
<tr>
<td>East Wenatchee UGA</td>
<td>26,221</td>
<td>29,858</td>
<td>33,495</td>
<td>37,131</td>
<td>40,768</td>
<td>14,547</td>
</tr>
</tbody>
</table>

Source: Adopted by Douglas County Regional Council July 2009

Observations
- In the past 30 years, the population of the East Wenatchee urban area in relation to the overall County population has increased during each decade. In 1990 the East Wenatchee UGA was 63.5% of the county population. In 2000 it increased to 65.3% and in 2008 it is estimated to be 66.6% of the overall county population. In 2010, the East Wenatchee UGB accounted for 68.2% of the total County population.
- The annual growth rate in the East Wenatchee Urban Growth Area has been approximately 2% per year since 1990.

Population projection
The ability to anticipate population change and allocate it to smaller geographic areas is an important planning tool for the development of the Greater East Wenatchee Area UGA. Population projections help to plan for the impacts of growth and its demands on facilities and services such as roads, sewers, schools, water systems, fire stations, and power and other utilities.

The majority of the county’s population growth is required, by GMA, to occur within the designated urban growth areas. The percentage that was approved by the Douglas County Regional Council in 2009 of 66.6% was used to determine the projected population for the East Wenatchee UGA.

Table 3.3 shows the projected population growth for the East Wenatchee Urban Growth Area. The year 2010 number is the actual population from the 2010 U.S. Census. The population projections indicate that the East Wenatchee UGA will need to accommodate an additional 14,547 persons.
UGA RESIDENTIAL LAND CAPACITY ANALYSIS

The County and the City have performed a residential land capacity analysis to determine whether the existing urban growth area can accommodate the population projection.

This land capacity analysis has been developed using available information and reasonable methodology and assumptions. The analysis of the data and resulting land capacity determination depend on certain assumptions.

Methodology

Land Use Analysis - The first step of the process involved an extensive analysis of existing land uses to determine the available vacant land within the residential land use designations:

- All vacant residential lots were identified – if the parcel was between 4,000 sq. ft. and 1.5 acres in size and had no structure value - it was considered vacant.
- All other vacant residential property was identified.
- All underutilized lands were identified. If a parcel was between 1.5 acres and 5 acres and had one dwelling – 1 acre was taken off for the existing home and the remainder of the parcel was considered vacant.
- All properties owned by a utility, government entity or a quasi-public entity were deleted from the vacant land inventory.
- All critical areas were deleted from the vacant land inventory.
- Due to the unknown variables of the Mixed-Use and Waterfront Mixed-Use, a residential capacity of those lands was estimated to be 50% for commercial and 50% for residential land uses.

Housing Unit Projection - To determine the number of housing units and other land uses that should be provided to serve the projected population, the first step is to convert the population projection to a housing unit need. That conversion can be accomplished by looking at the historic household count and then applying a vacancy factor since a “household” is an occupied housing unit. Since many factors can influence the vacancy factor, another method is to simply divide the number of persons by the total number of housing units. This is a simpler approach that accounts for vacancies and other influencing factors.

Projection of Land for Other Uses – Increasing the size of the UGA to accommodate the projected residential land needs also requires a corresponding increase to the total land area to accommodate commercial and industrial land uses. The same ratio of area per land use was assumed based upon the previously adopted land use distribution. (See Table 3.8 for the ratio of the various land use categories.)
Factors/Assumptions Land Capacity Analysis

- The 2.61 persons per housing unit figure was based upon historic trends.
- The percentages of 83% for single family dwellings and 17% multi-family dwellings was based on historic census information for the East Wenatchee UGA.
- The planned average density figures of 4 dwelling units per acre for single family housing units and 12 dwelling units per acre for multi-family housing units was agreed upon by the East Wenatchee Planning Commission and the Douglas County Regional Planning Commission in August 2003. These densities are net densities since an additional factor accounts for land needed for roads and utilities.
- A Roads and Public Uses factor of 25% was added to the land needs.
- A market factor of 25% was added to the land needs to allow for development that does not meet the plan’s target densities due to choice or other unanticipated factors. The 25% figure was agreed upon by the East Wenatchee Planning Commission and the Douglas County Regional Planning Commission in August 2003.
- Maintain the ratio of commercial and industrial lands within the UGA. It should be noted that the open space, recreational, and other public and quasi-public land uses are permitted within the various land use designations and have not been designated specifically for a particular parcel of land.

Analysis

The table below converts the projected population growth to a total for needed housing units based upon the factors and assumptions listed above.

**Table 3.4 Projected Housing Units Needed:**

<table>
<thead>
<tr>
<th>Projected growth</th>
<th></th>
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<tbody>
<tr>
<td>East Wenatchee UGA Pop. 2030</td>
<td>40,768</td>
</tr>
<tr>
<td>East Wenatchee UGA Pop. 2010</td>
<td>26,221</td>
</tr>
<tr>
<td>Projected Residential Growth</td>
<td>14,547</td>
</tr>
<tr>
<td><strong>÷ 2.61 persons per Housing Unit</strong></td>
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</tr>
<tr>
<td>Projected Housing Unit Needs</td>
<td>5,574</td>
</tr>
</tbody>
</table>

The table below shows the breakdown, by housing unit type, for the housing units needed to accommodate the projected growth and converts the need to an acreage calculation based upon the factors and assumptions listed above.
Table 3.5 Projected Net Residential Acres of Land Needed:

<table>
<thead>
<tr>
<th>Housing Unit Need by Type</th>
<th>Single Family (83%)</th>
<th>Multi Family (17%)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>4,626</td>
<td>948</td>
</tr>
</tbody>
</table>

Residential Density Average

|                          | (+ 4 du/ac)        | (+12 du/ac)       |

Net Residential Land Need

|                          | 1157 Acres         | 79 Acres          |

Conclusion

The results of the land capacity analysis determined that the existing UGA was deficient and needs to be expanded to accommodate the projected population growth. The results of the Land Capacity Analysis are shown in Table 3.6. Expansion of the UGA to accommodate the projected population will be included in the 2010 comprehensive plan update project.

Table 3.6 – Land Capacity Analysis

<table>
<thead>
<tr>
<th>A</th>
<th>B</th>
<th>C</th>
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<th>G</th>
<th>H</th>
<th>I</th>
<th>J</th>
<th>K</th>
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Residential Land Capacity Analysis

Projected New Housing Units by Type:

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<tr>
<th></th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
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</tbody>
</table>

Notes:

*Density calculations considered 50% of the Mixed Use Land Use Designation as available for multi-family development.
**Existing multi-family land use designations contain sufficient land to accommodate the 17% target ratio for multi-family housing units. However, the expansion of low density residential land use designations and commercial land use designations without opportunities for a broad range of housing types in the expansion area is inconsistent with the comprehensive plan and the Growth Management Act. Providing for a limited excess capacity of multi-family land use designation in order to have a mixture of 83% single family and 17% multi-family housing units in the expansion area appears to be justified.
EXISTING LAND USE DISTRIBUTION

To plan effectively for the twenty-year planning period it is necessary to understand existing land use distribution and trends. To accomplish this, the County and City undertook a land use inventory. The Land Use Inventory was used to determine the extent and intensity of existing land uses within the East Wenatchee UGA and. The land use inventory used tax parcel information from the Douglas County Assessor's Office, building permit information from the City and County, and the geographic information system (GIS) developed by Douglas County.

The urban growth boundary encompasses a land area of approximately 7,800 acres. Table 3.7 shows the result of the recently completed land use analysis. This table shows the land use of the property regardless of the current land use designation. Table 3.8 shows the breakdown of the various land use designations and the amount of vacant land.

Table 3.7 Land Uses in the Existing Urban Growth Area

<table>
<thead>
<tr>
<th>Type of Land Use</th>
<th>Acreage</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>2,710</td>
<td>40%</td>
</tr>
<tr>
<td>Multi-family</td>
<td>218</td>
<td>3%</td>
</tr>
<tr>
<td>Commercial</td>
<td>300</td>
<td>4%</td>
</tr>
<tr>
<td>Industrial</td>
<td>104</td>
<td>2%</td>
</tr>
<tr>
<td>Quasi-Public (churches etc.)</td>
<td>100</td>
<td>1%</td>
</tr>
<tr>
<td>Utilities, Public &amp; ROW</td>
<td>304</td>
<td>4%</td>
</tr>
<tr>
<td>Schools</td>
<td>183</td>
<td>3%</td>
</tr>
<tr>
<td>Recreation</td>
<td>300</td>
<td>4%</td>
</tr>
<tr>
<td>Agricultural</td>
<td>1,346</td>
<td>19%</td>
</tr>
<tr>
<td>Vacant</td>
<td>878</td>
<td>13%</td>
</tr>
<tr>
<td>Partially vacant/underutilizes</td>
<td>400</td>
<td>6%</td>
</tr>
<tr>
<td>Total</td>
<td>6,933</td>
<td>100%</td>
</tr>
</tbody>
</table>
Notes:
1. The land areas shown in the table above includes parcels of land and does not include all existing street rights of ways and several stormwater facilities since many of them are not parcels. As such, the total does not add up to the total UGA boundary of 7,800 acres.

2. The Residential category above includes single-family detached, single-family attached and duplexes. Multi-family includes only those buildings with 3 or more dwelling units in them.

LAND USE DESIGNATIONS WITHIN THE URBAN GROWTH AREA

Table 3.8 Acreage by Designation and Vacant Land

<table>
<thead>
<tr>
<th></th>
<th>Acres from Zoning Layers on GIS</th>
<th>% of Total UGA</th>
<th>Acres identified as &quot;Vacant&quot; in Land Use Analysis</th>
<th>Vacant land as a % of Designated Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>C-N</td>
<td>9.64</td>
<td>0.12%</td>
<td>4.24</td>
<td>43.95%</td>
</tr>
<tr>
<td>G-C</td>
<td>399.94</td>
<td>5.07%</td>
<td>33.66</td>
<td>8.42%</td>
</tr>
<tr>
<td>CBD</td>
<td>241.80</td>
<td>3.07%</td>
<td>52.49</td>
<td>21.71%</td>
</tr>
<tr>
<td>I-G</td>
<td>544.05</td>
<td>6.90%</td>
<td>227.02</td>
<td>41.73%</td>
</tr>
<tr>
<td>R-L</td>
<td>5,613.24</td>
<td>71.16%</td>
<td>793.51</td>
<td>14.14%</td>
</tr>
<tr>
<td>R-M</td>
<td>401.93</td>
<td>5.10%</td>
<td>22.96</td>
<td>5.71%</td>
</tr>
<tr>
<td>R-H</td>
<td>233.75</td>
<td>2.96%</td>
<td>32.32</td>
<td>13.83%</td>
</tr>
<tr>
<td>WMU</td>
<td>383.95</td>
<td>4.87%</td>
<td>259.47</td>
<td>67.58%</td>
</tr>
<tr>
<td>MU</td>
<td>60.43</td>
<td>0.77%</td>
<td>1.26</td>
<td>2.08%</td>
</tr>
<tr>
<td>Totals</td>
<td>7888.73</td>
<td>100.00%</td>
<td>1,426.94</td>
<td>18.09%</td>
</tr>
</tbody>
</table>

Sources: County GIS database for Land Use polygons. Vacant Land from 2008 Land Use Analysis using only the “Simple LU” category. Critical areas have not been excluded.
RESIDENTIAL

The quality and integrity of residential neighborhoods defines the character of the community and make it unique. Ensuring that these neighborhoods remain stable and vital is of primary importance. To meet the goals of the Growth Management Act, the Land Use Plan, and the Housing Plan, several residential area density types have been established.

A process to permit planned unit developments should be considered in all residential designations to provide alternative housing options, improve the potential for infill development, increase densities, and protect sensitive areas and/or provide open space opportunities by allowing flexibility in the configuration of lots and associated land uses.

**Low Residential**

It is envisioned that this designation would permit a range of housing options and densities to provide areas desirable for single-family residential use. The primary and preferred land use is residential. The use of innovative housing techniques such as attached single family, zero-lot line, averaging lots sizes, and other alternates should be encouraged. In order for these techniques to be used in a manner that protects the integrity of the surrounding properties, there must be mechanisms to ensure neighborhood compatibility and good design quality.

Urban governmental services and infrastructure must be available at the time of development or there must be a plan in place, with funding, to insure that a full range of urban governmental services is available to serve the development. To ensure that land development patterns provide urban densities, mechanisms such as minimum densities, maximum setbacks, and other regulatory tools may be necessary in areas where these urban services are planned but not yet available.

Residential densities allowed in the low residential land use category should be up to 8 dwelling units per acre.

**Medium Residential**

The Medium Residential designation is intended to provide areas suitable and desirable for residential use, which can accommodate multi-family and limited single-family opportunities.

Urban governmental services and infrastructure must be available at the time of development or there must be a plan in place, with funding, to insure that a full range of urban governmental services is available to serve the development.

Multi-family designations should be applied in areas along existing or planned arterial/collector transportation corridors, or areas in proximity or within walking distance of commercial nodes. The multi-family designation may provide a transition from low density residential to higher intensity residential and commercial uses. Multi-family areas should be accompanied by open spaces, and transit linkage in order to make these densities viable and compatible with the community.
Design standards should be applied during the development phase of the projects to ensure that multi-family development is compatible with existing and surrounding neighborhoods.

Residential densities allowed in the medium residential land use category should be up to 15 dwelling units per acre

**Residential High/Office**
The Residential High/Office designation is a land use category that would allow a range of housing choices and a limited range of office style commercial opportunities for low intensity personal and professional services. This district is a transition designation between lower density land uses and higher intensity uses such as between residential and commercial uses or along major transportation routes where the intensity of adjacent land uses make it less attractive for low density residential uses.

Urban governmental services and infrastructure must be available at the time of development or there must be a plan in place, with funding, to insure that a full range of urban governmental services is available to serve the development.

The Residential High/Office designation should be applied in areas along existing or planned arterial/collector transportation corridors and areas adjacent to commercial nodes. Development of this land use type should adhere to design standards to achieve compatible scale and design to enhance the livability and appearance of the community. These projects should be configured to be transit-oriented, pedestrian friendly, and provide affordable housing and/or office space.

Residential densities allowed in the Residential High/Office land use category should be up to 24 dwelling units per acre

**COMMERCIAL**
The commercial center of a community serves as the major economic and employment sector. Commercial properties provide goods and services to the community to satisfy the needs of existing and future residents and visitors. These commercial centers provide revenue to the community in taxes collected on goods and services, increased property values, as well as wages.

In preparing for updates to the comprehensive plan, the planning commissions from the city and county have used an active citizen involvement process with a visioning process and neighborhood meetings.

The Community Vision project completed in 2002 resulted in the development of a community vision statement providing direction for planning in the Greater East Wenatchee area as well as the remainder of Douglas County. Some of the components of that vision are particularly relevant to the discussion of commercial land uses. The Community Vision stressed:

- Growth in employment and living wage jobs
- Encouraging tourism and recreation opportunities
• Recognizing East Wenatchee as the urban center of the Greater East Wenatchee Area
• Improving transportation systems including pedestrian facilities to better serve commercial areas
• Providing street trees and creating “gateways” to the community.

In 2004, the city and county planning commissions participated in a series of neighborhood planning meetings with residents and property owners in the Greater East Wenatchee Urban Area. The purpose of that series of meetings was to find out what the residents wanted to see in their neighborhoods and the community in the next 20 years. Many consistent comments were received regarding commercial properties including:

• More attractive commercial areas, more landscaping
• Development of the riverfront with hotels, restaurants, and a marina
• Limiting big box stores
• More neighborhood commercial areas such as mini marts to serve residential areas
• Better commercial planning – more defined commercial areas
• Expansion of the commercial areas

The comprehensive plan should ensure that commercial properties are developed with quality designs that reflect the vision of the community and in a manner that is compatible with surrounding residential and commercial land uses. The goals and policies in this chapter address the community’s vision for these commercial areas.

The trade area for greater East Wenatchee and Wenatchee includes Okanogan and Grant County as well as Chelan and Douglas counties. The total trade area population in 2004 is estimated at 220,500 people compared to 177,859 people in 1992; this is a 24% increase over that 12-year period or 2% annually. The state Office of Financial Management (OFM) high-range population forecast estimates the trade area population to be 333,952 in the year 2025, an increase of 113,452 people or 51% over the 2004 levels.

In January 2005 the civilian labor force in Douglas County was reported by the federal Bureau of Labor Statistics at 22,130 persons, compared to 16,051 in 1992. This is an increase of 6,079 persons, which is a 38% growth for that period or 3% per year. This rate is higher than the population increase for Douglas County which has averaged 2% per year since 1992. The civilian labor force participation rate indicates the number of residents over the age of 16 that are employed. For Douglas County that participation rate is 64.6%. This matches the civilian labor force rate in neighboring Chelan County.

According to the 2000 Census, the top four employment industries in Douglas County by percentage of total employment are: educational/health/social services at 20%, retail trade at 13%, agriculture at 12% and wholesale trade at 8%. The 2000 Census showed that 57% of the working residents of Douglas County commuted to
jobs outside their county of residence, which is much higher than the 11.6% commuter rate for Chelan County residents.

Providing adequate land for commercial development will ensure that jobs are created in the East Wenatchee area that will support the employment expectations of the local residential population

**DESIGNATED COMMERCIAL AREAS**

Revisions adopted in the 2005 comprehensive plan amendment process resulted in the city and county adopting the same commercial land use designations and the same development regulations for properties within the UGA.

The intent of the commercial designations varies in type and intensity in order to achieve the overall community vision. All of these designations should be sited according to the goals, policies and design criteria set forth in this section.

The expansion of the UGA must also provide additional locations for commercial development. Several areas were identified as being feasible for commercial development. Existing commercial land use options may not be suitable for these new areas due to existing neighboring land uses and other factors. Additional commercial land use options will be explored by the city and county to better meet the needs of the community and these expansion areas.

Table 3.8 provides the area calculations for the existing commercial designations. Since the Mixed Use designations stress a strong residential component, it is anticipated that they will contribute to the commercial and residential land base.

**Central Business District**

The Central Business District generally follows Valley Mall Parkway and Grant Road. To ensure commercial development is compatible with surrounding uses and the general character of the community, design criteria has been developed that promotes street trees along major corridors, and stresses architectural and landscaping design to create pleasant and attractive developments. New development should be designed to be transit oriented, pedestrian friendly, and provide open spaces.

Within the CBD there are existing land uses that are not permitted under the existing zoning regulations for that district. The CBD designation should be further analyzed during the development of the zoning districts regulations to determine the appropriate land uses for various locations. This district may be divided into smaller sub-districts to better address the particular land uses that currently exist to insure that existing and proposed land uses are compatible. This analysis should also evaluate the infrastructure existing and planned for those areas with regards to the needs of the particular land uses.

**General Commercial**

The General Commercial designation permits a greater range of commercial uses than those allowed in the CBD designation. Additional uses may include mini-storage, light
warehousing, or other non-retail uses in addition to a full range of retail uses. The intent of this designation is to allow commercial uses that will create varied job opportunities and provide services to the community that are not strictly retail in nature.

Although pedestrian access is stressed throughout this plan, the general commercial designation is expected to be more automobile oriented than the CBD designation. Design criteria for commercial and industrial land development in this designation should be similar to the CBD but with less reliance on pedestrian access.

The General Commercial area designated on the upper bench area, east of Empire Street, west of State Route 28 (Sunset Highway) and north of 35th Street NE is intended to develop as a master planned project. A total of 80 acres is designated for this general commercial district, of which 60 acres would be specifically for commercial land uses. A 20-acre area, generally located along the southern perimeter of the site, is identified as a transition area that would incorporate landscaping and open space. The purpose of the transition area is to buffer this commercial area from the less intensive development surrounding the area.

Design features for the master plan for projects in this General Commercial area would include landscaping, transition buffer, linkages to the trail system, open space, design consistency between adjacent buildings, establishment of an interior road network, and orientation of buildings for access from the interior road system. Direct access to the SR 28 by individual uses would be prohibited.

**Neighborhood Commercial**

The purpose of the Neighborhood Commercial designation is to provide convenient commercial facilities for those residential areas that do not have easy access to the Central Business District. Neighborhood Commercial businesses cater to a limited service area and provide for the day-to-day needs of consumers for a limited range of convenience goods and services. These districts have regulatory provisions for site size, height, bulk of structures and include landscaping and buffering methods for areas adjacent to residential areas. Facilities must provide for both pedestrian and vehicular access and be transit oriented, where possible. The following guidelines shall be used when considering a site for Neighborhood Commercial designation.

a) Site size should be no larger than 2 acres, excluding right-or-way, and situated to have minimal impact on surrounding residential areas;

b) Sites should be located in residential areas that are at least one mile from the Central Business District or General Commercial designation and one half mile from any other site designated Neighborhood Commercial;

c) These sites will be located on either a collector or arterial street and oriented to face that street. However, access to the site may be from a local access street if sight distance or traffic impacts warrant it;
d) Structures should generally be designed on a pedestrian-scale (two stories or less) and promote pedestrian activity while providing facilities for local automobile traffic;

e) 100% of the total gross floor area of the first ground floor of all structures shall be used for commercial purposes, residences may be permitted on the upper stories, and

f) Shared parking between adjacent uses will be by written agreement. Parking will be designed and located so as to enhance pedestrian activity.

There are four Neighborhood Commercial sites designated within the UGA. A 2.7 acre area site is located on State Route 28 north of 33rd St. NW. A 2 acre site is located at the intersection of Kentucky Ave. and Grant Rd. A 2.7 acre site located at the intersection of Fancher Field Road and Gun Club Road. A 1.57 acre site at the intersection of Sunset Highway and 29th Street NW.

New Commercial Designations:
The potential for a UGA expansion presents an opportunity to establish additional commercial land designations to provide greater flexibility for those areas. The GMA stresses providing livable, walkable communities both to increase the activity level of residents and to reduce greenhouse gas emissions by providing commercial centers in close proximity to residential areas. With the exception of the Neighborhood Commercial and Mixed-Use designations described below, the existing commercial land use districts are more automobile oriented. A new low density or limited intensity commercial designation should be considered for use within the expansion of the urban growth area and for potential use within the existing UGA.

Mixed-Use

To increase the variety of development opportunities, two types of mixed-use commercial areas have been designated. The Waterfront Mixed Use designation takes advantage of the proximity to the Columbia River and the General Mixed-Use designation is located on upland areas that do not have specific shoreline influences. These mixed-use designations allow a mixture of uses including moderate density residential, recreational, and commercial activities where people can enjoy shopping, working, and living in the same area. People appreciate variety in housing, shopping, recreation, transportation, and employment. This type of compact development can reduce traffic congestion and benefit public health by promoting a pedestrian atmosphere, enhancing the general viability of the community. Integrating different land uses and varied building types with a strong residential component is intended to create a vibrant and diverse community as an alternative to the traditional “9 to 5” commercial zones where activities are centered on the workplace.

The following guiding principles should be used when designating the Mixed-Use areas and implementing them through the adoption of development regulations:

a) Development should be by master plan to ensure an integrated design.
b) Allow for select commercial uses, recreation, and residential development in a way that serves the needs of the neighborhood and the community.

c) Residential uses are encouraged to be integrated as a component in all development projects and should target a density of 15 dwelling units per acre. Single-family detached dwelling styles are discouraged.

d) Encourage a variety of housing options within this designation including residences above commercial uses.

e) Provide for a type, configuration, and density of development that will entice pedestrian shoppers to frequent the area, encourage pedestrian traffic between businesses, provide access to transit, and stress less reliance on motor vehicles.

f) The mixed use designation is not intended for automobile oriented or businesses that rely on outdoor storage or display of merchandise.

g) Insure compatibility of mixed use developments with the surrounding properties, minimize any off-site impacts associated with development with requirements for buffering, landscaping, compatible scale and design to ensure that proposed projects enhance the livability of the proposal and integrate with existing residences in this designation.

h) Multiple buildings on a single site should be designed to create a strong visual relationship between or among the buildings.

i) Development should take into account the relationship of adjacent buildings in terms of height, materials, scale, and architecture. The goal is to achieve attractive structures and preserve significant views.

j) Promote design which will increase opportunities for activities both within the project boundaries and between existing adjacent developments and neighborhoods.

k) Relate the size, character, and siting of proposed buildings to create a design that requires businesses or other activities to front a central or common court or plaza at ground level to provide a human scale to the development. Avoid siting parking areas along street frontages and within shoreline areas.

l) Encourage the design of multi-use facilities to accommodate retail and other commercial uses at the pedestrian level.

m) To facilitate development of commercial uses in conjunction with residential, all development should provide at least 50% of the gross floor area of the ground floor for commercial purposes.

n) Buildings should be designed and located to complement and preserve existing buildings, streets and paths, bridges, and other elements of the built environment. Particular care should be given to building materials (color and texture), setbacks, building heights and roof lines, and overall proportions.
o) The mixed-use designation should be established in locations where an orientation to walkable communities is desired.

**General Mixed Use**

The designation of General Mixed-Use was originally designed for a 60-acre area located across from the Douglas County Hydro Park between SR 28 and Rock Island Road from S. Jarvis to Lyle Avenue. This designation was anticipated to develop into a mixture of residential and commercial land uses to provide an integrated community that would attract a variety of business activities and residential styles.

The expansion of the UGA may provide a great opportunity to expand this type of designation to allow the development of commercial and recreational facilities to serve these urbanizing areas.

The City and County utilized the assistance of a design architect during the development of the designation and criteria for the mixed-use areas near Rock Island Hydro Park and the Waterfront Mixed-Use area. To implement the mixed-use concept in different locations, the City and County should conduct further planning level studies in this area to address the following issues:

a) Building heights in relation to the airport protection areas;

b) Increased sound insulation for properties within the airport noise control area;

c) Design for an integrated transportation network to insure that the carrying capacity and efficiency of major freight and mobility routes are not adversely impacted;

d) Ensure that transportation system plans provide for pedestrian and public transportation options;

e) Develop strategies to insure that adjacent low-density development is provided with adequate buffers and screening to preserve their neighborhood character,

f) Provide for a variety of land uses to establish a mixed-use pattern that enhances the existing character of the surrounding area.

g) This designation should be provided to properties of sufficient size to accommodate the mixture of uses and the master plan approach to development. It is recommended that these sites be a minimum of 10 acres in size.

h) Urban governmental services and infrastructure must be available at the time of development or there must be a plan in place, with funding, to insure that a full range of urban governmental services is available to serve the development.

**Waterfront Mixed-Use**

This designation is intended to take advantage of the shoreline area that makes up the western boundary of the East Wenatchee Urban Area. This designation is intended to provide a mixture of residential, recreational, and commercial land use opportunities
that can enhance the shoreline area and would benefit from access to the Apple Capital Loop Trail. Although much of the shoreline in this designation is currently publicly owned, this area could develop water-related and water-dependent uses such as marinas and water parks.

Three areas are designated for Waterfront Mixed Use:

- Between SR 28 and the Columbia River north and south of Odabashian Bridge
- Between 14th St. NE and Bellevue from SR 28 and Cascade Avenue to the Columbia River
- Between SR 28 and the Columbia River south of George Sellar Bridge

In addition to the general principles outlined above, the following guiding principles should be used when designating the Waterfront Mixed-Use designation and implementing that designation with the adoption of development regulations:

a) Allow for select commercial uses and residential development in a way that serves the needs of the neighborhood and the community and enhances the appearance of the shoreline;

b) Developments in this designation should be designed to take advantage of site conditions and shoreline views;

c) Visual and physical access to the waterfront, for residents of developments and general public should be incorporated as a design feature in developments within this land use designation;

d) Due to the proximity of the shoreline and existing residential buildings, structures in this designation should be smaller in scale (height and footprint) than those allowed in other commercial designations;

e) Allow recreational uses that complement water-related and water-dependent uses such as marinas and water parks.

COMMERCIAL --- GOALS AND POLICIES

GOAL: Provide sufficient commercial land that is properly sited to take advantage of existing utility and public service infrastructure and the transportation network to ensure growth of the local business community.

GOAL: Create commercial districts that are safe, attractive, pedestrian friendly and transit oriented.

GOAL: Establish commercial areas that accommodate a variety of land use activities to support a diverse and stable economic base while maintaining the quality of life in the community and the natural environment.
GOAL: Provide an opportunity for mixed-use areas in locations where residential and commercial land uses can develop in a manner that is complimentary to neighboring properties.

POLICIES:

C-1. Promote development of commercial activities in attractive nodes or clusters and prohibit the linear expansion of commercial development.

C-2. Commercial development should provide well designed buffer areas to insure that the land use is complimentary and compatible with adjacent land uses.

C-3. Adopt consistent design standards for development in commercial districts to insure that proposed uses are complimentary and compatible with adjacent land uses. The standards should address landscaping, pedestrian access, vehicular access, traffic control, signage and other amenities ensuring that commercial uses will enhance and contribute to the natural attractiveness of the community.

C-4. Adopt standards for commercial development adjacent to shorelines to ensure that visual and physical access to the shorelines is preserved.

C-5. Commercial development proposals located adjacent to major arterials and highways should incorporate shared access and parking to reduce the number of driveways intersecting with these major transportation corridors. Develop access management strategies for such development.

C-6. Establish sites for a mixed-use commercial classification where it is appropriate to develop a mix of commercial, recreational, and residential land uses that can co-exist.

C-7. Promote appropriately buffered multi-family residential and office development compatible with existing and potential commercial activities. Such uses should be permitted as transition between high-intensity uses (e.g. commercial) and low-intensity uses (e.g. single-family residential).

C-8. Require interior and perimeter landscaping which will provide an attractive entrance environment for commercial development, soften parking lots, provide shade, and screen unsightly areas.

C-9. Designate neighborhood commercial districts which provide services to the immediate neighborhoods and establish standards for these commercial areas to insure that they are designed and developed in a manner that is compatible with the surrounding residential areas.

C-10. Develop standards for off-street parking to insure that parking is adequate for diverse commercial needs. Encourage public/private partnerships in the provision of parking facilities.

C-11. Encourage and promote infill development and redevelopment efforts to revitalize and support established commercial areas.
C-12 Design and create transportation systems which will improve the accessibility to commercial establishments for pedestrians, and transit as well as automobile travel.

C-13 Expand commercial uses adjacent to existing similarly developed areas.

C-14 Promote the extension of utilities, public facilities, and services to support commercial areas. Foster interagency cooperation and coordination in the extension and upgrading of infrastructure and facilities to support commercial areas.

C-15 Development of commercial uses shall only occur if a full-range of urban services is available to support the development.

C-16 If the property is located outside of the service district boundary of a utility, annexation into the service district must occur prior to development of the property.

C-17 Development of commercial uses within any of the protection zones identified in conjunction with Pangborn Memorial Airport must consider the proximity to the airport and will be required to comply with any height limitations, density restrictions, and should consider additional sound insulation in consideration of noise from the airport operations and overhead flights.

C-18 The City and County shall conduct further studies of the mixed-use classifications:
   • To determine suitable designation locations and implementation strategies for potential locations considering the unique attributes of the property to insure that development of these properties enhances the general character of the neighborhoods within which they are located and the general community;
   • To further refine the standards applicable to these classifications to facilitate the development of these properties in compliance with the purpose and intent of these districts

C-19 The North Bridge Waterfront Mixed Use Area between SR28 and the Columbia River north and south of the Odabashian Bridge shall be designated as a Master Planned Development Overlay Zoning District and master planned developments shall be encouraged. It is anticipated that Master Plans may be conceptual in nature and may include alternative development scenarios, provided that:
   a) Approved master plans may include land uses not otherwise permitted in the General Commercial and the Waterfront Mixed Use zoning districts such as higher density residential developments, professional offices, and/or a regional hospital and medical facilities in a campus-like setting;
b) Approved Master Plan(s) and/or related Development Agreements may specify development standards that do not conform to the requirements of the underlying zoning district, including but not limited to: building height, parking requirements, signage requirements, lot coverage, and setbacks;

c) Existing buffer requirements may be modified in order to provide greater protection to neighboring property owners and to promote more compatible land uses. This may include lower intensity development proposals such as senior housing, assisted living, and/or professional offices in a business park setting provided that there is a finding that adequate standards have been established for building height, setbacks, and landscaping to effectively buffer the neighboring residential properties;

d) The development scenarios shall include provisions for the phased implementation of private development plans and the required supporting infrastructure.

It is the intent of these comprehensive plan policies to maximize the development potential of vacant and underutilized property in the North Bridge Commercial Area. This may include, but is not limited to:

a) Preparing an access management plan in consultation with WSDOT and affected property owners to guide the design and construction of future road improvements necessary to serve the North Bridge Commercial Area;

b) Preparing and implementing in consultation with the Douglas County Sewer District and affected property owners a strategy to extend sanitary sewer service throughout the North Bridge Commercial Area;

c) Conducting an environmental review of proposed master plans in order to identify potential adverse impacts and to develop appropriate mitigation strategies that will facilitate the permitting of site specific development proposals;

d) Acquiring surplus public property and/or securing long term public access to the Columbia River;

e) Preparation of a financing strategy that provides for the timely construction of public improvements necessary to serve new development in the North Bridge Commercial Area and that equitably allocates the costs among benefiting property owners;

f) Executing a development agreement to establish the development standards to govern future development activities; and/or

g) The addition of parcels adjacent to this or other portions of the East Wenatchee Urban Growth Area to offset the use of property within the North Bridge Commercial Area for Essential Public Facilities.
C-19 The City and County should establish additional commercial land use designations that are not auto-dependent to provide for more flexibility for low intensity commercial activities in closer proximity to residential areas where it is appropriate to permit commercial uses on larger sites than would be permitted under the Neighborhood Commercial designation.

INDUSTRIAL

Like commercial lands, industrial lands within the Greater East Wenatchee Area are in great need. There is a total of 544 acres allocated for industrial purposes inside the urban growth area. The industrially designated land uses are currently not served by a full range of urban services. However, major water system improvements are planned and funded that would provide domestic water to the industrial area.

The Baker Flats Industrial area is located east of SR2/97 and west of the Douglas County 115 KV Transmission Line. It exhibits some topographical changes, sloping from east to west. The basalt cliffs serve as its eastern boundary while State Route 2/97 Highway serves as the western boundary. This site consists of some industrial activities, orchards, and unimproved properties. This site makes an ideal location for industrial activities due to its proximity to a major highway system, availability of domestic water and location to service centers. In addition the area is buffered on three sides by topographical features. Factors considered ranged for the location of major orchards and agricultural activities to the north (Bray's Landing, Bridgeport, Chelan, and the Okanogan Valley), lack of appropriately zoned industrial properties and the need to preserve other prime agricultural lands.

This site should be developed as an industrial park. Design features should include provisions for perimeter landscaping with a buffer strip adjacent to SR 2/97 and other land uses. The buffer strip consists of a berm measuring a minimum of 30 feet wide, 10 feet high, and landscaped with trees, shrubs, and ground cover. Additionally, an interim 100 foot buffer will be required adjacent to designated agricultural uses, incumbent upon the industrial user. Access from SR 2/97 is limited with connection to interior roadways. Ingress and egress along the designated industrial area is limited to the interior roadway. Special site plan approval is required for all uses to ensure proper linkages to the internal road network, intersection improvement, extensions to existing roadways, adequate parking, landscaping, protection of sensitive area, and continuity in overall project design. Industrial land uses should be permitted on the east side of SR 2/97 only, and at no time should industrial uses be allowed west of the highway.

INDUSTRIAL --- GOALS AND POLICIES

GOAL: Promote industrial development which contributes to economic diversification, growth and stability of the community without degrading its natural systems or residential living environment.
I-1 Encourage the continued development of light industries that are agriculturally related.

I-2 Encourage industrial development to locate in industrial/business park areas adjacent to major street arterials, preferably on lands not suited for residential uses or agricultural uses.

I-3 Encourage variety and innovative design in industrial site development and encourage an attractive and high quality environment for industrial activities through good landscaping, parking and building design where land uses of distinct character or intensity adjoin.

I-4 Actively support economic development measures that serve to revitalize and promote the growth of existing industrial locations.

I-5 Encourage air related industries and nonconflicting light industries in the Pangborn Industrial Service Area.

I-6 Encourage, whenever possible, the extension of support facilities and services for industrial activity.

I-7 Potential impacts on nearby properties and public facilities and services shall be identified and mitigated when evaluating industrial development proposals.

GENERAL LAND USE—GOALS AND POLICIES

The following goal and policies recognize airports as essential public facilities under the Growth Management Act and are intended to preserve Pangborn Memorial Airport. The airport is located outside the East Wenatchee urban growth boundary; however land uses within the UGA have the potential to impact and are impacted by airport operations. These policies ensure that the airport can change with the community to meet the needs of the region.

GOAL: Provide state and federal system airports with reasonable protection from airspace obstructions, incompatible land uses and nuisance complaints that could restrict operations.

Policies

LU -1 Ensure that public or private development around existing airports allows the continued use of that facility as an airport. Land within aircraft approach and departure zones will be protected from inappropriate development.

LU -2 Preserve the right of airport owners and operators to continue present operations and allow for future air transportation and airport facility needs. It is also important to consider the present and future use of private property and the rights of private property owners.

LU -3 Douglas County will notify the airport operator, state and federal aviation agencies, at the time of initial application, of any proposed actions or projects, which would lead to development near an airport that is not compatible with the airport’s operations. The airport operator shall notify Douglas County, and
potentially affected citizens, of any proposed operational changes which would have a significant impact on existing land uses.

LU -4 Land use proposals, structures, or objects that would interfere with the safe operation of aircraft will be examined for compatibility as defined in CFR Title 14, FAR Part 77 and FAA Terminal Instrument Procedures (TERPS) Chapter 12, and WA 31. The object is to permit land uses which allow safe aircraft operations as defined in the documents referenced above.

LU -5 Enact overlay zoning to protect the airspace around state and federal system airports from airspace obstructions and incompatible land uses within the approach, transitional, horizontal and conical surface zones, where such areas have been established by the FAA.

COMPREHENSIVE PLAN LAND USE MAP

The Land Use Map illustrates the intended future land use pattern in the Greater East Wenatchee Urban Area. The map is the result of analysis of the previously discussed growth and development concept, existing land use patterns, development trends and desirable growth and development goals.
PANGBORN MEMORIAL AIRPORT

Pangborn Memorial Airport serves the counties of Chelan and Douglas, and portions of Okanogan and Grant counties, with a service area extending north to the Canadian border. Formerly known as Pangborn Field, Pangborn Memorial Airport is dedicated to the famous aviator, Clyde Pangborn, who landed at Fancher Field in 1931, to complete the first nonstop transpacific flight. Pangborn Memorial Airport is designated as an Essential Public Facility.

In April 2004 the airport, in conjunction with the Port Districts of Chelan and Douglas Counties, prepared an updated Airport Master Plan. This master plan identifies and plans for the needs of the airport and air service operations for the next 20 years. As the airport continues to grow in its importance to Douglas County and the region; it also grows in its impacts to the surrounding lands.

Pangborn Memorial Airport provides a critical link to the North Central Washington Region, state and national transportation system. It provides for the efficient movement of people, goods and services and serves as a commercial, cargo and general aviation airport. The airport is classified as a primary commercial airport within the National Plan of Integrated Airport Systems and as a commercial airport within the Washington State Aviation System Plan. Currently, the airport is ranked as the 6th largest commercial airport in the State of Washington and enplaned 49,258 scheduled passengers in 2000. It is also one of 24 airports within the state that has air cargo service. The airport ranks 20th in the state in based aircraft with approximately 122 based aircraft. Pangborn Memorial Airport is serviced by Horizon Air which provides both passenger and air cargo service while Airborne Express, FedEx, and United Parcel Service provide air cargo service.

Land Use Compatibility

Over the last several decades, airports within the state and across the nation have faced increasing problems with the encroachment of incompatible development. Incompatible development can impact the operating capability of the airport as well as endanger the lives of people in the air and on the ground. As the airport continues to grow in its importance to Douglas County and the region, steps need to be taken to ensure that land use conflicts are minimized to the greatest extent possible.

The airport is located approximately one mile from the East Wenatchee Urban Growth Area (UGA). Existing land uses adjacent to the airport are predominantly large-lot agricultural with industrial designated lands located to the north and east of the airport.

To ensure that the function and value of the airport is maintained for future generations, several tools have been identified. These tools should be used together with the Airport Master Plan. Additionally, careful consideration should be given to topographical constraints and the natural environment.
Height

To protect the operating airspace above and surrounding the airport, the State of Washington adopted RCW 14.12 Airport Zoning, which gave local jurisdictions the authority to regulate air space hazards. Air space hazards may endanger the lives and property of users of the airport and of occupants of land in its vicinity. Obstructions may also reduce the size of the area available for the landing, taking-off and maneuvering of aircraft, thus tending to impair the utility of the airport and the public investment.

The Federal Aviation Administration (FAA) has established Federal Aviation Regulations (FAR) Parts 77 Imaginary Surfaces. Development activity that encroaches into the Part 77 surfaces may pose a hazard to navigation and reduce the size of the area available for landing, taking-off, and maneuvering of aircraft, thereby increasing the potential for an accident. If development activity is allowed that does pose a hazard to navigation, then airport operation will be adversely affected. Figure 1 shows the FAR Parts 77 Imaginary Surfaces.

Safety

- The Airport Compatibility Zones were developed using information sources recommended by the WSDOT Aviation Division. The Airport Compatibility Zones do not encroach into the urban growth boundary.
Noise is the single most significant “effect” from an airport and airport operations. The best way to ensure compatibility is to reduce the number of people exposed to noise generated by airport operations and to minimize the level of exposure. Figure 2 identifies the noise contours that are expected by the planned level of airport operations. In the areas most affected by noise, 65 dnl or higher, additional precautions should be taken to minimize this impact.
INTRODUCTION

Every community desires to maintain the character and vitality of its established neighborhoods. An important tool in maintaining the residential character of a community is the adoption of a housing plan. The GMA requires a Housing Element as part of every community’s Comprehensive Plan. The Housing Element should be closely tied to the Land Use Element. The Land Use Element designates the proposed general distribution and location of the uses of land and one of the major uses of land is housing.

A Housing Element’s purpose is to identify land areas that are suitable for housing. The plan should contain policies regarding population densities, building intensities, and future population growth, which shape the community growth and provide for all economic segments of the population.

The Land Use Element of this plan provides for different types of housing, ranging from low to high density. The Land Use Element policies encourage a mix of single family and multi-family development, by providing a diversity of land use designations throughout the planning area. A mix of housing is encouraged through planned developments and through a variety of techniques, which would include provisions for attached single-family units, duplex development, and smaller lot size developments.

This housing element provides data that is specific to the Greater East Wenatchee Area. Except where indicated, the remainder to the information and data provided is based on the larger Wenatchee Market Area. The Greater East Wenatchee Area does not operate as a market within itself and must be viewed in terms of the entire Wenatchee Housing Market area.

EXISTING CONDITIONS

The number of households in the Greater East Wenatchee Area grew by about 25% between 1990 and 2000 (1990-7098, 2000-8909) compared to 8% growth in the preceding 10 year period. In 1980, the average number of people in an East Wenatchee Area household was 2.77, and in 1990 it was 2.71. For the 2000 Census, the household size increased slightly to 2.73.

Housing trends observed over the past 30 years are expected to continue through the 20 years covered by the Comprehensive Plan.

- Single-person households are expected to slowly increase over the next 20 years.
- Households with children under 18 years of age are expected to decrease.

The Greater East Wenatchee Area has a larger proportion of single-family homes as compared to other similar sized areas within the State of Washington. However the
area exhibits a lower overall proportion of multi-family housing than the state. The amounts and percentages of housing type according to State, and U.S. figures are shown in the following table. The number of multi-family units in a planning area is a significant factor in the affordability of housing. Pursuing opportunities to bring the planning areas housing ratio more in line with the state and national ratio will improve the affordable housing ratio.

Table 4.1 Housing Types

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<tr>
<th>Housing Types</th>
<th>Greater East Wenatchee Urban Area</th>
<th>Washington State</th>
<th>United States</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Units</td>
<td>% of Total</td>
<td>Units</td>
</tr>
<tr>
<td>Single Family</td>
<td>7,759</td>
<td>83%</td>
<td>1,824,158</td>
</tr>
<tr>
<td>Multi-family</td>
<td>1,593</td>
<td>17%</td>
<td>626,917</td>
</tr>
<tr>
<td>Total</td>
<td>9,352</td>
<td>100%</td>
<td>2,451,075</td>
</tr>
</tbody>
</table>

US Census 2000

*Note: Multi-family is defined as a building with three or more dwelling units.

Housing Stock

Tenure (owner vs. renter)
The following table tracks the changes in owner and renter occupied housing units between 1980 and 2000. The ratio of owner-occupied to renter occupied housing units shifted several percentage points in favor of renter occupied. The most significant change in both the number and tenure of housing came in the decade following 1980.

Table 4.2 Housing Units by Tenure

<table>
<thead>
<tr>
<th></th>
<th>Owner Occ.</th>
<th>%</th>
<th>Renter Occ.</th>
<th>%</th>
<th>Total</th>
<th>Change in Total Units</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>1980</td>
<td>3119</td>
<td>79.5%</td>
<td>803</td>
<td>20.5%</td>
<td>3922</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1990</td>
<td>5060</td>
<td>71.2%</td>
<td>2050</td>
<td>28.8%</td>
<td>7110</td>
<td>3188</td>
<td>81.3%</td>
</tr>
<tr>
<td>2000</td>
<td>6475</td>
<td>72.7%</td>
<td>2434</td>
<td>27.3%</td>
<td>8909</td>
<td>1799</td>
<td>25.3%</td>
</tr>
<tr>
<td>Change 1980 - 2000</td>
<td>3356</td>
<td></td>
<td>1631</td>
<td></td>
<td>4987</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

US Census

Type

The largest gain in housing type between 1980 and 2000, by a significant margin, was manufactured homes (a 449% increase). Additionally, the percentage of multi-family units increased approximately 3% in the past twenty years.
Table 4.3 Housing Units by Type

<table>
<thead>
<tr>
<th></th>
<th>Single Family</th>
<th>%</th>
<th>Multi-Family</th>
<th>%</th>
<th>Manuf. Home</th>
<th>%</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1980</td>
<td>3310</td>
<td>80%</td>
<td>576</td>
<td>13.8%</td>
<td>302</td>
<td>7.2%</td>
<td>4188</td>
</tr>
<tr>
<td>1990</td>
<td>4939</td>
<td>67.3%</td>
<td>1161</td>
<td>15.8%</td>
<td>1240</td>
<td>16.9%</td>
<td>7340</td>
</tr>
<tr>
<td>2000</td>
<td>6099</td>
<td>65.2%</td>
<td>1593</td>
<td>17%</td>
<td>1660</td>
<td>17.8%</td>
<td>9352</td>
</tr>
<tr>
<td>Change 1980-1990</td>
<td>1629</td>
<td>585</td>
<td>938</td>
<td></td>
<td>3152</td>
<td></td>
<td></td>
</tr>
<tr>
<td>% Change</td>
<td>49.2%</td>
<td>102%</td>
<td>310%</td>
<td></td>
<td>75.3%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Change 1990-2000</td>
<td>1160</td>
<td>432</td>
<td>420</td>
<td></td>
<td>2012</td>
<td></td>
<td></td>
</tr>
<tr>
<td>% Change</td>
<td>23.5%</td>
<td>37.2%</td>
<td>33.9%</td>
<td></td>
<td>27.4%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Change 1980-2000</td>
<td>2789</td>
<td>1017</td>
<td>1358</td>
<td></td>
<td>5164</td>
<td></td>
<td></td>
</tr>
<tr>
<td>% Change</td>
<td>84.3%</td>
<td>177%</td>
<td>449%</td>
<td></td>
<td>123%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

US Census

HOUSING AFFORDABILITY

WAC 365-195-310 requires that the Comprehensive Plan include a definition of "affordable housing." This is difficult to define, what is affordable for one family can be drastically different from what is affordable for another family. Because of this possible disparity, lending institutions use a definition of affordability that is based on a percentage of gross income. The US Department of Housing and Urban Development (HUD) considers 30% of a family's gross income to be available for mortgage payments or rent, including utility payments. This element will use the same definition of "affordable housing."

Table 4.4 Median Household Income

<table>
<thead>
<tr>
<th></th>
<th>1990</th>
<th>2000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Washington State</td>
<td>$31,183</td>
<td>$45,776</td>
</tr>
<tr>
<td>Douglas County</td>
<td>$32,200</td>
<td>$38,464</td>
</tr>
<tr>
<td>Greater East Wnatchee Area</td>
<td>$29,776</td>
<td>$40,679</td>
</tr>
</tbody>
</table>

US Census 2000

120% of the Median = $48,814  96%-120% = Middle Income
95% of the Median = $38,645  81%-95% = Moderate Income
80% of the Median = $32,543  51%-80% = Low Income
50% of the Median = $20,339  Less than 50% = Very Low Income  [Poverty Level]
30% of the Median = $12,203  Less than 30% = Extremely Low Income

In the decade between 1990 and 2000, the number of households living at or below the poverty level decreased from 22.9% to 21.2%.

HOUSING AFFORDABILITY

The median value of an owner-occupied residence for the 2000 US Census amounted to $133,500 which almost doubled the value a decade earlier. However,
according to the “Real Estate Snapshot Activity and Trends” reports published by Coldwell Banker Davenport the average value of a home was $145,500 in 1999 in the Wenatchee Valley Area.

Owner Occupied Housing.

The median household income in 2000 for the Greater East Wenatchee Area was $40,679. The poverty level was $20,339 or 50 percent of the median income. Table 4.5 demonstrates home purchase affordability in the Greater East Wenatchee Area.

<table>
<thead>
<tr>
<th>Table 4.5</th>
<th>Home Purchase Affordability For a Single Family Dwelling for selected Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median Income Households ($40,679) w/Equity</td>
<td></td>
</tr>
<tr>
<td>Terms: Conventional 30-year loan, 20% down, interest rate = 6.5%</td>
<td></td>
</tr>
<tr>
<td>AFFORDABLE</td>
<td>AVERAGE SALE PRICE</td>
</tr>
<tr>
<td>Wenatchee Market Area</td>
<td>125,989</td>
</tr>
<tr>
<td>First Time Buyer (at 80% of median income = 32,543 w/FHA loan)</td>
<td></td>
</tr>
<tr>
<td>Terms: FHA 30-year loan, 3% down, and an interest rate = 5.625%</td>
<td></td>
</tr>
<tr>
<td>AFFORDABLE</td>
<td>AVERAGE SALE PRICE</td>
</tr>
<tr>
<td>Wenatchee Market Area</td>
<td>94,216</td>
</tr>
<tr>
<td>Lower Income Buyer (at 50% Median Income = $20,339) w/o Equity</td>
<td></td>
</tr>
<tr>
<td>Terms: FHA 30-year loan, 3% down, and an interest rate = 5.625%</td>
<td></td>
</tr>
<tr>
<td>AFFORDABLE</td>
<td>AVERAGE SALE PRICE</td>
</tr>
<tr>
<td>Wenatchee Market Area</td>
<td>52,266</td>
</tr>
</tbody>
</table>

Note: The Wenatchee Market Area includes parts of Chelan County and Douglas County, generally in and around the Wenatchee Valley.

To exacerbate this condition, the average sale price for the Wenatchee Market Area has significantly increased in the past 5 years.

Average Sale Price 2000-2004

<table>
<thead>
<tr>
<th>Year</th>
<th>Sale Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>$151,943</td>
</tr>
<tr>
<td>2001</td>
<td>$155,015</td>
</tr>
<tr>
<td>2002</td>
<td>$154,486</td>
</tr>
<tr>
<td>2003</td>
<td>$156,745</td>
</tr>
<tr>
<td>2004</td>
<td>$173,508</td>
</tr>
</tbody>
</table>

NOTE: The averages are the year long average of homes sold as listed in the Snapshot. The Wenatchee market Area includes parts of Chelan County and Douglas County, generally in and around the Wenatchee Valley.

Renter Occupied Housing. Many public agencies and housing analysts consider 30 percent of income to be a standard threshold for affordability. Tables 4.6, 4.7, and 4.8 represents the Household Income, Gross Rent of Occupied Housing Units and the Available Gross Rent as a Percent of Medium Income for the Greater East...
Wenatchee Area. Approximately 78.8 percent of the occupied rents in the area are considered affordable for households of a median income of 80% of median income or lower. This is a slight improvement from 1990 when 76.6% was considered affordable. For poverty level households their income is adequate for approximately 28% of the occupied rents.

<table>
<thead>
<tr>
<th>Table 4.6</th>
<th>Household Income in 1999</th>
<th>2000 U.S. Census</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income</td>
<td>&lt;$15K</td>
<td>$15-19.9K</td>
</tr>
<tr>
<td>No. of Households</td>
<td>14.1%</td>
<td>7.1%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Table 4.7</th>
<th>Gross Rent --Renter Occupied Housing Units</th>
<th>2000 U.S.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Rental</td>
<td>&lt;300</td>
<td>$300-499</td>
</tr>
<tr>
<td>% Households</td>
<td>7.13%</td>
<td>20.5%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Table 4.8</th>
<th>Available Gross Rental Income as Percent of Medium Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Household Income</td>
<td>&lt;30% of Extremely Low Income</td>
</tr>
<tr>
<td>$12,203</td>
<td>$20,339</td>
</tr>
<tr>
<td>Gross Rental (30%)</td>
<td>$305 mo. or $3,660 yr.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Table 4.9</th>
<th>Chelan/Douglas Market Rents</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Bedroom</td>
<td>$497</td>
</tr>
<tr>
<td>2 Bedrooms</td>
<td>$600</td>
</tr>
<tr>
<td>3 Bedrooms</td>
<td>$770</td>
</tr>
<tr>
<td>4 Bedrooms</td>
<td>$877</td>
</tr>
<tr>
<td>5 Bedrooms</td>
<td>$994</td>
</tr>
</tbody>
</table>

Source: Wenatchee Housing Authority

LAND USE AND HOUSING

The Housing Element within the Comprehensive Plan is closely tied to the Land Use Element. The Housing Element arises out of the Land Use Element and is constrained by it. A land use element designates the proposed general distribution and location of the uses of land; one of which is housing. Conversely, the Housing
Element provides guidance on the types and densities of housing that is necessary to reach housing goals.

The inclusion of population densities, building intensities, and estimates for future population growth stated in the land use element solidifies its relationship with the Housing Element. Policies regarding population densities, building intensities, and future population growth estimates all affect what is possible and desirable in terms of housing goals and policies.

The Land Use Element provides for a variety of housing types and densities. In keeping with historic trends, the land capacity analysis shows an 83% designation for single-family and 17% for multi-family. Policies in the plan recommend densities up to 8 dwelling units per acre for single-family and a range of up to 15 to 24 dwelling units per acre for multi-family designations. Policies have also been included to encourage infill development, increased density, and affordability housing to meet the needs of the community.

Beyond the connection between land use and housing policies, the Land Use Element sets forth an adequate proportion of land area to provide for the twenty year forecast and provide housing affordability. The availability of land is a crucial factor in housing costs. The Land Use Element forecasts population growth out to the year 2022. These forecasts indicate the level of demand that will likely be placed upon various land uses in the Greater East Wenatchee Area. A summary of the Land Use Forecast is found in Land Use Chapter of the Greater East Wenatchee Area Comprehensive Plan. Sufficient land is allocated for a range of housing needs and life styles within the Land Use Element of the Comprehensive Plan. This equilibrium will work as a hedge against high housing costs, and thereby somewhat contain the current housing affordability gap.

GOALS AND POLICIES
The housing goals and policies are an integral part of maintaining the atmosphere and quality of life within the Greater East Wenatchee Area. Policies are designed to foster active neighborhood communities and strengthen existing neighborhoods.

GOAL: To provide for a sufficient number of safe, attractive and affordable residences for people of all income levels.

GOAL: To maintain quality of life in residential neighborhoods by protecting residential properties from excessive noise, visual, air and water pollution.

GOAL: To provide for a variety of housing types and densities to ensure a range of affordable housing options for all segments of the community.

GOAL: To provide opportunities for a mixture of commercial and residential land uses developed in a coordinated and complimentary manner in designated mixed use areas.

GOAL: To insure that public facilities and infrastructure are available to support development at urban densities in advance of or concurrent with development.
POLICIES

H-1 Require residential development at urban densities to locate within urban growth areas consistent with the comprehensive plan.

H-2 Provide flexibility in development regulations to encourage infill development in areas with adequate public services in a manner that ensures compatibility with the character of the existing neighborhood.

H-3 Develop design standards that provide a transition between residential uses and high intensity commercial or industrial developments.

H-4 Apply consistent standards in residential development to preserve residential character.

H-5 Establish standards to ensure maintenance of vacant and developed lots in a clean and safe condition.

H-6 Require the construction of sound, safe, and sanitary dwelling units.

H-7 Use the following criteria for the establishment of residential densities:
   a. Adjacent to commercial development, residential development should range from 8 to 24 dwelling units per acre.
   b. Adjacent to the existing single-family districts, densities should range from 8 to 15 dwelling units per acre.

H-8 Provide for multi-family densities near major waterfront parks, commercial, and business centers, adequately serviced by transportation systems and utilities.

H-9 Design of development in or near shoreline areas shall be consistent with the Shoreline Master Plan.

H-10 Provide standards for cluster style development that ensures adequate provisions are made for open space and traffic circulation.

H-11 Provide incentives and opportunities for choices of housing types, styles, quantities and innovative design including accessory dwellings and cottage style housing in residential neighborhoods.

H-12 Development standards shall address efficient transportation networks and multi-modal opportunities for new development requiring the extension of existing streets into and through developments and the provision of sidewalks and trails for non-motorized modes of transportation.

H-13 New residential development in the urban growth area must be concurrently served by a full range of urban governmental services. The City and County should designate phasing of development areas not currently served by sanitary sewer. On-site sewage disposal systems are a temporary option that should only be available to properties located within these phasing areas in the UGA when the developer:
a) Executes a formal development agreement, recorded and binding upon the property, providing a financial guarantee to pay for the extension of sanitary sewer with the creation of a utility local improvement district or other funding mechanisms;

b) “Dry lines” for centralized public collection are installed at the time of development to facilitate eventual connection to sanitary sewer;

c) Guarantees connection to the sanitary sewer at the time a main line is extended to service the property by recording a binding agreement on the title of each lot or dwelling unit created requiring sewer connection, at the property owner’s sole expense, when the main line is installed to service the property; and

d) The development restricts the location of homes and other uses on the property which would facilitate infill development when the land area needed for the on-site septic system is no longer necessary;

e) Other conditions and standards should be developed to insure that sewer service is provided within a reasonable period of time.

H-14 Promote the construction of affordable housing to meet the needs of all economic segments of the population by establishing incentives in development standards that will increase the production of low and moderate priced housing by private and public sector housing providers.

H-15 Encourage and support programs that provide low cost housing for permanent, seasonal, and retirement residents of the area.

H-16 Provide flexibility in development regulations to insure housing for special needs populations, such as senior citizens, physically challenged, assisted living facilities, nursing home care, congregate care, emergency shelters, or supervised environments.

H-17 Encourage and support the development of special needs housing, low-income housing and quasi-residential uses such as day care facilities throughout the community.

H-18 Encourage the rehabilitation of aging housing stock.

H-19 Work with other local jurisdictions and housing providers to identify housing needs in the planning area and develop strategies to provide for those needs.

H-20 Provide opportunities and incentives for individual property owners to meet the housing needs of migrant agricultural workers.

H-21 If the property is located outside of the service district boundary of a utility, annexation into the service district must occur prior to development of the property.

H-22 Residential development shall meet the net density targets of dwelling units per acre for single-family and 12 dwelling units per acre for multi-family. Net
density shall not include land set aside for public facilities, recreation, or critical areas.

H-23 Development of residential uses within any of the protection zones identified in conjunction with Pangborn Memorial Airport must consider the proximity to the airport and will be required to comply with any height limitations and should consider additional insulation from sound from the airport operations and overhead flights.

H-24 Develop a program to retrofit existing neighborhoods with the addition of sidewalks and street illumination.

H-25 Ensure that new developments provide adequate street illumination.

**PROJECTION OF RESIDENTIAL HOUSING NEEDS.**

The land use projection demonstrates that approximately 5,172 new housing units will be needed by the year 2028. Assuming that the amount of multi-family units will remain at least at 17%; projected new single family units is 4,293 and new multi-family 879.

**HOUSING ASSISTANCE PROGRAMS**

There is limited funding available for housing assistance. The existing housing assistance resources in the Wenatchee Valley come from several sources, including the US Department of Housing and Urban Development, and the United States Department of Agriculture. Specifying specific programs in the Greater East Wenatchee Area is difficult because of the fact that some residents are serviced by programs that are region-wide, rural related or not specific to one municipality. Listed below are some housing assistance programs.

**State Housing Programs**

**Washington State Housing Finance Commission**

The Washington State Housing Finance Commission develops and administers financing programs for affordable housing and cultural/social service facilities through public/private partnerships with lenders, developers, nonprofit organizations and governments. The Commission has five divisions, Home Ownership, Capital Projects, Tax Credit, Compliance & Preservation, and Administration.

**WA State Department of Community, Trade and Economic Development (CTED)**

The housing division of CTED invests public resources to create, preserve and enhance safe and affordable housing for Washington residents. The Housing Trust Fund Program provides loans and grants to local governments, nonprofit organizations and public housing organizations for very low income and special housing needs. The department provides rental assistance through its Tenant Based Rental Assistance and Transitional Housing, Operating and Rent programs. Homelessness assistance is provided by the Emergency Shelter Assistance Program in the form of traditional shelters, rent/mortgage assistance to prevent eviction, first month’s rent/deposit assistance to move out of a shelter, landlord
mediation and case management services. The Farm Worker Housing Program
provides assistance via capital investments for permanent and seasonal housing
and emergency assistance for migrant farm workers that are homeless or have been
displaced.

**Tax Exempt Revenue Bonds**

The State of Washington has granted housing authorities the power to issue taxable
and nontaxable bonds to acquire, construct or otherwise develop housing for
ownership by the housing authority or to be owned directly by low income individuals
or by others on behalf of low income people.

**Federal Housing Programs**

**USDA Section 502 Guaranteed Housing Loans** These loans require no down
payment and no monthly mortgage insurance and are loans made by approved
mortgage lenders to qualified low and moderate income individuals and families in
rural areas.

**USDA Section 502 Direct Housing Loan** This loan program provides very low and
low income families with financing to build, purchase, repair, or refinance homes and
building sites that meet local codes.

**USDA Section 502 Mutual Self-Help Housing Loan Program** This program is used
primarily to help very low- and low- income households construct their own homes.

**USDA Section 514/516 Farm Labor Housing Program** This program provides low-
interest loans and grants to public and non profit agencies or to individual farmers to
build affordable rental housing for farm workers.

**USDA Section 515 Rural Rental Housing Program.** This program provides loans
with interest rates as low as one percent to developers of affordable rural rental
housing.

**USDA Section 521 Rental Assistance Program** This program provides subsidies to
some tenants in Rural Development rural rental or off-farm labor housing complexes
so that they do not pay more than 30 percent of their incomes for rent and utilities.

**USDA Section 523 Self-Help Technical Assistance Grants** This program is provided
to non-profit organizations, public bodies, or Tribes who in turn provide technical
assistance to low and very low income household to build their own homes via the
Mutual Self-Help Housing method.

**USDA Section 538 Rural Rental Housing Guaranteed Loan Program** This program
guarantees loans to develop affordable rental housing in rural areas. Apartment
units in this program are intended for families who earn less than 115 percent of the
median income of their areas.

**HUD Section 8 Housing Vouchers.** With funds from HUD, housing authorities can
guarantee landlords Fair Market Rents, while the tenant pays no more than 30% of
his or her income.
CHAPTER 5
OPEN SPACE AND RECREATION

INTRODUCTION

The Greater East Wenatchee Area is endowed with natural open space (shorelines, wetland, hillsides and drainage corridors) and developed open space (parks, golf courses, farm lands) that make it an attractive place to live and play. These open spaces provide a variety of benefits to its residents as well as recreational users from across the State. Open spaces have economic benefit and help conserve cultural resources, natural resources, the natural landscapes of wetlands, the river corridor, and floodplains. Greenbelt areas can separate incompatible land uses, link the community and provide alternative transportation routes for pedestrians and bicycles. Nearby trails and parks often enhance residential property values. Economic development opportunities are also drawn to these areas because of the attractive setting, recreational opportunities, and overall quality of life which they symbolize.

Recreational opportunities are provided by a mixture of agencies that include parks for day-use activities and overnight camping, lake and river areas for boating and other water sports, facilities and equipment for sports and play activities, and wilderness areas and other open spaces for hiking, hunting, and horseback riding.

Park and recreational resources are provided by the Washington State Parks and Recreational Commission and the Eastmont Metropolitan Parks District. Other agencies providing park and recreational resources include public utility and school districts. The Washington State Department of Fish and Wildlife is concerned with providing outdoor recreational opportunities that are consistent with healthy wildlife habitat (e.g. camping, hiking, wildlife observation and regulated hunting). Some unimproved lands in the Planning Area are owned and/or managed by federal and state agencies for range land and other open space uses.

The Growth Management Act requires that the designation, proposed general distribution, general location and extent of open space lands be identified in the Comprehensive Plan.

PARKS/RECREATION AND OPEN SPACE

The vision of this plan relies on the integration of the Parks, Recreation, and Open Space plan with the elements of land use, transportation, economic development, and capital facilities planning for the Greater East Wenatchee Area. The benefits of integrated implementation will enhance our community’s quality of life through healthy recreation opportunities for all citizens. It will increase personal mobility options thus lightening the load on existing transportation systems. It will foster economic vitality through pleasant and pedestrian friendly commercial, school and neighborhood areas.
It will increase commercial recreation revenue potential and tourism activities, and it will demonstrate the scenic and recreational wealth of the community.

EXISTING FACILITIES

The Eastmont Metropolitan Parks District owns and operates four developed park sites in the East Wenatchee Urban Area. They are:

- The Eastmont Community Park is located adjacent to Eastmont High School with access from Grant Road. The 26 acre site provides a variety of sports fields and facilities, trails, playground, pool and picnic sites.
- Tedford Park is an 11 acre site located adjacent to Grant Elementary School. This facility provides multi-purpose sports fields and picnic site.
- Kenroy Park is a 5 acre site adjacent to Sterling Middle School. The site’s picnic and playground facilities are used primarily by the adjacent neighborhood.
- The Pangborn-Herndon Memorial Park is a micro park overlooking the Wenatchee River Valley and is located on Grand Avenue in Fancher Heights.

The City of East Wenatchee owns three small open space areas. They include the Grant Road viewpoint and Misawa Park which is a pocket park developed in the style of a Japanese Garden. The City Hall grounds also serve as a passive park with benches, a time capsule and a bus stop with shelter. Ballard Park, at the intersection of Valley Mall Parkway and Sunset Highway is located on private property but is maintained by the City.

The Apple Capital Recreation Loop Trail is a four mile trail along the Columbia River in East Wenatchee and Douglas County. The trail is located on approximately 174 acres of WSDOT right-of-way and is part of a combined trail system that provides a 10 mile loop with a 2.5 mile extension south to the Rock Island Hydro Park that provides recreational walking, biking, skating and horseback riding. Connections to the trail are provided at selected locations along both sides of the river.

The Eastmont School District provides approximately 160 acres of park and recreation facilities within the planning area. The facilities include several multi-purpose sports fields, a football stadium with an outdoor track, and several playgrounds. These open spaces, provided by the Eastmont School District, are used extensively by the residents of the community during non-school hours.

There is one golf course located within the planning area. The Wenatchee Golf and Country Club is a private golf course that encompasses 110 acres.

EASTMONT METROPOLITAN PARK DISTRICT

In 2001, the Eastmont Recreation Service Area updated the 1991 plan that was written by Douglas County Parks and Recreation Department. This plan encompasses both East Wenatchee and Wenatchee. In 2004, the Eastmont Metropolitan Parks District was formed to better meet the parks needs of the urban area.
Rapid growth and increasing demand for recreational opportunities call attention and concern to the dwindling availability of land for future park development and open space. In order to plan for the recreational needs of the residents of the Greater East Wenatchee Area, several proposals have been made in the Park, Recreation and Open Space Plan. These proposals were based on recommended standards by the IAC and current use levels. Additionally the plan identifies needs for the entire Wenatchee Area. The district’s predecessor, the Eastmont Recreation Service Area, has identified the following facilities which are necessary to meet the 20 year growth period.

**Athletic Fields and Playgrounds**
Description: Athletic fields and playgrounds are designed for intense recreational activities like field and court games, playground apparatus and picnicking. A suitable athletic field and playground site should be capable of sustaining intense recreational development and be easily accessible to the population. The present supply should be increased by another 75 acres.

**Linear Bicycle/Pedestrian Trails, Jogging Trails, Equestrian Trails**
Description: A variety of different types of trail systems should be provided. Trail systems should be designed to accommodate high, medium and light use activities and be handicap accessible. They should also be designed to the level and type of activity anticipated.

The current trail system should be increased to extend north to connect with Lincoln Rock State Park. The equestrian trail system should be increased by 50 miles.

Property previously acquired by the Washington State Department of Transportation (WSDOT) for the proposed Riverfront Highway project should be donated or sold to Douglas County or the City of East Wenatchee in order to preserve regional trail corridors, provide public access to the Columbia River, and to support local economic development priorities, provided that:

a) Property necessary for the construction of road improvements consistent with the provisions of this Comprehensive Plan may be retained by WSDOT;

b) It is the intent of this comprehensive plan that a corridor plan be prepared by the county and/or the city to guide the future use and development of this property and adjoining parcels;

c) Stormwater facilities constructed by WSDOT should be designed to accommodate runoff from neighboring property owners, support multiple uses, and to enhance habitat values and functions. This may involve fair share financial contributions from benefiting property owners.

**Recreation Center/Swimming Pool**
Description: Recreation centers and pools are indoor and outdoor facilities providing swimming pools, physical conditioning, gymnasiums, classrooms, kitchen facilities and other spaces to support public recreation programs.
The existing level of service would likely meet recreation center objectives when the inventory includes indoor space provided by school district facilities. However, these facilities are not available for use during school hours. Consequently, the present supply should be increased by another 5 acres to include the possible acquisition of a recreation center. The swimming pool capacity should be increased by the possible addition of an aquatic facility at Eastmont Pool. The inventory of gymnasium space and physical conditioning space should be increased by 27,000 square feet and 3,000 square feet respectively.

**RECREATIONAL FACILITIES**

Improved recreational parks should provide a wide variety and selection of facilities to accommodate residents and tourists throughout the region. These facilities include regional, community, neighborhood and micro parks which would provide active and passive recreation opportunities. Within these facilities a range of activities should be provided such as athletic fields, court and pool facilities, playgrounds, picnic sites, ORV and water-related activities. Additionally, a range and variety of connecting trails should be provided that connect the community, neighborhoods, commercial and industrial areas. Trail systems should provide a range of options for the public including: bicycle/pedestrian, jogging, equestrian, and hiking.

The Parks and Recreation maps denote general locations and types of parks in the Greater East Wenatchee Area. The following descriptions are types of facilities anticipated in the future to include needed recreation facilities:

**Regional Parks**
Description: Regional parks or recreation sites provide active and passive recreation opportunities and fee recreation, designed to accommodate residents and tourists from throughout the region. Three general areas have been selected as being suitable for regional park needs.

Base: These facilities should be designed with the following components:
- Sixty acres or larger, depending on amenities and adjacent facilities
- Highway or arterial access
- Connecting paths and trail systems serving community access

Amenities: Components which may be included in this facility include sports complex, campgrounds, water activities, recreation centers, performing arts centers, special events, ball fields, boat launches or marinas, arboretums, and other special events or tourist attractions. Multiple amenities should be clustered when such facilities are likely to complement one another and as determined feasible and/or desirable at the site.

**Community Parks**
Description: A medium to large sized public park and/or recreation area which accommodates heavy day-use recreation opportunities, structured and non structured.
Primarily serves residents of the community. The standard level of service is one site per 10,000 residents. Currently, Eastmont Community Park is the only community park within the Greater East Wenatchee Area.

Base: The facilities should be designed with the following components:

- 20 to 60 acres recreational open space
- Arterial road as needed to serve community wide access
- Connecting paths serving community access
- Internal path system
- Developed and some undeveloped open space

Amenities: Components which may be included in this facility include soccer fields, baseball and softball fields, basketball, volleyball, tennis, water-related activities, picnic areas and areas for passive recreation use. Multiple amenities should be clustered when such facilities are likely to compliment one another and as determined feasible and/or desirable at the site.

**Neighborhood Parks**

Description: A medium sized public park and/or recreation area which accommodates moderate day-use recreational opportunities, and some structured activities. Primarily services residents of the neighborhoods within one mile radius. The standard level of service is one site per 4,000 residents. There are a total of 5 sites within the Greater East Wenatchee Area.

Base: The following items are the minimum components necessary for neighborhood facilities:

- 5 to 15 acres
- Access from nearby transportation corridors
- Connecting pedestrian systems to the neighborhood

Amenities: Components which any may be included in any combination are soccer/play field, baseball/softball, basketball, volleyball, tennis, picnic areas, water related activities, and skateboard facilities.

**Micro Park**

Description: A small public park and/or recreation area which accommodates light to moderate day-use recreational opportunities. These areas primarily serve neighborhoods within 1/4 mile radius. The standard level of service is one site per 750 residents, generally to be provided in new developments.

Base: The following facilities are minimum components necessary for micro parks:

- 1/2 to 5 acres
- Off street access, minimal vehicle parking necessary
- Connecting pedestrian systems to neighborhood areas
Amenities: Any combination of the following components may be included in a micro park: multi-play field, basketball, volleyball, playground, and picnic sites.

OPEN SPACE/RECREATION --- GOALS AND POLICIES

GOAL: PROVIDE RECREATIONAL OPPORTUNITIES, FACILITIES, AND EXPERIENCES WHICH WILL ALLOW ALL INDIVIDUALS THE OPPORTUNITY TO IMPROVE THE QUALITY OF THEIR LIVES, WHILE PRESERVING AND ENHANCING THE EXISTING RESOURCES OF THE AREA.

OS-1 Encourage coordination between parks, schools, and other agencies to develop and maintain park and recreation sites that implement the goals of the regional Park, Recreation and Open Space Plan.

OS-2 Acquire and develop parks to meet the needs of the community and recreational visitors. Utilize public land close to prospective users and equitably distributed throughout the community to the greatest extent possible.

OS-3 Provide a variety of programs and services that serve the general population of the community, as well as meeting the special needs of youth, seniors and the physically challenged.

OS-4 Provide quality public parks & recreation opportunities for all residents, while pursuing enterprising recreation activities which may capitalize on revenue generating recreation methods.

OS-5 Support a region wide park and recreation plan.

OS-6 Provide adequate access for vehicles and pedestrians to public recreational areas as appropriate.

OS-7 Provide a mechanism for stabilized long term funding of park operations, maintenance, and services.

OS-8 Actively seek funding from a variety of public and private sources to implement a park and open space capital financing program.

OS-9 Seek out and encourage participation in revenue generating recreation activities which are attractive to the area visitor or tourist.

OS-10 Develop Level of Service Standards based on current population information and trends.

OS-11 Identify types, quantities, and associated criteria of facilities needed and proposed candidate sites.

OS-12 Provide land use and transportation planning which supports the candidate sites.

OS-13 Locate recreational trails on existing or proposed public lands such as utility easements, storm drainage facilities, or irrigation ditches.
OS-14 Seek private dedication of land for parks and open spaces through a variety of methods, including purchases, donations, easements and through the development review process.

OS-15 Public recreational areas should be located on public land which is readily accessible and designated for public access via existing roads or where roads can be reasonable extended to access the site. It should be located close to its prospective users and accessible to living areas by pedestrian walkways.

OS-16 Investigate locating an athletic field in the vicinity of 32nd and Empire.

OS-17 Douglas County and the City of East Wenatchee should actively work with Washington State Department of Transportation (WSDOT) to preserve the Apple Capital Loop regional trail corridor, to provide public access to the Columbia River, and to support local economic development priorities.

OS-18 The city and county, to supplement this chapter of the comprehensive plan, should use the Eastmont Metropolitan Park District “Park, Recreation, and Open Space Plan”.

GOAL: TO PROTECT AND PRESERVE OPEN SPACES THAT ARE ENVIRONMENTALLY SENSITIVE; SERVE AS BUFFERS BETWEEN USES AND LINK OPEN SPACE AND PARK USES; AND HAVE SCENIC HISTORICAL OR CULTURAL VALUE.

OS-19 Provide a coordinated and connected system of open space throughout the planning area.

OS-20 Locate major parks and large open spaces to take advantage of natural processes (e.g. wetlands and drainage) and unusual landscape features (e.g. cliffs and bluffs) and to provide a variety of outdoor activities.

OS-21 Provide public access to shoreline areas when possible.

OS-22 Neighborhood and community parks should be linked by open space networks, particularly in areas where significant growth is anticipated or where open space for existing development is inadequate.

OS-23 Provide incentives for developers to link neighborhood and community parks with open space.
CHAPTER 6
CAPITAL FACILITIES

INTRODUCTION

The Capital Facilities Plan (CFP) is one of the elements of the Greater East Wenatchee Area Comprehensive Plan that is required by Washington’s Growth Management Act (GMA). As a general definition,

Public Facilities include: "streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools."

Public Services include: "fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other governmental services."

Urban services and facilities can be more efficiently and economically provided to people in concentrated areas. Capital Facilities play an important role in realizing the vision of compact development in urban areas to discourage urban sprawl, increase public transportation usage, encourage sound environmental practices and preserve single-family areas.

The Capital Facilities Element encompasses parks, libraries, police, fire, general government, public health, and public schools. Transportation and utility related capital facilities are addressed separately in their respective elements of this plan.

One of the principle criteria for identifying needed capital improvements are standards for levels of service (LOS). The CFP contains LOS standards for each public facility, and requires that new development be served by adequate facilities (i.e., the "concurrency" requirement). The CFP also contains goals, policies and rationales that guide and implement the provision of adequate facilities.

The purpose of the CFP is to use sound fiscal policies to provide adequate public facilities consistent with the Land Use Element and concurrent with, or prior to the impacts of development in order to achieve and maintain adopted standards for levels of service, and to exceed the adopted standards, when possible. Concentrating Capital Facilities is both efficient and cost-effective for those who provide them and convenient for those who use them.

As with the other elements of this comprehensive plan, these capital facilities will be integrated into growth areas as the development occurs. The Capital Facilities Element, is a continuous process and is coordinated with the Land Use, Transportation and Housing elements of the comprehensive plan. This element, through a financial
capacity analysis and a 6-year financial plan, seeks to evaluate future revenue resources to finance facility development and explores the possibility of new revenue options. This plan will be continuously updated throughout the 20 year life span of this plan in order to better develop 20 year cost estimates, identify future revenue sources and re-assess the county's debt capacity. This financial plan also provides an important "reality check" for the vision of the comprehensive plan.

- Some of the key issues in the Greater East Wenatchee Area will be:
  - Meeting current needs for capital facilities
  - Providing capital facilities needed to serve future growth
  - Adequate funding for capital facilities
  - Capital Facility siting
  - Equity in public facility provision and financing
  - Keeping the plan current.

The CFP is the element that makes the rest of the comprehensive plan real. By establishing levels of services as the basis for providing capital facilities and for achieving concurrency, the CFP determines the quality of life in the community. The requirement to fully finance the CFP (or else revise the land use plan) provides a reality check on the vision set forth in the comprehensive plan. The capacity of capital facilities that are provided in the CFP affects the size and configuration of the urban growth areas.

It is important to realize that in the Greater East Wenatchee Area, the water, sewer, school, fire district and PUD, are individual public services and facilities providers. Each has its own set of commissioners as well as their own budget. Therefore, each districts yearly budget will be developed and reviewed in compliance with this element and with the comprehensive plan as a whole. While this level of cooperation is expected, neither the County nor City has any financial control over their budgets or level of service requirements. It is generally considered that these agencies will require "concurrency" through project review and monitoring. Therefore, essentially all agencies will be cooperatively planning on at least an annual basis to assess if assumptions are accurate, and the community vision maintained

OTHER PUBLIC FACILITIES AND SERVICE PLANS

The following capital facility plans, as amended, are adopted by reference within this CF Plan:

- *Douglas County Six-Year Transportation Improvement Program, annual adoptions.*
East Wenatchee Six-Year Transportation Improvement Program, annual adoptions.

Park, Recreation, & Open Space Plan. Eastmont Metropolitan Park District, 2008

General Sewer Plan Update for Douglas County Sewer District, February 2006


Confluence 2025, A Strategic Transportation Plan for the Wenatchee Valley, Wenatchee Valley Transportation Council, August 2005

Douglas County Comprehensive Flood Hazard Management Plan, March 1995

Eastmont School District Capital Facilities Plan

Pangborn Memorial Airport – Airport Master Plan, Ports of Chelan and Douglas Counties

EXISTING CONDITIONS AND FUTURE NEEDS

DOMESTIC WATER
The East Wenatchee Water District's (EWWD) boundary currently includes all areas within the Urban Area. Additionally, the Water District has established a Benefit Area encompassing approximately 800 acres in Baker Flats. This Benefit Area is utilizing domestic water from the City of Wenatchee/Chelan County PUD's 30" Regional Waterline which extends from Rocky Reach Dam north to the Odabashian Bridge south, parallel to the Columbia River. The area's potable water supply system consists of the EWWD's eight wells, nine storage reservoirs, eight booster stations, and approximately 172 miles of transmission and distribution pipelines. Private wells serve residences outside the East Wenatchee Water District. The supply of water to the area provided by the wells located within the District have a combined pumping capacity of 6005 gpm. The reservoirs are estimated to have a combined storage capacity on the order of 4.76 million gallons.

The District utilizes over one billion gallons of water annually with a summer peak of 45 gallons per minute. There is an existing 5200 gallon per minute capacity. There are currently 60 miles of substandard mains located throughout the District, with the majority of the commercial core area and older sections of East Wenatchee in this situation.

The East Wenatchee Water District projects that water use will increase because of the expected increase in people and businesses within the service area. The District projects it will need two to three additional major sources of supply to meet future needs, for which water rights are required.
SANITARY SEWER
The Douglas County Sewer District provides sanitary sewer service within the Greater East Wenatchee Urban Area. The boundary of the Sewer District encompasses the entire City of East Wenatchee and areas immediately outside the city limits; however it does not include the entire East Wenatchee Urban Area. According to the 2006 General Sewer Plan, the existing District service area encompasses 5,430 acres or approximately 63% of the urban growth area. Sanitary sewer services are provided to approximately 3,400 acres or 63% of their service area and less than 44% of the urban growth area.

During the analysis phase of the land capacity analysis, the District expressed concern with the ability to serve the existing UGA. They indicated that connecting all of the properties within the existing UGA would likely consume all of the District’s Capacity (letter dated October 14, 2009).

LIBRARY
There is one library in the Greater East Wenatchee Area provided by the City of East Wenatchee through the North Central Regional Library Service. Generally, library services are provided by the North Central Regional Library System, whose headquarters library is located in the City of Wenatchee. Libraries are also located in Cashmere, Entiat, Leavenworth, Waterville, and Bridgeport. The regional library, besides providing services at the Wenatchee site, provides a mail order library.

PUBLIC SCHOOLS
The East Wenatchee Urban Area public education services are provided by the Eastmont School District. Eastmont became a district of the first class on July 1, 1968. There are a total of seven schools within the District. The District maintains one elementary school in Rock Island and four elementary schools in the East Wenatchee Area. There is one junior high, one middle school and one senior high school.

The Eastmont School District has formed a District Facilities Advisory Committee whose task is to review all available information regarding the district's long-range student housing needs, and to make recommendations to the Eastmont School Board, in regard to the district's prioritized, facility needs.

PARKS
The Douglas County Park Board was formed and officially established in October, 1955. In the 1970’s, the County Commissioners approved the formation of a Recreational Service Area within the Eastmont School District, including a part of the Town of Rock Island. The Park and Recreational Service Area covers 31 square miles of the most densely populated area of the County. The Service Area population is estimated to reach between 21,925 and 24,500 by the year 2000 based on the population projections for Douglas County. The Douglas County Parks and Recreation Department is largely supported through an annual levy. Residents within the vicinity of
the Service Area are given an opportunity to vote for or against taxes supporting the Department each year. Also refer to the Recreation Section of the Land Use Element.

ESSENTIAL PUBLIC FACILITIES

Essential Public Facilities goals, policies and process for their designations are set forth in the Douglas County 1995 Comprehensive Plan.

PUBLIC FACILITIES --- GOALS AND POLICIES

GOAL: Insure that capital facilities are located, designed, and enhanced to accommodate the changing needs of the area.

POLICY 1: Promote the continuation of multi-jurisdictional coordination in facility planning.

RATIONALE: Efficiency can be increased and duplication reduced through the coordination and cooperation between the respective agencies during the planning phases of providing and maintaining public facilities, such as schools, public safety, etc.

POLICY 2: Encourage the multiple use of capital facilities.

RATIONALE: Most facilities are designed for a specific purpose which may be seasonal in nature, such as schools. Using these facilities for other purposes increases their usefulness and cost effectiveness.

POLICY 3: Encourage the location and expansion of public facilities in accordance with growth and development.

RATIONALE: Capital facility is most beneficial to the community and most economical when the needs of the area are determined in order to establish facilities in the most appropriate location.

POLICY 4: Promote the consideration of energy efficiency and alternative energy sources in public facility remodeling and construction.

RATIONALE: Since maintenance costs are a large portion of the operating budgets for many facilities, the reduction of energy usage can save money and thereby increase available funds for service functions.
POLICY 5: Ensure that capital facility planning is consistent with the comprehensive plan.

RATIONALE: The location and design of public facilities should support the urban area population and compliment development patterns. Facility planning must consider other related goals and policies.

POLICY 6: Ensure that the location and design of capital facilities creates minimal adverse impacts on the surrounding land use.

RATIONALE: To effectively support the study area population, capital facilities may be located in areas that are otherwise residential in character and may create conflicts in use and intensity. The location and design of new structures and the expansion of existing facilities must address the mitigation of potentially adverse impacts of noise, traffic, aesthetics, water supply, police and fire protection, sewage disposal, drainage, light and glare that may be disruptive to surrounding activities.

POLICY 7: The phasing of growth & development within the Urban Growth Boundary should be consistent with the priorities and capital improvement budgets contained within the water and sewer plans.

RATIONALE: As new development within the UGA is dependent on being served by a full range of urban services, it will be necessary to establish a phasing plan as an amendment to this comprehensive plan.

POLICY 8: The facility plans for all service providers must be consistent with the growth projections adopted by the city and county for the urban growth area.

RATIONALE: A full-range of urban services is necessary to support development at urban densities. Since the city and county presently must rely upon special purpose districts to provide these services, those districts must use the population projections established by the city and county when planning infrastructure improvements.
CHAPTER 7
UTILITIES

INTRODUCTION

The Utilities Element has been developed in accordance with Section 36.70A.070 of the Growth Management Act to address utility services in the City of East Wenatchee, adjacent urban growth areas and unincorporated areas of the Greater East Wenatchee Area. It represents the community's policy plan for growth over the next 20 years. The Utilities Element describes how the goals in the other plan elements will be implemented through utility policies and regulations, and is an important element in implementing the comprehensive plan.

"Utilities" or "public utilities" are defined as enterprises or facilities serving the public by an integrated system of collection, transmission, distribution, and processing facilities through more or less permanent physical connections between the plant of the serving entity and the premises of the customer. Included are systems for the delivery of natural gas, electricity, telecommunications services, and water and for the disposal of sewage.

Utilities play a major role in orderly development of any urbanizing area. They are critical to supporting urban uses and densities in a manner that promotes the public health, safety, and welfare. This section will briefly describe the existing purveyors and exiting services available to the area.

ELECTRICAL POWER

Douglas County Public Utility District (PUD) provides electrical power throughout Douglas County, including the Greater East Wenatchee Area. Power is generated at the PUD's own hydroelectric project at Wells Dam. The Wells project is operating under a license issued by the Federal Energy Regulatory Commission. This license expires in 2012. The dam has ten generating units rated at a combined 840 megawatts. Sufficient power is available to continue urban growth in the planning area. Generally, the power distribution system lines and equipment are located in public street and road right of ways or on private utility easements.

Several private utilities and providers have been investigating alternative sources of energy in the County, which have included wind, solar and petroleum based facilities. In order to prepare for the future of Douglas County it is important to recognize that other power generating facilities may locate here in the future. Many types and variations of power facilities exist including petroleum powered, gasification, methane, ethanol, waste energy, thermal nuclear, hydroelectric, fuel cells, wind and solar. These facilities may vary in scope, require certain resources, or may be sensitive to land uses and infrastructure needs. Each type of facility may require different design criteria or placement criteria depending on the scope of the project, impacts or cumulative impacts to the surrounding area.
TELECOMMUNICATIONS
Verizon and Local Tel provide telephone services to the residents throughout the East Wenatchee Urban Area, as well as to residents in the outlying areas of Douglas County.

The Greater East Wenatchee Area is currently served by Air Touch cellular, Beyond Wireless, Cingular Wireless, Verizon Wireless and Unicell. Cellular telephones require a network of receivers (cell sites). Receivers are placed on tall poles, Lattice-type towers or existing buildings. Siting and design of towers is regulated by the Federal Communications Commission and the Federal Aviation Administration. Currently the Cellular telephone infrastructure serving the area is located in Douglas County but outside of the planning area or in Chelan County.

The Douglas County Public Utility District has constructed a high-speed, broadband fiber-optic telecommunications system. This system is called the Douglas County Community Network (DCCN). The core backbone and high-speed routers are primarily developed to facilitate the rapid communications between District substations, communication sites, administrative offices and Wells Dam. This system has additional capacity for high-speed information exchange. The current fiber backbone included connections at Rock Island, East Wenatchee, Orondo, Waterville, Sun Cove, Bridgeport and Mansfield.

CABLE
Charter Communications provides service to residents of the East Wenatchee Area. In addition to cable television service, Charter Communications also provides fiber optic internet service. Since the adoption of the plan, the planning area has experienced the development and proliferation of small dish satellite services.

NATURAL GAS
Cascade Natural Gas provides natural gas service to a limited number of residents in the Greater East Wenatchee Area. Gas service is primarily located within the Central Business Core.

WATER
Water service in the majority of the planning area is provided by the East Wenatchee Water District. Those properties outside of the district’s service area receive their water from on-site wells. The district’s area encompasses 27 square miles. Currently 593 acres in the Baker Flats region of the East Wenatchee Urban Growth Area is outside of the district boundary.

The District’s water sources are the Regional Well Field, and wells at Kentucky St. and 19th St. The Regional Well Field is located in the planning area in the vicinity of Rocky Reach Dam. The water district is a partner in the regional water supply with the City of Wenatchee and the Chelan County Public Utility District. The regional water system has rights for 40 million gallons per day (mgd). Those water rights were renewed for 20 years in 1998. The District estimates that they have enough water rights for at least 15 years.
Two irrigation districts serve the planning area: the Greater Wenatchee Irrigation District and the Wenatchee Reclamation District. The Wenatchee Reclamation District operates a ditch system, while the Greater Wenatchee Irrigation District uses a forced distribution system with its own water source.

SEWER
Douglas County Sewer District #1 provides sanitary sewer service throughout the Greater East Wenatchee Area. Those properties not receiving sewer service utilize on-site sewage treatment systems. The district’s service area is currently 5430 acres. This is 2370 acres smaller than the current East Wenatchee Urban Growth Boundary. Developer funded extensions and utility local improvement districts (ULID’s) are the predominant methods that the district relies on to expand it’s collection system. At this time the district does not anticipate serving 1691 acres of the UGB in the planning period. These areas are predominantly north of Odabashian Bridge, east of Sunset Highway and east of Nile St.

The sewer system consists of a collection system and a wastewater treatment facility. The collection system consists of 270,991 feet of piping and 5 lift stations. The wastewater treatment facility is a class III activated sludge plant with a discharge to the Columbia River authorized by a NPDES permit. The facility is currently operating at 38% of maximum capacity (3.8 mgd). The current NPDES permit requires that when 85% of capacity is reached for 3 consecutive months, the district must submit a plan and schedule for maintaining capacity. The district estimates that the system will reach the 85% threshold in 2016. The maximum capacity of the facility utilizing all available land for plant expansion will be 5.2 mgd. Based on current trends, this capacity is estimated to be reached in 2033.

STORMWATER
Douglas County and the City of East Wenatchee adopted the Douglas County Comprehensive Flood Hazard Management Plan (CFHMP) in 1995 and 1996 respectively. The Plan recommended several potential funding sources to pay for the proposed improvements. One recommendation was that the City and County create stormwater utilities with a fee schedule that could be used for administration, maintenance, and capital improvement projects. The City and County created separate stormwater utilities in 1998 that operate jointly under the umbrella of an Interlocal Agreement. The boundary of the utilities approximates the Urban Growth Boundary excluding the Baker Flats. The total land area within the utilities is 6,272 acres.

The Greater East Wenatchee Stormwater Utilities are funded from service charges collected from developed property within the utilities’ boundary. The service charge is based upon an “equivalent service unit” (ESU) of 2,750 sq. ft. of impervious surface area. The rate is $35 per ESU. There are 6,368 developed parcels within the boundary of the utilities. The annual revenue from service charges is approximately $640,000. The utilities have the ability to leverage the service charge revenue to obtain grants and loans to fund projects. The utilities have set up emergency funds as a reserve for significant damage resulting from major storm events.
That Plan contains a 20-year Capital Improvement Plan (CIP) of stormwater improvement projects totaling nearly $14 million dollars. The Plan contains an inventory of facilities and detailed capital project descriptions with cost estimates. Many of the projects in the original CFHMP have been completed. Annually, as part of the budgeting process for the stormwater utilities, the CIP is reviewed and projects funded for that year depending upon available revenue. Major projects in the CIP include Canyon A, Canyon B, and Sand Canyon. The Canyon A project was recently funded with a Public Works Trust Fund Loan and design is currently underway for that project. Construction is anticipated in 2005-2007.

Stormwater collection is accomplished with a combination of private stormwater retention and detention systems for individual development and a series of retention systems constructed and maintained by the Greater East Wenatchee Storm Water Utilities. Conveyance is by way of a combination of several miles of surface ditches and buried pipe. Douglas County, East Wenatchee and Washington State Department of Transportation operate several outfalls to the Columbia River which are the final points of conveyance for the stormwater management system.

As a result of the 2000 Census, the Wenatchee Valley was declared an urbanized area which includes the cities of Wenatchee, East Wenatchee and Rock Island; Pangborn Airport; and the urban areas surrounding those cities within Douglas County and Chelan County. This designation requires those jurisdictions (except Rock Island) to comply with the National Pollutant Discharge Elimination System (NPDES) Phase II program for their municipal stormwater systems. NPDES is a federal program administered by the Washington State Department of Ecology (DOE). The cities and counties are required to develop a program for stormwater management and adopt standards for development and redevelopment projects as well as the elimination of illicit discharges to stormwater systems. DOE has drafted an Eastern Washington Stormwater Manual to serve as the development standards for Eastern Washington communities subject to NPDES Phase II. The affected jurisdictions are working jointly to accomplish the requirements of NPDES Phase II. This coordinated effort is intended to provide fairly consistent development regulations within these neighboring jurisdictions. Most of the requirements under NPDES Phase II for the stormwater management program and design standards are anticipated to be adopted within the next two years.

SOLID WASTE
Solid waste services in the Greater East Wenatchee Area are provided through contract with Waste Management Inc., a private entity. Waste Management is responsible for providing proper collection, hauling, and disposal of the solid waste of its customers. Waste Management owns and operates the regional landfill.

In order to dispose of household hazardous- [s waste; the Chelan Douglas Solid Waste plan has identified the need for a Moderate Risk Waste Facility in the planning area. The Solid Waste Capital Facility plan anticipates construction of this facility by 2016.
GOALS AND POLICIES

GOAL 1: Facilitate the development of all utilities at the appropriate levels of service to accommodate growth that is anticipated to occur in the Area, in a fair and timely manner.

GENERAL POLICIES

UT 1: State agencies shall accommodate local issues and situations in the development of policies and regulations.

UT 2: A full range of urban services shall be provided within the entire urban growth area by promoting utility extensions to those areas needing urban services.

UT 3: Encourage development of vacant properties adjacent to established utility systems, according to the appropriate zoning classification and/or land use designation.

UT 4: Insure that development provides timely, adequate, and efficient utility systems.

UT 5: The cost of on-site utility improvements or site preparation for new and redevelopments, such as surface drainage, utilities, and water and sewer systems shall be the responsibility of private enterprise.

UT 6: Service boundaries within which utility services will be provided shall be consistent with the Urban Growth Area and the Capital Improvement Program.

UT 7: Facilitate the provision of urban services to all areas in the urban growth area by sizing and locating new services that will efficiently accommodate future service extensions.

UT 8: Future utility system planning shall be coordinated with the comprehensive plan of the city, county and other planning efforts pertaining to land use, other utilities and other community facilities.

UT 9: Utility installations and system upgrades shall be done in a manner sensitive to the surrounding land uses, and environmental and hazard area considerations.

UT 10: Require the under-grounding of utility wires, where feasible.

UT 11: Require timely and effective notification of interested utilities of excavation projects to facilitate coordination of private and public utility trenching activities.

UT 12: Utility structures (e.g. substations, equipment cabinets) in urban areas shall have design and screening that is compatible in bulk and scale with surrounding land uses.

ELECTRICITY

GOAL 2: Provide for the expansion of electric utility facilities to meet future load requirements. Support conservation measures to aid in meeting future growth needs.

UT 13: Douglas County users shall be the top priority for electric power generated by Douglas County PUD.
UT 14: Recognize energy facility needs and future demand in the Greater East Wenatchee Area. Ensure that facilities will be properly located to increase effectiveness of the resource, protect the public, health safety and welfare, address land use compatibility, and the environment.

UT 15: Develop standards and criteria for consideration when locating major types of energy facilities in the County. Energy facilities and associated uses may include a variety of differing energy facilities and needs including: solar, wind, fuel cells, hydroelectric, thermal, waste energy, ethanol, methane, gasification, nuclear and petroleum based facilities. Standards and criteria should address, type, size or scale of development, classes of areas sensitive to differing energy facilities, general layout, principles for assessment of cumulative impacts and public input.

**TELECOMMUNICATIONS**

GOAL 3: Provide reliable and cost effective telecommunications systems to facilitate communication between members of the public, public institutions and business.

UT 16: Development regulations shall be flexible and receptive to innovations and advances in telecommunications technology.

UT 17: Minimize visual impacts when authorizing the siting of new telecommunications facilities by encouraging low visibility technology.

**SEWER**

GOAL 4: Provide sewer service for the East Wenatchee Urban Growth Area.

UT 18: Plan future sewer line locations to developing areas of the Greater East Wenatchee Area.

UT 19: In urban areas where sewer is not currently available, developers shall install dry lines from the septic systems to the future sewer easement.

UT 20: Periodically, as the City grows and develops, it should review its potential for assuming Douglas County Sewer District #1 and the implications associated with doing so.

**STORMWATER**

GOAL 5: Provide an efficient surface and stormwater management system that serves community residences and business in a manner that makes efficient use of limited resources and minimizes damage to public and private property from flooding events.

UT 21: Recognize and respond to the need for flood control in both new development and on an area wide basis, consistent with Comprehensive Flood Hazard Mitigation Plan.

UT 22: Provide capital, maintenance, education, and enforcement programs as a function of the stormwater utilities.
UT 23: Design, construct, and maintain stormwater facilities in a manner that minimizes their impact on adjacent neighborhoods and business.

UT 24: Coordinate with public and private sectors to ensure cost-effective stormwater management measures and equitable distribution of costs.

UT 25: Require new developments locate required stormwater management facilities on-site unless a regional facility benefiting a drainage has been constructed with sufficient excess capacity to serve the development.

UT 26: Design and construct flood hazard reduction projects that are permanent, require minimal maintenance, and provide for water quality control and, when possible, meet multiple needs of the community such as outdoor recreation and attractive open spaces.

UT 27: Seek easements or title within major drainage channels to insure their continued function and value for surface and stormwater management and flood hazard reduction.

UT 28: Coordinate the development of surface and stormwater management programs and design standards with adjoining jurisdictions.

UT 29: Stormwater facilities and infrastructure shall be of the type, nature and location to facilitate ease of access for required inspection, maintenance and operation. Stormwater facilities shall be located on a separate tract, where feasible overflow and access is provided from a county or city right-of-way.

SOLID WASTE

GOAL 6: Provide reliable, safe, and cost-effective service.

UT 29: Continue multi-jurisdictional cooperation in solid waste management planning and implementation.

UT 30: Provide opportunities for recycling to the public and commercial haulers at transfer locations.

UT 31: Evaluate new technologies for disposal of solid waste.

UT 32: Site and design solid waste facilities within the planning area proper considering health and environmental impacts.

STREAMLINING

UT 33: State agencies should streamline their requirements for provision of services by including flexible standards that are based on specific situations in specific areas, as opposed to strict application of state-wide standards.
CHAPTER 8
TRANSPORTATION

INTRODUCTION

The Transportation Element addresses the motorized and non-motorized transportation needs of the Greater East Wenatchee Area. It represents the community's policy regarding projected transportation needs (current and future), location and condition of the existing traffic circulation system; the cause, scope and nature of transportation problems, level of service standards, street classifications and associated transportation problems the Area must address regarding growth in the next 20 years. As specified in the Growth Management Act, new developments will be prohibited unless transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development. Such improvements and strategies must be in place or financially planned for within 6 years of development use.

The type and availability of transportation resources are major factors in the development of land use patterns, while conversely, the way land is used greatly influences the need and location for new transportation. The relationship between transportation and land use is one of continuous interaction and their planning must be coordinated. The current land use plan, the future land use map and the transportation element are highly dependent on each other and need to be carefully coordinated.

A major component of transportation planning for the Greater East Wenatchee Area has resulted in the Confluence 2025 Plan. This effort brought together all of the major governmental agencies in the region to jointly plan for transportation improvements that affect the region. Coordination with adjacent jurisdictions on transportation issues is essential to an efficient regional transportation system.

The Transportation Element addresses all roads located within the planning area including those which are the responsibility of the Washington State Department of Transportation, Douglas County, the City of East Wenatchee and any private roads currently located or planned to serve future development. This element provides information on existing roadway functional classifications and the level of service standard established for each.

EXISTING TRANSPORTATION SYSTEM

Roadways - Functional classification system
Classification of streets, roads and highways in the State of Washington is based upon guidelines prepared by the Federal Highway Administration (FHWA) and administered by the Washington State Department of Transportation.
Location
A primary determination of the applicable portions of these Standards that must be used is based on the location of the proposed road or street construction or improvement. In most cases, the following will govern whether rural, urban or city standards will apply.

Rural
A rural location is defined as that area not within a federally designated urban or urbanized area or a designated Urban Growth Area as established by Douglas County under the Growth Management Act.

Urban
An urban location is defined as that area within a federally designated urban or urbanized area or a designated Urban Growth Area as established by Douglas County under the Growth Management Act.

Function

Public Streets/Roads
Public streets/roads are those that are continuously open to general public travel and have been accepted by the City or County into that jurisdiction’s transportation system. Roads and streets that are dedicated to the public shall become City/County streets/roads upon completion of the construction to the appropriate jurisdiction’s Standards, acceptance of the completed construction by the jurisdiction, and approval of the final plat or other instrument as appropriate by the jurisdiction. All others must be put on the transportation system by means of the road establishment process as specified in RCW 36.81 and be constructed to applicable Standards for public roads.

Private Streets/Roads
Private streets/roads are all streets or roads not designated as public and not open to general public travel.

Functional Classification - General

Rural Classifications
All county roads in rural areas are classified as Rural Local Access, Rural Collector (Major and Minor), Rural Minor Arterial or Rural Major Arterial. New roads and streets and any modifications to existing connector or frontage roads that may be required as a condition of development approval shall meet the minimum design requirements for rural roads as specified in these Standards. Different standards will apply depending upon the forecasted traffic volumes and functional classification.

Urban Classification
All streets or roads in urban areas are classified as Urban Local Access, Urban Collector, Urban Minor Arterial or Urban Principal Arterial. New roads and streets and any modifications to existing connector or frontage roads that may be required as a condition of development approval shall meet the minimum design requirements for urban roads as specified in these Standards, provided however, local access roads outside of Urban Growth Areas yet within a Federal Urbanized
Area may use a rural standard. Different standards will apply depending upon the functional classification.

Functional Classification – Descriptions

Principal Arterial (Urban & Rural) – Principal arterials permit traffic flow through and between cities and towns and between major elements of the urban areas. They are of great importance in the regional transportation system as they interconnect major traffic generators, such as central business districts and regional shopping centers, to other major activity centers and carry a high proportion of the total area travel on a minimum of roadway mileage. Principal arterials frequently carry important intra-urban as well as inter-city bus routes.

Many principal arterials are fully or partially access controlled facilities emphasizing the through movement of traffic. Within the category are (1) interstates (2) other freeways and expressways and (3) other principal arterials. Spacing of principal arterials may vary from less than one mile in highly developed central business areas to five miles or more in sparsely developed urban fringes and rural areas. Principal arterials generally comprise 5-10 percent of the urban system and 2-4 percent of the rural road miles.

Minor Arterial (Urban & Rural) – Minor arterials collect and distribute traffic from principal arterials to lesser-classified streets, or allow for traffic to directly access their destination. In urban areas, they serve secondary traffic generators such as community business centers, neighborhood shopping centers, multiple residence areas, and traffic from neighborhood to neighborhood within a community. Urban bus routes generally follow these facilities. Access to land use activities is generally prohibited. Such facilities are usually spaced under two miles apart in urban fringes and in core areas can be spaced 1/8 to 1/2 mile apart. In sparsely populated areas of our rural counties, minor arterials may be widely disbursed or non-existent. Rural minor arterials, in conjunction with rural principal arterials, are spaced at such intervals that all developed areas of the state are within a reasonable distance of an arterial highway. Rural minor arterials are expected to provide for relatively high overall travel speeds with minimal interference to through movement. Rural minor arterials generally comprise 4-8 percent of the system; whereas, in urban areas they generally comprise 10-15 percent.

Collectors (Urban) – Urban collectors provide for land access and traffic circulation within residential neighborhoods and commercial and industrial areas. They distribute traffic movements from such areas to the arterial system. Half-mile spacing is common in more developed areas. Collectors do not handle long through trips and are not continuous for any great length. They generally account for 5-10 percent of the total street system.

Collectors (Rural) – Rural collector roads are classified as major collectors and minor collectors. These routes generally serve travel of primarily intra-county rather than statewide importance and constitute those routes on which (regardless of traffic volume) predominant travel distances are shorter than on arterial routes.
Consequently, more moderate speeds may be typical. Rural collectors, both major and minor, generally constitute 20-25 percent of the rural road miles.

Rural major collectors provide service to any county seat not on an arterial route; to larger towns not directly served by an arterial; and to other traffic generators of equivalent intra-county importance, such as consolidated schools, shipping points, parks, important agricultural areas, etc. Major collectors link these places with nearby larger towns or cities or with routes of higher classification and serve the more important intra-county travel corridors.

Rural minor collectors should be spaced at intervals, consistent with population density, to collect traffic from local roads and bring all developed areas within a reasonable distance of a collector road. Furthermore, minor collectors provide service to the remaining smaller communities and also link the locally important traffic generators with their rural hinterland.

Local Roads and Streets (Rural & Urban) – All public roads and streets, not otherwise classified as an arterial or collector, comprise the local access system. These roadways primarily serve local needs for access to adjacent lands, travel over relatively short distances, and connections to collectors or other higher systems. Local urban streets offer the lowest level of mobility and usually contain no bus routes. Service to through traffic movement is deliberately discouraged. Local streets usually account for 65-80 percent of the urban system. In rural areas, the local roads generally comprise 65-75 percent of the road miles.

A map of the Transportation System showing the classification of streets and roads is found on Fig.8.0.
Figure 8.0 Functional Classification Map
Public Transit
The Chelan-Douglas Public Transportation Benefit Area (PTBA), known as Link, is a municipal corporation that began providing public transportation services in late 1991. Link operated throughout Chelan County and most of Douglas County. The Greater East Wenatchee Area is within Link’s service area. Currently, 18 routes provide service connecting the region to the East Wenatchee area. Six (6) routes operate directly in the East Wenatchee area providing service to most areas hourly from 6:30 a.m. to 8:00 p.m., Monday through Saturday. Link also provides ADA paratransit services to all areas within ¾ mile of Link’s fixed routed service, as well as vanpool and ridematch services. All Link buses are equipped (seasonally) with bicycle racks allowing transit users to carry bicycles on busses to complete travel trips.

Nonmotorized Transportation
Existing pedestrian facilities in the planning area consist of sidewalks and pedestrian ways associated with roadways. Pedestrian facilities such as sidewalks are largely concentrated in the urbanized areas primarily within the Central Business Core and within newer residential subdivisions.

Designated bicycle routes are also located within the urban area, however they are not clearly marked. Link administers the BikeLink program, which is designed to encourage joint use of bicycle and transit facilities. Cyclists may mount their bicycles on racks on the front of Link buses that operate on intercommunity routes.

Air Transportation
Air transportation is available to East Wenatchee Area residents at the nearby Pangborn Memorial Airport. Pangborn Memorial Airport serves the counties of Chelan and Douglas, and portions of Okanogan and Grant counties, with a service area extending north to the Canadian border.

The airport master plan update, completed in 2004, forecasts that the airport is expected to experience an increase in total based aircraft, annual air operations and annual enplaned passengers, as well as an increase in turbine-powered aircraft throughout the 20 year planning period. Annual enplanements are forecasted to double. Annual operations, such as commercial, general aviation, and military are forecasted to increase from 48,800 to 86,400 per year. Additionally the number of Instrument Approaches is expected to increase from 709 to 1210 per year.

To accommodate the forecasted growth improvements have been planned for airport facilities. These improvements include a new landing system to improve landing reliability and an increase in runway length to accommodate changes to commercial and general aviation operations.

The facility analysis for the master plan update indicated that the current runway length requirements for aircraft which currently operate, and those which can be expected to operate at the airport in the future, is generally sufficient to serve most aircraft on 500-mile trips. However, these aircraft will experience some limitations during various runway conditions. Additionally some aircraft will not be able to depart to locations outside of the 500 mile range due to runway length limitations. The master plan
recommends considering an increased runway length of 7,000 feet to serve growing operational needs.

An instrument approach has been installed on Runway 12 to improve the reliability of aircraft landing during low visibility weather conditions. The landing threshold has been moved to the southeast in order for this instrument approach to clear existing obstructions. In order to reach the desired 7,000 foot, Runway 12-30 will have to be expanded to the northwest. This expansion will require the relocation of Grant Rd. and Union Ave. in the vicinity of where these two roads intersect.

**Passenger Rail and Rail Freight Facilities**

Passenger rail service is provided by AMTRAK. The train station is located on Kittitas Street in downtown Wenatchee. AMTRAK provides passenger transit services to destinations east and west. Eastern destinations are via the Montana/St. Paul line, which ends in Chicago, Illinois.

Rail freight service for Wenatchee and the surrounding areas is provided 24 hours per day by Burlington Northern/Santa Fe Rail Road (BNSFRR). The rail freight yard is located between Columbia and Worthen Streets in downtown Wenatchee. Wenatchee is on the BNRR mainline between Everett and Spokane, Washington and is also the location of train crew shift changes. Approximately 20 trains pass through Wenatchee daily. Not all trains stop to load and unload; the number of trains that stop depend, in large part, upon service demand and the destination of goods. Cars are pulled daily for loading of freight that includes lumber, wood chips, aluminum, and apples.

Rail lines run along the Columbia River and cross the river into Chelan County at Rock Island.

**TRANSPORTATION --- GOALS AND POLICIES**

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.

GOAL: To provide an effective transportation network with adequate capacity to meet the adopted Level of Service (LOS) Standard and the travel demand for the area.

GOAL: Ensure adequate and safe access to property via a system of public and private roads.

GOAL: Ensure that adequate transportation systems are provided to support growth.

T-1 Allow major land use changes only when those proposals are consistent with the transportation system plan.

T-2 Coordinate the planning, construction, and operation of transportation facilities and programs with members of the Metropolitan Planning Organization as well as local utility providers.
T-3 Develop and maintain a comprehensive transportation system plan, showing roadway classifications, roadway extensions, future facility locations and right-of-way needs.

T-4 Permanent cul-de-sacs shall only be permitted in situations where it can be demonstrated that the design provides an acceptable level of network circulation and the prohibition of cul-de-sacs creates an unreasonable economic burden.

T-5 Transportation facility connectivity may necessitate the continuation of road systems to foster the long-range transportation objectives of the county and city. As development occurs, require the extension of dead-end streets.

T-6 As public and private development occurs, ensure that transportation systems improvements have adequate streets, sidewalks and walkways; and are consistent with the transportation and adopted system design.

T-7 Ensure that current and future developments provide proper, adequate and safe access to the transportation system and facilities.
- Provision for adequate parking must be included for all development
- Natural and artificial landscaping should be considered in the design of system facilities
- Traffic calming techniques should be required when there are conflicts between transportation modes.

T-8 Facilitate mobility for all residents within the Greater East Wenatchee Area, including the elderly and persons with disabilities by providing accessible transportation facilities.

T-9 Establish urban streetscape design criteria and natural landscape features that are oriented toward pedestrian use and protecting residential neighborhoods from arterial street functions.

T-10 Encourage the development of a bicycle/walkway system for the City and the East Wenatchee area to allow for non-motorized travel; including linkages to transit routes.

T-11 Preserve right-of-ways for the future creation of non-motorized travel lanes and trails.

T-12 Wherever possible, develop pedestrian and bicycle facilities separate from the vehicle travel lanes.

T-13 Provide safe, well-marked walkways and trails with universal access features between neighborhoods, commercial and employment centers, parks, schools and community facilities.

T-14 Develop and implement a sidewalk capital improvement and monitoring program to assist with the completion of pedestrian walkway linkages, and inter-modal linkages.

T-15 Provide incentives to the public to reduce traffic by encouraging the use of flextime and ride sharing, assisting and providing incentives to employers and
developers of property, and encouraging the development of transportation information centers at all public places and major employment centers.

T-16  Design transportation facilities within the Greater East Wenatchee Area that minimize adverse environmental impacts resulting from both their construction and use.

T-17  Economic and residential growth decisions should be tied to the ability of the existing transportation system to accommodate the increased demand, or new transportation facilities should be provided concurrently with the proposed development.

T-18  Allow land use changes only when proposals are consistent with the adopted transportation level of service standards of the comprehensive plan.

T-19  Control the location and spacing of driveways and encourage the development of shared driveways.

T-20  Provide suitable ratios of off-street and on-street parking based on land use needs and the design character of each district of the Area.

T-21  Maintain a listing of prioritized road improvement needs based on the six year TIP of the capital facilities element.

T-22  Review the adopted levels of service standards on a regular basis for coordination with the capital facilities element and land use element.

T-23  Institute financing measures for major circulation elements that fairly distribute the cost between private property owners and the public sector.

T-24  All road construction projected shall meet or exceed the minimum requirements for stormwater runoff.

T-25  Adopt an official right-of-way map identifying the location of existing right-of-way as well as future right-of-way needs based on the transportation element.

T-26  Encourage public transportation-compatible infill development on bypassed vacant parcels in developed areas adjacent to bus routes and stops.

T-27  All transit related decisions such as roadway access, projects, and pedestrian linkages shall be consistent with the current adopted LINK service area policies.

T-28  Coordinate with LINK to provide public transportation, which is affordable, safe, convenient, clean, comfortable, accessible, well maintained and reliable.

T-29  The surface of a road shall not be disturbed for a period of 5 years for a new or overlayed road and 2.5 years for a seal coated road.

T-30  Eastmont Avenue between Badger Mountain Road and the US 2/97 – SR 28 intersection is designated a controlled access road. Circulation systems for residential and commercial development shall provide for connectivity to adjoining uses and minimize and coordinate points of access to the Eastmont Avenue corridor:

A. North of the Eastmont Avenue Bridge, access serving parcels east of Eastmont Avenue shall be limited to total of two access points; one located in the vicinity of Engineer Station 11+00(LT) to 13+00(LT) and a
second access (existing private road) located in the vicinity of Engineer Station 38-00(LT) to 39+00(LT). The existing private road access shall be improved to serve as one of the two approved access points;

B. South of the Eastmont Avenue Bridge, a total of one new access serving parcels west of Eastmont Avenue may be permitted in the vicinity of Engineer Station 55+50 to 57+50.

C. Access to parcels east of Eastmont Avenue, between Fancher Field Road and Badger Mountain Road may be permitted via private roads. Private roads shall be designed in accordance with the Road Standards and provide for connectivity to adjoining parcels so as to minimize the number of connections to Eastmont Avenue. A maximum of two private road access points shall be permitted.

Ingress/egress to new developments, including short plats, subdivisions, mixed-use, multi-family, and/or non residential projects shall be provided by the project sponsor, at no-cost to the city or county, in accordance with the following provisions.

1. Access to this segment of Eastmont shall be from collectors and local access streets. No new driveway connections onto this segment of Eastmont Avenue shall be permitted.

2. Collectors and local access roads shall be designed to meet or exceed adopted road standards, including but not limited to:
   a. Road geometric design;
   b. Curb, gutter and sidewalk;
   c. Site distance;
   d. Intersection spacing;
   e. Illumination; and
   f. Signalization

3. Collector and local access roads shall be located and designed to facilitate shared or joint use by neighboring properties and to align with opposing roads and turning movements.

4. Access to Eastmont Avenue shall be prohibited within 900 feet of the intersection of US 2/97 and State Route 28.

T-31 The city and county should develop a circulation plan and street classification system that reflects each roadway’s role in the regional and local transportation network. Roadway standards should be based on the local classification system.

T-32 In consideration of their regional significance, arterial and collector road classifications require connectivity to accommodate existing and future growth. Examples include without exception:

- The Baker Avenue connection to Eastmont,
- the Empire Avenue connection to the Cascade interchange,
- the 12th Street SE to Ward Avenue,
• the Eastmont Extension to SR2/97,
• and the future north south connector from the Airport industrial area to SR2/97.

T-33 In consideration of the importance of the Apple Capital Loop Trail, as demonstrated in the “More Than a Trail” survey, it is vital to ensure connectivity to the trail from the city and county road systems.

T-34 Development shall provide improvements adjacent to their development in accordance with adopted design standards and approved traffic studies. Where deficiencies are present, these issues would have to be addressed prior to development occurring in order to protect the public’s health, safety and general welfare consistent with the policies of the comprehensive plan, standard engineering principals, and adopted standards. Improvements necessary to maintain adopted levels of service shall be in place at the time of development, or a financial commitment agreed to by the city or county and the applicant must be in place to complete the improvements or strategies within six years.

T-35 Access to SR2/97 from the Baker Flats Industrial Urban Growth Area should be limited to maintain adopted levels of service and a safe highway corridor while providing efficient access points for industrial users with internal road networks. Expansion and development of the Baker Flats Industrial Area shall be accommodated by the access points identified during environmental review by Douglas County and as approved by Douglas County or the City of East Wenatchee, and the Washington State Department of Transportation.

T-36 The city will plan for, design and construct all new transportation projects to provide appropriate accommodation for pedestrians, bicyclists, transit users, and persons of all abilities. Complete Streets principles will be incorporated into city plans, rules, regulations and programs as appropriate.
TRANSPORTATION SYSTEM ANALYSIS

This section provides a summary of the transportation system analysis that was conducted for the Confluence 2025 Plan written for the Wenatchee Valley Transportation Council. The Confluence 2025 Plan is the regional strategic transportation plan. The plan was developed to analyze the Wenatchee Valley Transportation System on a regional level, evaluate the transportation needs, and identify regional priority projects to address the most critical problems. The City of East Wenatchee and Douglas County are members of the Wenatchee Valley Transportation Council and work with the other members to realize this regional transportation plan.

Safety

Roadway safety is a combination of street design and driver behavior. The Wenatchee Valley Transportation Council conducted an analysis of collision locations using WSDOT’s CLAS (Collision Location and Analysis System) database to identify safety
problem areas for the Confluence 2025 Plan. The results of this analysis are shown below in Fig. 8.1.

**Fig. 8.2 Safety Analysis**

Source: Confluence 2025

**Level of Service (LOS)**

LOS is a quantitative measure describing the roadway and transit system’s ability to carry traffic. This Transportation element includes regionally coordinated arterial and transit route LOS standards. Specific actions are required to be identified in order to bring the transportation network into compliance with the defined LOS standards. Future transportation system expansion or demand management strategies are included in the Transportation Element to meet current and future needs.

‘Confluence 2025’ establishes several performance standards for the regional transportation system. The standards relate to intersection mobility, travel time on regional mobility corridors and non-motorized transportation. Any roadway or facility that does not meet each of the three standards is considered “deficient”.

**LOS Standard 1: Intersection Mobility**

The assessment of intersection performance was measured by calculating the LOS at the intersection. The methodology used is the Highway capacity Manual rating for intersection LOS. This is based on the amount of delay experienced by vehicles entering the intersection and is measured during the afternoon peak period. The threshold was set at LOS D, which reflects the highest acceptable level of congestion. Any intersection with an LOS of E or F was determined to be deficient.
Table 8.1 Intersection LOS and Delay

<table>
<thead>
<tr>
<th>LOS</th>
<th>Signalized delay per Vehicle (sec/veh)</th>
<th>Unsignalized Delay per Vehicle (sec/veh)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>0-10</td>
<td>0-10</td>
</tr>
<tr>
<td>B</td>
<td>&gt;10-20</td>
<td>&gt;10-15</td>
</tr>
<tr>
<td>C</td>
<td>&gt;20-35</td>
<td>&gt;15-25</td>
</tr>
<tr>
<td>D</td>
<td>&gt;35-55</td>
<td>&gt;25-35</td>
</tr>
<tr>
<td>E</td>
<td>&gt;55-80</td>
<td>&gt;35-50</td>
</tr>
<tr>
<td>F</td>
<td>&gt;80</td>
<td>&gt;50</td>
</tr>
</tbody>
</table>

The existing traffic volumes and forecasts for the short-term (2010) and long-term (2025) were used for this performance measure. The deficient intersection locations for 2010 and 2025 are shown below.

**Fig 8.3 Intersection Deficiencies**

2010

2025

Source: Confluence 2025

**LOS Standard 2: Travel Time on Regional Mobility Corridors**

The travel time performance measure was developed to identify locations where congestion is causing drivers to spend excessive time traveling through high-use corridors. Performance is measured by comparing forecasted travel times to the maximum acceptable times in Mobility corridors. Thresholds are set at times equivalent to LOS D for road segments in the Highway Capacity Manual.

**Table 8.2 Regional Mobility Travel Times**
<table>
<thead>
<tr>
<th>Corridor Name and Limits</th>
<th>Length In miles</th>
<th>Threshold Time</th>
<th>Southbound/ Eastbound</th>
<th>Northbound/ Westbound</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sunset Highway</td>
<td>16</td>
<td>48</td>
<td>23</td>
<td>22</td>
</tr>
<tr>
<td>Eastmont Avenue</td>
<td>2</td>
<td>10</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Grant Rd.</td>
<td>10</td>
<td>32</td>
<td>14</td>
<td>14</td>
</tr>
<tr>
<td>East Wenatchee Loop</td>
<td>4</td>
<td>18</td>
<td>9</td>
<td>9</td>
</tr>
<tr>
<td>Fancher Hgts: Badger Mtn. Rd.</td>
<td>2</td>
<td>13</td>
<td>6</td>
<td>6</td>
</tr>
<tr>
<td>Cascade Avenue/19th</td>
<td>3</td>
<td>11</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Valley Mall Parkway</td>
<td>2</td>
<td>7</td>
<td></td>
<td>4</td>
</tr>
</tbody>
</table>

Source: Confluence 2025

Mobility corridor performance was measured by comparing forecasted travel times to the maximum acceptable times in mobility corridors. The Wenatchee Valley Transportation Council reviewed the regional roadway system for the Confluence 2025 plan, identifying corridors based on commonly traveled routes. The “mobility corridors” are shown on Fig. 8.3.

**Fig. 8.4 Mobility Corridors**

Using the traffic model, existing travel times were determined for each corridor. The threshold was then set at a time equivalent to LOS D. Two corridors were forecast to be deficient in the Greater East Wenatchee Area are the Sunset Highway Corridor and Orondo Street, in Wenatchee to Grant Road, via the George Sellar Bridge.
Roadway Condition

Roadway condition measurement in Confluence 2025 is based on a methodology created for the 1997 Wenatchee Area Transportation Study (WATS), with some adjustments and updates. A score is based on three factors, each of which is weighted equally: geometric rating, width rating and structural adequacy. Deficient segments are those areas that have the lowest combined scores.

**Fig. 8.5 Roadway Condition Deficiencies**

Source: Confluence 2025

Sidewalks and Bike Lanes

The non-motorized performance measure was developed to identify locations where sidewalks and bicycle routes should be located according to the standards that all roadways classified as collectors or arterials should have sidewalks, and all bicycle routes identified on approved plans should be in place.

For bicycle facilities, approved bicycle system plans will determine the bicycle routes should be located. Currently neither the City of East Wenatchee nor Douglas County has an approved bicycle plan. For sidewalks, roadways classified as collectors or arterials have been inspected for sidewalks. A lack of sidewalks is determined to be a deficiency, with the exception of certain sections of state highways where sidewalks are not recommended and alternative pedestrian facilities are provided.

**Fig. 8.6 Sidewalk Deficiencies**
Transportation System Management
Transportation System Management is applied to a wide range of transportation system improvements that have low or no capital cost but address impediments to efficient operation of the transportation system. Transportation system management measures include:

- Access Management
- Sub-Area Planning
- Integrating Multimodal Transportation and Land Use
- Intelligent Transportation Systems (ITS)

Demand Management
Most solutions to traffic congestion involve increasing system capacity. However, in some cases, reducing demand can relieve capacity shortfalls. Since capacity shortfalls generally occur during peak morning and evening commute hours, management strategies that focus on reducing trips can be particularly effective. Strategies include; car/vanpooling programs, variable work hours, telecommuting, incentives for transit use, bicycling and walking. If transportation demand management strategies such as these can be expanded, transportation system demand can be reduced.

Concurrency Management
The Growth Management Act defines a concurrency management system (CMS) as follows:

“Local jurisdictions must adopt and enforce ordinances which prohibit development approval if the development causes the level of service on a transportation facility to decline below the standard adopted in the Transportation Element of the Comprehensive Plan, unless transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development.

Concurrent with development implies that public infrastructure improvements and strategies that are required to service land development be in place, or financially planned for, within six years of development use.”

For the purposes of compliance with the Growth Management Act, “concurrency” means that the transportation facilities needed to meet LOS will be in place within six years of completion of the development that triggered the need for the improvements.

**PROJECT RECOMMENDATIONS AND FINANCIAL ANALYSIS**

**Projects to address deficiencies**

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Project Description</th>
<th>Project</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>East Wenatchee</td>
<td>19th Street NE Reconstruction (SR28 to Eastmont)</td>
<td>Reconstruction/bike lanes/sidewalk</td>
<td>1,700,000</td>
</tr>
<tr>
<td>East Wenatchee</td>
<td>19th Street: NW Cascade Ave - SR29</td>
<td>Sidewalk - Transit</td>
<td>270,000</td>
</tr>
<tr>
<td>East Wenatchee</td>
<td>Baker Ave &amp; 19th Street: Signal</td>
<td>Signal and Channelization</td>
<td>200,000</td>
</tr>
<tr>
<td>East Wenatchee</td>
<td>Eastmont &amp; 19th Street: Signal</td>
<td>Signal and Channelization</td>
<td>200,000</td>
</tr>
<tr>
<td>East Wenatchee</td>
<td>Eastmont Ave: 9th to Grant Rd.</td>
<td>Reconstruction/bike lanes/sidewalk</td>
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Source: Confluence 2025

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<td>Union: 3rd NE - 10th SE</td>
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Source: Confluence 2025
Six-Year Transportation Improvement Program

Projects and priorities listed above falling in the unincorporated portions of the planning area will be combined with the information contained in the Douglas County Rural Transportation Element to generate, on an annual basis, the County’s Six-Year Transportation Improvement Program. Projects falling inside of the corporate limits of the City of East Wenatchee will be the basis for the City’s Six-Year Transportation Improvement Program. Based on funding availability and other, qualitative issues, the TIP is drafted, reviewed and approved through a public process.
CHAPTER 9
CRITICAL AREAS ELEMENT

INTRODUCTION

Natural environmental systems provide important beneficial uses to the residents of Douglas County such as the supply of drinking water, management of storm water run-off and flood control, support for a wide variety of fish and wildlife species, contributions to air and water quality, and a sense of place that county residents have invested in, enjoy, and expect. Environmental protection is a goal of the GMA. Land use regulations and decisions should promote cluster development, natural area preservation or other innovative mechanisms to retain critical areas whenever possible and to facilitate the implementation of the goals and policies within the Comprehensive Plan.

Critical areas are defined as:
- Wetlands
- Areas with a critical recharging effect on aquifers used for potable water
- Frequently flooded areas
- Geologically hazardous areas, and
- Fish and wildlife habitat conservation areas.

Many of the types of critical areas overlap each other and the intent is to be consistent with applicable policies, and subsequent regulations, where these overlaps occur.

Best available science will be used when developing policies and development regulations to protect the functions and values of critical areas. Special consideration will be given for conservation or protection measures necessary to preserve or enhance anadromous fisheries. The inclusion of the best available science in the development of critical area policies and regulations is especially important to salmon recovery efforts, and to other decision-making affecting threatened or endangered species.

WETLANDS

Wetlands serve a multitude of functions that are crucial to human well-being and ecosystem balance. They are a dynamic feature of the natural environment because of their interconnectedness with the geology, climate, aquifers and a myriad of other factors in a given area. Some of these functions include floodwater retention, sediment entrapment, water purification, groundwater recharge, maintenance of stream flows, shoreline stabilization, and habitat for fish and wildlife. It is the intent of these policies to provide the maximum protection reasonable from the encroachment of land use that would diminish the wetlands' diversity of values or degrade their quality.
Wetlands include areas that are inundated or saturated by ground or surface water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adopted for life in saturated soil conditions. Wetlands generally include swamps, bogs, hydrophytic plant communities and similar areas. Hydrophytic vegetation is defined herein as the sum total of macrophytic plant life that occurs in areas where the frequency and duration of inundation or soil saturation produce permanently or periodically saturated soils of sufficient duration to exert a controlling influence on the plant species present. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands do include those intentionally created from non-wetland areas to mitigate conversion of wetlands as permitted by the County.

WETLANDS GOALS & POLICIES

**GOAL 1:** Douglas County’s wetlands will be protected to the greatest extent reasonable because they provide important functions that help define the quality of life in Douglas County.

Policies:

CA-1. Protection of and preservation of wetlands shall be preferred to alteration and mitigation of impacts to wetlands.


CA-3. Wetlands will be identified according to the methodology described in the *Washington State Wetlands Identification and Delineation Manual, 1997*, publication #96-94, as amended.

CA-4. When classifying and/or assessing a wetland area, historical information on the area in question, as well as the dynamic nature of wetlands, will be recognized and considered.

CA-5. Wetlands will be protected as much as reasonable from alterations due to land use changes that may create adverse impacts to the wetland.

CA-6. Whenever feasible, innovative techniques that enhance a wetland and promote it as a useful, functioning part of the development will be encouraged during the development review process.

CA-7. Coordinate wetland preservation strategies and efforts with appropriate local, state and federal agencies and private conservation organizations to take
advantage of both technical and financial assistance, and to avoid duplication of efforts.

CA-8. Encourage the development of an education program that promotes Douglas County’s value of wetlands and that promotes private stewardship of wetland areas.

CA-9. Development proposals that encompass wetland areas will have a site-specific review process required to determine the classification.

CA-10. Projects containing a wetland should submit a comprehensive wetland mitigation plan that includes sufficient monitoring and contingencies to ensure natural wetland persistence.

CA-11. Activities or uses that would strip the shoreline of vegetative cover, cause substantial erosion or sedimentation, or significantly, adversely affect aquatic life will be prohibited.

CA-12. A wetland buffer area of adequate width will be maintained between wetlands and adjacent new development to protect the functions and integrity of the wetland. The ultimate width of the established buffer should be based on the function and sensitivity of the wetland, the characteristics of the existing buffer, the potential impacts associated with the adjacent and proposed land use, as well as other existing regulations which may control the proposed activity.

FISH AND WILDLIFE HABITAT CONSERVATION AREAS

Douglas County is fortunate to have natural resources encompassing a large variety of environments. As demonstrated in national studies, many people participate in recreational activities that involve wildlife, including hunting, fishing, photography of wildlife, bird watching and feeding, among other things. Douglas County has recently begun to capitalize on these numerous natural resources through promotion of the area as a recreational paradise, and many of the smaller communities would like to use recreation oriented tourist activities to promote economic development in their area. It is the intent of these policies to recognize the importance of protecting fish and wildlife habitat conservation areas and the natural environment to the quality of life in Douglas County.

FISH AND WILDLIFE HABITAT CONSERVATION GOALS AND POLICIES

GOAL 2: Protect fish and wildlife habitat areas as an important natural resource for Douglas County, particularly in regard to their economic, aesthetic and quality of life values.
Policies:

CA-13. Identify and map critical fish and wildlife habitat conservation areas within the County and maintain a database of independent studies conducted in conjunction with projects, such as development proposals, road construction, watershed plans and habitat conservation plans. Update maps, databases, and plans as new information is received.

CA-14. Impacts of new development on the quality of land, wildlife and vegetative resources will be considered as part of the environmental review process and require any appropriate mitigating measures. Such mitigation may involve the retention and/or enhancement of habitats.

CA-15. The maximum amount of vegetation should be maintained in its natural state and be disturbed only as minimally necessary for the development. Disturbed areas should be re-vegetated with native vegetation as soon as possible. Re-vegetation will be maintained in good growing conditions, as well as being kept free of noxious weeds.

CA-16. If a development proposal is located in or near a habitat conservation area shown on the reference maps, a consultation and subsequent mitigation measures, if needed, should be encouraged from the WDFW or other appropriate agency.

CA-17. Fish and wildlife habitat conservation areas should be considered during the review for development. Preservation of blocks of habitat and connectivity between them and restoration of damaged habitat should be included as part of the review. Where a development proposal involves more intense uses, such as MPRs, all or part of the required open space (common and/or private) will be dedicated to fish and wildlife habitat conservation based on the extent and importance of the habitat.

CA-18. Access restrictions may be necessary to protect fish and wildlife habitat conservation areas, particularly during critical times of the year. The applicant and the County will agree to the access restrictions, with recommendations from the WDFW.

CA-19. Proper riparian management that maintains existing riparian habitat and is consistent with best agricultural management practices should be encouraged.

CA-20. Ensure that land uses adjacent to naturally occurring wetlands and other fish and wildlife habitat areas will not negatively impact the habitat areas. If a change in land use occurs, adequate buffers will be provided to the habitat areas.
CA-21. Activities allowed in fish and wildlife habitat conservation areas and open space will be consistent with the species located there, including all applicable state and federal regulations and/or best management practices for the activity regarding that species.

**Designation**

A. Designation of fish and wildlife habitat conservation areas will use the following resources, as appropriate:
1. The Washington Department of Fish and Wildlife's Priority Habitat and Species data and maps, as amended;
2. The Washington Department of Natural Resources Heritage data and maps, as amended; and
3. Other resources as they become available.

These data will be periodically updated in the Douglas County Geographic Information System. Specific species and habitat types for designation should include at a minimum: All threatened, endangered and species of concern in state and federal lists and, open water, wetlands, riparian, island, cliff, talus slope, and shrub-steppe habitats.

**AQUIFER RECHARGE AREAS**

Groundwater is an essential natural resource that the residents of Douglas County depend on as their primary source of drinking water. One way to assure this resource is adequately maintained is to protect areas that provide a critical recharging effect to that groundwater resource. In Douglas County, the exact nature of the aquifer(s) and their recharge areas is not fully understood. A Wellhead Protection Study has been completed in the Greater East Wenatchee Area through a cooperative multi agency effort. This study identifies the limits of the aquifers in the East Wenatchee area that are currently being used for domestic water supply.

It is the intent of these policies to recognize the importance of protecting aquifer recharge areas. Because of the inter-relatedness of the aquifers, population increases and environmental concerns, it is necessary to protect all of the critical aquifer recharge areas as they become known.

**AQUIFER RECHARGE AREAS GOALS & POLICIES**

**GOAL 3: Douglas County will manage groundwater resources and aquifer recharge areas to protect the quantity and quality of potable water.**

**Policies**

CA-22. Aquifer recharge areas shall be designated and classified as set forth in WAC 365-190-080 (2).
CA-23. Identify and map critical groundwater supply areas, aquifer recharge areas, areas with a high groundwater table and/or unconfined aquifers used for potable water.

CA-24. When aquifer recharge areas are identified, they will be considered for classification as environmentally sensitive areas, and will be encouraged to be incorporated as Groundwater Management Areas.

CA-25. Douglas County encourages the establishment of land use intensity limitations in accordance with state and federal standards. Some types of developments, such as clustered, may be encouraged to utilize community sewage disposal systems instead of dispersed individual septic systems depending on the type and potential impacts to the aquifer.

CA-26. The County prohibits the disposal of hazardous materials within an Aquifer Recharge Area.

CA-27. Agricultural activities, including commercial and hobby farms, are encouraged to incorporate best management practices concerning animal keeping, animal waste disposal, fertilizer use, pesticide use and stream corridor management.

CA-28. Fertilizer and pesticide management practices of schools, parks, golf courses and other non-residential facilities that maintain large landscaped areas will be evaluated at the time of development in relation to Best Management Practices as recommended by the Cooperative Extension Service. Existing facilities are strongly encouraged to also incorporate these BMPs.

CA-29. It is the responsibility of the developer(s) to prove that their proposal would not adversely affect the recharge of an aquifer.

CA-30. Within aquifer recharge areas, short and long subdivisions and other divisions of land will be evaluated for their impact on groundwater quality.

CA-31. Development which could substantially and negatively impact the quality of an aquifer will not be allowed unless it can be demonstrated conclusively that these negative impacts would be overcome in such a manner as to prevent the adverse impacts. Alternative site designs, phased developed and/or groundwater quality monitoring may be required to reduce contaminant loading where site conditions indicate that the proposed action will measurably degrade groundwater quality.

CA-32. Reduce danger to health by protecting surface and ground water supplies from the impairment that results from incompatible land uses by providing safe and sanitary drainage.
CA-33. Community/public sewage disposal and water systems are encouraged and may be required where site conditions indicate a high degree of potential contamination to groundwater resources.

CA-34. When wells are required to be abandoned, the applicant shall ensure that they are abandoned according to the Washington State Department of Ecology requirements.

**FREQUENTLY FLOODED AREAS**

Frequently Flooded Areas are defined as those areas that have a one percent or greater chance of flooding in any given year. These areas may include, but are not limited to, streams (including intermittent ones), rivers, lakes, and wetlands. The most common flooding problems occur during extreme peak runoff events of short duration in Douglas County. These peak flows will occur with very little warning from dry canyons, intermittent streams and the few perennial streams in the County. They are caused primarily by heavy rain on snow-covered, frozen ground in the spring, or from severe thunderstorms during other times of the year. In 1972, 1989 and 1995 there were significant events that caused extensive damage, primarily to agricultural lands and operations, the County and City road systems and to private residences.

Two types of frequently flooded areas exist in Douglas County:

1. The 100-year floodplain designations of the Federal Emergency Management Agency and the National Flood Insurance Program.
2. Any areas that can be demonstrated as having been part of some significant flooding event that are not included in the FEMA mapping effort.

The following categories of frequently flooded areas are established for the purpose of classification:

- **Floodways** - The channel of a stream, plus any adjacent floodplain areas, that must be kept free of encroachment in order that the base flood be carried without substantial increases in flood heights.
- **Floodplains** - The floodway and the special flood hazard area.
- **Special Flood Hazard Areas** - The area adjoining the floodway that is subject to a one percent or greater chance of flooding in any given year, as determined by engineering studies accepted by Douglas County.

The intent of these policies is to promote an efficient use of land and water resources by allocating frequently flooded areas to the uses for which they are best suited. It is also important and necessary to discourage obstructions to floodways and flood flows as well as prohibiting uses that pollute or deteriorate natural waters and watercourses.
FREQUENTLY FLOODED AREAS GOALS & POLICIES

GOAL4: Protect the frequently flooded areas of Douglas County that are known to be critical parts of the natural drainage system by limiting and controlling potential alterations and/or obstructions to those areas.

Policies:

CA-35. Map flood hazard areas that are currently part of the Federal Emergency Management Act or Flood Insurance Rate Maps or depicted by other historical evidence, as appropriate. Regulate areas of flood hazard by maintaining compliance with the FEMA Model Ordinance required by FEMA and the State of Washington to be adopted by Douglas County.

CA-36. Encourage planned development land uses that will not impede the flow of floodwater or cause danger to life or property. This includes, but is not limited to, filling, dumping, storage of materials, structures, buildings, and any other activities that, when acting alone or in combination with other existing or future uses, would cause damaging flood heights and velocities by obstructing flows.

CA-37. Permit and encourage land uses compatible with the preservation of the natural vegetation to promote the maintenance of constant rates of water flow through the year and that sustains many species of wildlife and plant growth.

CA-38. Encourage treatment of storm runoff of surface water from developed areas to prevent pollution materials, such as motor oils, paper, sand, salt and other debris, garbage, and foreign materials from being carried directly into natural streams, lakes, or other public waters.

CA-39. Prevent the development of structures in areas unfit for human usage due to danger from flooding, unsanitary conditions, or other hazards.

CA-40. Encourage the retention of floodplains through conservation easements or other mechanisms.

CA-41. Develop strategies to first eliminate and second to mitigate repetitive loss properties.

Designation

All Douglas County lands, shorelands and waters that are identified within the 100 year floodplain (Floodway and Floodway Fringe—or Special Flood Hazard Area) in the federal Emergency Management Agency report titled "The Flood Insurance Study for Douglas County" dated November 17, 1981, with accompanying Flood Insurance Rate and Boundary Maps (as amended), are designated as frequently flooded areas. This study is the best available science for designation of frequently flooded areas.
Additionally, any areas evidenced as having a history of flooding, particularly in 1972, 1989 and/or 1995 are also designated frequently flooded areas.

All development within designated frequently flooded areas shall comply with the Douglas County Flood Damage Prevention Code, as it now exists or may hereafter be amended, as well as be consistent with the adopted Comprehensive Flood Hazard Management Plan.

**GEOLOGICALLY HAZARDOUS AREAS**

Geologically hazardous areas are defined as “areas that, because of their susceptibility to erosion, sliding, earthquake or other geologic events, are not suited to the siting of commercial, residential or industrial development consistent with public health or safety concerns”. These hazardous areas pose a threat to the health and safety of citizens when development is sited in areas of significant hazard. In some cases, the risk to development from geological hazards can be reduced or mitigated to acceptable levels by engineering design and modified construction practices. However, when the risks cannot be sufficiently mitigated, development shall be prohibited. The particular aspects of the different types of geologic hazards and summary descriptions are provided below.

**Erosion Hazard Areas.** Erosion is a common occurrence in Douglas County, due to hydrologic and geologic characteristics, vegetative conditions, wind and human land use. Minimizing the negative impacts of human land use on these areas reduces the damage to the natural environment as well as to human-built systems. The two major factors for erosion in Douglas County are related to wind and water erosion.

**Landslide Hazard Areas (Steep Slopes).** Landslide hazard areas are those areas within Douglas County that are subject to potential slope failure. These include slopes that are underlain by weak, fine grained unconsolidated sediments, jointed or bedded bedrock, or landslide deposits, including the top and toe of such areas. It is necessary to protect the public from damage due to development on, or adjacent to, landslides; preserve the scenic quality and natural character of Douglas County's hillsides and to protect water quality.

**Seismic Hazard Areas.** Earthquakes cannot be eliminated. However, there have been no specifically identified areas in Douglas County which would pose significant, predictable hazards to life and property resulting from earthquakes and the associated ground shaking, differential settlement, and/or soil liquefaction.

**Mine Hazard Areas.** Mine hazard areas are defined as "areas directly underlain by, adjacent to, or affected by mine workings such as adits, tunnels, drifts, or air shafts." Mine hazards may also include steep and unstable slopes created by open mines. Because of the geology of Douglas County, there has been little or no historical subsurface mining that could have left areas of Douglas County honeycombed with abandoned mine tunnels. Similarly, any open mining is required to have both an
approved erosion control plan and an approved reclamation plan that will address steep and unstable slopes.

**Volcanic Hazard Areas.** Volcanic hazard areas are defined as "areas subject to pyroclastic flows, lava flows, and inundation by debris flows, mudflows, or related flooding resulting from volcanic activity." Because there is no valley or river flowing through Douglas County which heads on or near a volcano, there would be no significant damage to people and/or property expected from debris flows, mudflows or related flooding resulting from volcanic activity. If there were to be a significant ash fall east of Glacier Peak, small debris flows would be possible in the rivers and valleys that flow into the Columbia River. The County is also far enough distant from the nearest volcano (Glacier Peak) to virtually eliminate the hazards of damage to people and/or property resulting from pyroclastic flows, or lateral blasts.

The intent of the following goals and policies is to reduce the threat posed to the health and safety of citizens in areas of significant geologic hazard by providing guidance for reviewing a development proposal that may be near a geologic hazard. In addition to having general statements that are applicable to all types of hazard areas, needed protection elements for each different hazard type are also included to aid in understanding their differences and providing specific measures to reduce the hazard.

Classification of these areas will be based upon the risk to development in geologically hazardous areas for erosion hazard and landslide hazard areas.

A. **Erosion hazard areas**
   Virtually any area in the County can experience soil erosion if subjected to inappropriate grading or construction practices. The Natural Resource Conservation Service Soil Survey for Douglas County has identified soils with characteristics for erosion susceptibility if disturbed. Many of these soils may not be suitable for various types, intensities or densities of development. However, the criteria that follows, particularly the requirement for an erosion control plan (including re-vegetation) will be applied as a standard to all construction projects that involve grading and filling activities.

B. **Landslide hazard areas**
   These policies and implementation criteria will apply to areas subject to landslides based on a combination of soil, geologic, topographic and hydrologic factors, as determined by an appropriate, qualified person or agency. They include any areas susceptible because of any combination of bedrock, soil, slope (gradient), aspect, structure, hydrology or other factors classified by the Natural Resource Conservation Service Soil Survey for Douglas County of the U.S. Geological Survey.
GEOLOGICALLY HAZARDOUS AREAS GOALS & POLICIES

GOAL 5: The County will provide appropriate measures to either avoid or mitigate significant risks that are posed by geologic hazard areas to public and private property and to public health and safety.

Policies:

CA-42. Potential impacts and alternative mitigation measures to eliminate or minimize the impacts in identified geologic hazard areas shall be documented during the review of development applications.

CA-43. Development proposals should be evaluated to determine 1) whether the proposal is located in a geologic hazard area, 2) the project's potential impact on geologic hazard areas, and 3) the potential impact of geologic hazards on the proposed project.

CA-44. Where feasible, an adequate buffer of existing vegetation should be maintained around all sides of geologic hazard areas to maintain the natural integrity of the site and to protect the environment, and the public health and safety.

CA-45. At such time there are volcanic or seismic hazards identified and mapped in the County, any application for development in or near that area must show its location in relation to the hazard area, and/or it must be designed so that it will be as safe from any earthquake damage as a similar development which is not located in a seismic hazard area.

CA-46. At such time there is a mine hazard identified and mapped in the County, any application for development in or near that area must show its location in relation to the hazard area, and/or it must be designed so that it will be as safe from damage from the mine hazard as a similar development which is not located in a mine hazard area.

CA-47. Identify and map all potential geologic hazard areas based on available information from the U.S. Geological Survey, Natural Resource Conservation Service Soil Survey of Douglas County and other agencies, as appropriate.

CA-48. Applications for development within or in close proximity of a geologically hazardous area shall include preliminary information to assist the County in determining the need for any specialized reports from a geologist or geotechnical engineer. Review criteria will be established to assist county staff in making said determination.

CA-49. All proposed development projects located within a geologic hazard area, or that have the potential to adversely affect the stability of one of these areas, may be required to provide studies performed by qualified consultants.
describing the existing nature of the hazard and necessary safety precautions. The subsequent report from the geo-technical engineer and/or geologist should clearly identify the risk of damage from the project, both on-site and off-site, whether the proposal increases the risk of occurrence of the hazard, and whether the proposal has incorporated measures to eliminate or reduce the risk of damage due to the hazard.

CA-50. Any new residential subdivision or short plat that is determined to be in a geologically hazardous area shall have a note placed on the face of the plat and on the title report stating that the hazard is present.

**Designation**

Any land containing soils, geology or slopes that meet any of the following criteria will be classified as having a known or suspected risk of being geologically hazardous areas:

1. Areas identified by the United States Department of Agriculture Natural Resources Conservation Service as having a “severe” rill and inter-rill erosion hazard;

2. Areas potentially subject to landslides based on a combination of geologic, topographic, and hydrologic factors. They include any areas susceptible because of any combination of bedrock, soil, slope (gradient), slope aspect, structure, hydrology, or other factors. Example of these may include, but are not limited to the following:
   a. Areas of historic failures, such as:
      i. Those areas delineated by the United States Department of Agriculture Natural Resources Conservation Service as having a "severe" limitation for building site development;
      ii. Those areas mapped as class u (unstable), uos (unstable old slides), and urs (unstable recent slides) in the department of ecology coastal zone atlas; or
      iii. Areas designated as quaternary slumps, earthflows, mudflows, lahars, or landslides on maps published as the United States Geological Survey or Department of Natural Resources division of geology and earth resources.
   b. Areas with all three of the following characteristics:
      i. Slopes steeper than fifteen percent; and
      ii. Hillsides intersecting geologic contacts with a relatively permeable sediment overlying a relatively impermeable sediment or bedrock; and
      iii. Springs or ground water seepage;
   c. Areas that have shown movement during the Holocene epoch or which are underlain or covered by mass wastage debris of that epoch;
   d. Slopes that are parallel or sub-parallel to planes of weakness (such as bedding planes, joint systems, and fault planes) in subsurface materials;
e. Slopes having gradients steeper than eighty percent subject to rockfall during seismic shaking;

f. Areas potentially unstable as a result of rapid stream incision, stream bank erosion, and undercutting by wave action;

g. Areas that show evidence of, or are at risk from snow avalanches;

h. Areas located in a canyon or on an active alluvial fan, presently or potentially subject to inundation by debris flows or catastrophic flooding;

i. Any area with a slope of forty-five percent or steeper and with a vertical relief of ten or more feet except areas composed of consolidated rock. A slope is delineated by establishing its toe and top and measured by averaging the inclination over at least ten feet of vertical relief.

3. Areas subject to severe risk of damage as a result of earthquake induced ground shaking, slope failure, settlement, soil liquefaction, or surface faulting. One indicator of potential for future earthquake damage is a record of earthquake damage in the past. Ground shaking is the primary cause of earthquake damage in Washington. The strength of ground shaking is primarily affected by:

a. The magnitude of an earthquake;

b. The distance from the source of an earthquake;

c. The type of thickness of geologic materials at the surface; and

d. The type of subsurface geologic structure.

4. Other geological events:

a. Volcanic hazard areas shall include areas subject to pyroclastic flows, lava flows, debris avalanche, inundation by debris flows, mudflows, or related flooding resulting from volcanic activity.

b. Mine hazard areas are those areas underlain by, adjacent to, or affected by mine workings such as adits, gangways, tunnels, drifts, or airshafts. Factors that should be considered include: Proximity to development, depth from ground surface to the mine working, and geologic material.
CHAPTER 10
ECONOMIC DEVELOPMENT

PURPOSE
The State Legislature adopted the Growth Management Act (GMA) to guide the development and adoption of local comprehensive plans and development regulations. The GMA includes economic development as one of its thirteen goals which states:

Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state’s natural resources, public services, and public facilities. (RCW 36.70A.020(5))

The health of a community is directly related to its economic vitality. To insure a sustainable economy, communities need to stimulate economic development, but these activities must be balanced with the need to protect the physical environment. Economic development strategies must encourage the efficient use of land, the availability of urban services, and the financing strategies necessary to pay for infrastructure. The challenge to every community is to plan for their future and then provide the zoning and regulatory environment to ensure that appropriate development can occur. Good planning recognizes that while the public sector can shape and influence development, it is the private sector that generates community growth.

ECONOMIC BASE
The East Wenatchee Urban Area is the major residential and employment sector in Douglas County and a major regional retail destination. The East Wenatchee Urban Area benefits from a favorable climate, an attractive setting, available land, a relatively good ground transportation network, inexpensive utilities, and access to a commercial airport. These are attributes that draw people and business to the area.

The Greater East Wenatchee Area has historically acted as a bedroom-community of Wenatchee. To insure a vital community, this area needs to become a diversified, full-service, and self-contained community. However, in doing so, it is important to remember that East Wenatchee and its urban area is part of the larger Wenatchee Valley economy, and therefore, this transformation will depend in large part on the market forces at work within the greater region. To achieve this transformation, the East Wenatchee Area must diversify its employment base by adding more professional and managerial jobs, and by increasing the overall number of jobs in order to improve the balance between jobs and households in the community.
As a member of the greater community of North Central Washington, the East Wenatchee Urban Area is influenced by many of the same trends that affect Douglas County, Chelan County, and Okanogan County. Historically, the economic base of this community and the North Central Washington region was primarily resource based. Recent trends in agricultural production have decreased the reliance on agriculture in the Douglas and Chelan County. This trend is directly related to increased competition from international producers and the burgeoning fruit industry in Grant County. To replace this important employment sector, we must look towards diversification of the local and regional economy.

A Community Vision was developed in 2002 as part of an extensive citizen involvement process. The Vision was modified slightly in 2003. The following excerpts from that Vision Statement relate to economic development:

You will see:
◆ A versatile and diverse economic base, which promotes desirable employment growth and living wage jobs.
◆ The Greater East Wenatchee Area has developed in an orderly and economically feasible manner that makes best use of geographic, demographic, and human resources this development:
  - has created an area rich in destination tourism and recreation;
  - protects and enhances residential neighbourhoods;
  - includes commercial, industrial, agricultural activities; and
  - complements the economic and cultural opportunities in the area.
◆ Tourist activities located in appropriate places which may include river corridors and in agricultural areas.
◆ Farmland and agricultural activities sustained by allowing agricultural related activities on premises including, for example: fruit stands, wineries and related support services.
◆ Commercial and industrial investment is attracted into the area through a cooperative alliance among County, City and special purpose districts.
◆ The City of East Wenatchee as the urban center of the Greater East Wenatchee Area with an attractive Central Business District that is user friendly and meets the needs of local residents and pedestrian oriented tourism.
◆ Transportation systems that provide easy accessibility to the industrial, commercial, recreational and residential assets of the community including: an all weather airport, bicycle and pedestrian trails and facilities, roads and streets.
◆ Guidelines are created and in place which acknowledge and respect private property rights.

This Vision Statement recognizes the changing economy in this region and the need to diversify and to attract other industries. Economic development efforts in the Greater East Wenatchee Area will have to become more creative, innovative, and broader in scope. The traditional focus on retaining and attracting businesses will not be enough. New efforts, reaching into other economic sectors and using new and
innovative strategies, will be necessary. To capitalize on the attractiveness of the region and the varying climate, tourism and recreation have been stressed as an economic sector that could complement the business community in the area.

In the fall of 2004, East Wenatchee and Douglas County initiated a neighborhood planning process with a series of meetings in the community. The outcome of that process demonstrated the community’s awareness of the trend away from reliance on agriculture and expressed support for the development of a healthy economy which should include tourism and recreation opportunities.

In 2004, a new North Central Washington Economic Development District (EDD) was established. The development of this EDD resulted from the efforts of a group of individuals representing the business community, city, county, and port districts in Douglas County, Chelan County, Okanogan County and the Colville Confederated Tribes. The North Central Washington Resource Conservation & Development Council has provided staff and other resources to support the development of this new EDD for the region. This group prepared a Comprehensive Economic Development Strategy that provides a great deal of information about the characteristics of the region, economic trends, and strategies. As a result of the EDD efforts, they have been awarded grant funds to start up a process to seek grant funding for various projects that have been selected by the EDD board.

The Trade Area for the commercial centers of greater East Wenatchee and Wenatchee is a large geographic region which includes Okanogan and Grant County as well as Chelan and Douglas County. The total Trade Area population in 2004 is estimated at 220,500 people compared to 185,400 people in 1994 this is a 19% increase over that 10-year period or 1.9% annually. The State Office of Financial Management (OFM) high-range population forecast estimates the Trade Area population to be 287,418 by the year 2014, an increase of nearly 67,000 people over the 2004 levels. This forecast indicates that the Trade Area's rate of population growth between 2004 and 2014 is anticipated to be 3% per year.

EMPLOYMENT AND DEMOGRAPHIC INFORMATION

One of the most important elements of an economic strategy for any community is having a skilled available work force. The civilian labor force in Douglas County was reported as 22,130 persons in January 2005 according to the Bureau of Labor Statistics. This was up from 16,051 in 1992 and represents a 37.6% increase during that period. As a comparison, population growth in Douglas County from 1992 to 2004 increased by 23%. This indicates that the labor force is increasing at a higher rate than population. Based upon the 2004 population estimates this civilian labor force participation rate is 64.6%. This means that 64.6% of the persons over 16 are employed or actively seeking employment. This matches the civilian labor force participation rate in neighboring Chelan County.

The average unemployment rate in May of 2004 for Douglas County was 5.7% and for Chelan County it was 6.3% compared to the state average of 6.3%. Unemployment rates in areas with heavy agricultural influences, as is the case in
Chelan and Douglas Counties are somewhat misleading. However, even with the agricultural influence, these counties compare well with the state average.

The 2000 Census showed that 57% of the working residents of Douglas County commuted to jobs outside their county of residence. This compares to 11.6% of Chelan County residents who commuted outside their county of residence. As mentioned previously, the East Wenatchee Area has historically served as a bedroom-community to Wenatchee. That trend is reflected in the commuter rate for Douglas County. To offset that trend, it will be necessary for the East Wenatchee Area to improve their market share of employment opportunities.

The 2000 average annual wage in Douglas County was $20,990 and $23,875 in Chelan County compared to a state average of $37,070. In addition to the average annual wage it is important to consider the median household income. OFM estimates the median household income in Douglas County to be $41,705 and $39,737 in Chelan County which is 81% and 77% of the state average respectively.

According to the 2000 U.S. Census both Douglas and Chelan County show similar characteristics for Employment by Industry Group. There is a higher percentage of employment in the Agriculture/Forestry industries in Douglas County with 12% of the population employed in that sector compared to 9% in Chelan County. The largest employment sector for both counties is Education/Health and Social Services with over 20% of Douglas County employed in that sector compared to over 21% in Chelan County. There is a slightly higher percentage of Retail Trade employment in Douglas County at 13% compared to 11% in Chelan County.

The Washington State Employment Security tracks the trends in employment by industry. The following table shows the percentage of persons employed in various industries in East Wenatchee and Douglas County in 2000.

Table 12.1 Employment by Industry

<table>
<thead>
<tr>
<th>Industry</th>
<th>Douglas County</th>
<th>East Wenatchee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture/Forestry/Fishing/Mining</td>
<td>12.2%</td>
<td>4.0%</td>
</tr>
<tr>
<td>Construction</td>
<td>7.1%</td>
<td>5.6%</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>7.9%</td>
<td>11.3%</td>
</tr>
<tr>
<td>Wholesale trade</td>
<td>8.2%</td>
<td>10.6%</td>
</tr>
<tr>
<td>Retail trade</td>
<td>13.3%</td>
<td>14.3%</td>
</tr>
<tr>
<td>Transportation/utilities</td>
<td>5.5%</td>
<td>4.3%</td>
</tr>
<tr>
<td>Information</td>
<td>1.7%</td>
<td>1.1%</td>
</tr>
<tr>
<td>Finance/Insurance/Real Estate</td>
<td>3.8%</td>
<td>5.5%</td>
</tr>
<tr>
<td>Professional services</td>
<td>4.2%</td>
<td>4.7%</td>
</tr>
<tr>
<td>Social services</td>
<td>20.1%</td>
<td>22.2%</td>
</tr>
<tr>
<td>Arts/Recreation services</td>
<td>7.1%</td>
<td>8.0%</td>
</tr>
<tr>
<td>Other services</td>
<td>4.4%</td>
<td>4.6%</td>
</tr>
<tr>
<td>Public administration</td>
<td>4.6%</td>
<td>3.7%</td>
</tr>
</tbody>
</table>

One trend that the EED identified in the Comprehensive Economic Development Strategy was the trend towards “non-employer” businesses. Their analysis identified
that 16% of the jobs in North Central Washington are self-employed persons. These people are working in construction, retail trade, real estate, health care and other service industries. This is a growing industry in North Central Washington.

RETAIL SALES

The East Wenatchee Area is the major retail center in Douglas County. There has been significant growth in the retail industry since 1995. Retail sales increases are reflected in the amount of retail sales and use taxes that are distributed to each jurisdiction. Since 1995 the retail sales and use taxes distributed to Douglas County has increased by 117% and by 33% to the City of East Wenatchee. Douglas County attracted a large automobile dealership the area and the City has seen considerable development of retail centers including the development of more than 260,000 square feet of additional retail sales area with the expansion of the Wenatchee Valley Mall, a new Fred Meyer store and smaller mini-mall developments.

The table below shows the change in retail sales and use tax distribution between 1995 and 2004 for Douglas County and the City of East Wenatchee.

Table 12.2 Retail sales and use tax distribution

<table>
<thead>
<tr>
<th>Year</th>
<th>Douglas County Total</th>
<th>% Change</th>
<th>East Wenatchee Total</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>1995</td>
<td>886,624</td>
<td></td>
<td>1,196,828</td>
<td></td>
</tr>
<tr>
<td>1996</td>
<td>1,029,736</td>
<td>16%</td>
<td>1,208,542</td>
<td>1%</td>
</tr>
<tr>
<td>1997</td>
<td>1,094,384</td>
<td>6%</td>
<td>1,174,227</td>
<td>-3%</td>
</tr>
<tr>
<td>1998</td>
<td>1,082,944</td>
<td>-1%</td>
<td>1,291,322</td>
<td>10%</td>
</tr>
<tr>
<td>1999</td>
<td>1,097,168</td>
<td>1%</td>
<td>1,288,662</td>
<td>0%</td>
</tr>
<tr>
<td>2000</td>
<td>1,183,560</td>
<td>8%</td>
<td>1,411,290</td>
<td>10%</td>
</tr>
<tr>
<td>2001</td>
<td>1,240,394</td>
<td>5%</td>
<td>1,373,326</td>
<td>-3%</td>
</tr>
<tr>
<td>2002</td>
<td>1,510,845</td>
<td>22%</td>
<td>1,579,964</td>
<td>15%</td>
</tr>
<tr>
<td>2003</td>
<td>1,762,027</td>
<td>17%</td>
<td>1,546,306</td>
<td>-2%</td>
</tr>
<tr>
<td>2004</td>
<td>1,924,902</td>
<td>9%</td>
<td>1,587,919</td>
<td>3%</td>
</tr>
<tr>
<td>1995 to 2004</td>
<td>117%</td>
<td>33%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

In addition to the increase in retail sales, the East Wenatchee Area has seen expansion of existing health care services for the eastside Wenatchee Valley Clinic complex and has attracted four new dental clinics. The area has also seen significant expansion of financial institutions with new and expanded banking options.
OPPORTUNITIES

With the close proximity of the Pangborn Memorial Airport and new sewer service to the industrial center surrounding the airport, there are additional opportunities for growth in those areas.

The new East Wenatchee Events Management Board has provided an opportunity for more direct efforts to stimulate tourism and visitorship to the area. In concert with the Wenatchee Valley Chamber of Commerce and the Convention and Visitor’s Bureau, these entities are working to capitalize on the recreational and cultural activities that this region has to offer.

GOALS AND POLICIES

GOAL: Diversity and strengthen the local economy to ensure a sustainable community for present and future generations.

ED-1 Identify areas where future economic activity and growth is intended and encouraged to occur.

ED-2 Support and encourage economic development that will increase personal income by attracting a variety of business opportunities that provide family-wage jobs.

ED-3 Enhance the economic base of our community through expansion and retention of existing businesses.

ED-4 The provision of utilities and other supporting urban governmental services to commercial and industrial areas should be coordinated with utility purveyors and service providers and assigned a high priority for extension of service to those areas.

ED-5 Develop a land use inventory for ongoing monitoring of commercial and industrial development and available land supply that will help with monitoring the local and regional trends to be able to adjust plans, policies and programs to foster economic development.

ED-6 Develop specific and coordinated strategies for public and private investment in the commercial and industrial areas.

ED-7 Develop a plan to transform the area along Valley Mall Parkway into a pedestrian oriented downtown which will include professional offices, specialty retail, food service, and entertainment opportunities.

ED-8 Support the establishment of a variety of uses in the community, including additional lodging facilities, restaurants, and cultural-convention facilities that improve the vitality of the area.

ED-9 Improve transportation systems that provide access to the commercial areas by expanding multi-modal opportunities for pedestrians and transit facilities as well as adequate parking for employees and customers.

ED-10 Create a pleasant and attractive identity for the commercial and industrial areas through appropriate signage, art, landscaping, street lighting, and other site design standards.

ED-11 Improve the visual appeal of the entrances to the urban area with attractive use of landscaping and signage.
ED-12 Coordinate economic development planning with other local jurisdictions by participating in the North Central Economic Development District and other agencies and organizations that support and foster economic development in the region.

ED-13 Encourage and support efforts to promote tourism and visitorship to the area on a year-round basis.

ED-14 Provide opportunities for home-based businesses while preserving the quality of residential areas.

ED-15 Encourage and support the development of recreational and cultural facilities and/or events that will bring additional visitors and/or increase visitor spending in the East Wenatchee Area.

ED-16 Pangborn Memorial Airport is an essential public facility serving the needs of the three-county area. The viability of the airport should be protected to enhance its importance to regional economic growth and sustainability.
GLOSSARY

AFFORDABLE HOUSING: Affordable housing is generally defined as housing where the occupant is paying no more than 28 percent of gross income for housing costs, including utilities, and meets the needs of moderate or low-income households.

AGRICULTURE: Are lands which are not within an urban growth area and are designated as agriculture on the land use map as lands having long term commercial significance for the production of agricultural products, timber, or the extraction of minerals.

ANNEXATION: The act of incorporation of an area into the domain of a city, county, or state.

CAPACITY: The ability to contain, absorb, or receive and hold employment or residential development.

CAPITAL FACILITIES: As a general definition, structures, improvements, pieces of equipment or other major assets, including land, that have a useful life of at least 10 years. Capital facilities are provided by and for public purposes and services. For the purposes of the Capital Facilities Element, capital facilities are fire and rescue facilities, government offices, law enforcement facilities, parks, open space, and recreational facilities, public health facilities, and public schools.

CAPITAL IMPROVEMENT PROGRAM (CIP): A plan for future capital expenditures which identifies each capital project, its anticipated start and completion, and allocates existing funds and known revenue sources over a six-year period.

CENTRAL BUSINESS DISTRICT: The Central Business District (CBD) is the financial and business hub of the community. It is the role of the CBD to be the center of the major community business and should be developed as an aesthetically attractive area of intense use. The CBD should encourage the development of retail shopping facilities and major office complexes along with specialty retail and business support services. Development must enhance people orientation, and provide for the needs, activities and interests of the people.

CLUSTER DEVELOPMENT: A development design technique that concentrates buildings in specific areas on a site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally critical areas.

COUNTY/CITY PLANNING: The identification by the community of desirable objectives in respect to the physical environment, including social and economic considerations, and the creation of administrative procedures and programs to achieve those objectives. Matters embraced by the subject include land use, transportation, employment, health, growth centers, population, environmental planning, comprehensive planning, zoning ordinances, subdivision regulations, buildings codes, growth management, parks and open space, wildlife habitat, pollution control strategies, and environmental impact statements.
**COMPREHENSIVE PLAN:** A statutory document which sets forth a government's major policies concerning the desirable future (of the area's people) and physical development of its area; it states the desirable ends and not necessarily the means for achieving them. A plan almost always includes the three physical elements of land use, circulation, and community facilities. A plan may also contain an urban design element, housing element, a renewal element, an open space element, and a historic preservation element. The entire planning jurisdiction is covered and the different systems represented of the various elements are all coordinated with each other. District and neighborhood plans normally follow the comprehensive plan, amplifying its features on a district-by-district or neighborhood-by-neighborhood basis.

**CONCURRENCY:** A GMA requirement that the transportation facilities needed to maintain adopted level of service standards for arterials and transit routes are available within six years of development.

**CONSISTENCY:** A measure of whether any feature of the Plan or regulation is incompatible with any other feature or a plan or a regulation. The GMA requires that the Plan be both internally and externally consistent.

**COUNTYWIDE PLANNING POLICIES:** As required by GMA, the Douglas County Regional Council adopted a series of policies which embody a vision of the future of Douglas County. These policies are intended to guide the development of the East Wenatchee Urban Area Comprehensive Plan.

**DENSITY:** The number of families, persons, or housing units per unit of land usually expressed as "per acre".

**DEVELOPMENT STANDARDS:** In respect to any development, fixed requirements or standards imposed by regulation or ordinance under environmental planning legislation.

**DOWNZONING:** A change in the zoning classification of land to a classification which requires less intensive development, such as a change from multi-family to single-family or from commercial to residential. A change which allows more intensive development is upzoning.

**DWELLING UNIT:** One or more rooms located within a structure, designed, arranged, occupied or intended to be occupied by not more than one family and permitted roomers, and boarders, as living accommodations, independent from any other family. The existence of a food preparation area within the room or rooms shall be evidence of the existence of a dwelling unit.

**GREATER EAST WENATCHEE AREA (GEWA):** The Greater East Wenatchee Area is defined as the urban growth boundary of the City of East Wenatchee. This area includes the City of East Wenatchee and portions of the unincorporated area of Douglas County.

**GROWTH MANAGEMENT ACT (GMA):** Refers to the 1990 State Growth Management Act (ESHB 2929) and amended in 1991, requiring urban counties and the cities within them to develop comprehensive plans to deal with growth in Washington State over the next twenty years.
INDUSTRIAL USE: Any use that engages in basic processing, manufacturing, fabrication, assembly, treatment, packaging, as well as incidental storage, sales, and distribution of such materials or products.

INFRASTRUCTURE: The system of essential services, utilities, public and community facilities, e.g. water, sewage, power, roads, schools, health facilities and so on, which are necessary to enable urban development to function.

LAND USE: A term used to indicate the utilization of any piece of land. The way in which land is being used is the land use.

LAND USE CODE: Regulating body of language that implements the policy goals of the Comprehensive Plan. The regulations define locations and building characteristics of development in the Area.

LAND USE ZONING: A technical or physical approach to the segregation of incompatible land uses, such as housing and industrial, through systems of land use and development controls. More recently, some techniques have emphasized reinforcing positive relationships between compatible land uses such as residential and neighborhood commercial. The contemporary approach also emphasizes the closer relationship between transportation and land use to more effectively respond to accessibility, reduction of infrastructure costs, urban design, air, noise, and water pollution, energy conservation, and conservation of resource lands.

LEVEL-OF-SERVICE (LOS): A qualitative rating of how well some unit of transportation supply (e.g., street, intersection, sidewalk, bikeway, transit route) serves it is current or projected demand.

MIXED USE: The presence of more than one category of use in a structure, for example, a mixture of residential units, recreational uses, offices, and commercial uses such as that permitted within the tourist commercial recreational designation. in the same building.

MULTI-FAMILY USE: A structure or portion of a structure containing three or more dwelling units.

NEIGHBORHOOD COMMERCIAL PLANNED: A Neighborhood Commercial Area is designed to serve the immediate needs of the neighborhood and not promote regional traffic. This site should be kept small and should provide convenience goods and services. The overall design should be compatible with the surrounding neighborhood, have limited advertising display, include intensive landscaping and open areas, and have direct access to an arterial. The overall site should be designed as a node or cluster and should not promote strip development.

OPEN SPACE: Land and/or water area with its surface open to the sky or predominantly undeveloped, which is set aside to serve the purposes of providing park and recreation opportunities, conserving valuable resources, and structuring urban development and form.
PEDESTRIAN AMENITIES: Features of the built environment that improve the quality of foot or wheelchair travel, including ground floor retail uses in adjacent buildings, landscaped walkways, limited interference from automobiles, street furniture, etc.

PEDESTRIAN-ORIENTATION: An area where the location and access to buildings, types of uses permitted on the street level, and storefront design are based on the needs of the customers on foot.

PLANNED COMMERCIAL: The Planned Commercial Area should be designed as a node or cluster development. This area includes general commercial uses. Uses should be designed consistent with the comprehensive plan development criteria and gateway theme. An adjacent high residential area has also been designated adjacent to low residential as a transition buffer area.

PLANNED DEVELOPMENTS (PD): A planning technique that provides increased flexibility for the developer in exchange for a higher quality of development. Usually used for residential or commercial multi-unit parcels. PD’s are characterized by a focus on overall project design rather than lot-by-lot zoning, setbacks, and placement. Mixed-use, commercial, industrial, innovative housing types, open space and recreational facilities are often included. The process typically involves two-way communication between the developer and the community concerning design compatibility. Planned developments are used in residential, multi-family, commercial, and industrial areas.

PLANNED RECREATION TOURIST COMMERCIAL: The Planned Recreation Tourist Commercial area is designated as a mixed use area and allows recreational commercial opportunities, RV camping, hotel, motels, office, multi-family development as well as small retail commercial and services oriented businesses. This area should be designed consistent with the comprehensive planned commercial criteria.

RESIDENTIAL: An area designated on the land use map that allows a range of residential density levels from 1 unit per acre up to 6 units per acre. Residential densities will vary depending on their location, character of the neighborhood, lot sizes, density, available infrastructure, and natural topography.

RURAL LANDS: Are lands which are not within an urban growth area and are not designated as natural resource lands having long term commercial significance for the production of agricultural products, timber, or the extraction of minerals.

STREETSCAPE: The visual character of a street as determined by elements such as structures, access, greenery, open space, view, etc.

TRANSITION (BUFFER): The transition (buffer) areas are used to separate more intensive land uses or categories from less intensive land uses or categories. The transition area can be a combination of intensive landscaping, open space, and parks, and less intensive land use categories between a low intensive and high intensive land uses.

WETLANDS: An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that, under normal circumstances,
does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophilic vegetation.

**ZONING MAP:** The official Land Use Map that classifies all land within the Planning Area in accordance with the comprehensive plan.
APPENDIX A
GREATER EAST WENATCHEE URBAN GROWTH AREAS

EAST WENATCHEE URBAN AREA DESCRIPTION

Beginning at the left shore of the Columbia River at a point which is a southerly extension of the westerly line of Lot 41 of the East Wenatchee Land Company Plat of Section 20, Township 22 N., Range 21 E.W.M., Douglas County, Washington; thence north along said southerly extension to the southwest corner of said Lot 41; thence easterly along the southern line of Lot 41 to the southeast corner of said Lot 41; thence north along the easterly line of Lot 41, Lot 40, Lot 25 and Lot 24 of said East Wenatchee Land Company Plat to the centerline of the Wenatchee Reclamation District Canal; thence westerly along the centerline of the canal to a point which is the southerly extension of the east line of Lot 4 of the Sun Crest Short Plat recorded under AFN 3019982; thence northerly along said southerly extension to the southeast corner of Lot 4 of said short plat; thence northerly along the east line of Lot 4 to the southerly boundary of Lot 2 of said short plat; thence east along the south line of Lot 2 of said short plat and its extension thereof to the west line of Lot 2, East Wenatchee Land Company Plat in Section 19, Township 22 N., Range 21 E.W.M.; thence northerly along said west line to the south line of Section 18, Township 22 N., Range 21 E.W.M.; thence westerly along said section line to the quarter corner common to sections 18 and 19, Township 22 N., Range 21 E.W.M.; thence northerly along the west line of the east ½ of said Section 18 to the south line of Section 7, Township 22 N., Range 21 E.W.M.; thence easterly along said section line to the corner common to Sections 7, 8, 17 and 18, Township 22 N., Range 21 E.W.M.; thence easterly along the south line of Section 8, Township 22 N., Range 21 E.W.M. to a southerly extension of the eastern line of the Lancaster Short Plat recorded under AFN 196211; thence north along the east line of said short plat and its extension to the northeast corner of the Dolan Short Plat recorded under AFN 206563; thence east along the south line of the northwest quarter of said Section 8 to a point that is the southerly extension of the easterly line of Baber’s Short Plat recorded under AFN 3023955; thence northerly to the northeast corner of said Baber’s Short Plat; thence west along the north line of said short plat to the southeast corner of the northwest quarter of the southwest quarter of the northwest quarter of said Section 8; thence northerly along the easterly line of said subdivision to the south line of Section 5, Township 22 N., Range 21 E.W.M.; thence east along said section line to a point which is a southerly extension of the east line of Parcel B as described under AFN 3068952; thence northerly along said extension and said easterly line to the northeast corner of said Parcel B; thence southwesterly along the north line of said Parcel B to a point that is 300 feet northerly of the south line of Section 6, Township 22 N., Range 21 E.W.M.; thence westerly parallel to and 300 feet north of the south line of said Section 6 to the east line of a parcel as described under AFN 128798; thence northerly along said easterly line to the northeast corner of a parcel as described under AFN 107666; thence westerly along the north line of said parcel to the east line of Section 1, Township 22 N., Range 20 E.W.M.; thence
northerly along said section line to the northeast corner of the southeast quarter of the southeast quarter of said Section 1; thence west along the north line of said section subdivision to the northeast corner of the southwest quarter of the northeast quarter of said Section 1; thence north along the west line of northeast quarter of the southeast quarter of said Section 1 to the south line of Section 36, Township 23 N., Range 20 E.W.M.; thence west along the south line of said Section 36 to the southeast corner of the southwest quarter of the southeast quarter of said Section 36; thence north along the east line of said section subdivision to the northeast corner of the said section subdivision; thence west along the north line of said section subdivision to the easterly right of way line of Badger Mountain Road; thence northwesterly along said right of way line to its intersection with the west line of the southeast quarter of Section 36; thence north along the west line of the southeast quarter of said Section 36 to the southwest corner of the northeast quarter of said Section 36; thence easterly along the south line of the northeast quarter of said section 36 to the southwest corner of the parcel as described in AFN 103173; thence northerly along the westerly and northerly lines of said parcel to the east section line of said Section 36; thence northerly along said section line to the southeast corner of Section 25, Township 23 N., Range 20 E.W.M.; thence westerly along the south line of the southeast quarter of said Section 25 to the southeast corner of the southwest quarter of said Section 25; thence northerly along the east line of the southwest quarter of said Section 25 to the south line of the north half of the southwest quarter of said Section 25; thence along the south line of said section subdivision to the west line of said Section 25; thence north along the west line of said Section 25 to the centerline of Canyon B; thence northwesterly along the centerline of Canyon B to the south line of Parcel G as described in Book M239 of Deeds, Page 517; thence westerly along said south line to the east line of the west half of Section 26, Township 23 N., Range 20 E.W.M.; thence north along said east line to the southeast corner of the southwest quarter of Section 23, Township 23 N, Range 20 E.W.M.; thence northerly along the east line of said section subdivision to the northeast corner thereof; thence westerly along the north line of said section subdivision to the southwest corner of the southeast quarter of the northwest quarter of said Section 23; thence north along the west line of said section subdivision to the south line of Tract A as shown on Blue Rock Estates Phase 1 as recorded under AFN 308870; thence easterly, northerly and westerly around said Tract A to the east line of said Blue Rock Estates subdivision; thence northerly along the east line of Phase 1 and the east line of Phase 2 as recorded under AFN 317348 to the south line of a parcel as described in Book M457 of Deeds, Page 501; thence easterly and northerly along said parcel to the south line of Section 14, Township 23 N., Range 20 E.W.M.; thence west along said section line to the centerline of the Transmission Line Easement, AFN 160434; thence continuing in a north/northeasterly direction along the centerline of said easement to the south line of the north half of the southeast half of Section 2, Township 23 N., Range 20 E.W.M.; thence east along said south line to the east line of the southeast quarter of said Section 2, thence
north along the east line of said Section 2 to the south line of a parcel as described under AFN 159187; thence westerly along said south line to the east right of way line of Old Sunset Highway as granted in Book 52 of Deeds, Page 257; thence southerly along said right of way to the south line of the north half of the south half of said Section 2; thence westerly along said line to the easterly right of way of line of SR 2/97; thence southerly along said right of way line through Sections 11, 14 and a portion of 23 to the southwest corner of Lot 46, Blue Rock Estates Phase 2 as recorded under AFN 317348; thence southwesterly to a point that is the intersection of the west right of way of SR 2/97 and the south line of a parcel as described as Tract 2 under AFN 3009806; thence westerly along said south line and its westerly extension to the east line of Section 22, Township 23 N. Range 20 E.W.M.; thence northerly along said east section line to the centerline of that certain vacated road lying between lots 16 and 17 of East Wenatchee Land Company Plat, part of Sec’s 22 and 23, T 23 N., R. 20 E.W.M.; thence west along said centerline to the southeast corner of Lot 15 of said East Wenatchee Land Company Plat; thence continuing west along the south line of said lot 15 and its westerly extension to the left shore of the Columbia River; thence southerly down the left shore of the Columbia River to the Point of Beginning.