

**Douglas County &
City of East Wenatchee**

Community Vision Evaluation Report

Picture the Future!

July 2002

**Douglas County &
City of East Wenatchee**

Community Vision Evaluation Report

Picture the Future!

July 2002

**By:
Abby Byrne
Consulting Planner**

**With:
John Kliem
Creative Community Solutions**

**With:
Rose Morgan**

Assistance & Desktop Publishing

Douglas County & City of East Wenatchee Elected & Appointed Officials

Douglas County

Board of County Commissioners

Mary Hunt, Chair, District 3
Ken Stanton, District 1
Dane Keane, District 2

Douglas County Regional Planning Commission

Bill Millett, Chair, East Wenatchee
(South East)
Jayson Hills, East Wenatchee
(Grant Road Corridor)
Lee Hemmer, Del Rio
Jace Miller, East Wenatchee
(East Unit)
Linda Bayless, Mansfield
Ned Davies, Orondo
Monty Bickford, East Wenatchee
(Baker Flats)
Robert Knowles, East Wenatchee
(North Unit)
Al Thompson, East Wenatchee
(Sunset Corridor)

*Mark D. Kulaas, AICP
Transportation and Land Service
Director of Land Services*

Mayor

Steve Lacy

City of East Wenatchee Planning Commission

Al Schuster, Chair
Richard Adams
Robert Sessions
Bob Adams
Duane Hevly
Gary Osborne, Chair Protem
Monte Merrill

City of East Wenatchee City Council Members

Ralph Aiken
George Buckner
John DeWitt
Dennis Hendricks
Dave Bremmer
John Nash
Robert Smet

*Lori Barnett
Director of Planning & Community
Development*

City of East Wenatchee

Table of Contents

Introduction	1
Part I - Community Vision Evaluation Process	3
Step 1. Project Organization.....	3
Step 2. Planning Commission Direction for Citizen Participation.....	3
Planning Commission Survey Results Summary.....	4
Joint Planning Commission Workshop.....	4
Step 3. Community Participation.....	5
Listening Post Overview.....	5
Picture the Future! Questionnaires	6
County-Wide Overall Trends.....	8
Trends from Residents Living in the Greater East Wenatchee Area and the City of East Wenatchee	11
Trends from Residents Living in Rural Douglas County	13
Trends from Questionnaires Where People Did Not Specify a Place of Residence	15
Step 4. Recommendations from County and City Elected Officials and Planning Commissioners	16
Douglas County Officials Vision Evaluation Workshop Differences/Issues and Recommendations	17
City of East Wenatchee Officials Vision Evaluation Workshop Differences/Issues and Recommendations	19
Step 5. Methodology Used to Prepare the Draft Community Visions.....	21
Organizing the Greater East Wenatchee Draft Community Vision -	21
Organizing the Douglas County Draft Rural Community Vision---	22
Part II - Draft Community Visions	24
Greater East Wenatchee Area and City of East Wenatchee Draft Community Vision.....	24
Draft Rural Douglas County Community Vision.....	27

Appendices:

Appendix A: Picture the Future! Questionnaire instrument----- A-1

Appendix B: Questionnaire Results:

Greater East Wenatchee Area and City of East Wenatchee -----B-1

Rural Douglas County -----B-11

Other -----B-20

Appendix C: Community Vision Statements:

Greater and East Wenatchee Volume of the Douglas County

Comprehensive Plan, Chapter 2, Community Vision ----- C-1

Douglas County Comprehensive Plan, Rural Volume, 1995

Plan Development & Public Participation ----- C-4

City of East Wenatchee Comprehensive Plan, Community Vision C-6

INTRODUCTION

Comprehensive Plan Linkages

Community Vision:

A picture of the future expressing community values.

Plan Goals:

General statements to guide growth and development along a path toward the community vision.

Plan Policies:

Specific actions needed to accomplish goals

The Community Vision Evaluation Project is part of comprehensive plan reviews being conducted by Douglas County and the City of East Wenatchee. The project was undertaken to meet planning requirement of the Washington State Growth Management Act (GMA) Chapter, 36.70A.130, 36.70A.110 and 36A110.35 Revised Code of Washington (RCW).

The purpose of the project was to:

- 1. Conduct a process to review and draft updates, as appropriate, to Community Visions in Chapters 2, of the Greater East Wenatchee Area Volume and City of East Wenatchee Comprehensive Plans and Chapter 1. D in the Rural Volume of the Douglas County Comprehensive Plan.**
- 2. Produce a Vision Evaluation Project Report that describes the evaluation process steps, provides two draft Community Visions and includes an Appendix with a complete record of all citizen participation data.**

The Community Visions in the Greater East Wenatchee and Rural Volumes of the Douglas County and City of East Wenatchee Comprehensive Plans are the foundation for each plan's goals and policies.

The function of a community vision is to present a clear image of the future that is attainable and represents the hopes and aspirations of the community. A vision is an expression of values and can inspire community action, guide future investment decisions, serve as a barometer for assessing progress over time, and provide a way to keep focused on long term goals while addressing present day issues, problems and opportunities.

The project report is organized into three sections:

Part I Community Vision Evaluation Process Steps including: a short description of the project approach, Planning Commissioner guidance for project community participation activities, a discussion of community participation activities and results, recommendations for change from Douglas County Commissioners and Regional Planning Commission and the City of East Wenatchee Mayor, Council and Planning Commission and an explanation of the methodology used in preparation of the Draft Community Vision Statements.

Part II includes two Draft Vision Statements: one for the Greater East Wenatchee Area Volume of the Douglas County Comprehensive Plan and the City of East Wenatchee Comprehensive Plan and one for the Rural Volume of the Douglas County Comprehensive Plan.

The final section are three Appendices including: the **Picture The Future!** Questionnaire, the complete record of the questionnaire results, and the current comprehensive plan visions from the Rural & Greater East Wenatchee Volume of the Douglas County Comprehensive Plan and the City of East Wenatchee Comprehensive Plan.

PART I - COMMUNITY VISION EVALUATION PROCESS

STEP 1. PROJECT ORGANIZATION

The vision evaluation process was organized to: meet all GMA requirements, provide ample opportunities for citizen participation and assure active involvement and policy guidance from County Commissioners, City Council members and County and City Planning Commissioners.

Principal features of the project process included:

- ◀ An initial needs assessment and focused workshop for the Douglas County and City of East Wenatchee Planning Commissions to provide direction for citizen participation activities.
- ◀ Citizen participation activities that reached out to the community through Listening Posts, with a colorful display, in convenient locations. A questionnaire, Picture The Future!, to give citizens the opportunity to express their opinions and ideas about growth and development in rural Douglas County, the Greater East Wenatchee Area and the City of East Wenatchee.
- ◀ Two Vision Evaluation Workshops for elected officials and Planning Commissioners, one for Douglas County and one for the City of East Wenatchee to provide recommendations for additions or changes to current Community Visions in their respective jurisdiction's comprehensive plans.

STEP 2. PLANNING COMMISSION DIRECTION FOR CITIZEN PARTICIPATION

The Douglas County Regional Planning Commission and the City of East Wenatchee Planning Commission were sent a short survey prior to a Joint Planning Commission Meeting to indicate what they wished to learn from citizens and indicate their interest in helping with citizen participation activities

Planning Commission Survey Results Summary

Commissioners wanted to learn about:

- Issues important to the community.
- What the community wants to see in the valley, the rural areas, and look like in the future.
- Changes people would like to see in the next 20 years.
- Desire for preservation of agriculture.
- How much growth people want.
- Discover if people want to “direct” growth or just let it happen.
- Where people want to see urban growth.
- Know there was equal opportunity for people living in rural areas to participate in visioning.

General topic areas commissioners wanted to see covered in the citizen participation process:

- Small acreage life styles
- Open space
- Preservation of farmland
- Economic development
- Important facilities (streets, parks, etc.)
- Urban housing densities
- Degree of community services (police, fire, etc.)
- Transportation network
- Wind energy
- River access & usage
- Preservation of agri-business
- Community pride
- Critical areas

Joint Planning Commissions Workshop

Seven Planning Commissioners and three planning staff attended the Vision Planning Workshop the evening of April 10th at the Cedars Inn, Redwood Room in the City of East Wenatchee. The group looked at the results of the Planning Commissioner Survey and decided “Going where the people are”, “Publicity” and “Co-locating with community events” are good keys for successful citizen participation. The group brainstormed places for four Listening Posts and agreed to have them at: Bridgeport,

Waterville, Mansfield and the Wenatchee Valley Mall. Finally, everyone was asked to select a time when they would be willing to help at Listening Posts.

STEP 3. COMMUNITY PARTICIPATION

A key feature of GMA are the requirements to assure “early and continuous” citizen participation throughout the planning process. Citizen participation activities selected for the project included four Listening Posts and a questionnaire, Picture The Future! to learn citizen’s viewpoints about growth and development in the future. This information assisted the Douglas County Board of Commissioners and Regional Planning Commission and the City of East Wenatchee City Council and Planning Commission evaluate current vision statements and provided guidance for revisions and updates as appropriate.

A major effort was undertaken to let people throughout the County know about the citizen participation activities. Press releases describing the vision evaluation project and citizen participation opportunities were provided to the Wenatchee World, Douglas County Empire and Quad City Herald. Interviews and news stories were featured on radio KPQ AM and APPLE FM. Flyers inviting people to the Listening Post were mailed to 3,900 postal patrons in Bridgeport, Mansfield, Orondo, Palisades, Rock Island, Waterville and 175 individuals on the County planning mailing list.

Listening Post Overview

Listening Posts, conducted in four separate locations, included a colorful display with photographs, maps, balloons and incentives such as prize drawings, candy and stickers for children. People had the opportunity to fill out a Picture The Future! questionnaire, ask questions about the vision evaluation project and visit with local officials.

A very important component of the Listening Post activities was the assistance provided by County and City Planning Commissioners and two members of the East Wenatchee City Council. The following civic leaders gave from one to two hours of their time to visit with citizens and answer questions at the Listening Posts in Waterville, Robert Knowles; Mansfield, Linda Bayless; and Wenatchee Valley Mall; Rich Adams, Ned Davies, Jace Miller, Gary Osborn, Al Schuster, Duane Hevly, Bob Sessions, George Buckner, and Bob Smet. Many citizens expressed appreciation that busy officials would take the time to listen to their comments, even people who were not supportive of planning.

Listening Posts

Bridgeport, April 25th, City Hall front patio from 9:30 am to 3 pm.

Approximately 35 people stopped at this Listening Post. 19 people completed a questionnaire and 3 people took one home. 25 questionnaires were left at City Hall. The most frequent comments from people were related to appreciation for the County coming to Bridgeport and a concern about jobs.

Waterville, April 26th, City Hall from 9:30 am to 3 pm.

Approximately 25 people stopped at this Listening Post. 15 people completed a questionnaire and 1 person took one home. 25 questionnaires were left at City Hall. The most frequent comments from people were related to concerns about the future of agriculture in the county.

Mansfield, May 3rd, Mansfield Community Center 9:30 am to 2:00 pm.

Approximately 20 people stopped at this Listening Post. 9 people completed a questionnaire and 3 people took one home. 20 questionnaires were left at City Hall. The most frequent comments from people were related to the need for some growth while protecting a rural way of life.

Wenatchee Valley Mall, Center Court, May 9th from 10 am to 6 pm and May 10th from 10 am to 4 pm.

Over 250 people stopped at this Listening Post. 126 people completed a questionnaire and 134 people took one home or to groups or agencies. Comments from people during the two days ranged from appreciation of the Listening Post effort to concerns about the future of agriculture, transportation issues and jobs. On the whole people were very supportive of County and City planning activities, however, a minority expressed very strong negative opinions.

Picture the Future! Questionnaires

The purpose of the Picture The Future! Questionnaire was to collect data to discover citizen's ideas and opinions about growth and development to aid in the evaluation of existing community visions. The questionnaire was used at all the Listening Posts and made available through the Douglas County Department of Transportation and Land Services and the City of East Wenatchee Department of Community Development.

The questionnaire format was a simple 11" by 14" size paper folded in half to create four pages. The first page presented information about the vision evaluation project and invited people to give their opinions about growth and development in the future.

The next three pages contained a series of seven questions. All the questions were multiple choice or open ended to make the questionnaire simple to answer without limiting people's ability to say what was on their minds.

Question number 1 asked people to identify where they live and gave a choice of Rural Douglas County, Greater East Wenatchee Area, City of East Wenatchee or Other. This was done to assure data could be organized in a manner to facilitate evaluation of citizen's contributions from both rural and urban areas of the County. Some people chose not to answer this question. This data was used to generate over all trends.

Questions, numbers 4 and 5, were multiple choice lists based on material from existing comprehensive plans and data collected in the Douglas County Regional and City of East Wenatchee Planning Commissioner survey. Questions numbers 3, 6 and 7, were open ended which allowed people to express any ideas or opinions they wished about growth and development.

The following summary describes overall trends found in the questionnaire data followed by trends organized into three categories: data from the Greater East Wenatchee Area and City of East Wenatchee residents, data from Rural Douglas County residents and other to account for data from people who did not identify a place of residence.

County-Wide Overall Trends

◆ Growth

Citizens throughout the County generally favor growing very slowly.

◆ Important Places

Individual's homes, neighborhoods, parks and schools are the most important places in the community no matter where people live. Other places and things people listed are:

Agriculture:

Farmers	Orondo area
Farmland	Orchards
Open range land	Wheat fields

Amenities:

Hillsides	Rural atmosphere
Lots of space	Trees
Mountains	Views
Nice neighbors	

Business and Shopping:

Costco	Mansfield Mall
Downtown	Mini Mart
Fred Meyer	Restaurants
Gas card lock	Safeway
Industry	Seven Eleven
Main street	Shopping Areas
Mall, (East Wenatchee)	

Columbia River:

River front Trail	Waterfront
-------------------	------------

And the following dams:

Chief Joseph	Rocky Reach
Rock Island	

Community and Cultural Services:

Airport	Museum
City Hall	Police Department
Churches	Post Office
Courthouse	Water Department
DSHS	Wenatchee Valley Clinic
Fire Department	Wenatchee Valley College
Library	

Natural Resource Areas:

Barker Canyon
Badger Mountain
Douglas Creek
Dyer Mountain
Fishing Lakes
Hillsides
Jamieson Lake
Lake Chelan

Lake Entiat
Methow River
North #1 Canyon
Pine Canyon
Ruffes Wood Lake
Sage Brush Steppe
Shaken Canyon
The Breaks

Parks:

Beebe Bridge Park
Berryman Park
Douglas County Park
Hydro Park

Lincoln Rock Park
Walla Walla Park
Waterville City Park

Recreation:

Boat Launch
Bowling Alley
City Pool
Ice Arena
Loop trail
Marina

Mission Ridge
Movie Theater
Nifty Theater
Playgrounds
Wentachee Super Oval
Wenatchee Valley Raceway

◆ **Land Uses**

Five types of land uses people would like in their community or neighborhood are parks, wildlife habitat areas, water related recreational activities, and tourist facilities. These land used were top priorities of all county residents. There is not a great deal of support for high density housing or cluster development.

◆ **Actions for the Future**

There is general agreement that the following statements are significant actions for the future quality of life in all areas of the county:

- Involve both urban and rural citizens in planning for the future,
- Protect private property rights,
- Increase employment opportunities, and
- Preserve farmland for agricultural activities.

◆ **Trends from the Two Final Open Ended Questions Asking for Comments and Opinions:**

The most dominant themes found consistently throughout all of the comments in the open-ended questions focused on economics concerns and ideas, land development and

transportation issues. There appears to be a general consensus about the need for actions to improve the economic well being of the entire county. Different viewpoints were most intense surrounding land use issues related to density, location and development regulations.

Trends from Residents Living in the Greater East Wenatchee Area and The City of East Wenatchee

◆ Growth

Growing slowly is generally favored by citizens living in the Greater East Wenatchee Area and the City of East Wenatchee; however, about one quarter of the people would like to see rapid growth.

◆ Important Places

Area residents selected their homes, schools, neighborhoods and parks as the most important places to them as individuals. The main difference from rural data was that many people had shopping areas such as the Wenatchee Valley Mall, downtown and specific businesses on their lists. Orchards, the Columbia River and associated water related activities and Pangborn Airport were the other key important places for residents.

◆ Land Uses

Parks are the land use people would like in their area. This follows a national trend in which people predominantly select parks as their most favored land use. Of special interest is that the only other choices of more than half the citizens were land uses associated with water: irrigated orchards, tourist facilities, and wildlife habitat areas. Hobby farms also received a great deal of support. The most surprising finding was the lack of interest in commercial businesses and industrial sites given the high priority of increasing employment opportunities and extensive comments on the area economy.

◆ Actions for the Future

Favorable support was found for three action items found in current comprehensive plans: focus on the Columbia River, protection of private property rights, increasing employment opportunities and improvements in the County wide transportation system. A new action item with a high priority was: Involve both rural and urban citizens in planning for the future. There is little support for providing public sewer and water only in identified service areas. Cluster development was chosen by very few citizens which may be linked to hobby farms (2 to 5 acres) being preferred by more people than any other housing type or urban neighborhoods w/small lots.

◆ **Trends from the two final, open ended questions asking for comments and opinions**

People feel there is a need for more balanced economic activity with tourism, quality shopping areas and a combination of “commercial, technical and agricultural jobs”.

A consistent theme throughout the data was the need to support and maintain the orchard industry as an integral element of the area economy.

A multitude of ideas for individual street improvements to handle what people perceive to be a growing traffic problem was found throughout the data. Ideas are not necessarily compatible, but do indicate traffic problems are a topic of interest.

Although there were comments about some community services, no clear themes emerged from the data.

A variety of comments on land use planning ranged from very positive “Keep doing a good job of planning.” to very negative opinions such as “excessive regulations and inflexible permitting process”. Many comments associated with regulation stated that orchards should be allowed to be developed into other land uses because of the depressed fruit growing economy.

Some of the more inventive ideas found in the data include: a cultural center that embraces the history of East Wenatchee, a zoo, a high speed train linking Puget Sound and the Wenatchee Valley and a regional theme for architectural design.

Trends from Residents Living in Rural Douglas County

◆ Growth

Growing slowly is generally favored by people living in rural Douglas County; however, about a third of the people would like to stay about the same.

◆ Important Places

Area residents selected their home, schools, neighborhoods and parks as the places most important to them as individuals. The main difference from the Greater East Wenatchee Area data was that people picked agriculture and natural resources locations ahead of retail shopping. In terms of shopping, emphasis was placed on local main street businesses and stores providing everyday necessities such as hardware and groceries.

◆ Land Uses

Parks are the land use people would most like in their area. Of special interest is that the only other land use selected by more than half the rural residents was wildlife habitat areas. Rural residents next priorities were dry land crops, water related recreational activities and tourist facilities. These choices fit closely with people's comments supporting agriculture as the economic base of rural Douglas County supplemented by tourism.

Of the next four most important land uses, only hobby farms are not directly related to the agricultural economy. The support found for hobby farms (2 to 5 acres) should be noted given the recommendation for "promoting cluster development with buffering" in the vision statement in the Rural Volume of the Douglas County Comprehensive Plan.

◆ Actions for the Future

Strong support was found for action items in current comprehensive plans centered on the Columbia River, protection of private property rights, preservation of farm land for agricultural activities, increasing employment opportunities and safe guarding wildlife areas. A new action item with a high priority was: Involve both rural and urban citizens in planning for the future. The most surprising finding is that, "Encourage cluster development in rural areas." was the lowest priority of all the suggestions.

◆ **Trends from the two final, open ended questions asking for comments and opinions**

The need for a “better economic base for the region” “moving away from 100% dependence on farming” summed up a variety of comments related to more employment opportunities and the addition of businesses and industry in rural Douglas County.

People expressed concern about maintaining the present agricultural economy.

The desire to keep and add retail services, protect wildlife and maintain slow growth in be connected to ideas about encouraging tourist related opportunities.

Comments on an assortment of transportation topics ranged from paving county roads, traffic congestion and improvements in public transportation to several ideas for individual street improvements.

There were very few comments about concerning community services and no clear themes emerged from the data on this topic.

A significant number of opinions applied to land use planning and government control of private property. Many comments asked for more “flexibility” or less regulation while others want to “Allow the individual farmer more ability to develop his property”.

One of the more inventive ideas found in the data suggests using the former rail bed from “Mansfield to Wenatchee to create a bicycle/walking/hiking path”.

Trends From Questionnaires Where People Did Not Specify A Place of Residence

◆ Growth

Growing slowly is also favored by the people who did not indicate where they live in Douglas County.

◆ Important Places

People selected their home, neighborhoods, schools and parks as the most important places to them as individuals. Other choices were fairly evenly distributed between natural areas, community services and retail shopping.

◆ Land Uses

As with all areas, parks, are the land use people would most like in their area. Other land uses selected by almost half the people were tourist facilities, irrigated orchards and wildlife habitat areas.

◆ Actions for the Future

Strong support was found for the following action items in order of priority: Increase wildlife areas. Encourage public access and variety of land uses such as parks, moorage, restaurants and open spaces along the Columbia River. Preserve farm land for agricultural activities. Support existing businesses in developed commercial areas. Improve the County wide transportation system and protect private property rights.

◆ Trends from the two final, open ended questions asking for comments and opinions

The most prominent comments were about job opportunities and increased economic growth.

There were a few comments on ideas for specific street improvements.

Other comments ranged from an opinion on the need for “condominiums for seniors” to getting rid of junk yards.

STEP 4. RECOMMENDATIONS FROM COUNTY AND CITY ELECTED OFFICIALS AND PLANNING COMMISSIONERS

Two Vision Evaluation Workshops were held in June: one for Douglas County Officials and one for City of East Wenatchee Officials. All three Douglas County Commissioners, five members of the Douglas County Regional Planning Commission and two professional staff attended the County Workshop on the evening of June 12th at the Douglas County PUD Auditorium. In addition, seven members of the general public attended as observers. The Mayor, three City Council members, four City Planning Commissioners and two professional staff attended the City of East Wenatchee Workshop on the evening of June 17th in the City Council Chambers.

The purpose of the workshops was for County and City elected and appointed officials to look at current Community Visions in their respective comprehensive plans and recommend changes or addition, if needed. Discussion and recommendations at the workshops focused on answers to three key questions: Do we need to make additions or changes to current visions? What are citizens views on future growth and development? What are present day realities that can effect our vision of the future?

Officials divided into two working groups. Each group developed a list of differences and issues they observed, if any, between current visions, citizens views for the future and present day realities. Each group reported their ideas and duplications were eliminated. Officials next the ranked the items to identify a priority for important differences/issues. Each working group then selected several of the top ranked items and developed recommendations for each one.

The following lists identify all the differences/issues developed at the Douglas County and City of East Wenatchee Officials Vision Evaluation Workshops in rank order, most to least, with recommendations for the top ranked items. Please note: all the statements below are recorded as written at the workshops.

Douglas County Officials Vision Evaluation Workshop Differences/Issues and Recommendations

Difference/Issue: Rural and urban tourism as economic development - travelers.

Recommendation: The county will encourage tourism locating in appropriate river corridor and agricultural lands by:

- Supporting infrastructure development.
- Having flexible development regulations.
- Addressing transportation concerns.

Difference/Issue: Preservation of farmland w/exceptions for farmers to use land for other things while protecting agriculture while encouraging growth.

Recommendation: Preserve farmland and agricultural activities by allowing ag related activities on premises including, for example: fruit stands, wineries, ag-related support services.

Difference/Issue: People want more freedom, i.e. property rights, w/in guidelines.

Recommendation: Create countywide guidelines which acknowledge and respect private property rights.

Difference/Issue: Changes to “rural lifestyles” 2002 from “rural character” 1991.

Recommendation: Preserving the rural character while enhancing economics allowing smaller housing developments utilizing marginal lands through the use of cluster lot developments.

Difference/Issue: Additional opportunities in ag and rural, including ag related and supported industry.

Recommendation: Douglas County promotes in rural areas clean industry that is compatible with and diversifies the economic base.

Difference/Issue: Increase versatility of economic base - not relying 100% on Ag in GEWA.

Recommendation: Douglas County promotes versatility of economic base while not relying only on ag industry within GEWA.

Difference/Issue: Limited wildlife habitat (define).

Recommendation: Promote wildlife habitat while taking into consideration people's livelihood and future economic development.

Other Differences/Issues Listed:

- Sustainable growth is a necessary component - needs freedom to grow on own scale.
- Public priorities need viable economic generators to provide funds for capital & maintenance spending for recreation and shoreline activities.
- Different areas have different needs for type and rate of development.
- A major part of quality of life is access to employment opportunities.
- Adds recreation activities - utilize shoreline more.
- New vision more specific as to type of commercial businesses desired.
- The new vision doesn't address planting trees in urban areas.
- New vision doesn't address the need for housing for all income.
- Tourist facilities - attractions.
- Diversification of irrigated ag land.

City of East Wenatchee Officials Vision Evaluation Workshop: Differences/Issues and Recommendations

Difference/Issue: Adjust Urban Growth Boundary to reflect economic realities.

Recommendation: Allowing other light industry in transition areas where ag was. Don't create rules that discourage industry - don't add to the State regs.

Difference/Issue: Recreational tourism as a priority, i.e. golf courses, resorts, marinas, hotels and motels, restaurants, family friendly amusement parks.

Recommendation: Preamble: Our Vision of the Greater East Wenatchee Area, including the City, is to develop in an orderly and economically feasible manner into a destination area for tourism and recreation, making the best use of our geographic, demographic, and human resources for the primary purpose, while concurrently continuing to provide for each commercial, retail, agricultural and industrial developments as will complement such primary economic and cultural use of the area.

Difference/Issue: Attract commercial and industrial investment into the area to help realize community vision by: adjusting the Urban Growth Boundary, forming an alliance with County and special purpose districts and supporting advanced technology.

Recommendation: Leave this statement as is.

Difference/Issue: Recognize ag will no longer be the primary use in the Greater East Wenatchee Area.

Recommendation: Leave this statement as is.

Difference/Issue: Goal: transportation that creates accessibility by commercial, visitors and general public (roads and streets, airport, bike, trails).

Recommendation: Support transportation systems to provide easy accessibility to the industrial, commercial, recreational and residential assets of the community including: an all weather airport, bike and pedestrian trails/facilities, roads and streets.

Difference/Issue: Find a dramatically different primary economic base within UGA to support our economy other than fruit industry.

Recommendation/Issue: Diversification - tourism - small business. We can promote recreation coordinating with the Greater East Wenatchee Valley - part of a whole. We need HI tech to build a population - living wage jobs.

Difference/Issue: Keep CBD viable.

Recommendation: A City with an attractive CBD that is user friendly, meets the needs of local residents, and bring pedestrian oriented tourism.

Difference/Issue: Image is a very important issue to the city - what should it be?

Recommendation: We want to keep this a safe and easy place to live. We are distinct, yet we are working in concert w/ the greater area.

Other Differences/Issues Listed:

- We have great resources to build on.
- We need a better transportation system to benefit industry. (1)
- Our higher education is not meeting the needs of the community. (1)
- People want things to stay the same while asking for change.
- Folks wanted controls on signs.
- We need people to invest in the Greater East Wenatchee Area.
- Citizen comments focus on specifics.
- Current vision too vague, i.e. transportation.
- Greater East Wenatchee area is going to lose its ag base.
- We have plenty of growth.
- What has changed downtown?
- The City needs to grow fast - we need to encourage growth through vision.
- Neighborhood parks.

STEP 5. METHODOLOGY USED TO PREPARE THE DRAFT COMMUNITY VISIONS

The general methodology used to prepare each draft Community Vision found in Part II of this report was to:

1. Expand on existing items in current documents and/or add new content based exclusively on recommendations developed by County and City elected officials and Planning Commissioners at their Officials Vision Evaluation Workshops in June 2002.
2. Retain substantive content from current visions not addressed by officials.

The project contract specified preparation of two draft community visions, one for the Rural Volume of the Douglas County Comprehensive Plan and one suitable for both the Greater East Wenatchee Volume of the Douglas County Comprehensive Plan and the City of East Wenatchee Comprehensive Plan.

The formats for the draft visions have been significantly modified. A great deal of the descriptive language in current Community Vision's has been condensed, details related to the earlier visioning process summarized and repetitive statements eliminated. In addition, minor changes have been made to attempt to eliminate redundant language and assure grammatical consistency.

Organizing the Greater East Wenatchee Area Draft Community Vision

Organizing one draft Community Vision for the Greater East Wenatchee Area and the City of Wenatchee Comprehensive Plans posed a considerable challenge; however, it is a practical approach to planning for the region. It is also supported by RCW 36.70A.040 which requires that "The comprehensive plans of each county or city ... shall be coordinated with, and consistent with, the comprehensive plans ... of other counties or cities with which the county or city has, in part, common borders or related regional issues."

The premise of the draft integrated vision is that it will serve as a foundation for goals and policies for both jurisdictions rather than assuming some statement are for the County and others for the City. For example, “The City of East Wenatchee is the urban center of the Greater East Wenatchee Area with a naturally attractive Central Business District that is user friendly, meets the needs of local residents and brings pedestrian oriented tourism.” supports both existing County and City policies stressing the City is the urban focus of the Greater East Wenatchee Area.

It is important to note some recommendations from County and City officials are quite similar ; although, described in different language. Special emphasis was placed on conscientiously combining these recommendations into one statement without significantly diminishing the content of either. For example: the County recommendation: “Douglas County promotes versatility of economic base while not relying only on ag industry within GEWA.” and the City recommendation: “Recognize ag will no longer be the primary use in the Greater East Wenatchee Area.” were incorporated into the following statement for the draft: “There is a balance between preserving agricultural activities, orchards and allowing for urban growth and development.”

Some language simply adds to/or clarifies statements. For example, the “Improve the county wide transportation system” has been replaced with “Transportation systems 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.”

Finally, care was taken to see that all substantive items from each plan’s current Community Visions not addressed in the evaluation process were retained and not measurably altered.

Organizing the Douglas County Draft Rural Community Vision

The current Community Vision in the Rural Volume of the Douglas County Comprehensive Plan is found in two sections of Chapter 1: Plan Development & Public Participation and Douglas County Vision. It is presented as a discussion rather than a typical vision describing the future. The key text in the discussion is, “The toughest issues this group (Rural Lands Committee) dealt with was how to provide for a balance

between the seemingly opposing objectives of preserving the agricultural economy of the County and allowing for growth and development in the rural areas. After many long, difficult discussions, the Committee was able to come to a consensus on providing that balance, primarily through innovative, progressive implementation techniques such as promoting cluster development through innovative, progressive implementation techniques such as promoting cluster developments which incorporate buffering.”

The draft Community Vision builds on this text while providing a more extensive picture of the desired future in rural Douglas County. New additions such as: “Clean industry is promoted in rural areas that is compatible with and diversifies the economic base.” and “Agricultural tourism is encouraged to locate in appropriate river corridors and agricultural land by : support of infrastructure development, flexible development regulations and addressing transportation concerns.” simply add to the basic ideal of balancing preservation of the agricultural economy and allowing for growth and development.

PART II DRAFT COMMUNITY VISIONS

GREATER EAST WENATCHEE AREA AND CITY OF EAST WENATCHEE DRAFT COMMUNITY VISION

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, Douglas County and the City of East Wenatchee 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.

A comprehensive plan is all about drawing a picture of how the community should develop and appear in the future, the vision. Visions consist of values and ideas developed by the citizens who live in the community. The community vision is the foundation statement of the comprehensive plan. It expresses community aspirations and can inspire community action, guide future investment decisions, serve as a barometer for assessing progress over time and provide a way to keep focused on long term goals while addressing present day issues, problems and opportunities.

It is challenging to form a vision that is clear, represents the views of most of the people in the community and can effectively be carried out through the comprehensive plan. Visions also change with time as the values and views of citizen change. It is a process, like so many in planning. Visions for comprehensive plans must be revisited at regular intervals to be sure they reflect contemporary ideas about the future, current realities and new or changing community ideals.

Over 10 years ago, a Community Vision was developed for the Greater and East Wenatchee Volume of the Douglas County Comprehensive Plan after an extensive citizen participation program was conducted in 1991 to learn citizens views for future growth and development. The City of East Wenatchee established a Citizens Advisory Committee in 1996 to assist in the development of their Comprehensive Plan.

Citizens were again asked for their opinions and ideas about growth and development in the spring of 2002. A flyer was sent to 3,900 households announcing the Listening Posts 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. This information, with an emphasis on the viewpoints of residents of the Greater East Wenatchee Area, assisted Douglas County Commissioners and Regional Planning Commission and the City of East Wenatchee and the City Planning Commission produce the following Community Vision.

Draft Community Vision
Picture The Future! in the Greater East Wenatchee Area and
The City of East Wenatchee.

You will see:

- ◆ A versatile diverse economic base, which does not rely only on the agricultural industry, promotes desirable employment growth and living wage jobs.

- ◆ The Greater East Wenatchee Area has developed in an orderly and economically feasible manner into a destination area for tourism and recreation, making the best use of area geographic, demographic, and human resources while concurrently continuing to provide for each commercial, retail, agricultural and industrial development that complements these economic and cultural uses in the area.

- ◆ Tourist activities located in appropriate river corridor and agricultural lands are supported by infrastructure development and flexible development regulations.

- ◆ There is a balance between preserving agricultural activities, orchards and allowing for urban growth and development.

- ◆ Farmland and agricultural activities are 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 to help realize this community vision by: adjustments to the Urban Growth Boundary, an alliance of County, City and special purpose districts and support of advanced technology.
- ◆ The City of East Wenatchee is the urban center of the Greater East Wenatchee Area with a naturally attractive Central Business District that is user friendly, meets the needs of local residents and brings pedestrian oriented tourism.
- ◆ Transportation systems 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 easy place to live.
- ◆ Housing is available for all income levels.
- ◆ Growth is managed to facilitate efficient provision of requested services within identified service boundaries.
- ◆ Parks and open space are found long the Columbia River and the shoreline character and its wildlife is maintained and protected.
- ◆ Guidelines are created and in place which acknowledge and respect private property rights.

The following techniques support the Community Vision:

- Use existing orchards to bind the community together and provide linkages between the various components of urban development.
- Provide for street trees to cool down the hot urban environment and have tree lined avenues into and within the City.
- Create “gateways” into the urban area and City that will show the traveler the positive aspects of our area including maintaining green and critical areas and developing design criteria to create a visually pleasing atmosphere.

DRAFT RURAL COMMUNITY VISION

Introduction

A comprehensive plan is all about drawing a picture of how the community should develop and appear in the future, the vision. Usually, visions consist of values and ideas developed by the citizens who live in the community. The community vision is the foundation statement of the comprehensive plan. It expresses community aspirations and can inspire community action, guide future investment decisions, serve as a barometer for assessing progress over time and provide a way to keep focused on long term goals while addressing present day issues, problems and opportunities.

It is challenging to form a vision that is clear, represents the views of most of the people in the community and can effectively be carried out through the comprehensive plan. Visions also change with time as the values and views of the County residents change. It is a process, like so many in planning. Visions for comprehensive plans must be revisited at regular intervals to be sure they reflect contemporary ideas about the future, current realities and new or changing community ideals.

Over ten years ago a Community Vision was developed for the Rural Volume of the Douglas County Comprehensive Plan. This vision was evaluated in 2002 and some changes and additions made to assure it continues to be relevant. The initial vision was created with active citizen participation. The County was divided into four geographic areas called Planning Units, each with citizen advisory committees, to assure implementation of the citizen participation requirements of the Washington State Growth Management Act.

Planning Unit #4, originally created to deal with the east portion of the County where there are no incorporated communities other than a small portion of the Town of Coulee Dam, became the Rural Lands Committee. This Committee considered rural issues in general. The Committee after many long hours came to a consensus of the foundation statement of the rural Community Vision recommending there be a balance between “preserving the agricultural economy of the County and allowing for growth and development in the rural areas, primarily through innovative, progressive

implementation techniques such as promoting cluster development which incorporates buffering”.

Citizens were again asked for their opinions and ideas about growth and development in the spring of 2002. A flyer was sent to 3,900 households announcing the Listening Posts conducted in three rural areas of County and at the Wenatchee Valley Mall to provide an 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. This information, with an emphasis on rural viewpoints, assisted County Commissioners and the Regional Planning Commission prepare the following draft update to the Community Vision in the 1995 Douglas County Comprehensive Plan, Rural Volume.

Draft Community Vision

Picture The Future! in the Rural Areas of Douglas County

You will see:

- ◆ There is a balance between preserving the agricultural economy of the County and allowing for growth and development in the rural areas primarily through innovative, progressive implementation techniques such as promoting cluster development which incorporates buffering

- ◆ Farmland and agricultural activities are preserved by allowing agricultural related activities on premises including, for example: fruit stands, wineries and agricultural related support services.

- ◆ Countywide guidelines are created and in place which acknowledge and respect private property rights.

- ◆ Rural character is preserved while enhancing economics by allowing smaller housing developments utilizing marginal lands through the use of cluster lot developments.

- ◆ Clean industry is promoted in rural areas that is compatible with and diversifies the economic base.

- ◆ Agricultural tourism is encouraged to locate in appropriate river corridors and agricultural lands by: support of infrastructure development, flexible development regulations and addressing transportation concerns.
- ◆ Housing is available for all income levels.

- ◆ There is equity in the provision of public infrastructure and services, particularly transportation and law enforcement, in rural areas of the county.

- ◆ Wildlife habitat is promoted while taking into consideration people's livelihood and future economic development.

The County also recognizes the following needs are essential to support the rural vision:

- Sustainable growth is a necessary component - rural lands need freedom to grow on own scale.
- Public priorities need viable economic generators to provide funds for capital and maintenance spending for recreation and shoreline activities.
- Different areas have different needs for type and rate of development.
- A major part of quality of life is the need for access to employment opportunities.

APPENDIX A

PICTURE THE FUTURE! QUESTIONNAIRE INSTRUMENT



PICTURE THE FUTURE!

- ◀ How much growth?
- ◀ What should the valley and rural areas look like?
- ◀ What changes would you like to see?

Ten years ago Douglas County and the City of East Wenatchee initiated a community visioning process as part of their planning responsibilities under the Washington State Growth Management Act. This helped develop visions to shape current comprehensive plans.

The County and City are now evaluating vision statements and would like to know your ideas and opinions about growth and development in rural areas of the County, the Greater East Wenatchee Area and the City of East Wenatchee.

Please take a few minutes to complete this short questionnaire. The time you spend can make a BIG difference in the future of your community!

You may leave your questionnaire at a Listening Post, civic meeting or mail to: Mark Kulaas, Department of Transportation and Land Services, 470 Ninth Street N.E., East Wenatchee, WA 98802-4443 by May 22nd. Thank you!

1. Please check the appropriate box. I live in:

- Rural Douglas County
- Greater East Wenatchee Area
- City of East Wenatchee
- Other

2. How much growth would you like to see in your community?

- Stay about the same
- Grow very slowly
- Grow rapidly

3. Think about the 3 or 4 places in your community that are the most important to you (i.e. your home, neighborhood, a landmark or other special location). Please list each of them on the lines below.

4. What type of land uses would you like to have in your area? Check **ALL** of the boxes that you feel are important.

- | | |
|--|---|
| <input type="checkbox"/> Dryland crops | <input type="checkbox"/> Livestock production |
| <input type="checkbox"/> Large commercial areas | <input type="checkbox"/> Parks |
| <input type="checkbox"/> Irrigated orchards | <input type="checkbox"/> Rangeland |
| <input type="checkbox"/> Apartments & condos | <input type="checkbox"/> Wildlife habitat areas |
| <input type="checkbox"/> Water related recreational activities | <input type="checkbox"/> Mixed use housing |
| <input type="checkbox"/> Urban neighborhoods w/small lots | <input type="checkbox"/> Hobby farms (2 to 5 acres) |
| <input type="checkbox"/> Tourist facilities (i.e. marina, golf course) | <input type="checkbox"/> Industrial sites |

Other _____

5. Some suggestions for the future are found below. Please put a check mark beside the statements that you believe are the most significant for the future quality of life in your area:

- Preserve farmland for agricultural activities.
- Balance conserving agricultural land and allowing growth in rural areas.
- Protect small acreage life-styles and animal keeping.
- Encourage cluster development in rural areas.
- Use existing orchards to provide linkages between various urban land uses.
- Improve the countywide transportation system, especially streets and roads.
- Provide public sewer and water only in identified service areas.
- Encourage public access and a variety of land uses such as parks, moorage, restaurants and open spaces along the Columbia River.
- Safeguard wildlife areas.
- Increase employment opportunities.
- Support existing businesses in developed commercial areas.
- Limit signs in rural areas.
- Protect private property rights.
- Develop innovative techniques, which support community plans.
- Involve both rural and urban citizens in planning for the future.

6. What changes would you like to see in the next 5 to 10 years? Please write them on the lines below.

7. Is there anything else that you would like to contribute regarding growth and development in the next 5 to 10 years? Please use the space below to write or sketch your ideas.

Thank you for making a difference in your community!

APPENDIX B

PICTURE THE FUTURE! QUESTIONNAIRE RESULTS

**PICTURE THE FUTURE!
QUESTIONNAIRE RESULTS**

GREATER EAST WENATCHEE AREA AND CITY OF EAST WENATCHEE

1. The total number of people indicating they live in the Greater East Wenatchee Area or the City of East Wenatchee was 100.

2. How much growth would you like to see in your community?

Stay about the same 21%

Grow very slowly 54%

Grow rapidly 25%

Comments:

- | | |
|--|---|
| <ul style="list-style-type: none">• No growth.• Somewhere between slowly and rapid. | <ul style="list-style-type: none">• Like it as is• Moderate planned growth |
|--|---|

3. Think about the 3 or 4 places in your community that are the most important to you (i.e. your home, neighborhood, a landmark or other special location). Please list each of them on the lines below.

Answers ranged from only 1 item to 6 items and are listed in alphabetically order.

Items mentioned by 35 people or more:

- Home

Items mentioned by 15 to 34 people:

- | | |
|--|---|
| <ul style="list-style-type: none">• Wenatchee Valley Mall• Neighborhood | <ul style="list-style-type: none">• Parks• School(s) |
|--|---|

Items mentioned by 6 to 14 people:

- | | |
|---|--|
| <ul style="list-style-type: none">• Airport• Church(s)• Downtown• Hydro Park | <ul style="list-style-type: none">• Loop Trail• Orchards• River & Riverfront |
|---|--|

Items mentioned by 2 to 5 people:

- Badger Mountain
- Businesses
- City Hall
- Costco
- Douglas County Park
- DSHS
- Fancher Heights
- Golf Course
- Hydro Park
- Library
- Lincoln Rock Park
- Playgrounds
- Sidewalks
- Recreational areas
- Views
- Wenatchee Center
- Wenatchee Valley College
- YMCA (Wenatchee)

Other:

- Boat launch
- Bowling Alley
- Centennial Park
- Clearwater
- Eastmount High School
- Fire Department
- Fred Meyer
- Ice Arena
- Lake Chelan
- Lake Entiat
- Lee School
- Mission Ridge
- Moses Coulee
- Mountains
- Movie Theater
- Police Department
- Retail
- Restaurant
- Rural Atmosphere
- Safeway
- Seven Eleven
- Sewer Department
- Sewer Treatment Plant
- Sunset highway
- Sunrise East
- Swakane Canyon
- Trees
- Walla Walla Park
- Water Department
- Wenatchee Super Oval
- Wenatchee Valley Raceway

4. What type of land uses would you like to have in your area? Check all the boxes you feel are important.

People had the option to check from 1 to all of the items. The land uses are listed according the number checked, most to least.

Items selected by 50% or more people:

- Parks
- Water related recreational activities

Items selected by 30 to 49% of the people:

- Irrigated orchards
- Tourist facilities (i.e. marina, golf course)

- Wildlife habitat areas

- Hobby Farms (2 to 5 acres)

Items selected by 20 to 29% of the people:

- Urban neighborhoods w/small lots
- Apartments and condominiums
- Dry land crops
- Mixed use housing
- Balance conserving agricultural land and allowing growth in rural areas.

Items selected by 10 to 19% of the people:

- Large commercial areas
- Industrial sites
- Rangeland
- Livestock production

Other comments:

- Bring back smaller lots in rural areas.
- Continue to support link, law enforcement.
- Churches, adult care facilities
- Already classified residential.
- Preserve the friendliness, the sweetness as it is today.
- More restaurants.
- Steamboats docked & tours going up river, dinner cruises.
- Resorts, public swimming.
- More trees allowed in neighborhoods.
- Tourists come to areas that don't have a lot of "junk".

5. Some suggestions for the future are found below. Please put a check mark beside the statements you believe are the most significant for the future quality of life in your area.

People had the option to put a check mark beside 1 to all the suggestions. The suggestions for the future are listed according the number checked, most significant to least significant.

Items selected by 50% or more people:

- Involve both rural and urban citizens in planning for the future.
- Encourage public access and a variety of land uses such as parks, moorage, restaurants and open spaces along the Columbia River.
- Increase employment opportunities.
- Protect private property rights.
- Improve the County wide transportation system, especially streets and roads.

Items selected by 40% or more people:

- Preserve farmland for agricultural activities.
- Safeguard wildlife areas.

- Support existing businesses in developed commercial areas.
- Balance conserving agricultural land and allowing growth in rural areas.
- Protect small acreage life styles and animal keeping.
- Limit signs in rural areas.
- Use existing orchards to provide linkages between various urban land uses.

Items selected by 15 to 20% or more people:

- Develop innovative techniques which support community plans.
- Provide public sewer and water only in identified service areas.
- Encourage cluster development in rural areas.

6. What changes would you like to see in the next 5 to 10 years? Please write them on the lines below.

The citizen's ideas for changes for the next 5 to 10 years are recorded below exactly as written thus they may contain spelling and grammatical errors.

- A concerted effort to develop the river front for tourist activity. Preserve ag land where possible, i.e. outer perimeter of valley. Make every effort to give companies a reason to re-locate here. We must expand out employment base.
- Expand the tax base of Douglas County by developing commercial growth of Grant RP.
- 1. That the cities & greater areas unify in efforts where they can i.e. a regional theme for architectural design. 2. Develop seasonal event like Apple Blsm. to bring in tourists. 3. make our pub. schools more tech & industrial arts.
- I would like to see more activities or places for teenagers & adults to have fun like: dancing clubs, sporty activities & more tourist places and also more expressos stands.
- Development of Airport. More High Tech job opportunities. Finally do the Hwy 2 corridor traffic expansion.
- Our Chamber citizen/business involvement in the selection of a City Theme: citizens were not asked! Concerts at the Speedway! A junior college since that is most definitely what is currently under construction. A return to Basics: we are nothing without orchards. Many many many more youth activities cultural center - performing arts etc.
- Taxing developers heavily for necessary infrastructure development including building of schools, fire stations. etc. Less giving into developers - more people don't equal more economic growth. Realistic, pragmatic rural development policies.
- More treatment for addict.
- More activities for family's to do. Places for teenagers to be academic outside of school. Better restaurants. Less private property for hunting seasons.
- BMX track. Shelter (another one). (More) community help for addicts.
- I would like to see constructive growth for the community.

- More waterfront restaurants and other activities.
- Add more recreational facilities and parks. More lower income housing.
- I would like to see more orchards. We need to fix Wenatchee High School building.
- More places for young people to go especially people between the ages groups of 12 18. This will help cut down on the major drug activity developing in the small community. Activities are limited to these age groups.
- 2 to 3 years BMX track in east Wenatchee.
- Better restaurants
- Restroom on East Wenatchee side of trail, more landscaping in parking lots to cool, more restrictions on signs - too many - too big, fix Grant Rd-Sunset hwy intersections, sidewalks in East Wenatchee, develop airport area for industry, fix pool,& park to keep it open.
- More employment opportunities. Industry to keep the young people here. Attract recreational tourist to area. Keep orchards in the valley.
- More shopping. More restaurants.
- Densify development, encourage multi unit housing & redevelopment of existing commercial areas.
- Walk across to Fred Meyers, need bridge. Very dangerous draw bridge. Bus back on Saturday. Need more sidewalks. IHOP.
- More cultural opportunities for the Eastside - music, drama, bigger library. Also more activities such as: outdoor minature golf, water slides, zoo (just some ideas to keep entertainment \$'s here).
- Removal of Plaza Mobile Home area & develop it in accordance with a common sense growth & business development plan. Expand East Wenatchee city limits to the South, North & East in order to develop a sense of togetherness in the urban area.
- More open areas, houses not so close together.
- I would like to see more street lights and sidewalks in the east wenatchee area for evening walking with my family.
- More sidewalks & bike lands. More street lights at intersections. Street light at 9th & Valley Mall PK. Develop river front like Wenatchee.
- Lots "o" changes. A lot of cool stuff. Duh ...
- Put the new road on existing land along the Columbia river. Don't worry about the fish cut the authority of the environmentalist. Before the animal & fish have more priority than humans.

- One day, people will ask “Where have all the orchards gone?” It appears to be a lost art - like basket weaving, canning, hand crafts - machines that make our lives so convenient have no feelings, no soul - just a thought!
- Bring more jobs to the area that pays family wages - take care of the kids.
- Transportation money to roads only.
- Encourage industrial development by the airport. Encourage hi tech to come to East Wenatchee. Eliminate mobile home park by the mall - expand business in that site. Include more annexation of surrounding E. Wenatchee area. Improve Bridge access and off ramp configuration at g. Sellers Bridge. Develop 2 lanes each way on Sunset Highway.
- More plants and less signs. Sewer service needs to go north to bridge. More sidewalks.
- Commercial diversity to allow for more employment, not must service oriented businesses either. Keep air clean. Enable more wholesale sales industry to come in.
- 1. Improve foot of Grant road it’s a mess now. 2. Stop watering the road ways. 3. Improve Sheriff office, better training.
- Limited Trailer Parks and manufactured homes to smaller areas through zoning laws.
- I’d like to feel that I could come back in 5 to 10 years and find that an effort had been made to keep the best of life, living safely, happily without the drive to squeeze everything into a scramble for money, money, money!
- Better streets, more services.
- I would like to see orchards preserved because they are such a large source of employment and a city heritage.
- Improve access to Glen Sellers Bridge. Expand on Link. Better shelters for indigent. Better teen recreation. Improve inter state access through E. Wenatchee area. Not through middle of town. Leave river trail alone.
- One or two quality restaurants.
- Industrial growth with jobs.
- More place for our children to be able to play and be safe. More places to be opened for homeless and needy. To help out more of the handicapped or disabled.
- None.
- That we don’t build any more building since we have a lot of empty building to fill now.
- Busts on gangs & meth labs create a safer place for today’s children to grow up in. More employment opps.

- More stores in the mall (Bigger Mall) more restaurants (Olive Garden, Red Lobster, etc). Increased housing.
- More industrial businesses in area for job expansion.
- Emphasis on improved infrastructure for development.
- More commercial landscaping. Stronger sign controls.
- I would like to see a diverse population in East Wenatchee. A good balance of commercial, technical & agricultural jobs. I would like to see the “small-town farming-community” of E. wenatchee remain the same while the population grows. I would like to see a cultural center that embraces the history of East Wenatchee (ie Pangborn, etc.) as well as the culture of our City (ie hispanic culture).
- High speed train linking Wenatchee Valley with Puget Sound. 2. Increase industries w/high technology (? farms, computer components). 3. Advertise Wenatchee Valley as recreation destination & retirement community.
- Move the main north/south corridor down along the river through East Wenatchee. don't widen Sunset Hwy any more.
- Fancher Heights become a separate city. Develop Grant road area. Allow private residences in orchard lands. Solve transportation along corridor.
- Better road system.
- Our river not being shared by other state for electricity & our bill to not increase drastically.
- Fair land use planning!
- No new highway system that involves our river. The highway plan should be kept out of the city and away from the river.
- 1. widen Sunset Hwy - with increase size of water mains and sewer brought up. 2. 2nd access down Fancher connection at 27th - better to do something than lose monies. 3. airport ground in orchard - developed into parks, schools, churches around Nile old orchard ground on right hand side of Grant has old lead arsenic on it - need to put in asphalt.
- Expansion of urban growth boundary to allow better use of orchard land/give orchardists an opportunity to develop residential areas to expand and improve tax base for county and relieve financial stress to a depressed fruit growing economy. Orchardists deserve the right to sell their land for development under a comprehensive plan that provides for growth into agricultural property.
- 1. Sunset hwy to be changed into a safer hwy. 2. Fancher heights to have there own road directly to Odabation. 3. Taxes to be at tolerable level.

- I live down my river. I have kids brake things in the orchard during the summer time. They won't plow in front of my hose during the winter at all.
- More growth. Less "box stores". More quality shopping areas.
- Expand business and allow small business to have say in development!
- Tougher sign laws.
- We have had enough growth in the past 20 years. Do not subsidize growth or Economic Development, but if they want to come here, that's ok. Emphasize protecting apple orchards. It has not been protection, the are the economic base and will continue to be for the foreseeable future.
- Extend infrastructure to outlying commercial areas to promote and attract new businesses.
- Stop sub-dividing lots to "squeeze" one more residence in. Residential lots should be encouraged to be, or remain larger, not smaller! Residential lots should not be used as auto junk yards. There a 3 such in my neighborhood.
- 1. Continue to create a system for controlling large downfall of rain. 2. Change the name of E. Wen. to Eastmont. 3. More housing for orchard workers. 4. We need a left turn light at Grant & Rock Island (V. mall parkway) turning north. Also at Grant & Rock Island turning south. 5. More police on roads to control vehicle speed.
- build the Rock Reach Trails. Lets have more landscaping in the commercial area.

7. *Is there anything else you would like contribute regarding about growth and development in the next 5 to 10 years? Please use the space below to write or sketch your ideas.*

Additional contributions and comments regarding growth and development in the next 5 to 10 years are recorded below exactly as written thus they may contain spelling and grammatical errors.

- Bring in Home Depot.
- Work with state & feds to develop roads & highways to better handle the growing traffic.
- More autonomy from Wenatchee. Need more action and fewer consultants wasting time & money. get rid of the trailer park!! A mall that is worthwhile, so far not impressed.
- I like the orchards to keep on growing & maybe couple more trees on the streets.
- Add private (nondevelopment) people to all planning activities. Listen to people.
- Clean up trailer park.

- A decent place for kids to hang out that is safe and fun.
- I would like to have more routes and services on Saturdays for link.
- A limited amount of recreational, condo & business development along east side of Columbia River from Sellar Bridge south to Rock Island.
- Don't copy Wenatchee.
- Fix State Route 28 and traffic flow patterns ... But don't build near the river trail or we will have a river front like Wenatchee.
- No growth.
- I'd like to stay the same.
- Preserve orchards and agricultural areas.
- Correction of the smell of the sewage treatment plant!
- Excessive regulations/inflexible permitting process.
- Quit fighting!
- Keep doing a good job planning. Those planners are helpful.
- Limit night lighting to a minimum. Change existing street light to downward directed lighting.
- Start a mentoring program at the schools, with people from older generations. Better a strict 60 year old than the police patrolling the halls.
- when you drive through a rural area, the charm is the way its spread out - a house here, a barn there. Don't make people cluster in rural areas - then its nor different than a town. We need a highway along the river should have been done 20 years ago! a bypass. Another bridge might help - how about down at Columbia Crossing area.
- We need to encourage some big \$ developments and congested resources from Puget Sound to Wenatchee Valley - high tech manufacturing - reallocate orchard production for some other profitable ag. production (vineyards, etc.)
- A sewer line is planned along Grant Road to the Airport Industrial Area. People must be allowed to hook up to this expensive sewer line.
- Preserve water front property from real estate development.
- Just make sure to maintain the quality of air. I've come from Spokane and very much appreciate the beauty & less asthma problems.
- eliminate cheap housing development ie - above Fancher Heights.
- Move urban growth boundary out to S. Nile St. This area should be outside Zone 6 of airport influence area.
- What exactly do the Douglas County Commissioners do to earn \$50,000 a year salary. -free car & gas?

- Fancher needs a second access - before a major disaster happens such as the Castlerock fire. going across Baker and connecting into Osbi - Bridge in not feasible because the ground is unstable in that area and is declared critical area in the growth management plan - there is a lot of basalt rock in the ground.
- No growth near the river except services and businesses that promotes tourism and recreation.
- Do away with Grant Road extension being the entrance to Top Food & Fred Meyer. Block it off and use 3rd street to access that area.
- The building department is very good. Nice guys.
- Do not allow for the relocation of old mobile home parks. It is a serious waste of public funds. Heritage Glen (public housing) and other low income housing is a much safer and better use of public funds.

**PICTURE THE FUTURE!
QUESTIONNAIRE RESULTS**

RURAL DOUGLAS COUNTY

1. The total number of people indicating they live in rural Douglas County was 81.

2. How much growth would you like to see in your community?

- Stay about the same 26%
- Grow very slowly 57%
- Grow rapidly 17%

3. Think about the 3 or 4 places in your community that are the most important to you (i.e. your home, neighborhood, a landmark or other special location). Please list each of them on the lines below.

Answers ranged from only 1 item to 6 items and are listed in alphabetical order.

Items mentioned by 35 people or more:

- Home

Items mentioned by 19 to 20 people:

- Neighborhood
- Parks
- School(s)

Items mentioned by 2 to 5 people:

- Badger Mountain
- Bridgeport
- Businesses
- Chief Joseph Dam
- Church(s)
- Douglas County Courthouse
- Fire Department
- Grocery Store
- Loop Trail
- Mansfield Mall Site
- Main Street
- Wenatchee Valley Mall
- Local Businesses
- Columbia River
- Dams
- Downtown
- Douglas Creek
- Moses Coulee
- Orchards
- Post Office
- Restaurants
- River
- Riverfront
- Roads

- Shopping Areas
- Swimming Area
- Waterville

- Hardware Store
- Library

Items mentioned by 1 person:

- Airport
- The Breaks
- Colville Rez
- Douglas County Park
- Dryer Mountian
- Farmers
- Farmer Hall
- Fishing Lakes
- Foster Creek
- Gas Card Lock
- Golf Course
- Highway 2
- Jamieson Lake
- Lakes
- Lone Pine Fruit Stand
- Methow River
- Mini Mart
- Mountains
- Nifty Theater

- No. #1 Canyon
- Panghorn Overlook
- Old Grange
- Open range land
- Orando area
- Orando School
- Riverfront
- Ruffes Wood Lake
- State Park
- Senior Center
- Rocky Reach Dam
- Valley Auto Dodge
- Walla Walla Park
- Walnut Street
- Waterfront
- Waterville City Park
- Waterville School
- Wenatchee Valley Raceway
- Wheat fields

4. What type of land uses would you like to have in your area? Check all the boxes you feel are important.

People had the option to check from 1 to all of the items. The land uses are listed according the number checked, most to least.

Items selected by 50% or more people:

- Parks
- Wildlife habitat areas

Items selected by 41 to 49% of the people:

- Dry land crops
- Water related recreational activities
- Tourist facilities (i.e. marina, golf course)

Items selected by 35 to 40% of the people:

- Hobby farms (2 to 5 acres)
- Irrigated orchards
- Livestock production
- Rangeland

Items selected by 14 to 22% of the people:

- Industrial sites
- Urban neighborhoods w/small lots
- Mixed use housing
- Apartments and condominiums
- Large commercial areas

Other comments:

- Land that is already zoned - access roads must fit the potential traffic.
- Rural small lots.
- And small lots.
- Light industry.
- Land must be freed up so that unproductive farmers can move on e/out being trapped as it is they are unable to sell.
- Shopping.
- Some kind of entertainment for the children in waterville.
- Some motel rooms.
- Museum, public transportation, assisted living.
- Museum 4 motel units.
- More business is ne of county.
- Some low impact tourist activities.

5. Some suggestions for the future are found below. Please put a check mark beside the statements you believe are the most significant for the future quality of life in your area.

People had the option to put a check mark beside 1 to all the suggestions. The suggestions for the future are listed according the number checked, most significant to least significant.

Items selected by 70% or more people:

- Protect private property rights.
- Preserve farmland for agricultural activities.
- Involve both rural and urban citizens in planning for the future.

Items selected by 56 to 65% of the people:

- Protect small acreage life styles and animal keeping.
- Increase employment opportunities.
- Safeguard wildlife areas.

Items selected by 45 to 50% of the people:

- Balance conserving agricultural land and allowing growth in rural areas.
- Improve the County wide transportation system, especially streets and roads.
- Encourage public access and a variety of land uses such as parks, moorage, restaurants and open spaces along the Columbia River.
- Support existing businesses in developed commercial areas.
- Provide public sewer and water only in identified service areas.

Items selected by 15 to 20% of the people:

- Limit signs in rural areas.
- Develop innovative techniques which support community plans.
- Use existing orchards to provide linkages between various urban land uses.
- Encourage cluster development in rural areas

Other comments:

- Cluster, if there is development.
- Clean up dump sites both in town and in county, enforce dumping laws.
- (Citizen participation) it would be nice, but not many of us hold out hope we'll ever be used for anything but a Rubber Stamp for E. Wen. plans - via Delphi technique.
- Balance conserving ag land and development for small growth.
- We already safeguard wildlife areas.

6. *What changes would you like to see in the next 5 to 10 years? Please write them on the lines below.*

The citizen's ideas for changes for the next 5 to 10 years are recorded below exactly as written thus they may contain spelling and grammatical errors.

- Start looking at adding some industry as Douglas County needs the higher paying jobs.
- I would like to see steady growth in the area with an emphasis on adding more retail and restaurants.
- 1. Pave some rural county roads and maintain gravel roads, signs and ditches more often. Property owners to have flexibility in what they need to do with their own property to survive. 3. Need major overhaul of Douglas Co. permit system.
- More help for the orchardist & farmers. More activities like horse shows + kids activities to keep our area going. There is so many thing that can be done to help our community.
- Sewer, water, power to Pangborn Industrial Park along with fiber optics, motels, light industry & manufacturing so our kids don't have to leave to find work.
- Schools better able to handle the amount of children - more safe places for children to spend time.
- Keep eastern Washington the way it is and quit trying to the on west side mentality of building on every square inch of available space.
- More income, businesses.

- The most important changes would be to make it so orchards and land around it can be sold to keep farmers in existence or be able to sell their land for a good price - not just 5 - 10 A lots.
- More recreation.
- Would like to see more light industrial development (ie other side of Hwy at Baker Flats.) River road issue needs to be resolved so development can be coordinated.
- Greater protection of the areas natural resources. Encourage tourist related opportunities - parks, hunting, fishing, bird watching. Use former rail bed from Mansfield to Wenatchee to create a bicycle/hiking/walking path/trail then the counties shrub-steppe or ag lands.
- Telephone service upgraded & updated. Absolutely no toxic dumping in rural areas.
- Sports field (Ball Park) Good motel - cafe.
- More job opportunities.
- Prosperous community employment. Support of larger stores. Competitive prices. More participation. Small medical clinic. Dental clinic. Better transportation for community. Sufficient Disaster Plan.
- As long as the Courthouse stay in Waterville it would be great to have better access to the Courthouse by more LINK trips to coincide with the 8 - 5 business matters at the Courthouse.
- Underpass at North Wen Bridge should be utilized to feed traffic to com zoned areas already designated also same Rd could be utilized to take traffic from Fancher down 25th St and could feed into new City Bldg to be build on 19th St. This would make another access to the new bldg on 19th. This would eliminate the “funnel” that now exists.
- A better economic base for the region.
- None-Many of the agricultural people in the area are losing their farms, orchards etc to large corporations or builders. When the small business owners try to expand, change or otherwise diversify their locations to survive, they are penalized or prohibited by zoning or other current practices. We should support those that are already in business to stay in business. It will be cheaper then always trying to encourage new businesses to come to the area.
- I would like to see Bridgeport come together & grow as a community. We have a large population of Hispanic and I would like to see them included in the plans.
- Very slow growth. Keep urban areas to keep the valley beautiful as it is.

- More vocational programs for schools (ex home ec, ab to mechanics, etc.) s
- Economic growth within the small towns. Kind of move away from 100% dependence on farming. Updated infrastructure with in the towns and county.
- More cultural centers and wildlife centers. More job opportunities.
- Small industrial park. Cafe. Redo downtown (face lift). Small motel.
- Orchards, good conservation.
- Doesn't matter to me.
- Very little change, but it isn't bad.
- Better what prices. More acknowledgment of northern and eastern D. Co. More action at Waterville Fair Grounds. Businesses on south half of Waterville.
- More businesses in Waterville.
- I'd like to have everything like it is. I love our Town like it is.
- Industry that provides added value to our jAg Base should be encouraged rather than getting excited about hi tech non ag related industries that bring people that do not value the preservation of rural culture and ag. products & environment.
- Restaurant, assisted living for Sr. Citizens, public transportation, laundromat.
- There is a strong need for Douglas C. Trans & land Services to be more flexible with ag land owners and their property. The economic needs of growers change faster than the county can adjust.- Resurface streets in high use areas/route major traffic through e. Wenatchee on a single 4 land, 2 way highway/make use of overpasses on bridge approach at north end of town;landscape major roads in E. Wenatchee area.- Increase support of social welfare programs and protection of wildlife - less "cheap stores" like "mini malls" and increase better high quality stores such as upscale stores like Nordstroms.
- A new bridge, better streets, more Police sub stations. Cheaper housing more indust. Jobs.
- Development of the proposed Mansfield Mall.
- Keep government expenses as low as possible. Limit Government growth. Allow new water rights from Columbia River. Allow the individual farmer more ability to develop his property or to divide the property without a lot Red Tape and expense.
- A good restaurant in Waterville that will stay here! A site identification sign for businesses on both entries into town. A sign that tells of Waterville history (found a book in museum). History, beginnings.
- More jobs in our local area. More licensed daycare.
- Relax the rules on what people can do with private property. Curtail immigration.

- Mansfield Mall.
- I would like to see the 20 acre minimum reduced to 5 acres or less for the sale of a home in agricultural areas. This reduces the amount of farm land an owner can retain to make his operation profitable.
- Continued welfare reform. Attempt to keep low cost housing, in the city and out of small communities that do not have the power/oversee to monitor them properly.
- Less moving out, more stores & restaurants. Like, bowling, theater, city building. Like police state, hospital.
- Some gravel road paved. There need to be an easier transition between ag land to commercial use & visa versa. D. Co. permit system is to regulating.
- Allow orchardists to subdivide into smaller than 5 AC parcels when farming is no longer an option for them and still protect farmers from urban sprawl. Newcomers & new homes should not dictate or limit standard orchard practices in existing orchards.
- I'm a normal person. I like lots of space & few people - growth should be slow to limited.
- Need motels for people to stay at and a family restaurant for children can go to.
- More businesses come in to E. Wenatchee Baker Flats Area. More small lots of homes. More commercial.
- More industry. Work with diverse population in mind.
- Bigger Dodge dealership. More recreation like pools, arenas, theaters. Bigger area for hunting. Bigger mall.
- Fix traffic congestion with clover leafs in worst parts.
- New school so they won't be so crowded.
- Public power to the top of Badger Mt. Sewer to top of Badger Mt. Water to top of Badger Mt.
- Large lot size for new home developers.
- Better roads in North part of county. School system supported by state & not often levies.
- Personal property protected. Less tourism - no more hunting! People to stay away!

7. *Is there anything else you would like contribute regarding about growth and development in the next 5 to 10 years? Please use the space below to write or sketch your ideas.*

Additional contributions and comments regarding growth and development in the next 5 to 10 years are recorded below exactly as written thus they may contain spelling and grammatical errors.

- I think we need any and all growth that is needed to keep D. Co. in good financial existance.
- If above changes (road maintenance, flexibility for property owners, overhaul of permit system) are made there will be growth. Douglas Co. needs guidelines, but within reason. When you go to get or try to follow permit requests you feel like your being extorted.
- Greeting from the greater metro area of Orondo better known as Baven Landing where I've been a property owner since 1976. My wife has been afraid to walk road for 2 years. We are experiencing a problem of lot of large marginally trained dogs running loose. Douglas County doesn't at this time have a leash law & dog problems at B.L. continue to deterate as we speak. One weekend last fall I counted 12 lg dogs in a pack in front of my place on common area. Westsider continue to bring more dogs & turn them loose. Incident last Nov 14th of Rotweiler running down & killing another animal. Sheriff dept not interested in even looking at picture & animal control says we are in open range area. It's just a matter of time until someones child is chased down by one of these animals. Do we have to wait until someones child is attacked before someone does something?
- Better restaurants instead of more "Shari's" Denny's etc. bring in a Red lobster of a high class bar and Pub.
- Orchards that are being eliminated should be allowed to do other type of development. It is apparent that small agriculture type farms is on the way out.
- A better economic base for the region.
- I would like to see private property protected from extreme environmentalists. We can cooperate to protect wildlife without grabing land & water rights.
- Cultural center, please.
- Have an excellent site a mouth of Moses Coulee. Rock Island needs a sewer system.
- Please don't destroy any more orchards. More police, especially cruising cars. Freeze property taxes.
- Unsure.
- More construction homes, Dams etc.
- Limit housing developments. 2nd access to Badger Fancher Heights area w/o penalizing people who don't live there or the gun club or race track

- Roads to handle all the traffic - esp. on Sunset Highway.
- Remember flexibility.
- Reduce government control of private property. Eliminate or rescind the Growth Management Act.
- Develop a sufficient warning system - all citizens know what the system is for. Example: 4 sirens means fire fighters call to fire etc. One in place now, no one know what the sirens are for. Citizens be made aware, post office flyers, mail etc.
- Keep farming and urban areas aware of what each can do for the other.
- Effective warning system that all citizens are aware of keep people informed. Post or mail bulletins to that effect. Programs for kids to keep them out of trouble and off drugs. Better police department.
- More community involvement.
- I would like to see more business in Waterville. We need more job opportunities, things to do, places to eat and shop.
- Planning Department needs to be less complex and more user friendly to small local developers or we will stagnate!
- A business or two that does not require large amounts of water.
- The best possible way to help wildlife & the environment is to have profit making farmers & ranchers that can afford to do the extras and will not have to sell off land for development.
- Break the stranglehold of one person on business development of down town Waterville.
- More community involvement for safer streets and for a safer community.

**PICTURE THE FUTURE!
QUESTIONNAIRE RESULTS**

Other

1. 25 people answered the questionnaire, but did not check a box indicating where they live in.

2. How much growth would you like to see in your community?

Stay about the same 31%

Grow very slowly 55%

Grow rapidly 14%

Comments:

- Any.
- Modest growth.

3. Think about the 3 or 4 places in your community that are the most important to you (i.e. your home, neighborhood, a landmark or other special location). Please list each of them on the lines below.

Answers ranged from only 1 item to 6 items and are listed in alphabetically order.

Items mentioned by 5 to 10 people:

- Home
- Schools
- Parks
- Neighborhood

Items mentioned by 2 to 3 people:

- Airport
- Badger Mountain
- Church
- Downtown
- Grocery store
- Loop Trail
- Wenatchee Valley Mall
- Museum
- Shopping areas

Items mentioned by 1 person:

- Baker Canyon
- Businesses
- Restaurants
- River
- Roads
- Sunset Highway
- Town Toyota
- Walla Walla Park
- Waterville
- Costco
- Courthouse
- Berryman Park
- Wenatchee Valley Clinic
- Library
- Main Street
- Mission Ridge
- Pine Canyon
- Douglas County Park
- Farmland
- Highway 2

4. What type of land uses would you like to have in your area? Check all the boxes you feel are important.

People had the option to check from 1 to all of the items. The land uses are listed according to the number checked, most to least.

Items selected by 40% or more people:

- Parks
- Tourist facilities (i.e. marina, golf course)
- Irrigated orchards
- Wildlife habitat areas

Items selected by 20 to 35% of the people:

- Dry land crops
- Hobby Farms (2 to 5 acres)
- Rangeland
- Water related recreational activities
- Industrial sites

Items selected by 10 to 19% of the people:

- Urban neighborhoods w/small lots
- Large commercial areas
- Apartments and condominiums
- Livestock production
- Mixed use housing

Other comments:

- Camping areas for river and tent sites.
- Hobby farms (No!).
- Limited water & tourist related activities.
- bowling alley.
- Very much in need of affordable places for senior citizens - condo's in price range \$120,000 to \$125, 000. (I think Spokane has this range).

5. Some suggestions for the future are found below. Please put a check mark beside the statements you believe are the most significant for the future quality of life in your area.

People had the option to put a check mark beside 1 to all the suggestions. The suggestions for the future are listed according the number checked, most significant to least significant.

Items selected by 70% or more people:

- Increase employment opportunities.

Items selected by 56 to 69% of the people:

- Safeguard wildlife areas.
- Encourage public access and a variety of land uses such as parks, moorage, restaurants and open spaces along the Columbia River.
- Preserve farmland for agricultural activities.
- Support existing businesses in developed commercial areas.
- Improve the County wide transportation system, especially streets and roads.
- Protect private property rights.

Item selected by 40 to 48% of the people:

- Protect small acreage life styles and animal keeping.
- Involve both rural and urban citizens in planning for the future.
- Balance conserving agricultural land and allowing growth in rural areas.
- Limit signs in rural areas.
- Develop innovative techniques which support community plans.

Items selected by 24% or less of the people.

- Provide public sewer and water only in identified service areas.
- Use existing orchards to provide linkages between various urban land uses.
- Encourage cluster development in rural areas.

Other comments:

- Refer to original plan.

6. What changes would you like to see in the next 5 to 10 years? Please write them on the lines below.

Additional contributions and comments regarding growth and development in the next 5 to 10 years are recorded below exactly as written thus they may contain spelling and grammatical errors.

Other:

- Restriction of 1 - 2- acre development. Such small acreages do not contribute to overall productive capabilities & are a poor land use. Like to see major support for production agriculture.
- (Increase) employment opportunities while preserving rural (less hectic) lifestyle. (Increase) tourist destination esp directed at alders, utilize existing habitats, preserve water, property right of small land owners.
- More industrial parks.
- Plan for urban growth, both for homes and business.
- Change very little and very slowly. Keep as rural as possible.
- We are in a very strong need for single level condo's in the price range 120 - 125,000 for seniors. (Please no condos with fences around). We need to be able to see the mountains and not be closed in. There are lots of people in apts just waiting for this to happen - like spokane.
- Fix Sunset Hwy. Build a new hwy.
- Better traffic control. Change city name from East Wenatchee to Eastmont. Better support of our bus programs.
- I would like to see somebody taking care of the awful sewer smell.
- High tech growth.
- Get rid of all junk yards.
- (Decrease) poverty and (increase) employ. opport. (Increase) peace between races stuck here and (increase) business opp. (Increase) amb service (decrease) hostility with police/city.
- More orchards less people!!! More farmland. Support orchardist.
- Find alternate to the already depressed Ag industries.
- More parks and recreation areas.
- I would like to see more job opportunities in the small towns of the County.

- Also the agricultural areas need to have more stable prices so that small farms can be stabilized.
- Good planning & development of roads.
- Less congestion on roads.

7. *Is there anything else you would like contribute regarding about growth and development in the next 5 to 10 years? Please use the space below to write or sketch your ideas.*

Additional contributions and comments regarding growth and development in the next 5 to 10 years are recorded below exactly as written thus they may contain spelling and grammatical errors.

Other:

- All areas of the County need to cooperate so that growth can be uniform in every part.
- Look at historic decisions for guidance.
- Sadly, I'm against 'fancy' expansion plans so even though I know the way it's always been don't allow us to survive - economically as well as keeping people in our community.
- Again #6, condos, is very important for our area - something like Quail Run has but without bedrooms on the front. Seniors need to not have to live in claustrophobic situations.
- Make land use changes easier to accomplish to encourage new business.

APPENDIX C

**GREATER AND EAST WENATCHEE VOLUME OF THE
DOUGLAS COUNTY COMPREHENSIVE PLAN
COMMUNITY VISION**

**DOUGLAS COUNTY COMPREHENSIVE PLAN, RURAL
VOLUME 1995
PLAN DEVELOPMENT & PUBLIC PARTICIPATION**

**CITY OF EAST WENATCHEE
COMPREHENSIVE PLAN
COMMUNITY VISION**

Greater and East Wenatchee Volume of the Douglas County Comprehensive Plan

Chapter 2 Community Vision

2.1 Introduction

A comprehensive plan is all about drawing a picture of how your community should develop and appear in the future, the vision. Usually, 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 elements 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 openspace, parks, traffic circulation, agricultural lands, types of housing and residential properties, commercial services, job centers (industrial land), 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 October of 1990, the Board of Douglas County Commissioners officially opted into the planning requirement of the Growth Management Act (GMA). Beginning immediately, initial requirements of the GMA were fulfilled through an Irrigated Agricultural Resource Lands Committee and a Resource Lands and Critical Areas Committee. Also, in 1990, a Regional Council was set up comprised of an elected official from each of Douglas County's Cities and the three County Commissioners. It was agreed by the Regional Council that citizen involvement was a key component in making the new comprehensive plans more effective and meaningful and a true reflection of citizen desires.

The process of visioning for this Comprehensive Plan began in September of 1991. A newsletter was prepared and distributed throughout Douglas County by way of circulation in The Wenatchee World newspaper. A postage paid, attitude survey was

included in the newsletter and the staff gathered responses and tabulated them according to geographic areas within the County. Staff also set up a booth at the 1991, 1992, 1993 and 1994 District Fair in Waterville and again sought citizen input and attitudes about Douglas County. A series of community forums were established and staff held visioning workshops in each community and geographic area of the County. Coupled with a 1987 citizen's attitude survey, the results of this visioning process, the resource lands and critical areas policies and additional GMA information were summarized in another newsletter distributed in 1992. At that time Citizen Advisory Committees were established for each geographic area of the County including The Greater East Wenatchee Area Citizens Advisory Committee. Each committee was given the results of the visioning process to identify what issues were most important for the people of the County.

2.1 THE VISION

The County Citizens (including those in all of the incorporated cities) were asked to list the issues that were most important and these were broken down into county wide and community issues. The citizens were then provided an opportunity to show the importance of each issue. The East Wenatchee area meeting was held on October 8, 1991. The citizen's present identified more than 30 important issues and prioritized them with the top seven being:

- Encourage parks/open space along the Columbia River
- Managed growth to facilitate efficient provision of requested services, within identified service boundaries
- Preserve shoreline areas and its wildlife
- Preserve agricultural areas
- Maintain and protect character of the shoreline
- Concern about encroachment of residential and industrial development to farms
- Protection of private property rights

The County wide visioning survey asked the respondents to rank the following quality of life issues in Douglas County in order of importance. In order of importance they were:

- Maintain farmland
- Housing for all income levels
- Increase employment opportunities
- Provision of public services
- Encourage growth in urban areas
- Preserve rural character
- Improve the county wide transportation system

The survey also asked about the preservation of public land, the coordination between Chelan and Douglas Counties, the definition of "rural character" and asked for an indication of the most important and memorable things in Douglas County.

Out of the 460 total surveys returned during the 1991 attitude survey, 290 or 63% were from the East Wenatchee Area. Most of the respondents from the East Wenatchee Area felt that the growth that had occurred was about right. Most felt that it was very important to preserve farmland for agricultural activities. The citizens rated increasing employment opportunities as very important and a majority felt it was very important to preserve Douglas County's rural character.

The Citizens Advisory Committee, their collective interpretation of the input characterized above, as well as citizen input throughout this process, have led us in the direction we have taken. Citizen involvement is at the root of each and every part of this plan. The committee working on this 1995 plan was charged with putting the previously established vision into the policies of the plan, and creating the recommendations that will be used to implement the plan and make it reality. The committee has suggested some techniques to ensure that growth moves in the direction the community wants:

- Use the existing orchards to bind the community together and provide linkage between the various components of urban development
- Provide for street trees to cool down the hot urban environment and provide tree lined avenues into the city. Street trees would also restore linkages to neighborhoods where orchards once stood and have given way to urban uses
- Identify and create "gateways" into the urban area that will show the traveler the positive aspects of our area. This may include maintaining green areas and critical areas, and developing design criteria to create a visually pleasing atmosphere
- Preserve the irrigated agricultural resource lands to the greatest extent possible

These are just some of the recommendations reflected in the policies and land use designations of this plan. The hard work of creating development regulations that will implement the plan - zoning and subdivision codes, street tree programs, commercial development criteria, open space preservation techniques and parks criteria - is still ahead of us, completing the vision. Many thanks to the citizens who participated in the many meetings that were necessary for this plan, and to those who, since 1987 and before, have contributed many long hours toward the realization of our vision.

Douglas County Comprehensive Plan, Rural Volume 1995

Chapter 1 Introduction to the Plan

C. Plan Development & Public Participation

As stated previously, this comprehensive plan was developed as part of the Growth Management Act planning program initiated by Douglas County and its communities. In October of 1990 Douglas County opted into the GMA, allowing for a head start on the planning effort which would have been mandated in April of 1991 due to a 22% increase in population between 1981 and 1991. It was agreed by the County and Cities that the County Planning staff would be responsible for ensuring all requirements of the GMA were met for all of the communities.

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. This contact with the people of Douglas County has continued through additional tabloids and display booths at the Fair, meetings with City Councils and special interest groups, and training programs such as the Planning Association of Washington's Planning Short Course.

After completing the immediate tasks of designating, classifying and regulating resource lands and critical areas, staff began work on the comprehensive plans. To manage the size and scope of the County, it was separated into 4 geographic areas called Planning Units. Each Planning Unit was assigned a planner who would be responsible for completing the GMA requirements in that area. Planning unit #4 was originally created to deal with the east portion of the County where there are no incorporated communities other than a small portion of the Town of Coulee Dam. As the planning process evolved these communities began to each take on a different focus: those planning units with communities in them shifted to a more urban focus while the planning unit #4 committee, now known as the Rural Lands Committee, began to consider rural issues in general, as they affected the County as a whole.

After becoming acquainted with the Growth Management Act and its requirements, the Rural Lands Committee discussed the anticipated future growth in the county; how much would there be and how should it be dealt with. The toughest issue this group dealt with was how to provide for a balance between the seemingly opposing objectives of preserving the agricultural economy of the County and allowing for

growth and development in the rural areas. After many long, difficult discussions, the Committee was able to come to a consensus on providing that balance, primarily through innovative, progressive implementation techniques such as promoting cluster developments which incorporate buffering.

D. Douglas County Vision

As discussed above, the Growth Management planning effort in Douglas County began with an intensive "Visioning" effort which was intended to give the planning staff a sense of what the people of Douglas County perceived their county to be in the future. Although visioning has continued throughout the process, the most formal concerted effort to determine the vision of the people was conducted through a survey and a series of meetings in the fall of 1991. The Douglas County Visioning Survey was developed and distributed in an educational tabloid that was circulated in the Wenatchee World, Empire Press and Quad City Herald newspapers, with return postage paid. The meetings were held at each of the five communities (Bridegeport, East Wenatchee, Mansfield, Rock Island and Waterville) and at the St. Andrews Grange Hall.

The focus of the survey was to understand what the people of the County thought about the recent growth in the area and to find out what they felt were the most important aspects of the County worth preserving. One very clear message from the survey was that preserving the agricultural activities in the County was paramount. Of the respondents an overwhelming 95% felt it was either "Very Important" (63%) or "Important" (32%) to maintain farmland for agricultural activities (as opposed to "Unimportant" or "Don't Know"). Likewise, 80% of those responding answered in the same way when asked about preserving Douglas County's rural character (43% = Very Important, 37% = Important).

The six meetings that were held were also part of the tabloid containing the survey. These were informational meetings intended to educate the public on the requirements of the Growth Management Act. It was also a forum at which the issues of importance to the community members could be verbalized and discussed. Some of the primary concerns expressed in these meetings centered around public infrastructure and services, particularly transportation and law enforcement, and the need to ensure there was equity in how these services were provided in the rural areas, compared to how they were provided in the East Wenatchee area. These meetings also reinforced the sentiment that maintaining agriculture was listed as an issue at all six of the meetings, and it was ranked among the top four issues at four of them.

Because of these types of responses received through the survey and at the meetings, agriculture and the associated rural qualities of the County are a prominent consideration in this comprehensive plan.

City of East Wenatchee Comprehensive Plan

Chapter 2 Community Vision

2.1 Introduction

A comprehensive plan is all about drawing a picture of how your community should develop and appear in the future, the vision. Usually, 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 elements 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 and residential properties, commercial services, 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 somewhat 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.

The City of East Wenatchee Comprehensive Plan is a distinct plan covering the City limits and providing a study of example annexation areas. The information in the plan draws from a number of resources. One major resource is the Greater East Wenatchee Area Comprehensive Plan. The wider vision provided by the Greater East Wenatchee Area Plan has been focused in this plan to critically examine and guide the growth within the Central Business District, the City limits and the areas surrounding the City that may be annexed in the short term future. A short history of the prior planning effort, in which the City participated with Douglas County in GMA planning, is included in Appendix A.

2.1 East Wenatchee Citizens Advisory Committee (CAC)

In the fall of 1996, the City of East Wenatchee established a Citizens Advisory Committee with membership from both within the City and the unincorporated County area within the Urban Growth Boundary to develop a Comprehensive Plan for the City of East Wenatchee. The specific mission of the Committee was:

- To review the Greater East Wenatchee Comprehensive Plan and to incorporate the portions of that plan that support and reflect the vision of the future of the East Wenatchee community.
- To allow opportunities for public comment during the development of the Comprehensive Plan, and consider the issues voiced by all community members.
- To prepare a draft Comprehensive Plan, meeting with the Growth Management Requirements and forward the recommended plan to the Planning Commission and the City Council.

During the proceedings of the CAC, participants shared their vision and dreams for the future of the City of East Wenatchee.

2.1 The Vision

Creating the Future

As the City of East Wenatchee looks to the future it wants to create the community needs to be strategic and pro-active for change and ordered growth. While remaining considerate of its existing strengths, the City must ensure that an environment is created that attracts residents and commerce. After the formation of the vision, and the creation of this plan, the next step is the examination and revision of existing zoning codes that complicate the full intention of this plan. This stage, called "implementation", is the next step of growth management planning.

East Wenatchee must be a livable community, and in large part, that means it must have a more diversified economy. In the future, the City should be one that is not dependent on one or two industries, but instead gains strength and stability from a broad base of employment. The City must be savvy to position itself for desirable employment growth. Such growth, however, is not to come at the expense of existing businesses. East Wenatchee's community health can come from its business climate, and this specifically included the continued vitality of established ventures and the addition of new ones.

In the future, the East Wenatchee CBD will be a place one is naturally attracted to: a place that is "user friendly," meets the needs of local residents, and brings pedestrian-oriented tourism. Ultimately, the CBD should have a broader mix of uses, improved transportation corridors, linkages to neighborhoods and the Columbia River, more architectural boldness, and thoughtful placements of open spaces. To gain these, the community as a whole must be responsive in the near future to the area's current

infrastructure needs. The growth envisioned need not necessarily use more land, but rather use the existing area with greater efficiency in traffic patterns, site planning, and building design.

As important as how East Wenatchee develops in the future is how easy it is to get around it. A key to the CBD's future viability will be easy access to it by car, bus, bicycle, and foot. Specifically, East Wenatchee's future should include enhancements to Valley Mall Parkway that are continuous along its length, aid the flow of all forms of transportation, and make travel along it a far more pleasant experience. Such improvements, made with the business community, should promote the City's future health.

Planning for East Wenatchee's future necessarily involves a look at projected growth of the community through annexation. Identifying future annexation and the impacts for the community is difficult. Each annexation proposal has its costs and benefits, and it is important to study example annexation areas, to coordinate infrastructure standards and work through jurisdictional issues with Douglas County. Our vision for the City of East Wenatchee cannot be applied in a vacuum, but must be coordinated and supportive of good planning throughout the region.

In short, the community vision calls for the City of East Wenatchee of tomorrow that maintains the City's current qualities of life, but is sufficiently equipped to provide for its community in an increasingly global and competitive marketplace.

Building from Strength

The City of East Wenatchee is fortunate that its fundamental strengths, the people and the natural setting, are characteristics to which most communities can only aspire. The City is a community of friendly people who create and value a small town atmosphere. It is a place where people feel truly a part of the community rather than some anonymous location.

In parallel with its community spirit is the year-round beauty of its natural setting. The Columbia River and the hills on both sides of the river form a striking environment, and the area's climate and clean air make the setting visible and enjoyable.

No comprehensive plan can create a city of nice people or attractive geology. The citizens of East Wenatchee know that these attributes are strengths worth preserving and enhancing. They are aware, active and vocal about their city, and they have no desire to imitate someplace else.

Acknowledging the City's Needs

Mindful of the community's strengths, there are areas that need the City's focus:

- Economic diversity and adequate infrastructure. The need to expand and add local business and industries is hampered by inadequate infrastructure to serve them.
- Strengthen the Central Business District (CBD). The City of East Wenatchee CBD is geographically ill-defined and is constrained by its location between the Columbia River and the bench of land above it. Traffic, inadequate services and accessibility are also challenges confronting the CBD. Opportunities exist for stepping the CBD up the slope and improving the visual and physical accessibility to the area.
- Land Use. The historical land use development and application of local zoning has created a land use pattern that has a hodgepodge character.
- Transportation Growth. Vehicular, pedestrian and bicycle needs are growing. Transportation volumes and related delays are increasing, but most important for the City are problems of circulation and the quality of the driving experience.

A Summary of the City's Vision

The following list is provided to help clarify the vision for the community of East Wenatchee. The City of East Wenatchee strives to become:

- A distinct community with a unique vision and a comprehensive plan that brings it to reality.
- A city that remains pro-active for change and ordered growth.
- A city with an environment that attracts residents and commerce.
- A community that gains strength and stability from a broad base of employment.
- A community that supports its existing businesses in the developed commercial center.
- A city with a naturally attractive CBD that is user friendly, meets the needs of local residents, and brings pedestrian oriented tourism
- A community with a transportation system that makes travel a pleasant experience.
- A community who plans and studies the infrastructure needs of growth, making wise expansion decisions.
- A truly livable community that maintains the existing qualities of life, while providing for the citizens in an increasingly global and competitive marketplace.