

**GREATER EAST WENATCHEE AREA
COMPREHENSIVE PLAN**

**CITY OF EAST WENATCHEE
WASHINGTON**

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Ordinances 2018-01, 2018-02, and 2018-03, adopted March 13, 2018

Ordinances 2019-05, 2019-06, & 2019-07 adopted April 2, 2019; Ordinance 2019-08
adopted May 7, Ordinance 2019-10 & Resolution 2019-11 adopted May 21, 2019

Ordinances 2021-08 adopted April 20, 2021 and 2021-11 adopted May 4, 2021

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

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TABLE OF CONTENTS

		Page
Chapter 1	INTRODUCTION	
	The Vision	7
	Neighborhood Planning	8
	Our Valley What’s Next/Nuestro Valley Que Sigue	9
Chapter 2	URBAN GROWTH	
	Growth Management Act Goals and Requirements	17
	UGA Review and Update Process	18
	Joint Planning	19
	Goals and Policies	22
Chapter 3	LAND USE	
	Introduction	26
	Washington State Goals and Mandates	26
	Population	26
	UGA Residential Land Capacity Analysis	28
	Land Use Designations within the UGA	32
	Residential	32
	Commercial	34
	Designated Commercial Areas	35
	Commercial Goals & Policies	41
	Industrial	45
	Industrial Goals and Policies	46
	Property Rights Goal & Policies	46
	Essential Public Facilities	46
	Capital Facility Planning Relationship to Land Use	47
	Comprehensive Plan Land Use Map	48
	Pangborn Memorial Airport	50
Chapter 4	RESIDENTIAL/HOUSING	
	Housing Inventory and Conditions	56
	Housing Affordability	60
	Land Use and Housing	63
	Goals and Policies	64
	Housing Assistance Programs	67
Chapter 5	OPEN SPACE AND RECREATION	
	Introduction	70
	Existing Facilities	71
	Eastmont Metropolitan Parks District	72
	Open Space/Recreation Goals and Policies	74
Chapter 6	CAPITAL FACILITIES	
	Introduction	80
	Other Public Facilities and Service Plans	81

	Existing Conditions and Future Needs	82
	Essential Public Facilities	87
	Goals and Policies	87
Chapter 7	UTILITIES	
	Introduction	89
	Goals and Policies	92
Chapter 8	TRANSPORTATION	
	Introduction	99
	Existing Transportation System	100
	Transportation Goals and Policies	105
	Transportation System Analysis	112
	Project Recommendations and Financial Analysis	119
Chapter 9	CRITICAL AREAS	
	Introduction	121
	Wetlands	121
	Wetlands Goals and Policies	122
	Fish & Wildlife Habitat Conservation Areas	123
	Fish & Wildlife Habitat Conservation Areas Goals and Policies	123
	Aquifer Recharge Areas	125
	Aquifer Recharge Areas Goals and Policies	125
	Frequently Flooded Areas	126
	Frequently Flooded Areas Goals and Policies	127
	Geologically Hazardous Areas	128
	Geologically Hazardous Areas Goals and Policies	130
Chapter 10	ECONOMIC DEVELOPMENT	
	Purpose	133
	Economic Base	133
	Community Visioning Projects	134
	Employment and Demographic Information	135
	Retail Sales	140
	Economic Development and Capital Improvement Projects	141
	Goals and Policies	143
	GLOSSARY	145
APPENDIX A	Greater East Wenatchee Urban Growth Area Description	149
APPENDIX B	City of East Wenatchee and Douglas County 2013 Combined Capital Facilities Plan	

LIST OF TABLES AND MAPS

<u>TABLES</u>	Page
1.1 2010 - 2035 Douglas County Population Allocation	19
3.1 Douglas County Population Trends	27
3.2 Douglas County OFM Population Projections	27
3.3 County and East Wenatchee UGA Population Projection to 2028	27
3.4 Projected Housing Units Needed	30
3.5 Projected Net Residential Acres of Land Needed	30
3.6 Land Capacity Analysis and Summary Table UGA Expansion Area	31
3.7 Summary Table UGA Expansion Area	31
3.8 Acreage by Designation	32
4.1 Housing by Type City, County & UGA	57
4.1a 2018 Housing by Type – Douglas County & City of East Wenatchee	57
4.2 Year Structure Built	58
4.3 Vacancy Rate	58
4.4 Tenure of Occupied Housing Units	58
4.5 Median Household Income	60
4.6 Median Household Income 2017-2019	61
4.7 Median Household Income for Renter and Owner Occupied Housing	61
4.8 Monthly Owner Cost as Percentage of Household Income	61
4.9 Gross Rent	62
4.10 Gross Rent as Percentage of Household Income	63
4.11 Fair Market Rents – Chelan and Douglas Counties	63
5.1 Proposed Improvements	74
6.1 Estimated Costs	85
8.1 Road Classification Percentages	102
8.2 LOS and Delay	115
10.1 Graph Overall Average Annual Wage	137
10.2 Average Annual Wage in the Four Largest Employment Sectors	138
10.3 Shares of Employment in Top Five Employment Sectors	138
10.4 Employment by Industry	139
10.5 Shares of Employment by Occupation of the Population 16 and Up	140
10.6 Distribution of Local Sales/Use Tax to Douglas County and Cities Comparison of Calendar Years 2014 and 2015	140
<u>MAPS and FIGURES</u>	Page
East Wenatchee Urban Growth Boundary	25
Comprehensive Plan Land Use Map	49
Figure 1 Pangborn Memorial Airport Compatibility Zones and FAR 77 Surfaces	52
Figure 2 Pangborn Airport Noise Contours	54
Map 1 - Existing EMPD Parks	77
Map 4 - Existing Service Areas By Park Type	78
Map 5 - Proposed Park Areas	79
East Wenatchee Water District	96
Douglas County Sewer District	97
Greater East Wenatchee Stormwater Utility District	98
Figure 8.0 Functional Classification and Circulation Map	103
Figure 8.1 T-30 Exhibit North	109
Figure 8.2 T-30 Exhibit South	110
Figure 8.3 Roadway Condition	114
Figure 8.4 Vehicle Mobility Deficiencies	116
Figure 8.5 Pedestrian Mobility Performance	117

CHAPTER 1 INTRODUCTION

The Greater East Wenatchee Area and the City of East Wenatchee, the area's urban center, are linked by common interests, a spectacular setting along the Columbia River and an interdependent economy. For these reasons, the City of East Wenatchee and Douglas County have joined together in forming an integrated community vision for the Greater East Wenatchee Area Volume of the Douglas County Comprehensive Plan. This document also serves as the City of East Wenatchee Comprehensive Plan. The planning area for this comprehensive plan is the urban growth area for the City of East Wenatchee.

Why Plan?

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

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

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

It is sometimes difficult to form a vision that is clear, represents the views of most of the people in the community and one that can be carried out through a comprehensive plan. It takes an enormous amount of time and commitment on the part of volunteer citizens and local government. Visions also change with time as the values and views of the residents change. It is a process, like so many in planning, that must be revisited at regular intervals to be sure you are on track. With this in mind, the visioning process for the Greater East Wenatchee Area of Douglas County has been extensive and ongoing.

Over the years the City and County have periodically conducted far-reaching public outreach efforts in a quest to obtain information from residents and the business community to better define the vision for the Greater East Wenatchee Area. It is these public involvement process that guide the development and amendment of the comprehensive plan.

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.

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

THE VISION

Picture the Future! In the Greater East Wenatchee Area.

You will see:

- A versatile and diverse economic base, which promotes desirable employment growth and living wage jobs.
- The Greater East Wenatchee Area has developed in an orderly and economically feasible manner that makes the best use of geographic, demographic, and human resource, this development:

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

NEIGHBORHOOD PLANNING

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

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

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

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

Neighborhood and community appearance comments included suggestions for more landscaping around commercial and industrial activities and general neighborhood beautification with landscaping and control of nuisance properties (junk vehicles, accumulations of yard waste etc.).

Utility issues included extension of sanitary sewer, improved storm water systems, provision of irrigation water, undergrounding of utilities, and extension of fiber optic services.

Our Valley What’s Next/Nuestro Valley Que Sigue

The ***Our Valley What’s Next/Nuestro Valley Que Sigue*** visioning and planning project was initiated in 2015 with a community survey and other public outreach efforts serving as the foundation for the development of a long-range vision and a strategic action plan for Our Valley.

This is the first time an initiative of this magnitude has been undertaken across multi-jurisdictional boundaries in Chelan and Douglas counties. The name, “**Our Valley**”, was chosen to reflect this regional approach. This was an effort being undertaken by public, private, civic, community and business partners in Our Valley to develop a shared, values-based, data-supported vision with defined strategies and actions to help create a more vibrant and prosperous future.

Our Valley initiated a conversation with the entire community, asking thousands of residents what they saw as the region’s core values, biggest strengths, weaknesses, and challenges. Presentations were made at 38 meetings and volunteers attended 18 public events across the region - directly connecting with over 10,000 residents and community leaders at government meetings, service clubs, business organizations, ethnic groups and activities, recreation- and conservation-focused groups, and social service agencies. Interviews were conducted with 35 community leaders. A community summit was attended by 120 people.

A survey questionnaire was developed that was available online and in printed format. The survey was provided at community meetings, events and organizational

presentations; in mailed newsletters; at libraries, community centers, public gathering spots and recreation sites; and through an Our Valley open house. The online survey link was distributed via social media, the Our Valley website, e-newsletters, and links from various public and private organizations' websites.

1,550 surveys were completed. The survey questions are provided below along with 5 of the most common answers. They are ranked in order of frequency:

What is one thing you value about living in Our Valley?

1. Outdoors and recreation
2. The people
3. Natural and scenic resources
4. Climate
5. Personal safety

What is one way you see Our Valley changing now?

1. Population growth
2. Latino community's emergence
3. Increased traffic congestion
4. Commercial expansion
5. Better amenities

What is one idea you have for the future of Our Valley?

1. Outdoor recreation enhancements
2. Improved schools and a four-year college
3. Better amenities
4. More events and entertainment
5. Everyone working together

What is one action that would make your idea happen?

1. Community support
2. Make things happen
3. Educate (improve education levels community wide)
4. Grow business
5. Focus on recreation

What is Our Valley's greatest weakness as a place to live?

1. Lack of amenities
2. Few job openings, lower wages
3. Cultural divide
4. Affordable housing
5. Traffic

What is Our Valley's greatest strength as a place to live?

1. Community and its people
2. Outdoors and recreation
3. Scenery
4. Natural resources
5. Location

What is the biggest challenge for the future of Our Valley?

1. Population growth
2. Coming together as a community
3. Economic growth
4. Few job openings, lower wages
5. Affordable housing

Do you think Our Valley will be a better or worse place to live in the future?

Results:

Definitely better — 27 percent
Somewhat better — 31 percent
About the same — 23 percent
Somewhat worse — 16 percent
Definitely worse — 3 percent

Demographics of respondents showed that 98% were from the Wenatchee Valley. Age groupings included 12% being less than 30 years old, 70% were 30 to 59 years of age

and 17% were 60 or older. A major effort was made to engage the local Latino community. Versions of the survey and other relevant documents were available in English and Spanish. According to the 2010 Census, 28.5 percent of the overall population in Chelan and Douglas counties is Latino or Hispanic. The results of the survey showed that those who self-identified themselves as Latino or Hispanic made up 23% of the respondents.

The ***Our Valley What's Next*** community survey results provide a snapshot of what resident's value most about living here, what they see changing, and what they view as our biggest challenges going forward, as well as their visions for the future and possible strategies to make them a reality.

The results show residents are optimistic and hopeful, they highly value the region's beauty, recreational opportunities and sense of community, and prefer a proactive collaborative approach in positioning Our Valley for the future in the face of change. They want greater efficiencies in government and greater collaboration between cultures, desire more bigger-city amenities and services, want better-paying jobs, more affordable housing, and believe the region should further capitalize economically on our natural attributes.

At the same time, residents also consider growth a threat to some aspects of their quality of life, and recognize tough decisions await community leaders and elected officials as they grapple with issues like traffic, poverty, affordable housing, cultural diversity, education, infrastructure, and workforce development.

Taken together, these findings provided the basis for the creation of a long-range vision and strategic action plan for Our Valley. The following overall vision was developed from the survey and public outreach process:

The Vision:

Our Valley is a united, prosperous and thriving region, built on our agricultural heritage and history of innovation. We collaborate across geographic, political and cultural boundaries. Together with our business community, our local governments, public agencies and organizations coordinate their decisions and actions, spending resources wisely and enhancing public services. Our communities have vibrant centers with housing, amenities and public transportation, and safe, affordable neighborhoods. Our diverse cultures embrace their commonalities – and celebrate their distinctiveness. At all levels, our educators, schools and colleges engage and prepare students for our future workforce. Our economy generates new opportunities through knowledge and innovation. We have living wage jobs that support our families, and rewarding programs and activities that enrich our children, young adults and seniors. We are a destination for recreation, ecotourism and agritourism. We are stewards of our natural environment, enhancing our livability, health and wellness. Our Valley is where we live, grow and work for a better future.”

In addition to the Vision, this extensive outreach effort enabled Our Valley to develop an action plan centered on six focus areas. The six focus areas are:

- How We Prosper
- How We Plan & Grow
- How We Sustain Our Environment
- How We Live & Care for One Another
- How We Learn & Create
- How We Participate and Decide

The overarching Vision is meant to guide and connect strategies, actions and implementation efforts for those focus areas.

During the first nine months of 2016, Our Valley's citizen based Action Teams, a Think Tank of community leaders, and the Our Valley Core Team — totaling more than 150 residents and community leaders — researched, vetted and refined the actions and major projects. They also secured commitments from the businesses, public agencies, nonprofits and community groups that will champion the plan's actions and major projects.

The Action Plan was unveiled at a public event attended by over 100 people. The Action Plan includes 149 projects and programs and 7 major “game-changer” projects spread out over the 6 focus areas.

The projects and programs are being led by 81 public agencies, businesses, nonprofit organizations and community groups. The lead partners have committed to championing and implementing the actions within a five-year period. By working on these projects, the partner organizations share responsibility in bringing Our Valley's long-term, grassroots vision to fruition.

The Our Valley Action Plan is intended to be updated periodically as projects are completed, new initiatives come on board, and the community encounters other challenges – and opportunities.

The table below lists the Action Items that were identified during this public outreach program where the lead partner was identified as the City of East Wenatchee. There are existing goals and policies in the comprehensive plan that address several of these action items:



OUR VALLEY ACTION PLAN

City of East Wenatchee

LIST OF LEAD PARTNER ACTIONS

OUR VALLEY 'FOCUS AREA'	ACTION NUMBER & TITLE	ACTION TEXT
How We Prosper	Prosper 5.6 Waterfront Destination (NOTE: This action was ranked the 13th highest priority in this focus area by the community in the 2016 survey.)	Accelerate development of Our Valley's waterfronts into major tourist attractions and destinations.
How We Prosper	Prosper 5.7 Expanded Retail Sector (NOTE: This action was ranked the 16th highest priority in this focus area by the community in the 2016 survey.)	Explore opportunities to expand the local retail sector and provide feedback on next steps to create a strategy for the achievement of meaningful growth in this industry cluster.
How We Prosper	Easy Win Prosper 6.6 Restaurants & Retail Development (NOTE: This action was ranked the 7th highest priority in the 'How We Plan and Grow' focus area by the community in the 2016 survey.)	Encourage and support a mix of restaurants and retail shops to elevate the experience in the area's urban centers.
How We Plan and Grow	Plan 2.1 Mixed-Use Planning (NOTE: This action was ranked the 4th highest priority in this focus area by the community in the 2016 survey.)	Encourage mixed-use planning region wide, emphasizing higher density, pedestrian- and transit-friendly development in designated urban centers that is coordinated with regional transportation planning.
How We Plan and Grow	Plan 2.2 Downtown Residential (NOTE: This action was ranked the 9th highest priority in this focus area by the community in the 2016 survey.)	Promote and incentivize residential development the region's downtown urban centers.
How We Plan and Grow	Plan 2.3 Corridor Beautification (NOTE: This action was ranked the 11th highest priority in this focus area by the community in the 2016 survey.)	Beautify urban corridors along key arterials in the region, including city/town gateways and entry points.
How We Plan and Grow	Plan 3.1 Riverfront Redevelopment (NOTE: This action was ranked the 6th highest priority in this focus area by the community in the 2016 survey.)	Promote riverfront development on both sides of the Columbia River, including housing, shops, entertainment, and a large new public marina.

How We Plan and Grow	Plan 5.1 Regulatory Barriers Affecting Affordable Housing (NOTE: This action was ranked the 10th highest priority in this focus area by the community in the 2016 survey.)	Review development regulations to identify barriers to affordable housing and propose alternatives.
How We Plan and Grow	Plan 5.2 Incentives for Affordable Housing (NOTE: This action was ranked the 1st highest priority in this focus area by the community in the 2016 survey.)	Offer tax breaks and other incentives to builders and property owners to develop more affordable housing for middle- and lower-income earners.
How We Plan and Grow	Easy Win Plan 6.1 Synchronize Traffic Signals	Synchronize major traffic signals in the region where feasible and appropriate to promote improved traffic flow and connectivity.
How We Sustain Our Environment	Sustain 2.1 Open Space Preservation	Incentivize and preserve Our Valley's open spaces for their scenic and recreational values, and their diversity of native plants and wildlife.
How We Live and Care For One Another	Live 1.5 Bilingual Signage	Establish more bilingual signage at key public facilities and major way-finding sites as well as for use during natural disasters, such as wildfires and floods.
How We Live and Care For One Another	Live 2.9 Sidewalks and Street Lighting (NOTE: This action was ranked the 2nd highest priority in this focus area by the community in the 2016 survey.)	Identify and upgrade sidewalks and street lighting in South Wenatchee and East Wenatchee, promoting safe, convenient pedestrian mobility and places for people to congregate
How We Live and Care For One Another	Live 6.3 Inventory of Sidewalk- Lighting Deficient Neighborhoods	Conduct an inventory of neighborhoods in the two cities to determine where sidewalks and street lights are deficient.
How We Participate and Decide	Decide 2.2 Regional Storm Water System (NOTE: This action was ranked the 18th highest priority in this focus area by the community in the 2016 survey.)	Analyze the status of the region's existing stormwater systems and explore the possibility of merging the operation of these systems.

The results of this public outreach effort further validates the Greater East Wenatchee Area Comprehensive Plan since many of the projects listed above are consistent with and would implement the goals and policies throughout this comprehensive plan.

CHAPTER 2

URBAN GROWTH

INTRODUCTION

One of the first tasks required by the Growth Management Act (GMA) directed counties to work with their cities to establish countywide planning policies that would serve as the framework and overriding principals for the preparation of consistent city and county comprehensive plans. RCW 36.70A.210 establishes the requirements and guidelines for creating the countywide planning policies:

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

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

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

(a) Policies to implement RCW 36.70A.110;

(b) Policies for promotion of contiguous and orderly development and provision of urban services to such development;

(c) Policies for siting public capital facilities of a countywide or statewide nature, including transportation facilities of statewide significance as defined in RCW 47.06.140;

(d) Policies for countywide transportation facilities and strategies; (e) Policies that consider the need for affordable housing, such as housing for all economic segments of the population and parameters for its distribution;

(f) Policies for joint county and city planning within urban growth areas;

(g) Policies for countywide economic development and employment, which must include consideration of the future development of commercial and industrial facilities; and

(h) An analysis of the fiscal impact.

In Douglas County, the group responsible for the countywide planning policy is the Douglas County Regional Council (Council). The Council is made up of the mayors (or councilmember) from each city and the three Douglas County Commissioners. Douglas County's countywide planning policy is the Douglas County Regional Policy Plan (Policy Plan). The original Policy Plan was adopted in 1992. There were substantial revisions made in 2002 and in 2009. Additionally, the population allocation was amended in 2012.

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

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

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

"Characterized by urban growth" refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth.
(RCW 36.70A.030(18))

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

The Urban Growth Chapter provides guidance for the development of the unincorporated areas within the East Wenatchee Urban Area. This element follows the mandates of the GMA and the Douglas County Regional Policy Plan. The Regional Policy Plan specifies policy considerations for: implementing urban growth

areas; promoting contiguous and orderly development and providing urban services to those areas; and joint planning in urban growth areas.

The establishment of urban growth boundaries is intended to reduce the inefficiencies associated with sprawling and dispersed development patterns by concentrating growth within the urban area. Urban growth boundaries also serve the purpose of creating a distinction between the urban and rural areas which often become lost in the face of sprawl. Those who choose to live in rural or urban areas often do so because of the unique characteristics that each of those areas possess. The urban growth boundary will help maintain the unique character of the urban and rural areas by reinforcing and enhancing those distinctions.

GROWTH MANAGEMENT ACT GOALS AND REQUIREMENTS

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

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

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

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

RCW 36.70A.110(2)

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

The GMA requires that counties designate urban growth areas in which urban levels of development should occur and outside of which only rural development may occur. The Act also requires that the urban growth areas include sufficient land capacity to accommodate the projected twenty-year urban growth, and may include areas outside of existing city limits but only if those areas are characterized by existing urban growth or are adjacent to areas of existing urban growth. Similarly, urban levels of public services must be in place or be capable of being provided within the boundaries to serve the anticipated growth during the twenty-year planning horizon. In both the urban and rural areas, cities and counties must adopt

level of service standards for basic services such as transportation, sewer, water and storm water provision, and must ensure that new development proposals are capable of being served at those level of service standards.

UGA REVIEW AND UPDATE PROCESS

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

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

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

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

An adjustment was made at that time to increase the land designated for commercial development. Additionally, there was a mapping correction of the boundary for several properties that were bisected by the UGA boundary. Properties that were mostly out were removed and properties that were mostly in were included entirely. As a result of an appeal, the old boundary was reinstated in part. Any property brought into the boundary that was not previously included was excluded again.

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

The land capacity analysis completed in 2009, using the revised population projections, determined that there was a need to increase the size of the Greater East Wenatchee UGA by approximately 650 acres.

In 2012, OFM issued updated GMA population projections for each county. This update benefitted from the recently completed federal census in 2010. As a result, it was determined that the population projection used in 2007 did not reflect the growth trends within Douglas County. The Douglas County Regional Council met on May 30, 2012 and adopted a revised population allocation for Douglas County's five urban growth areas. Those projections were later ratified by all of the cities. See Table 1.1.

Table 1.1 2010 - 2035 Douglas County Population Allocation

Description	% of Population Allocation	2010	2015	2020	2025	2030	2035
Bridgeport	6.00%	2,430	2,596	2,762	2,928	3,094	3,260
Coulee Dam	0.10%	187	190	193	195	198	201
East Wenatchee	72.00%	26,221	28,212	30,203	32,193	34,184	36,175
Mansfield	0.15%	332	336	340	344	349	353
Rock Island	2.50%	1,143	1,212	1,281	1,350	1,420	1,489
Waterville	1.25%	1,145	1,180	1,214	1,249	1,283	1,318
County Urban	82.00%	31,458	33,725	35,993	38,260	40,527	42,795
County Rural	18.00%	6,973	7,471	7,968	8,466	8,964	9,462
County Total	100.00%	38,431	41,196	43,961	46,726	49,491	52,256

Adopted by the Douglas County Regional Council on May 30, 2012

The most recent land capacity analysis has determined that the UGA must be expanded by at least 520 acres to provide sufficient land capacity for development. The process is described in more detail in the Land Use Chapter.

JOINT PLANNING

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

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

procedure for the continued processing of building permits and other land use permits; and provisions for joint planning within the UGA.

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

This update to the comprehensive plan sets the stage for the first major expansion of the East Wenatchee UGA. The urban growth area is where urban growth will occur over the next 20 years; however, this does not mean that anywhere within the urban growth area is an appropriate place for development to immediately occur. Because the urban growth area is based on such a long-range planning period, intermediate limitations are needed to phase development within the urban growth area. The phasing assures that the desired growth pattern of compact urban areas will be achieved through infill development and properly sequenced growth.

To insure that development is urban in nature and does not outpace the provision of services, the goals and policies in this chapter must be implemented. Many of these policies stress that the City and County need to develop strict standards to insure that the UGA is developed in an urban pattern with a full range of urban governmental services. In addition to insuring that a full-range of urban services is available to support development, it is also important to look at providing tools to increase the density within the existing urban growth area.

Phasing of development as well as phasing of the extension of urban services should occur within the UGA to ensure that services are provided as growth and development occurs.

Comprehensive plan designations and implementing development standards must address the phasing of development within the UGA. The following is list of issues that were considered:

- delineation of expanded Urban Growth Areas and land use designations;
- determination and delineation of "tiers" or "phases" within Urban Growth Areas;
- linkage of tier delineations to capital improvements programming;
- timing and phasing of growth;
- public facility and service adequacy;
- public facility and service availability at the time of development – concurrency;

- facility service provision and extension policies, with a particular focus on sanitary sewer service;
- financing of facility and service provision and extension and imposition of full, but fair share of costs on new development;

URBAN GROWTH AREA EXPANSION PROJECT

The City of East Wenatchee partnered with Douglas County, the East Wenatchee Water District, the Douglas County Sewer District, the Port of Douglas County, and the Pangborn Memorial Airport Governing Board to submit a grant to the Washington State Department of Commerce for a project to implement an extensive public involvement project to expand the East Wenatchee UGA and prepare a Combined Capital Facilities Plan for the existing and proposed urban growth area. The efforts also included coordination with the Eastmont Metropolitan Park District, the Douglas PUD, and the Eastmont School District.

In April, May and June 2013, the city of East Wenatchee and Douglas County cooperated to propose and consider the expansion of the Greater East Wenatchee Urban Growth Area (UGA), accommodating projected population through the year 2035. This work was based on the City and County's 2007 work to consider a UGA expansion in this area. This project was an extensive community engagement process to consider UGA expansion alternatives and how they may relate to comprehensive planning and provision of services. The City and County conducted three public workshops, each designed to elicit community feedback on proposals and to receive guidance on UGA and policy refinement. Turnout at the workshops was very impressive with 35 to 40 people at each event.

Workshop 1 - The first workshop oriented participants to the process, updating them on the work that was conducted in 2007 and how that established the baseline for this project. Participants evaluated the City's and County's comprehensive plan goals and policies, as well as the results from the 2002 City/County visioning process and 2004 Neighborhood Planning process.

This exercise affirmed community sentiment toward these policy directives, establishing a set of priorities that would guide the UGA expansion. At this meeting the participants struggled with recommending a reduction in the UGA expansion since the current land capacity analysis did not support expansion at the level anticipated in the 2007 project due to lower population projections. The work at this session resulted in four alternatives for the UGA expansion area.

Workshop 2 - Participants in the second workshop reviewed results from the first session, learned more about the details of the land capacity analysis, and about the status of the area's water and wastewater systems. At this meeting the participants reviewed the four alternative strategies developed in response to the first workshop and provided feedback that would help narrow down the preferred alternative.

Workshop 3 - Participants at this workshop reviewed the results from the previous two, events and how their ideas were incorporated into the draft preferred UGA expansion strategy. Their task at this workshop was to review the draft strategy, discuss pros and

cons, and suggest ways in which it should be fine-tuned prior to its presentation to the planning commission.

The Preferred Preliminary UGA Expansion Alternative resulting from those workshops was then presented to the city planning commission on June 18, 2013 and to the City Council and Douglas County Commissioners on June 25, 2013.

The City Planning Commission held a public workshop on November 5, 2013 and recommended adding 86 acres north of 10th St. NE as Mixed-Use and 22 acres east of the Canyon Hills subdivision as Residential Low Density (see Map 3). The preliminary UGA expansion area maps are located at the end of Chapter 2.

GOALS AND POLICIES

GOAL 1: Ensure that urban growth areas include a sufficient amount of land available to accommodate projected growth over a 20-year period.

- UG-1 Urban Growth shall occur within urban growth boundaries where adequate public facilities and services exist or can be provided in an efficient manner within the 20-year planning period. The urban growth area must provide enough land to accommodate future urban development.
- UG-2 The county and the cities must jointly review the designated urban growth area at least every 7 years and revise as necessary to accommodate the urban growth projected to occur over the succeeding 20-year period.
- UG-3 Periodically monitor the development pattern within the urban growth area based on population projections, land use, the adequacy of existing and future utility and transportation systems, economic development strategies, and capital facilities plans to ensure that development and the provision of urban governmental services are occurring concurrently.
- UG-4 Consideration should be given to squaring up grossly irregular boundaries in the development of the urban growth area.
- UG-5 Ensure that growth occurring outside of the urban growth area is non-urban in nature.

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

- UG -6 The City and County will establish flexible development standards to achieve an average residential density in new development of at least 4 dwelling units per net acre in the urban growth areas through a mix of land uses, densities and housing types.
- UG-7 Ensure that the location of proposed easements and road dedications, structures, stormwater drainage facilities, and the extension of a full range of urban utilities (water, sewer, power, etc.) are consistent with the orderly future development of the property to achieve urban densities.

- UG-8 The development of residential and commercial property within the urban growth area shall only occur when all necessary urban public facilities and services are provided prior to or concurrent with development.
- UG-9 If the property is located outside of the service district boundary of a utility, annexation into the service district or the execution of a “no-protest” annexation agreement must occur prior to development of the property.
- UG-10 The City and County must jointly review the capital facility plans for service providers to insure that the facility plan is consistent with this comprehensive plan and the GMA by providing a full-range of urban services within the entire UGA during the 20-year planning period.
- UG-11 The City and County should coordinate with service providers to insure that all potential funding mechanisms are utilized for system improvements within the UGA.

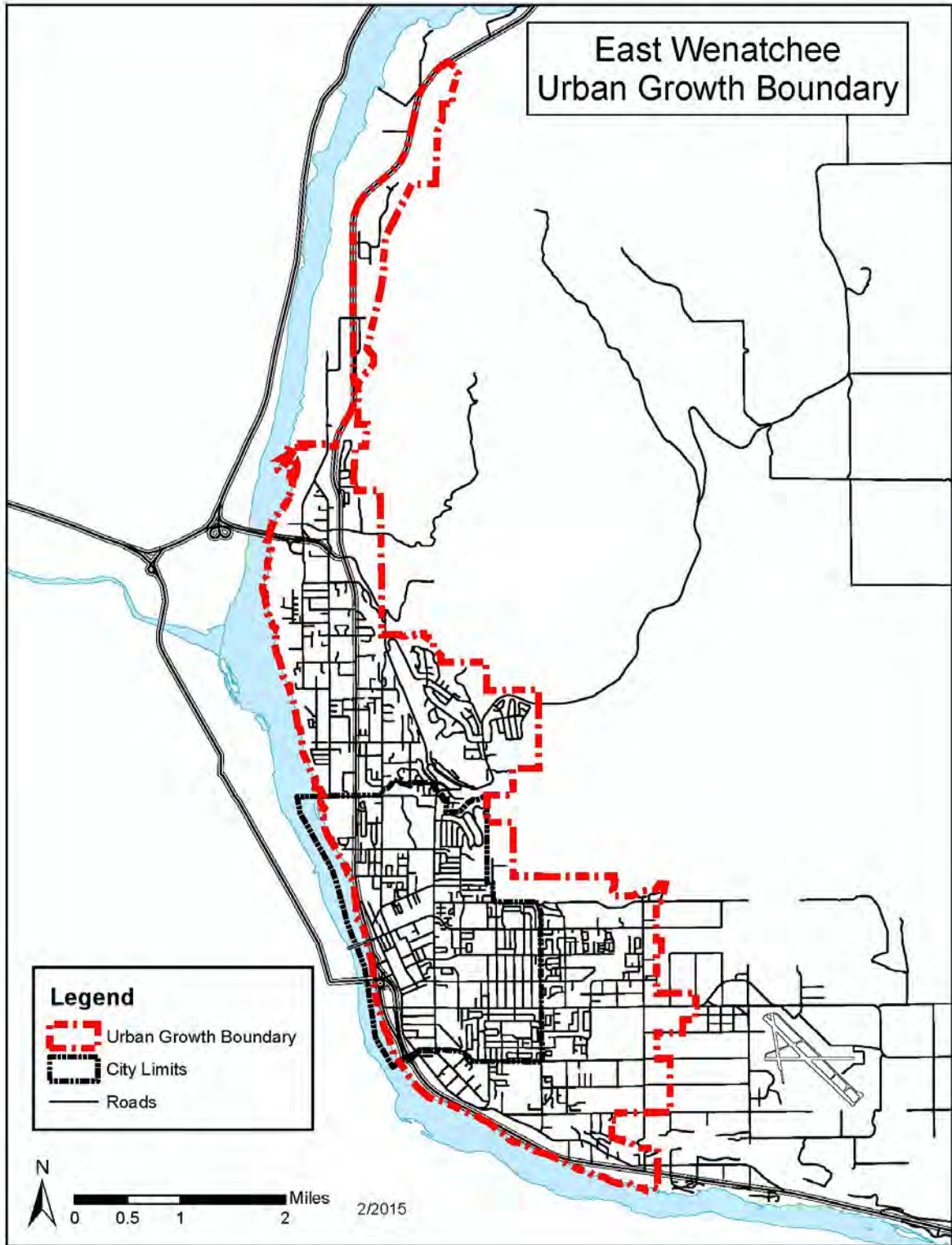
GOAL 3: Establish development patterns that use urban land more efficiently.

- UG-12 The City and County encourage the use of innovative, high quality infill development and redevelopment strategies such as planned developments, zero-lot line, lot-size averaging, shadow platting, small lot subdivisions, and mixed uses in existing developed areas within the urban growth areas.
- UG-13 The City and County should develop a system of incentives and regulatory provisions to make small, vacant or underdeveloped parcels within urban growth areas more attractive to development at higher densities.

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

- UG-14 During the review process for development proposals within the urban growth areas the County and the City will participate in the review process, with final approvals continuing to reside with the agency with jurisdiction.
- UG -15 Capital Facility Plans should provide for an urban level of public facilities and services to facilitate an orderly and efficient build out of lands within the urban growth areas.
- UG -16 Development of long range capital facilities plans by all agencies providing services or utilities in the urban area must anticipate the provision of full urban level of public services and facilities encompassing the entire extent of the urban growth boundary within the next 20 years.
- UG-17 To ensure efficient use of the growth capacity within the urban growth area, procedures to phase the provision of urban services must be implemented by the city and county.

- UG- 18 To discourage development at densities below the target densities adopted in this plan, growth will be controlled through the use of development regulations that provide an orderly, phased transition from rural to urban uses.
- A. The City and County must adopt standards to guide development within areas currently not served with a full-range of urban services that will allow phased development using cluster provisions, planned unit developments, reserve platting or shadow platting, developer agreements and/or other options to ensure that the project does not develop at densities that preventing achieving the UGA average target residential density of 4 dwelling units per acre.
 - B. The development standards may permit the temporary use of on-site septic systems in those areas where sanitary sewer service is not available. However, the development pattern must be designed to accommodate future development at urban densities once sanitary sewer service is available.



CHAPTER 3 LAND USE

INTRODUCTION

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

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

WASHINGTON STATE GOALS AND MANDATES

RCW 36.70A.070

Each comprehensive plan shall include a plan, scheme, or design for each of the following:

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

POPULATION

The Growth Management Act requires counties to adopt a 20-year population projection from a projection range provided by the Office of Financial Management (OFM) for planning purposes. (See Table 3.2 for the current OFM projections for Douglas County.) This population projection is the basis upon which comprehensive plans are developed. The Act also requires that plans focus the majority of the population growth within the urban growth areas where services and public facilities can be provided more efficiently. The boundary of the UGA is directly related to the projection of population assigned by the county for each UGA.

Historical trends

The population of Douglas County has grown from a population of 4,926 persons in 1900 to 38,431 in 2010. The decade with the largest population growth was from 1990 to 2000 with an increase of 6,398 persons. The growth between 2000 and 2010 slowed to 5,828 persons.

Table 3.1 Douglas County Population Trends – 1970 to 2010

Year	1970	1980	1990	2000	2010
Douglas County	16,787	22,144	26,205	32,603	38,431
East Wenatchee UGA	9,034	14,778	16,660	21,304	26,221
City of East Wenatchee	913	1,640	2,701	5,757	13,190

Source: US Census

The Washington State Office of Financial Management updated their GMA population projections in 2012. The table below shows the high, medium, and low series projections for Douglas County in five-year intervals.

Table 3.2 Douglas County OFM Population Projections

	Census		Projections				
	2010	2015	2020	2025	2030	2035	2040
High	38,431	45,031	49,469	53,935	58,270	62,336	66,223
Medium	38,431	40,603	43,619	46,662	49,583	52,256	54,762
Low	38,431	35,630	36,679	37,754	38,716	39,451	40,031

Source Office of Financial Management, Issue Date of Projections: August 2012

The sub-county population projection adopted by the Regional Council used a modified medium series projection with a planning period ending at 2035.

Table 3.3 County and East Wenatchee UGA Population Projection

Description	% of Population Allocation	2010	2015	2020	2025	2030	2035	2036	2037	2038	2039	2040
East Wenatchee	72%	26,221	28,212	30,203	32,193	34,184	36,175	37,985	38,346	38,707	39,068	39,429
Urban	82%	31,458	33,725	35,993	38,260	40,527	42,795	43,261	43,672	44,083	44,494	44,905
Rural	18%	6,973	7,471	7,968	8,466	8,964	9,462	9,496	9,587	9,677	9,767	9,857
Douglas County Total	100%	38,431	41,196	43,961	46,726	49,491	52,256	52,757	53,258	53,760	54,261	54,762

Observations

- In the past 40 years, the population of the East Wenatchee urban area in relation to the overall County population has increased during each decade. In 1990 the East Wenatchee UGA was 63.5% of the county population. In 2000 it increased to 65.3% and in 2010 it increased to 68.23%.

Population projection

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

The majority of the county's population growth is required, by GMA, to occur within the designated urban growth areas. The percentage that was approved by the Douglas County Regional Council in 2012 was an allocation of 82% of the growth to the 5 UGA's and 18% of the growth to the rural area.

Table 3.3 shows the projected population growth for the East Wenatchee Urban Growth Area. The year 2010 number is the actual population from the 2010 U.S. Census. The population projections indicate that the East Wenatchee UGA will need to accommodate an additional 9,954 persons.

UGA RESIDENTIAL LAND CAPACITY ANALYSIS

In 2013, the County and the City performed a residential land capacity analysis to determine whether the existing urban growth area could accommodate the population projection.

This land capacity analysis was developed using available information and reasonable methodology and assumptions. The analysis of the data and resulting land capacity determination depended upon certain assumptions.

Methodology

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

- All vacant residential lots were identified – if the parcel was between 4,000 sq. ft. and 1.5 acres in size and had no structure value - it was considered vacant.
- All other vacant residential property was identified.
- All underutilized residential lands were identified. If a parcel was between 1.5 acres and 5 acres and had one dwelling – 1 acre was taken off for the existing home and the remainder of the parcel was considered vacant. Lots where the structures occupied a larger than normal area or the remainder was less than ½ acre, up to 2 acres were taken off for the existing home.
- All properties owned by a utility, government entity or a quasi-public entity were deleted from the residential vacant land inventory.
- All critical areas were deleted from the vacant land inventory.
- The Mixed-Use and Waterfront Mixed-Use land use designations allow residential and commercial land uses. Due to the unknown variables of the Mixed-Use and Waterfront Mixed-Use, a residential capacity of those lands was estimated to be 50% for commercial and 50% for residential land uses.

Housing Unit Projection - To determine the number of housing units and other land uses that should be provided to serve the projected population; the first step is to convert the population projection to a housing unit need. That conversion can be

accomplished by looking at the historic household count and then applying a vacancy factor since a “household” is an occupied housing unit. Since many factors can influence the vacancy rate in a community, another method is to simply divide the number of persons by the total number of housing units to obtain a “persons per housing unit” rate. This is a simpler approach that accounts for vacancies and other influencing factors. Over the past 20 years, there has been a decline in the number of persons per housing unit. This is particularly true in urban areas. An average of 2.57 persons per housing unit was used for the land capacity analysis.

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

Factors/Assumptions Land Capacity Analysis

- A factor of 2.57 persons per housing unit was used based upon historic trends.
- The target percentages of 83% for single family dwellings and 17% for multi-family dwellings was based on historic census information for the East Wenatchee UGA.
- The residential low density land use category allows up to 8 dwelling units per acre. The medium density multi-family designation allows up to 15 dwelling units per acre and the high density multi-family designation allows up to 24 dwelling units per acre. Since achieving those densities depends upon many factors, this analysis uses a lesser assumed density. The assumed average density of 4 dwelling units per acre was used for single family housing units and 12 dwelling units per acre was used for multi-family housing units. These factors were agreed upon by the East Wenatchee Planning Commission and the Douglas County Regional Planning Commission in August 2003. These assumed densities are net densities since an additional factor accounts for land needed for roads, public or non-residential uses, and utilities.
- Land for public purposes includes future roads, utility corridors, parks and other non-residential land uses. A Roads and Public Uses factor of 25% was added to the land needs.
- A market factor of 25% was added to the land needs to account for land that for some reason will not be available for development during the planning period. . The 25% figure was agreed upon by the East Wenatchee Planning Commission and the Douglas County Regional Planning Commission in August 2003.
- Maintain the ratio of commercial and industrial lands within the UGA. It should be noted that the open space, recreational, and other public and

quasi-public land uses are permitted within the various land use designations and have not been designated specifically for a particular parcel of land.

Analysis

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

Table 3.4 Projected Housing Units Needed:

2035 Population	36,175
2010 Population	26,221
Projected Pop Growth	9,954
Av. Persons/Housing Unit	2.57
Housing Units Needed (9,954/2.57)	3,873

The table below shows the breakdown, by housing unit type, for the housing units needed to accommodate the projected growth and converts the need to an acreage calculation based upon the factors and assumptions listed above.

Table 3.5 Projected Net Residential Acres of Land Needed:

	SF	MF
Ratio of Total Number of Housing Units	83%	17%
Units Needed by Type	3,215	658
Average Assumed Density (DU/Acre)	4	12
Acres Needed	804	55

Conclusion

The results of the land capacity analysis determined that the existing UGA was deficient and needed to be expanded to accommodate the projected population growth. The results of the Land Capacity Analysis are shown in Table 3.6. The UGA was expanded in 2015 based on that analysis.

**Table 3.6 – Land Capacity Analysis and Summary Table UGA Expansion Area
Residential Land Capacity Analysis**

	A	B	C	D	E	F	G	H	I	J	K	L
	DU Needed	Existing Vacant R-L Lots	Market Factor	Net Lots Available	Net DU Needed	Net Acres Needed	Land for ROW & Public Uses	Sub-Total	Market Factor	Sub-Total	Vacant RL Land	Gross Acres Needed
			-25%	B-C	A-D	⁴ DU/AC	25%	F+G	25%	H+I		J-K
Single Family Housing Units	3,215	400	100	300	2,915	729	182	911	228	1,139	923	216

*Multi-Family Housing Units	DU Needed	Net Acres Needed at 12 DU/AC	Land for ROW & Public Uses 25%	Subtotal B + C	Market Factor 25%	Gross AC Needed D + E	Vacant Multi-Family	Gross Acreage Needed	**Target Ratio of 17% MF Housing Units	Target Acreage Expansion Area	
	658	55	14	69	17	86	181	-95	336	241	

*Density calculations considered 50% of the Mixed Use and Waterfront Mixed Use designation as available for multi-family development.

**Currently, the single family designation accounts for 89% of residentially designated properties without the mixed use designations. Including the mixed use designations that brings the percentage down to 86%. The target ratio of single family to multi-family is 83% single family and 17% multi-family. This requires an increase in the multi-family designation to offset the addition to the single family designation to achieve this target ratio. This is an important factor since single family homes are permitted in the multi-family designation but multi-family is not permitted in the single family designation.

Table 3.7 Summary Table UGA Expansion Area

Plan Designation	Needed Acreage	Proposed Acres	Critical Areas & Non-Vacant	Total Net Acres
Residential Low Density	216	373	51	322
Medium Density Residential	241	172	9	163
Mixed Use		86	20	66
Light Commercial	63	72	0	72
<i>Total</i>	520	703	81	622

LAND USE DESIGNATIONS WITHIN THE URBAN GROWTH AREA

Table 3.8 Acreage by Designation

Zone	Description	Acres	% of Total Acres
CBD	Central Business District	242	2.80%
C-L	Light Commercial	76	0.88%
CN	Neighborhood Commercial	12	0.14%
G-C	General Commercial	401	4.64%
I-G	General Industrial	570	6.60%
MU	Mixed Use	148	1.71%
R-H	Residential High Density/Office	233	2.70%
R-L	Residential Low Density	6,021	69.66%
R-M	Residential Medium Density	551	6.38%
WMU-N	Waterfront Mixed Use-North Bridge	183	2.12%
WMU-U	Waterfront Mixed Use-Uptown	168	1.94%
WMU-D	Waterfront Mixed Use-Downtown	37	0.43%
	Total Acres	8,643	

Note: The acreages in the table above include streets.

RESIDENTIAL

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

Low Residential

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

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

Residential densities allowed in the low residential land use category should be up to 8 dwelling units per acre or up to 10 dwelling units per acre if developed adjacent to commercial or mixed uses designations or as part of an infill project. Future development within the UGA is expected to attain a target average density of at least 4 dwelling units per acre.

Medium Residential

The Medium Residential designation is intended to provide areas suitable and desirable for residential use accommodating multi-family and medium density single-family opportunities. Mixed residential and professional office or residential and retail can also be accommodated in this district adjacent to commercial designations.

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

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

Design standards should be applied during the development phase of the projects to ensure that multi-family development is compatible with existing and surrounding neighborhoods.

Residential densities allowed in the medium residential land use category should be up to 20 dwelling units per acre with a target density of at least 12 dwelling units per acre.

Residential High/Office

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

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

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

Residential densities allowed in the Residential High/Office land use category should be up to 30 dwelling units per acre with a target density of at least 8 dwelling units per acre.

COMMERCIAL

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

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

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

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

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

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

Based upon the Vision, the comprehensive plan should ensure that commercial properties are developed with quality designs that reflect the vision of the community

and in a manner that is compatible with surrounding residential and commercial land uses. The goals and policies in this chapter address the community's vision for these commercial areas.

DESIGNATED COMMERCIAL AREAS

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

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

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

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

Central Business District (CBD)

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

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

General Commercial (GC)

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

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

Neighborhood Commercial (NC)

The purpose of the Neighborhood Commercial designation is to provide convenient commercial facilities for those residential areas that do not have easy access to the Central Business District. This commercial designation is intended to form at nodes as neighborhood retail and activity centers that provide a contrast to the typical linear orientation of commercial strips. These commercial centers are focal points for the neighborhood with low-intensity, small-scale retail sales and services that cater to the surrounding neighborhood. There should also be provisions for residential uses. These neighborhood centers are best located in areas where there is a residential neighborhood within walking distance for the residents.

These districts have regulatory provisions for site size, building height, and bulk of structures to ensure that they are neighborhood oriented. Standards also include landscaping and buffering methods to protect and preserve the residential character of adjacent homes and apartments. Facilities must be provided for bicyclists, pedestrians, and vehicular access. There should also be transit access considerations, where possible. The following guidelines must be used when considering a site for Neighborhood Commercial designation.

- a) Site size should be no larger than 5 acres, excluding right-of-way, and situated to have minimal impact on surrounding residential areas;
- b) Sites should be located in residential areas that are at least one mile from the Central Business District or General Commercial designation and one half mile from any other site designated Neighborhood Commercial;
- c) These sites will be located on either a collector or arterial street and oriented to face that street. However, access to the site may be from a local access street if sight distance or traffic impacts warrant it;
- d) Structures should generally be designed at a pedestrian-scale (two stories or less) and promote pedestrian activity while providing facilities for local automobile traffic;
- e) 100% of the total gross floor area of the ground floor of all structures must be used for commercial purposes, residences may be permitted on the upper stories, and
- f) Shared parking between adjacent uses will be by written agreement. Parking will be designed and located so as to enhance pedestrian activity.

There are four Neighborhood Commercial sites designated within the UGA. A 2.7 acre area site is located on State Route 28 north of 33rd St. NW. A 2 acre site is located at the intersection of Kentucky Ave. and Grant Rd. A 2.7 acre site located at

the intersection of Fancher Field Road and Gun Club Road. A 1.57 acre site at the intersection of Sunset Highway and 29th Street NW.

Commercial Low Density (C-L)

The UGA expansion in 2015 presented an opportunity to establish additional commercial land designations to provide greater flexibility for those areas. The GMA stresses providing livable, walkable communities both to increase the activity level of residents and to reduce greenhouse gas emissions by providing commercial centers in close proximity to residential areas. With the exception of the Neighborhood Commercial and Mixed-Use designations, the existing commercial land use districts are more automobile oriented. A new low density or limited intensity commercial designation was developed for use within the expansion of the urban growth area and for potential use within the existing UGA.

New commercial development within the UGA along Grant Road at Nile Ave was established. The City and County's 2013 work to study the UGA expansion characterized this area as being designed to be integral to the residential character of the surrounding area, constructed alongside a mixed-use and multi-family development concept to provide a transition to surrounding single family neighborhoods.

The Grant Rd/Nile Ave commercial district comprises approximately 70 acres and is intended to mature into a community-serving commercial and mixed-use district, serving the needs of the immediate neighborhood and the entire community. This designation is applied in the hope that it will stimulate more intense residential and mixed-use development adjacent to it, creating a dynamic and walkable urban environment that is robust and convenient to residents of eastern East Wenatchee.

Mixed-Use

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

Mixed uses at a smaller scale may also be permitted in commercial and multifamily residential designations, making a transition between commercial and single-family uses or providing for a retail street edge along the community's arterials.

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

- a) Development should be by master plan to ensure an integrated design.
- b) Allow for select commercial uses, recreation, and residential development in a way that serves the needs of the neighborhood and the community.
- c) Residential uses are encouraged to be integrated as a component in all development projects and should target a density of 15 dwelling units per acre. Single-family detached dwelling styles are discouraged.
- d) Encourage a variety of housing options within this designation including residences above commercial uses.
- e) Provide for a type, configuration, and density of development that will entice pedestrian shoppers to frequent the area, encourage pedestrian traffic between businesses, provide access to transit, and stress less reliance on motor vehicles.
- f) The mixed use designation is not intended for automobile oriented or businesses that rely on outdoor storage or display of merchandise.
- g) Ensure compatibility of mixed use developments with the surrounding properties, minimize any off-site impacts associated with development with requirements for buffering, landscaping, compatible scale and design to ensure that proposed projects enhance the livability of the proposal and integrate with existing residences in this designation.
- h) Multiple buildings on a single site should be designed to create a strong visual relationship between or among the buildings.
- i) Development should take into account the relationship of adjacent buildings in terms of height, materials, scale, and architecture. The goal is to achieve attractive structures and preserve significant views.
- j) Promote design which will increase opportunities for activities both within the project boundaries and between existing adjacent developments and neighborhoods.
- k) Relate the size, character, and siting of proposed buildings to create a design that requires businesses or other activities to front a central or common court or plaza at ground level to provide a human scale to the development. Avoid siting parking areas along street frontages and within shoreline areas.
- l) Encourage the design of multi-use facilities to accommodate retail and other commercial uses at the pedestrian level.
- m) To facilitate development of commercial uses in conjunction with residential, all development should provide at least 50% of the gross floor area of the ground floor for commercial purposes.
- n) Buildings should be designed and located to complement and preserve existing buildings, streets and paths, bridges, and other elements of the built environment. Particular care should be given to building materials (color and texture), setbacks, building heights and roof lines, and overall proportions.

- o) The mixed-use designation should be established in locations where an orientation to walkable communities is desired.

General Mixed Use

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

The expansion of the UGA provided a great opportunity to expand this type of designation to allow the development of commercial and recreational facilities to serve the urbanizing area in the 10th Street NE corridor. A new general mixed-use designation was applied to 88 acres of a larger site north of 10th Street NE between Kentucky Avenue and the alignment of Nevada Avenue.

The City and County utilized the assistance of a design architect during the development of the original designation and criteria for the mixed-use areas near Kirby Billingsley Hydro Park and the Waterfront Mixed-Use area. To implement the mixed-use concept in different locations, the City and County used the following criteria:

- a) Building heights in relation to the airport protection areas;
- b) Increased sound insulation for properties within the airport noise control area;
- c) Design for an integrated transportation network to ensure that the carrying capacity and efficiency of major freight and mobility routes are not adversely impacted;
- d) Ensure that transportation system plans provide for pedestrian and public transportation options;
- e) Develop strategies to ensure that adjacent low-density development is provided with adequate buffers and screening to preserve their neighborhood character,
- f) Provide for a variety of land uses to establish a mixed-use pattern that enhances the existing character of the surrounding area.
- g) This designation should be provided to properties of sufficient size to accommodate the mixture of uses and the master plan approach to development. It is recommended that these sites be a minimum of 10 acres in size.
- h) Urban governmental services and infrastructure must be available at the time of development or there must be a plan in place, with funding, to ensure that a full range of urban governmental services is available to serve the development.

Waterfront Mixed-Use

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

Five areas are designated for Waterfront Mixed Use:

- Between SR 28 and the Columbia River north and south of the Odabashian Bridge
- Between 14th St. NW and 19th Street NW from SR 28 to the Columbia River
- Between NW Cascade Avenue and the Columbia River south of Bellevue St. SW
- Between SR 28 and the Columbia River south of the George Sellar Bridge
- At the intersection of NW Empire Avenue and 27th Street NW.

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

- a) Allow for select commercial uses and residential development in a way that serves the needs of the neighborhood and the community and enhances the appearance of the shoreline;
- b) Developments in this designation should be designed to take advantage of site conditions and shoreline views;
- c) Visual and physical access to the waterfront, for residents of developments and general public should be incorporated as a design feature in developments within this land use designation;
- d) Due to the proximity of the shoreline and existing residential buildings, structures in this designation should be smaller in scale (height and footprint) than those allowed in other commercial designations;
- e) Allow recreational uses that complement water-related and water-dependent uses such as marinas and water parks.

Adoption by Reference. Shoreline Master Program - Douglas County and the City of East Wenatchee, under the authority of the Shoreline Management Act of 1971, as amended, adopted a Shoreline Master Program in 2009 and 2010, respectively. The Douglas County Regional Shoreline Master Program serves as a guide for the use and development of the shoreline under the statutory authority of the Shoreline Management Act. In accordance with the Growth Management Act, Master Program goals and policies are to be integrated and incorporated into local

comprehensive plans. All goals and policies of the Shoreline Master Program are hereby adopted and incorporated into this Plan by this reference

The Master Program works in conjunction with the Comprehensive Plan. By adopting the goals and policies by reference, it is the city's and county's intent to integrate the shoreline management planning process with its comprehensive plan without the need to create a separate Shoreline Management Element.

COMMERCIAL --- GOALS AND POLICIES

GOALS:

- 1. Provide sufficient commercial land that is properly sited to take advantage of existing utility and public service infrastructure and the transportation network to ensure growth of the local business community.**
- 2. Create commercial districts that are safe, attractive, pedestrian friendly, and transit oriented.**
- 3. Establish commercial areas that accommodate a variety of land use activities to support a diverse and stable economic base while maintaining the quality of life in the community and the natural environment.**
- 4. Provide an opportunity for mixed-use areas in locations where residential and commercial land uses can develop in a manner that is complimentary to neighboring properties and/or will establish and sustain unique character areas for individual neighborhoods.**

POLICIES:

- C-1. Promote development of commercial activities in attractive nodes or clusters and prohibit the linear expansion of commercial development.
- C-2. Commercial development should provide well designed buffer areas to ensure that the land use is complimentary and compatible with adjacent land uses.
- C-3. Adopt consistent design standards for development in commercial districts to ensure that proposed uses are complimentary and compatible with adjacent land uses. The standards should address landscaping, pedestrian access, vehicular access, traffic control, signage and other amenities ensuring that commercial uses will enhance and contribute to the natural attractiveness of the community.
- C-4. Adopt standards for commercial development adjacent to shorelines to ensure that visual and physical access to the shorelines is preserved.
- C-5. Commercial development proposals located adjacent to major arterials and highways should incorporate shared access and parking to reduce the number of driveways intersecting with these major transportation corridors. Develop access management strategies for such development.

- C-6 Establish sites for a mixed-use commercial classification where it is appropriate to develop a mix of commercial, recreational, and residential land uses that can co-exist.
- C-7 Promote appropriately buffered multi-family residential and office development compatible with existing and potential commercial activities. Such uses should be permitted as transition between high-intensity uses (e.g. commercial) and low-intensity uses (e.g. single-family residential).
- C-8 Require interior and perimeter landscaping which will provide an attractive entrance environment for commercial development, soften parking lots, provide shade, and screen unsightly areas.
- C-9 Designate neighborhood commercial districts which provide services to the immediate neighborhoods and establish standards for these commercial areas to ensure that they are designed and developed in a manner that is compatible with the surrounding residential areas.
- C-10 Develop standards for off-street parking to ensure that parking is adequate for diverse commercial needs. Encourage public/private partnerships in the provision of parking facilities.
- C-11 Encourage and promote infill development and redevelopment efforts to revitalize and support established commercial areas.
- C-12 Design and create transportation systems which will improve the accessibility to commercial establishments for pedestrians, and transit as well as automobile travel.
- C-13 Expand commercial uses adjacent to existing similarly developed areas.
- C-14 Promote the extension of utilities, public facilities, and services to support commercial areas. Foster interagency cooperation and coordination in the extension and upgrading of infrastructure and facilities to support commercial areas.
- C-15 Development of commercial uses shall only occur if a full-range of urban services is available to support the development.
- C-16 If the property is located outside of the service district boundary of a utility, annexation into the service district must occur prior to development of the property.
- C-17 Development of commercial uses within any of the protection zones identified in conjunction with Pangborn Memorial Airport must consider the proximity to the airport and will be required to comply with any height limitations, density restrictions, and should consider additional sound insulation in consideration of noise from the airport operations and overhead flights.
- C-18 The City and County should conduct further studies of the mixed-use classifications:

- To determine suitable designation locations and implementation strategies for potential locations considering the unique attributes of the property to ensure that development of these properties enhances the general character of the neighborhoods within which they are located and the general community;
- To further refine the standards applicable to these classifications to facilitate the development of these properties in compliance with the purpose and intent of these districts
- To establish specific standards to guide and regulate smaller scale mixed-use development in commercial and multi-family residential designations.

C-19 The North Bridge Waterfront Mixed Use Area between SR28 and the Columbia River north and south of the Odabashian Bridge shall be designated as a Master Planned Development Overlay Zoning District and master planned developments shall be encouraged. It is anticipated that Master Plans may be conceptual in nature and may include alternative development scenarios, provided that:

- a) Approved master plans may include land uses not otherwise permitted in the General Commercial and the Waterfront Mixed Use zoning districts such as higher density residential developments, professional offices, and/or a regional hospital and medical facilities in a campus-like setting;
- b) Approved Master Plan(s) and/or related Development Agreements may specify development standards that do not conform to the requirements of the underlying zoning district, including but not limited to: building height, parking requirements, signage requirements, lot coverage, and setbacks;
- c) Existing buffer requirements may be modified in order to provide greater protection to neighboring property owners and to promote more compatible land uses. This may include lower intensity development proposals such as senior housing, assisted living, and/or professional offices in a business park setting provided that there is a finding that adequate standards have been established for building height, setbacks, and landscaping to effectively buffer the neighboring residential properties;
- d) The development scenarios must include provisions for the phased implementation of private development plans and the required supporting infrastructure.

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

- a) Preparing an access management plan in consultation with WSDOT and affected property owners to guide the design and construction of future road improvements necessary to serve the North Bridge Commercial Area;
 - b) Preparing and implementing, in consultation with the Douglas County Sewer District and affected property owners, a strategy to extend sanitary sewer service throughout the North Bridge Commercial Area;
 - c) Conducting an environmental review of proposed master plans in order to identify potential adverse impacts and to develop appropriate mitigation strategies that will facilitate the permitting of site specific development proposals;
 - d) Acquiring surplus public property and/or securing long term public access to the Columbia River;
 - e) Preparation of a financing strategy that provides for the timely construction of public improvements necessary to serve new development in the North Bridge Commercial Area and that equitably allocates the costs among benefiting property owners;
 - f) Executing a development agreement to establish the development standards to govern future development activities; and/or
 - g) The addition of parcels adjacent to this or other portions of the East Wenatchee Urban Growth Area to offset the use of property within the North Bridge Commercial Area for Essential Public Facilities.
- C-20 The General Commercial area designated on the upper bench area, east of Empire Street, west of State Route 28 (Sunset Highway) and north of 35th Street NE is intended to develop as a master planned project.
- a) A total of 80 acres is designated for this general commercial district. Along the southern perimeter of the site a transition area would incorporate landscaping and open space consistent with the North End Master Site (Subarea) Plan. The purpose of the transition area is to buffer this commercial area from the less intensive development surrounding the area.
 - b) Design features for the master plan for projects in this General Commercial area would include landscaping, transition buffer, linkages to the trail system, open space, design consistency between adjacent buildings, establishment of an interior road network, and orientation of buildings for access from the interior road system.
 - c) Direct access to the SR 28 by individual uses would be prohibited.
- C-21 The City and County should establish additional commercial land use designations that are not auto-dependent to provide for more flexibility for low intensity commercial activities in closer proximity to residential areas where it

is appropriate to permit commercial uses on larger sites than would be permitted under the Neighborhood Commercial designation.

- C-22 Design and construction of development in or near shoreline areas must be consistent with the Douglas County Regional Shoreline Master Program.

INDUSTRIAL

Like commercial lands, industrial lands within the Greater East Wenatchee Area are in great need. There is a total of 570 acres allocated for industrial purposes inside the urban growth area. The industrially designated land uses are currently not served by a full range of urban services. Major water system improvements have been completed providing domestic water and fire-flow to the industrial area. However, public sewer service is not available to the area.

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

This site should be developed as an industrial park. Design features should include provisions for perimeter landscaping with a buffer strip adjacent to SR 2/97 and other land uses. The buffer strip consists of a berm measuring a minimum of 30 feet wide, 10 feet high, and landscaped with trees, shrubs, and ground cover. Additionally, an interim 100-foot buffer will be required adjacent to designated agricultural uses, incumbent upon the industrial user. Access from SR 2/97 is limited with connection to interior roadways. Ingress and egress along the designated industrial area is limited to the interior roadway which connects to SR 28 in at a new roundabout that was constructed to improve access. Special site plan approval is required for all uses to ensure proper linkages to the internal road network, intersection improvement, extensions to existing roadways, adequate parking, landscaping, protection of sensitive area, and continuity in overall project design.

INDUSTRIAL --- GOALS AND POLICIES

GOAL:

Promote industrial development which contributes to economic diversification, growth and stability of the community without degrading its natural systems or residential living environment.

POLICIES:

- I-1 Encourage the continued development of light industries that are agriculturally related.
- I-2 Encourage industrial development to locate in industrial/business park areas adjacent to major street arterials, preferably on lands not suited for residential uses or agricultural uses.
- I-3 Encourage variety and innovative design in industrial site development and encourage an attractive and high-quality environment for industrial activities through good landscaping, parking and building design where land uses of distinct character or intensity adjoin.
- I-4 Actively support economic development measures that serve to revitalize and promote the growth of existing industrial locations.
- I-5 Encourage air related industries and nonconflicting light industries in the Pangborn Industrial Service Area.
- I-6 Encourage, whenever possible, the extension of support facilities and services for industrial activity.
- I-7 Potential impacts on nearby properties and public facilities and services shall be identified and mitigated when evaluating industrial development proposals.

PROPERTY RIGHTS – GOAL AND POLICIES

The following goal and policies recognize the importance of protecting property rights.

GOAL:

Protect property rights from arbitrary and discriminatory actions.

POLICIES:

- PR-1 Ensure all proposed regulatory or administrative actions do not result in an unconstitutional taking of private property, in accordance with RCW 36.70A.370.
- PR-2 Procedures for avoiding takings, such as variances or exemptions, should be maintained in the city and county regulatory scheme.

ESSENTIAL PUBLIC FACILITIES

The Growth Management Act requires that comprehensive plans include a process for identifying and siting essential public facilities (EPF), as defined in RCW

36.70A.200(1). Essential public facilities include facilities and uses which are usually considered "difficult to site" such as, airports, state education facilities, state or regional transportation facilities, state and local correction facilities, solid waste handling facilities, in-patient facilities, mental health facilities and group homes. The Growth Management Act also states that the siting of such essential facilities may not be precluded from a comprehensive plan or development regulations. The State Office of Financial Management maintains a list of essential state public facilities that are required or are likely to be built within the next six years.

The *Douglas County Regional Policy Plan* includes policies that are guiding principles for local comprehensive plans regarding processes for siting essential public facilities of countywide or statewide significance. Policies and standards must assure that:

- a) EPF are served by the full range of services necessary to support the use;
- b) EPF located outside of an urban growth area must be self-contained or are extended services in a manner that does not promote additional development or premature conversion of lands to other uses;
- c) State-mandated siting criteria be incorporated where applicable;
- d) EPF are not located on resource lands or critical areas if incompatible.

DEFINITION: The definition of essential public facilities shall be consistent with the Douglas County Regional Policy plan and include the following: airports, state education facilities, state or regional transportation facilities, state and local correction facilities, solid waste handling facilities, secure community transition facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes and regional transit authority facilities.

Essential Public Facilities goals, policies and process for their siting are set forth in Chapter 11 of the *Douglas County Countywide Comprehensive Plan* and are adopted by this reference for use in the Greater East Wenatchee Area Comprehensive Plan.

CAPITAL FACILITY PLANNING RELATIONSHIP TO LAND USE – GOAL AND POLICY

In accordance with the Growth Management Act, the Land Use Chapter must be coordinated with and consistent with the Capital Facilities Chapter. The purpose of the Capital Facilities Chapter is to ensure that the planning for services and infrastructure matches the demand for those facilities to serve the land uses that are projected to occur in the urban area.

GOAL:

Coordinate land use planning and capital facility planning with a schedule of capital improvements to meet adopted level of service standards necessary to provide services and infrastructure to support development.

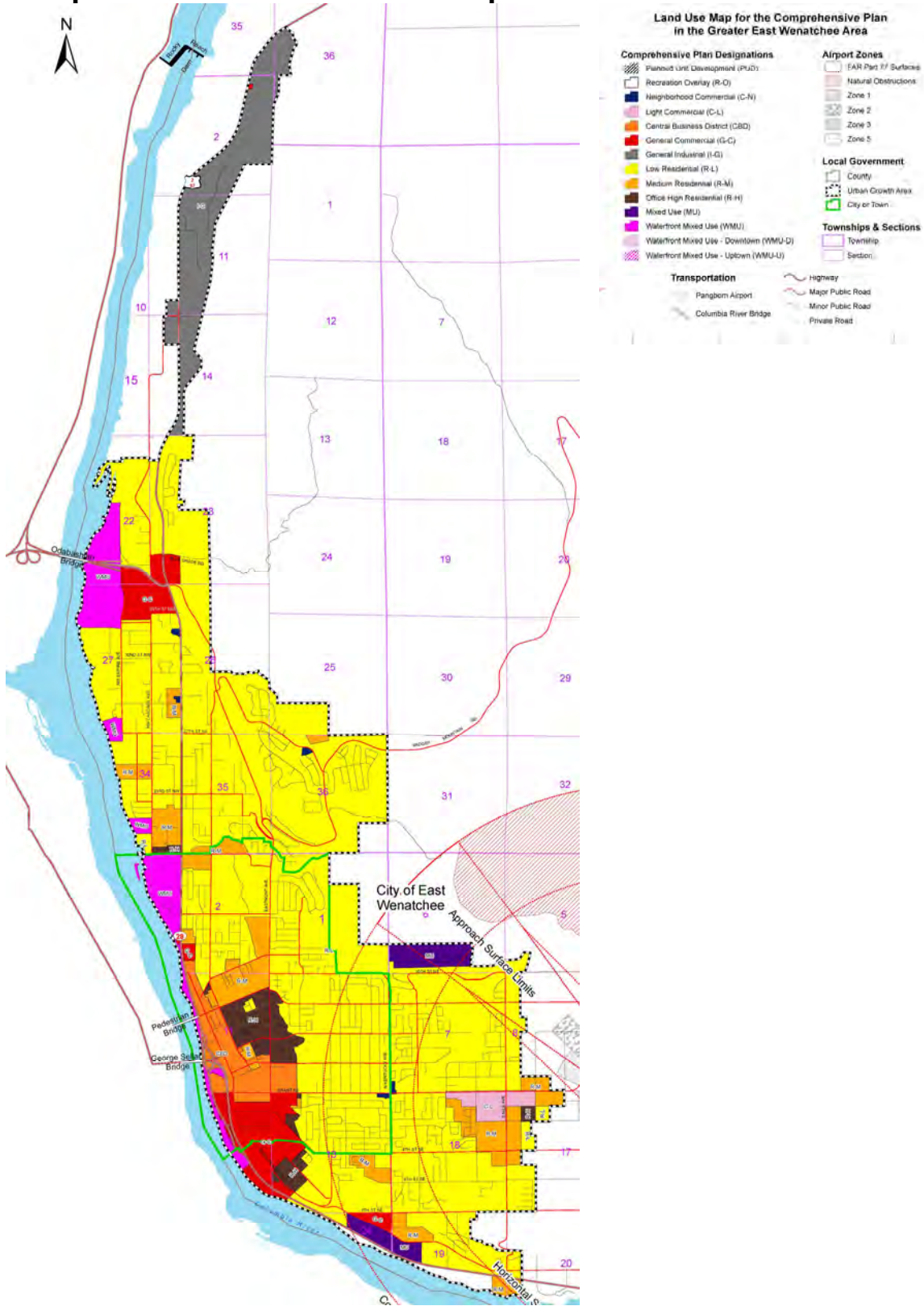
POLICIES:

1. As the development occurs, public facilities and services should be provided at reasonable costs, in places and at levels commensurate with planned development intensity and environmental protection, and built to be adequate to serve development without decreasing current service levels below locally established minimum standards
2. If the probable funding for capital improvements falls short of meeting the need for facilities that are determined to be necessary for development, the city and county must reassess the land use element and other elements of the comprehensive plan. The analysis should be scheduled at six-year intervals and should determine if a combination of existing and planned facilities that have secure funding are adequate to maintain or exceed adopted level of service standards.

COMPREHENSIVE PLAN LAND USE MAP

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

Comprehensive Plan Land Use Map



PANGBORN MEMORIAL AIRPORT

Pangborn Memorial Airport serves the counties of Chelan and Douglas, and portions of Okanogan and Grant counties, with a service area extending north to the Canadian border. The Airport provides both general aviation and commercial aviation service. Pangborn is the Wenatchee Valley area's gateway to the domestic and international aviation system.

Formerly known as Pangborn Field, Pangborn Memorial Airport is dedicated to the famous aviator, Clyde Pangborn, who landed at Fancher Field in 1931, to complete the first nonstop transpacific flight. The Airport's relationship to the national economy and access to air transportation is essential for local residents and the local economy by facilitating faster access to other regions and markets. Pangborn Memorial Airport is designated as an Essential Public Facility.

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

The Master Plan recommended that the main runway (Runway 12/30), be extended to improve safety and better serve the airport traffic. This improvement was completed in 2016, resulting in the current runway length of 7,000 feet. The Master Plan also recommended the relocation of Grant Road. That road realignment has been completed.

Pangborn Memorial Airport provides a critical link to the North Central Washington Region, state and national transportation system. It provides for the efficient movement of people, goods and services and serves as a commercial, cargo and general aviation airport. The airport is classified as a primary commercial airport within the National Plan of Integrated Airport Systems and as a commercial airport within the Washington State Aviation System Plan.

Land Use Compatibility

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

The airport is located less than one mile from the East Wenatchee UGA boundary. Existing land uses adjacent to the airport are predominantly large-lot agricultural with

industrial designated lands located to the north, south, and west of the airport. A small part of the UGA is located within Compatibility Zone 3 for the secondary runway and the FAR Part 77 Surface for both runways. The secondary runway is currently closed. Regulations are in place to protect airport operations from incompatible land use.

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

Height

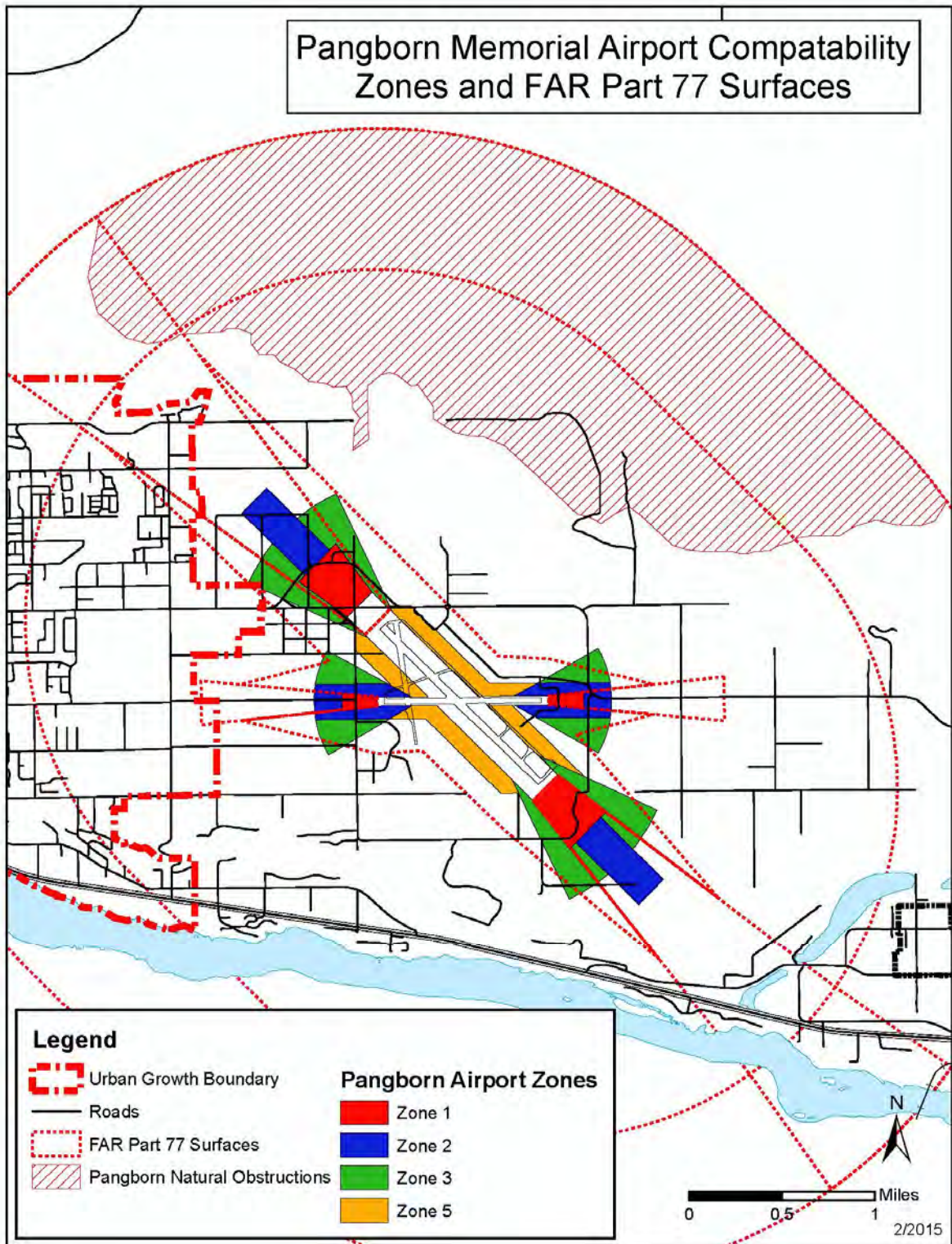
To protect the operating airspace above and surrounding the airport, the State of Washington adopted RCW 14.12 Airport Zoning, which gave local jurisdictions the authority to regulate air space hazards. Air space hazards may endanger the lives and property of users of the airport and of occupants of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

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

Safety

The Airport Compatibility Zones were developed using information sources recommended by the WSDOT Aviation Division. The Airport Compatibility Zones do not encroach into the urban growth boundary.

Figure 1 Pangborn Memorial Airport Compatibility Protection Zones and FAR Part 77 Surfaces



Noise

Noise is the single most significant “effect” from an airport and airport operations. The best way to ensure compatibility is to reduce the number of people exposed to noise generated by airport operations and to minimize the level of exposure. Figure 2 identifies the noise contours that are expected by the planned level of airport operations. In the areas most affected by noise, 65 dnl or higher, additional precautions should be taken to minimize this impact.

Figure 2 Pangborn Airport Noise Contours



PANGBORN MEMORIAL AIRPORT

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

GOAL:

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

POLICIES:

- LU -1 Ensure that public or private development around existing airports allows the continued use of that facility as an airport. Land within aircraft approach and departure zones will be protected from inappropriate development.
- LU -2 Preserve the right of airport owners and operators to continue present operations and allow for future air transportation and airport facility needs. It is also important to consider the present and future use of private property and the rights of private property owners.
- LU -3 Douglas County will notify the airport operator, state and federal aviation agencies, at the time of initial application, of any proposed actions or projects, which would lead to development near an airport that is not compatible with the airport's operations. The airport operator shall notify Douglas County, and potentially affected citizens, of any proposed operational changes which would have a significant impact on existing land uses.
- LU -4 Land use proposals, structures, or objects that would interfere with the safe operation of aircraft will be examined for compatibility as defined in CFR Title 14, FAR Part 77 and FAA Terminal Instrument Procedures (TERPS) Chapter 12, and WA 31. The objective is to permit land uses which allow safe aircraft operations as defined in the documents referenced above.
- LU -5 Enact overlay zoning to protect the airspace around state and federal system airports from airspace obstructions and incompatible land uses within the approach, transitional, horizontal and conical surface zones, where such areas have been established by the FAA.

CHAPTER 4 HOUSING

INTRODUCTION

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

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

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

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

HOUSING INVENTORY AND CONDITIONS

The most current data on housing comes from the 2010 U.S. Census Bureau. Some data was collected for the UGA, however most of the data available is for specific places such as cities, census designated places, counties, and states. Information on the value, sale price, and rental rates is included in the Housing Affordability section of this chapter.

Table 4.1 lists the housing by type for Douglas County and the city of East Wenatchee for 2000 and 2010 and the total number of housing units for the UGA for the years 2000 and 2010.

- Single-family homes and manufactured homes make up 85% of the housing stock in the county and 69% of the housing within the city.

- Multi-family housing includes all structures with 2 or more units. Multi-family housing makes up 15% of the housing in Douglas County and 31% of the housing in the city.

Table 4.1 Housing by Type (units per structure) City, County & UGA

Municipality	Total HU		1 Unit		2+ Units		MH/Spec	
	2000	2010	2000	2010	2000	2010	2000	2010
Douglas County	12,944	15,691	8,364	10,269	1,816	2,277	2,764	3,145
% of Total			65%	65%	14%	15%	21%	20%
East Wenatchee-City	2,429	5,133	1,382	3,239	820	1,588	227	306
% of Total			57%	63%	34%	31%	9%	6%
East Wenatchee UGA	8,175	10,187						

Federal 2010 Census (Some 2000 data was adjusted by the Office of Financial Management)

Table 4.1a 2018 Housing by Type – Douglas County & City of East Wenatchee

UNITS IN STRUCTURE	Douglas County		East Wenatchee	
		Percent		Percent
Total housing units	16,807		5,256	
1-unit, detached	11,040	65.7	2,937	55.9
1-unit, attached	296	1.8	167	3.2
2 units	418	2.5	242	4.6
3 or 4 units	771	4.6	601	11.4
5 to 9 units	461	2.7	341	6.5
10 to 19 units	243	1.4	198	3.8
20 or more units	468	2.8	196	3.7
Mobile home	3,042	18.1	574	10.9
Boat, RV, van, etc.	68	0.4	-	0

ACS 2018 5-Year Estimates

The percentage of multifamily housing types compared to single-family has been decreasing. According to the 2010 Census, 15% of the housing units in Douglas County and 31% of the housing units in East Wenatchee were in buildings with 2 or more units. In 2018, that percentage decreased to 14% for Douglas County and 30% for East Wenatchee.

The housing stock within the City tends to be older than in the County. As demonstrated in Table 4.2, housing built after 2000 makes up 22% of the Douglas County housing stock and only 17% of the City housing stock.

Table 4.2 Year Structure Built

	Douglas County		East Wenatchee	
		Percent		Percent
Total housing units	16,807		5,256	
Built 2014 or later	291	1.7	56	1.1
Built 2010 to 2013	479	2.9	162	3.1
Built 2000 to 2009	2,981	17.7	662	12.6
Built 1990 to 1999	3,157	18.8	987	18.8
Built 1980 to 1989	1,958	11.6	744	14.2
Built 1970 to 1979	3,503	20.8	1,161	22.1
Built 1960 to 1969	1,130	6.7	544	10.4
Built 1950 to 1959	1,578	9.4	578	11
Built 1940 to 1949	455	2.7	131	2.5
Built 1939 or earlier	1,275	7.6	231	4.4

Source: ACS 2014-2018

The growth rate for housing units is slightly higher than the rate for the population increase within the East Wenatchee UGA. The population of the UGA increased between 2000 and 2010 by 23.6%. During that same period the number of housing units increased by 24.6%. That same trend reversed between 2010 and 2020. The estimated population of the UGA increased between 11% while the number of housing units increased by 9%. (Source OFM Small Areas Calculations).

Table 4.3 Rental Vacancy Rate

Source	Douglas County	East Wenatchee
ACS 2007-11	13%	7%
ACS 2018 5-Year Estimate	3.1%	2.1%

Households by Tenure

A “household” is an occupied housing unit. The City has a higher percentage of rental housing than Douglas County, 40% compared to 30% for Douglas County. That is typical of an urban area since multi-family housing is generally concentrated in urban areas. It should be noted that the percentages have increased slightly since the 2007-11 data for Douglas County where rentals were 28%. The City stayed pretty much the same.

Table 4.4 Tenure of Occupied Housing Units

	Douglas County		East Wenatchee	
		Percentage		Percentage
Occupied housing units	15,064		5,054	
Owner-occupied	10,505	70%	3,039	60%
Renter-occupied	4,559	30%	2,015	40%

Low Income Housing

The Housing Authority of Chelan County and the City of Wenatchee owns and operates several housing complexes in the UGA that provide housing for farm workers. Their various properties within the City and the UGA provide 83 units of housing. In addition to the apartments that they own, the Housing Authority operates the HUD Section 8 housing program that provides tenant-based rental assistance to eligible households residing in privately offered rentals.

The Chelan-Douglas Community Action Council owns a 32-unit low-income housing complex in the city.

Senior Housing

There are a variety of options for seniors within the East Wenatchee UGA. Housing is available that provide levels of care ranging from active seniors who are able to live independently as well as for those that need more care and assistance. There are several large complexes where seniors can move from a level of independent living to a care unit within the same property as their needs change. There are also several smaller assisted living facilities available in private homes.

Homeless and Other Special Needs Populations

Several group homes and homeless shelters also operate within the UGA. Those facilities are distributed throughout the community. There are a variety of local agencies that provide assistance to the homeless including homeless prevention programs. Many of these activities assist the chronic homeless as well as veterans and other persons with special needs.

- Community Action Council, Salvation Army, First United Methodist Church, YWCA of Wenatchee, Women's Resource Center, and Serve Wenatchee Valley provide financial assistance (e.g. rent and mortgage assistance, and help with rental deposits, security deposits, and utility deposits), bus tokens, laundry vouchers, utility payments, and rental counseling.
- Hospitality House Ministries operate homeless shelters and provide meals for persons living on the streets from their facilities in Wenatchee.
- Lighthouse Christian Ministries operates a homeless shelter in East Wenatchee and provide meals for persons living on the streets from their facility in Wenatchee.
- The Chelan County Regional Justice Center operates a community recovery program to assist recently released offenders with their transition back to the community.

In 2005, the Washington State legislature adopted the Homelessness Housing and Assistance Act (ESSB 2163) which established a fee on documents recorded by the county auditor as a source of funds for local and state programs to address homelessness. Local governments were required to prepare and enact a 10-year Homeless Housing Strategic Plan with a minimum goal of reducing homelessness

by 50 percent. The Bill authorized the County Auditor’s Office to collect a recording fee and allows a percentage of the funds to be applied locally to complete tasks and contribute toward meeting the goals and objectives identified in the plan. According to the annual homeless counts, the largest portion of the homeless population resides in the City of Wenatchee. Most of the agencies providing resources and assistance to the homeless are located in the city of Wenatchee.

After developing the Ten Year Plan to Reduce Homelessness in Chelan and Douglas Counties in 2005, the City of East Wenatchee, Douglas County, Chelan County, and the city of Wenatchee entered into an interlocal cooperation agreement authorizing the City of Wenatchee to administer the funds collected in accordance with ESSB 2163 for all four jurisdictions. A Homeless Housing Task Force, made up of local agency representatives, meets periodically to update priorities for homeless services and programs and reviews progress made on achieving objectives and activities identified in the plan. The goals, objectives, and activities identified in the plan guide the annual funding allocation. An updated plan was adopted in 2019 – the Chelan Douglas Homeless Housing Strategic Plan.

A few years ago, the Washington State Department of Commerce changed their housing and assistance programs for funds that are provided by the State. To address those changes to funding sources and programs, the parties to the previous interlocal cooperation agreement entered into a new agreement to continue to work cooperatively in addressing homelessness and housing needs.

The city of Wenatchee continues to administer the programs on behalf of the other participating agencies by awarding the funds on a competitive basis to local homeless service providers as recommended by the Homeless Housing Task Force.

HOUSING AFFORDABILITY

WAC 365-195-310 requires that the Comprehensive Plan include a definition of "affordable housing." This is difficult to define, since what is affordable for one family can be drastically different from what is affordable for another family. The US Department of Housing and Urban Development (HUD) considers 30% of a family's gross income to be available for mortgage payments or rent, including utility payments. This chapter will use the 30% factor as a definition of “affordable housing”. If the household is paying 30% or less for housing, including utilities, the home is considered affordable.

Table 4.5 Median Household Income – 1990 through 2019

	1990	2000	2010	2019
Douglas County	\$ 28,708	\$ 39,789	\$ 46,159	\$ 57,932
Increase		38%	16%	25%
Washington State	\$ 33,417	\$ 44,120	\$ 54,888	\$ 74,992
Increase		32%	24%	37%

Source OFM

Table 4.6 Median Household Income 2017-2019

	2017	2019
Douglas County	\$ 54,581	\$ 57,932
Increase		0.06%

Source OFM

Table 4.7 Median Household Income for Renter and Owner Occupied Housing

	Median Annual Household Income
Renter Occupied	\$35,641
Owner Occupied	\$65,237

Census ACS 2007-11

Owner Occupied Housing: According to the 2000 US Census, the median value of an owner-occupied residence in Douglas County was \$133,500 which almost doubled the value from a decade earlier. According to the 2010 Census, the median home price in Douglas County in 2009 was \$222,600, a 67% increase from 2000. The Pacific Appraisal’s Snapshot Report indicated that the average sale price for homes in the Wenatchee Valley Market Area for November of 2017 was \$290,000. In November of 2019 the price increased to \$349,000. That is an increase of 20%. During that same time period, median household income only increased by .06%. The Wenatchee Valley Market includes properties in Chelan County and Douglas County in the Wenatchee/East Wenatchee vicinity.

According to the 2014-2018 American Community Survey (ACS) the median value of all owner-occupied housing in Douglas County was \$250,800 and in East Wenatchee it was slightly higher at \$256,700.

Table 4.8 illustrates the affordability of the local homeowners: 23.5% of homeowners in the City are paying more than 30% of their monthly income for housing. That is slightly less than the 26.5% in the 2007-2011 ACS data. By comparison in the 2007-2011 ACS data, 34.2% of the Douglas County homeowners were paying more than 30% of their income for housing and in the ACS 2014-2018 data that decreased to 26.3%.

Table 4.8 Monthly Owner Cost as Percentage of Household Income

	Douglas County		East Wenatchee	
	Number	Percentage	Number	Percentage
Housing units with a mortgage	6614		1987	
Less than 20.0 percent	2861	43.3	893	44.9
20.0 to 24.9 percent	1128	17.1	369	18.6
25.0 to 29.9 percent	881	13.3	259	13
30.0 to 34.9 percent	643	9.7	162	8.2
35.0 percent or more	1101	16.6	304	15.3

Another measure of housing affordability for owner-occupied units is the Washington State Center for Real Estate Research (WSCRER) housing affordability index (HAI). The HAI measures the ability of a middle-income family to make mortgage payments on a median priced resale home. The calculation assumes a median priced home, 20% down-payment, a 30-year fixed mortgage and middle income for the area. A typical home is defined as the median-priced single-family home. The typical family is defined as one earning the median family income as reported by the U.S. Census Bureau.

This index assumes that the household is not spending more than 25% of its income on principal and interest payments. When the index is at 100, the household pays exactly this share of its income for principal and interest payments. When the index is above 100 it pays less, and when it is below 100, the household is paying more.

During the first quarter of 2020, the housing affordability index for all buyers in Douglas County was 99, decreasing from 99.6 in 2018. By comparison Chelan County was 100.3 decreasing from 107.9 in 2018 and Washington State was 108.9, increasing from 107.5 since 2018. This comparison demonstrates a negative affordability factor for Douglas County.

Renter Occupied Housing. The 30% of income threshold is used for determining affordability of rental housing as well as home ownership. Table 4.12 lists the rental rates for occupied units. As can be seen in Table 4.13 below, there are a significant number of renters paying more than 30% for rent: 41% of renters in the City and 36% in Douglas County.

Table 4.9 Gross Rent

	Douglas County		East Wenatchee	
	Number	Percentage	Number	Percentage
Occupied units paying rent	3905		1924	
Less than \$500	419	10.7	163	8.5
\$500 to \$999	2215	56.7	1217	63.3
\$1,000 to \$1,499	958	24.5	469	24.4
\$1,500 to \$1,999	199	5.1	61	3.2
\$2,000 to \$2,499	27	0.7	14	0.7
\$2,500 to \$2,999	0	0	0	0
\$3,000 or more	87	2.2	0	0

Source ACS 2014-2018

Table 4.10 Gross Rent as Percentage of Household Income

	Douglas County	East Wenatchee
Less than 15.0 percent	16.2	8.1
15.0 to 19.9 percent	13.1	12.8
20.0 to 24.9 percent	19.8	20.1
25.0 to 29.9 percent	14.4	18.1
30.0 to 34.9 percent	6.3	5.9
35.0 percent or more	30.1	35

Source ACS 2014-2018

Table 4.11 Fair Market Rents – Chelan and Douglas Counties

Unit Size	2012	2019
1 Bedroom	\$ 577	\$742
2 Bedroom	\$ 729	\$981
3 Bedroom	\$ 983	\$1,326
4 Bedroom	\$ 1,132	\$1,405

HUD FMR for Chelan Douglas Counties including the East Wenatchee/Wenatchee MSA

LAND USE AND HOUSING

The Housing Element within the Comprehensive Plan is closely tied to the Land Use Element. The land use element designates the proposed general distribution and location of the uses of land; one of which is housing. Conversely, the Housing Element provides guidance on the types and densities of housing to meet the needs of the community.

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

The Land Use Element provides for a variety of housing types and densities within the residential designations and provides opportunities for mixed-uses where high density housing and commercial uses can co-exist. In keeping with historic trends and to ensure the availability of housing at varying affordability levels; the land capacity analysis shows an 83% designation for single-family and 17% for multi-family. Policies in the plan recommend densities from 8 to 10 dwelling units per acre for single-family and a range of up to 15 to 30 dwelling units per acre for multi-family and mixed use designations. Policies have also been included to encourage infill development, increased density, and affordable housing to meet the needs of the community.

Beyond the connection between land use and housing policies, the Land Use Element ensures that there is adequate land area available to provide for the housing needs related to the twenty year population projection. The availability of land is a crucial factor in housing costs. The Land Use Element projects population growth out to the year 2040. The Land Capacity Analysis is found in Land Use Chapter of the Greater East Wenatchee Area Comprehensive Plan. Sufficient land has been allocated for a range of housing needs and life styles within the Land Use Element of the Comprehensive Plan. This equilibrium will work as a hedge against high housing costs, and thereby somewhat contain the current housing affordability gap.

GOALS AND POLICIES

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

GOALS:

- 1. To provide for a sufficient number of safe, attractive and affordable residences for people of all income levels.**
- 2. To maintain quality of life in residential neighborhoods by protecting residential properties from excessive noise, visual, air and water pollution.**
- 3. To provide for a variety of housing types and densities to ensure a range of affordable housing options for all segments of the community.**
- 4. To provide opportunities for a mixture of commercial and residential land uses developed in a coordinated and complimentary manner in designated mixed use areas.**
- 5. To ensure that public facilities and infrastructure are available to support development at urban densities in advance of or concurrent with development.**

POLICIES

- H-1 Require residential development at urban densities to locate within urban growth areas consistent with the comprehensive plan. If the property is located outside of the service district boundary of a utility, annexation into the service district must occur prior to development of the property.
- H-2 Provide flexibility in the development regulations to encourage infill development that is compatible with the character of the existing neighborhood and is adequately served by public facilities and services.
- H-3 Develop design standards that provide a transition between residential uses and high intensity commercial or industrial developments.
- H-4 Apply consistent standards in residential development to preserve residential character.

- H-5 Establish standards and an enforcement process to ensure maintenance of vacant and developed lots in a clean and safe condition.
- H-6 Require the construction of sound, safe, and sanitary dwelling units.
- H-7 Use the following criteria for the establishment of residential densities:
 - a. Adjacent to commercial development, residential development should range from 15 to 30 dwelling units per acre and may include mixed-use type projects.
 - b. Adjacent to the existing single-family districts, densities should range from 8 to 20 dwelling units per acre.
- H-8 Provide for multi-family densities near major activity centers, parks, commercial, and business centers, that are adequately serviced by transportation systems and utilities.
- H-9 Design of development in or near shoreline areas must be consistent with the Shoreline Master Plan.
- H-10 Provide standards for cluster style development that ensures adequate provisions are made for open space and traffic circulation.
- H-11 Provide incentives and opportunities for choices of housing types, styles, quantities and innovative design including accessory dwellings and cottage style housing in residential neighborhoods.
- H-12 Development standards must address efficient transportation networks and multi-modal opportunities for new development requiring the extension of existing streets into and through developments and the provision of sidewalks and trails for non-motorized modes of transportation.
- H-13 New residential development in the urban growth area must be concurrently served by a full range of urban governmental services. The City and County should designate phasing of development areas not currently served by sanitary sewer. On-site sewage disposal systems are a temporary option that should only be available to properties located within these phasing areas in the UGA when the developer:
 - a) Executes a formal development agreement, recorded and binding upon the property, providing a financial guarantee to pay for the extension of sanitary sewer with the creation of a utility local improvement district or other funding mechanisms;
 - b) Installs “Dry lines” for centralized public collection at the time of development to facilitate eventual connection to sanitary sewer;
 - c) Guarantees connection to the sanitary sewer at the time a main line is extended to service the property by recording a binding agreement on the title of each lot or dwelling unit created requiring sewer connection, at the property owner’s sole expense, when the main line is installed to service the property; and

- d) Designs and builds the project in a manner that locates the homes and other uses on the property to facilitate infill development when the land area needed for the on-site septic system is no longer necessary;
 - e) Includes a plan to ensure that sewer service is provided within a reasonable period of time.
- H-14 Promote the construction of affordable housing to meet the needs of all economic segments of the population by establishing incentives in development standards that will increase the production of low and moderate priced housing by private and public sector housing providers.
 - H-15 Encourage and support programs that provide low cost housing for permanent, seasonal, and retirement residents of the area.
 - H-16 Provide flexibility in development regulations to encourage the provision of housing for low- and very – low income households and for special needs populations, such as senior citizens, physically challenged, assisted living facilities, nursing home care, congregate care, emergency shelters, or supervised environments.
 - H-17 Encourage and support the development of residential support uses such as day care facilities throughout the community.
 - H-18 Encourage the rehabilitation of aging housing stock.
 - H-19 Work with other local jurisdictions and housing providers to identify housing needs in the planning area; and develop strategies to provide for those needs.
 - H-20 Provide opportunities and incentives for individual property owners to meet the housing needs of migrant agricultural workers.
 - H-21 Residential development must meet the net density targets of 8 dwelling units per acre for single-family and 12 dwelling units per acre for multi-family. Net density does not include land set aside for public facilities, recreation, or critical areas.
 - H-22 Development of residential uses within any of the protection zones identified in conjunction with Pangborn Memorial Airport must consider the proximity to the airport and will be required to comply with any height limitations and should consider additional insulation from sound from the airport operations and overhead flights.
 - H-23 Develop a program to retrofit existing neighborhoods with the addition of sidewalks and street illumination.
 - H-24 Ensure that new developments provide adequate street illumination.
 - H-25 Adopt zoning, subdivision and design regulations to guide and facilitate development of mixed-use projects adjacent to and within commercial designations.

HOUSING ASSISTANCE PROGRAMS

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

Douglas County Regional Affordable Housing Program Fund

Douglas County and the city of East Wenatchee, along with other cities in the county, collect housing assistance funds annually from the recording of documents. This program was established by the state legislature in 2002 with the passage of the Low-Income Housing Projects Program (SHB 2060). That program authorizes a \$10 surcharge on documents recorded through the County Auditor's Office for the purpose of providing funds for housing programs for extremely low and very low-income persons.

Douglas County and the cities of Bridgeport, Rock Island, Mansfield, Waterville, and East Wenatchee pooled these funds and created the "Douglas County Regional Affordable Housing Program Fund". The funds are awarded on a biannual basis depending upon the level of funding available. The Douglas County Regional Council is the entity that makes recommendation to the County Commissioners for the award of the funds. This Regional Council is made up of the mayors of each city and the three county commissioners.

Community Development Block Grant Program

The city of East Wenatchee is an entitlement community under Title 1 of the Housing and Community Development Act of 1974 and is eligible to receive Community Development Block Grant (CDBG) Program funds annually from the U.S. Department of Housing and Urban Development (HUD). This eligibility is due to the designation of the Wenatchee area as an urbanized area as a result of the 2000 Census. HUD provides guidance for the use of these funds by establishing three broad goals that entitlement communities must pursue with their allocations:

- ◆ Ensuring that the community's low- and moderate-income residents have access to decent and affordable housing
- ◆ Ensuring that the community offers suitable living environments
- ◆ Expanding economic opportunities for the community's low- and moderate-income residents

The City completed a *Community Development & Housing Consolidated Plan* in 2015 that provides the guidance for the use of the funds for a five-year period. Each year an Annual Action Plan is completed allocating the funds for specific projects based upon the goals and objectives contained in the Consolidated Plan.

The City annually receives approximately \$100,000 per year. A portion of the funds have been allocated for housing assistance programs. However, the majority of the funds have been designated for sidewalk projects in low- and moderate-income neighborhoods. The City Council determined that this was the best use of the funds since it would improve the living environment in the community's neighborhoods.

State Housing Programs

Washington State Housing Finance Commission

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

WA State Department of Commerce (Commerce)

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

Tax Exempt Revenue Bonds

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

Federal Housing Programs

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

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

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

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

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

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

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

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

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

CHAPTER 5

OPEN SPACE AND RECREATION

INTRODUCTION

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

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

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

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

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

EXISTING FACILITIES

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

- The Eastmont Community Park is located adjacent to Eastmont High School with access from Grant Road. The 26 acre site provides a variety of sports fields and facilities, trails, playground, an indoor pool and picnic sites.
- Tedford Park is an 11 acre site located adjacent to Grant Elementary School. This facility provides multi-purpose sports fields and a picnic site.
- Kenroy Park is a 5 acre site adjacent to Sterling Middle School. This park includes a skate park as well as two picnic shelters and playground facilities.
- The Pangborn-Herndon Memorial Park is a .5 acre mini park overlooking the Wenatchee River Valley and is located on Grand Avenue in Fancher Heights.

The District also manages one baseball field and one soccer field on 9th Street NE that is owned by the Eastmont School District.

The City of East Wenatchee owns two small open space areas. The Bridge of Friendship Garden which is a pocket park developed in the style of a Japanese Garden and is associated with the Sister City relationship that East Wenatchee has forged with Misawa City, Japan. The City Hall campus grounds also serve as a passive park with benches, a time capsule, and a bus stop with shelter. Ballard Park, at the intersection of Valley Mall Parkway and SR 28, is located on private property but is maintained by the City.

The Apple Capital Recreation Loop Trail is a four mile trail along the Columbia River in East Wenatchee and Douglas County. The trail is located on approximately 174 acres of WSDOT right-of-way and is part of a 10 mile loop with a 2.5 mile extension south to the Rock Island Hydro Park. The Loop Trail is a non-motorized corridor between Wenatchee and East Wenatchee as well as being an important recreational walking, biking, skating and horseback riding. Connections to the trail are provided at selected locations along both sides of the river. WSDOT has transferred ownership of the underlying right of way to the City and County. Maintenance of the Loop Trail is currently provided by the Metropolitan Park District as part of Interlocal agreements with the City and County. Washington State Parks is currently working on a project that will extend the trail system north to Lincoln Rock Park.

The Chelan County PUD owns and manages the 70 acre Kirby Billingsley Hydro Park located at the south end of the UGA along the Columbia River and SR 28. That park includes three baseball/soccer fields, a boat launch and associated parking facility, restrooms, several picnic shelters, and tennis courts.

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

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

EASTMONT METROPOLITAN PARK DISTRICT

Management and ownership of the public parks within the UGA has evolved over the years starting with a County Parks Department, then a recreation service area, and finally the establishment of a metropolitan park district. The District's service area includes the East Wenatchee UGA and Rock Island.

In 2001, the Eastmont Recreation Service Area updated the 1991 plan that was written by Douglas County Parks and Recreation Department. That plan encompasses the facilities in East Wenatchee and Wenatchee. In 2014, the Eastmont Metropolitan Park District adopted an updated Parks and, Recreation Comprehensive Plan.

Rapid growth and increasing demand for recreational opportunities call attention and concern to the dwindling availability of land for future park development and open space. To plan for the recreational needs of the residents of the Greater East Wenatchee Urban Area, the 2014 Plan includes a Park Amenity project list with costs ranging from \$4.5 million to \$8.7 million dollars.

Adoption by Reference. It is the intention of the City and the County to adopt by reference any park, and recreation comprehensive plan updates adopted by the Eastmont Metropolitan Park District.

The following summary is from the 2014 Plan and is provided here as a description of park facilities and service levels.

Park Classifications

Park systems are comprised of several different types of parks, trails, and other amenities. An optimal park system meets the needs of its residents by providing an appropriate combination, distribution, and quantity of park amenities and facilities. The industry accepted classifications below describe the types of parks and other features included in such a system. The park classifications used to describe EMPD facilities in this plan include:

Mini Park

Description: These are small public parks and/or recreation areas that accommodate light to moderate recreational day-use. The standard level of service is one site per 750 residents or 30+/- homes. These mini parks primarily serve neighborhoods within a quarter mile radius.

Base: The following metrics are typical for a mini park:

- Up to 1 acre in size
- Off street access, with no vehicle parking on-site
- Connecting pedestrian/bike systems to the neighborhood

Amenities: Components that may be included in any combination are: gardens, seating areas, scenic overlooks, turf areas, playground equipment and picnic sites.

Current EMPD Mini Parks:

- ◆ Pangborn Herndon Park

Neighborhood Parks

Description: These are medium sized public parks and/or recreation area that accommodate moderate recreational day use, and some programmed activities. Neighborhood Parks primarily service residents who are within a walking distance between ½ and 1 mile.

Base: The following metrics are typical for a neighborhood park:

- 5 to 15 acres of park land
- Access from nearby transportation corridors
- Limited on-site and on-street parking
- Connecting pedestrian/bike systems to the neighborhood

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

Current EMPD Neighborhood Parks:

- ◆ Tedford Park
- ◆ Kenroy Park

Community Parks

Description: Community Parks are medium to large sized public parks and/or recreation area that accommodate regular recreation day-use recreation, both programmed and informal. Community parks typically serve the entire community. The recommended demand standard is 1.45 acres per 1,000 residents. Community parks typically serve a three mile radius.

Base: The following metrics are typical for a community park:

- 30-50 acres depending on district size and community need
- Arterial road access as needed to serve the entire community
- Adequate on-site parking supplemented by on-street parking
- Connecting pedestrian/bike systems to the neighborhood
- Internal path system
- Developed and undeveloped open space

Amenities: Components that may be included in this type of facility include soccer fields, baseball and softball fields, basketball, volleyball and tennis courts, water-related activities, picnic areas and areas for passive recreation use.

Current EMPD Community Parks:

- ◆ Eastmont Community Park

Maps

Three maps extracted from the 2014 Parks and Recreation Comprehensive Plan have been included in this chapter.

Map 1 shows the location of the Existing EMPD Parks.

Map 4 shows the Existing Service Areas by Park Type.

Map 5 shows the Proposed Park Areas

PROPOSED IMPROVEMENTS

The 2014 Parks and Recreation Comprehensive Plan identifies the following planned projects.

Table 5.1 Proposed Improvements

Park Amenity	Cost Estimate Range	Date
Install splash pad/wading pool at an existing EMPD park.	\$100,000 - \$175,000	2017
Renovate/upgrade playground at Eastmont Community Park Design to include equipment for a variety of age groups, increase safety, and add shade.	\$150,000 - \$200,000	2017
Expand and/or add skate park facilities.	\$155,000 - \$245,000	2018
Add dog park in an existing or future EMPD park.	\$40,000 - \$60,000	2018
Add Recreation/Community Center to Eastmont Community Park.	\$4 million - \$8 million	2019

OPEN SPACE/RECREATION --- GOALS AND POLICIES

GOAL:

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

POLICIES

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

- OS-2 Acquire and develop parks to meet the needs of the community and recreational visitors. Utilize public land close to prospective users and equitably distributed throughout the community to the greatest extent possible.
- OS-3 Provide a variety of programs and services that serve the general population of the community, as well as meeting the special needs of youth, seniors and the physically challenged.
- OS-4 Provide quality public parks and recreation opportunities for all residents; while pursuing enterprising recreation activities which may capitalize on revenue generating recreation methods.
- OS-5 Support a region wide park and recreation plan.
- OS-6 Provide adequate access for vehicles and pedestrians to public recreational areas as appropriate.
- OS-7 Provide a mechanism for stabilized long term funding of park operations, maintenance, and services.
- OS-8 Actively seek funding from a variety of public and private sources to implement a park and open space capital financing program.
- OS-9 Seek out and encourage participation in revenue generating recreation activities which are attractive to the area visitor or tourist.
- OS-10 Develop Level of Service Standards based on current population information and trends.
- OS-11 Identify types, quantities, and associated criteria of facilities needed and proposed candidate sites.
- OS-12 Provide land use and transportation planning which supports the candidate sites.
- OS-13 Locate recreational trails on existing or proposed public lands such as utility easements, storm drainage facilities, or irrigation ditches.
- OS-14 Seek private dedication of land for parks and open spaces through a variety of methods, including purchases, donations, easements, and through the development review process.
- OS 15 The city and county should consider providing density bonuses for developments that provide open space and recreational facilities that are available for public use.
- OS-15 Public recreational areas should be located on public land which is readily accessible and designated for public access via existing roads or where roads can be reasonable extended to access the site. It should be located close to its prospective users and accessible to living areas by pedestrian walkways.
- OS-16 Investigate locating an athletic field in the vicinity of 32nd and Empire.

OS-18 The city and county supplement this chapter of the comprehensive plan, with the Eastmont Metropolitan Park District “Parks and Recreation Comprehensive Plan”.

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

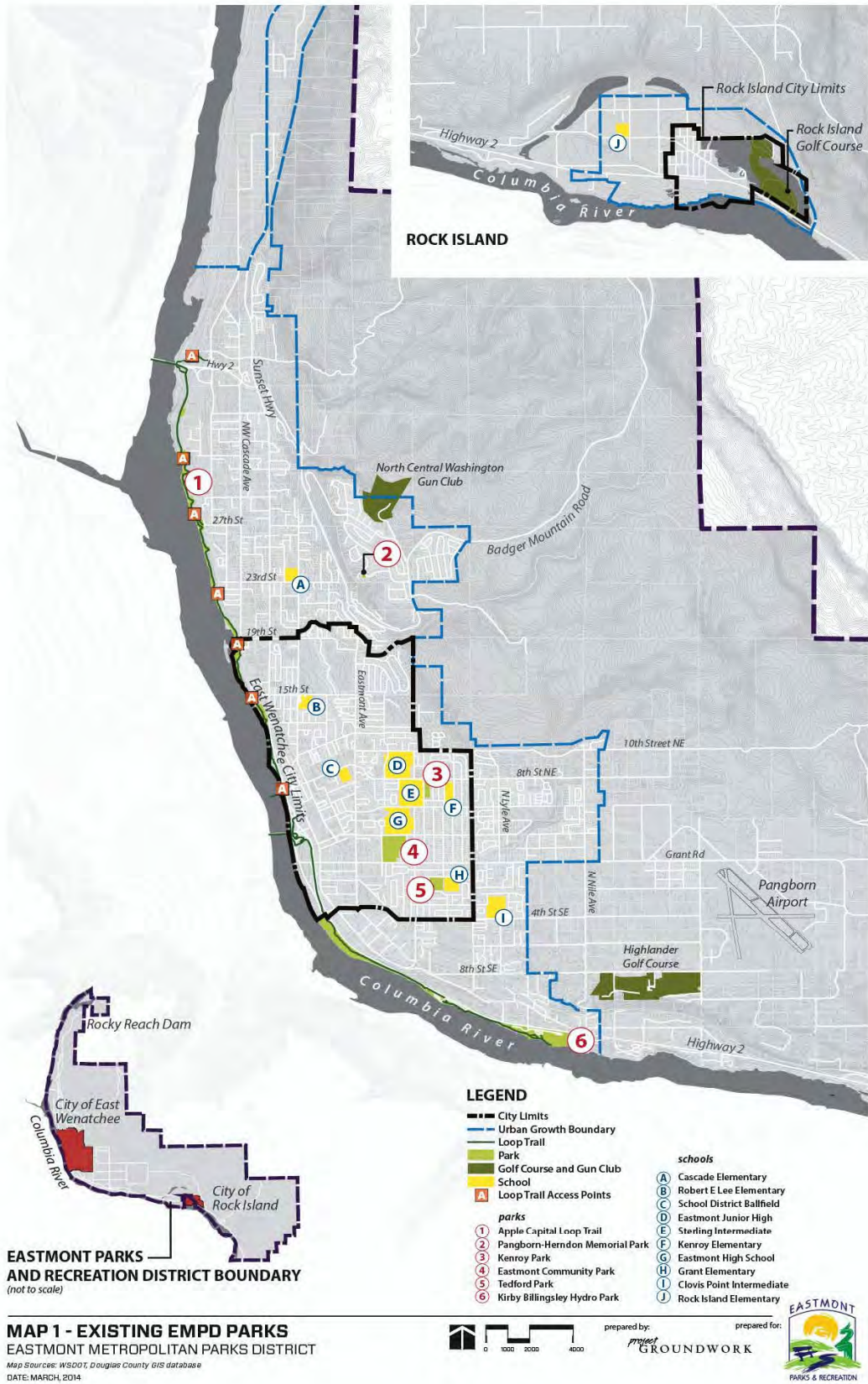
OS-19 Provide a coordinated and connected system of open space throughout the planning area.

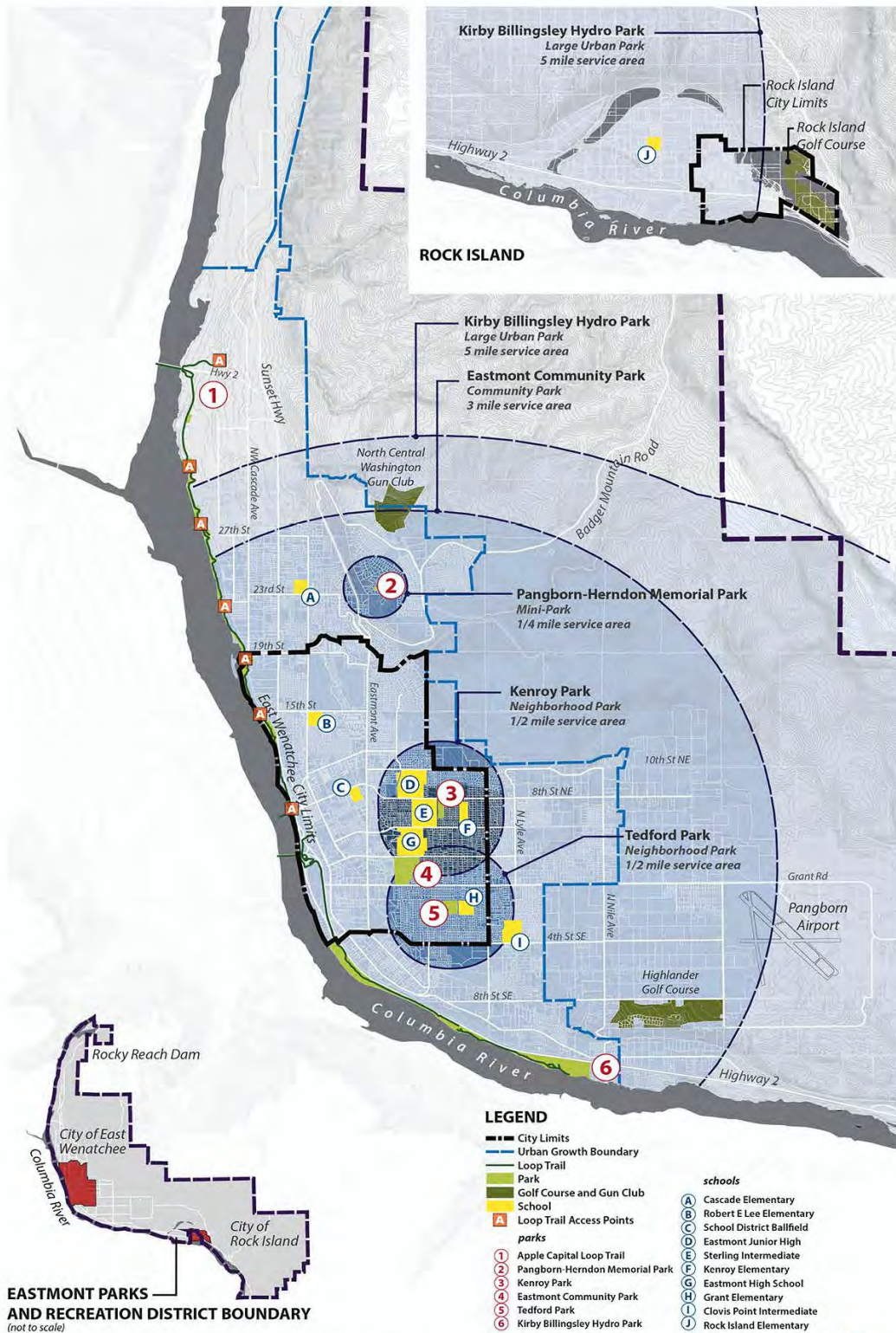
OS-20 Locate major parks and large open spaces to take advantage of natural processes (e.g. wetlands and drainage) and unusual landscape features (e.g. cliffs and bluffs) and to provide a variety of outdoor activities.

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

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

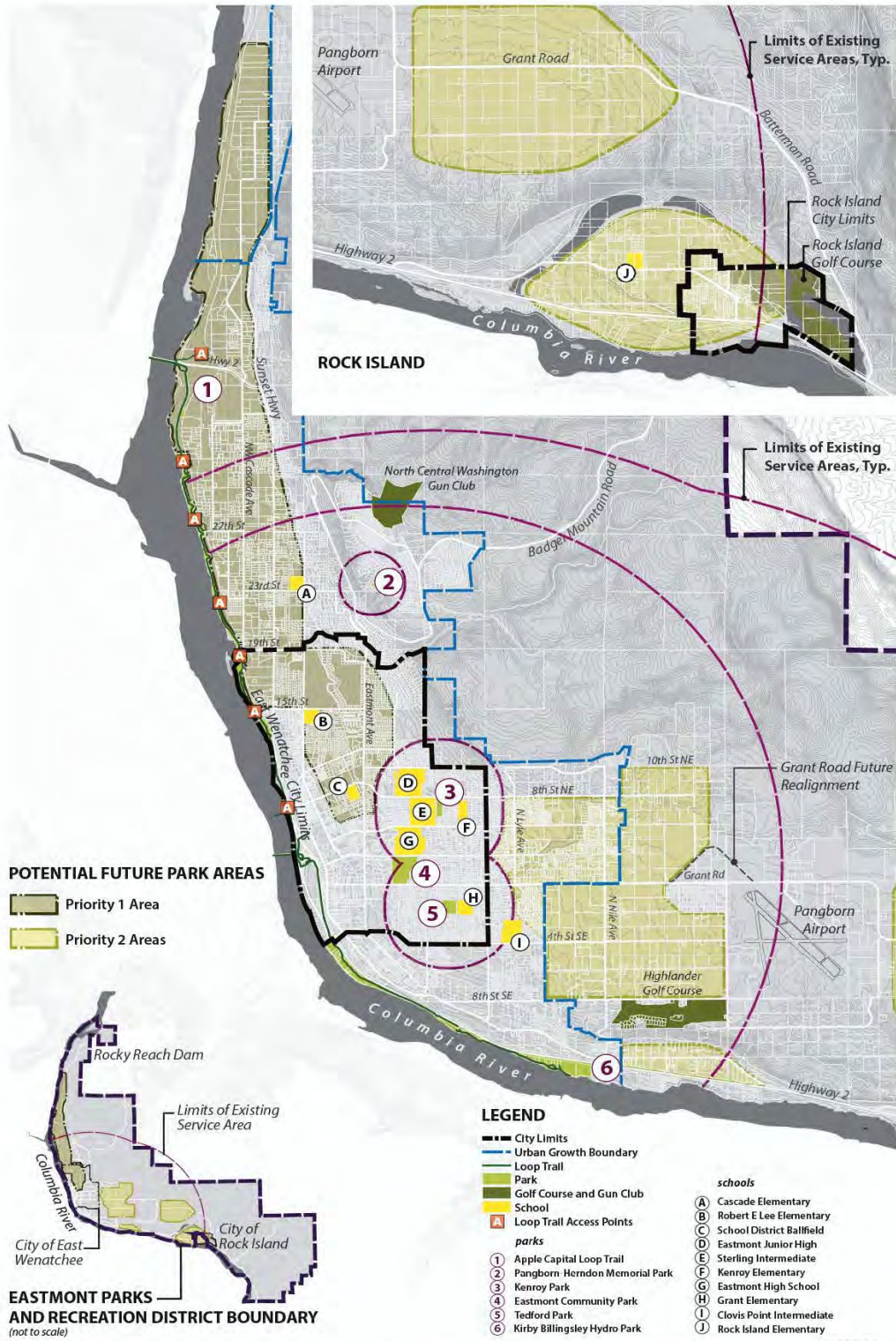
OS-23 Provide incentives for developers to link neighborhood and community parks with open space.





MAP 4 - EXISTING SERVICE AREAS BY PARK TYPE
EASTMONT PARKS AND RECREATION
Map Sources: WSDOT, Douglas County GIS database
DATE: March, 2014

prepared by: **project GROUNDWORK** prepared for: **EASTMONT PARKS & RECREATION**



MAP 5 - PROPOSED PARK AREAS
EASTMONT PARKS AND RECREATION
Map Sources: WSDOT, Douglas County GIS database
DATE: March, 2014



prepared by: **PROJECT GROUNDWORK**



CHAPTER 6

CAPITAL FACILITIES

INTRODUCTION

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

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

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

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

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

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

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

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

and re-assess the county's debt capacity. This financial plan also provides an important "reality check" for the vision of the comprehensive plan.

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

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

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

The City of East Wenatchee partnered with Douglas County, the East Wenatchee Water District, the Douglas County Sewer District, the Port of Douglas County, and the Pangborn Memorial Airport Governing Board to prepare a Combined Capital Facilities Plan for the existing and proposed urban growth area. The efforts also included coordination with the Eastmont Metropolitan Park District, the Douglas PUD, and the Eastmont School District.

The planning area was divided into 5 Focus Areas. The capacity of the existing infrastructure was analyzed and various recommendations proposed to improve the systems to serve existing and proposed growth in each of the Focus Areas. That discussion will not be duplicated here. The results of that effort are included as Appendix B to this document.

OTHER PUBLIC FACILITIES AND SERVICE PLANS

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

Douglas County Capital Facilities Plan, Adopted November 28, 1995 and amendments through 2009.

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

East Wenatchee Capital Facilities Plan, Revised 2010.

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

Park and Recreation Comprehensive Plan. Eastmont Metropolitan Park District, 2014

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

East Wenatchee Water District, 2014 Comprehensive Water System Plan.

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

Douglas County Comprehensive Flood Hazard Management Plan, March 1995

Eastmont School District Capital Facilities Plan

Pangborn Memorial Airport – Airport Master Plan, Ports of Chelan and Douglas Counties, April 2004.

Greater Wenatchee Bicycle Master Plan, Wenatchee Valley Transportation Council, May 2013

EXISTING CONDITIONS AND FUTURE NEEDS

DOMESTIC WATER

The East Wenatchee Water District provides domestic water service to the Greater East Wenatchee Area from north of Baker’s Flat to past the Pangborn Memorial Airport including urban and rural areas. The East Wenatchee Water District's (EWWD) boundary currently includes most areas within the Urban Area Boundary. The area east and south of Canyon Hills is located outside the service district boundary. The current District service area map is included in the Utility chapter that follows this chapter.

The following information was taken from the *2014 East Wenatchee Water District Water System Plan*.

All of the existing water supply is produced from the Wenatchee Regional Water System (Regional Water System) located north of the District adjacent to the Rocky Reach Dam. The District abandoned several of its wells (Nos. 2A, 2B, 2C, 3, and 6). Well Nos. 4, 5, and 7 were transferred to the Regional Water System and are intended only for backup emergency supply. The District obtains all of its water through the Regional Supply Station built in 2001.

The system is owned jointly by the City of Wenatchee, Chelan County Public Utility District No. 1 (PUD), and the District. The Regional Water System source consists of

four groundwater wells with installed capacity of approximately 7.2, 11.7, 14.0 and 14.0, million gallons per day (MGD). The City of Wenatchee operates the Regional Water System wells and manages all source water quality requirements.

The Regional Supply Station pumps directly into the 965 Pressure Zone. The upper zones (1292, 1494, 1594, and 1768) are supplied by 5 booster stations and 11 reservoirs. The Reservoirs contain approximate usable storage capacity of 7.6 million gallons. There are also two large pressure reduced zones (1170 and 1350) served by numerous pressure reducing stations. The distribution system contains 190 miles of pipelines with approximately 55 percent being ductile iron and 43 percent being steel. Approximately 40 percent of the piping is more than 40 years old.

The evaluation of a water distribution system is based on providing a level of service consistent with the DOH regulations, the Federal Safe Drinking Water Act, and local District resolutions and policies. The system is evaluated based on its ability to meet current demands of the existing land use and future demands based on the City of East Wenatchee (City) and Douglas County (County) Land Use Plans, prepared in accordance with the requirements of the Growth Management Act. Forecast of future demands is based on current demand characteristics. Level of service is identified based on DOH regulations and the local ordinances setting requirements for fire flow in each land use classification as well as specific requirements for fire flow to existing buildings. Evaluation of the system was conducted using computer simulations to identify the ability to meet the level of service based on both current and future system demands.

To evaluate the water system, the current Comprehensive Land Use Plans and population data was used to calculate future water demand. A computer model of the District's water system was used to simulate future demands to evaluate whether the system could handle future conditions. The computer analysis was used to assist in identifying issues within the system and recommending improvements to address them.

The District currently serves approximately 9,400 customers, over 90% of which are residential. Other uses include commercial, institutional and industrial. Current water use is approximately 3.3 MGD for average day demand and 5.8 MGD for maximum day demand. Unaccounted-for water, which may include leaks, under-recording meters and possible illegal connections, totals approximately 9% of system demand.

The service area of the District is comprised of both rural and urban areas. The service area extends outside the Urban Growth Area (UGA). For those areas outside of the UGA, the District has adopted a rural service standard which is to provide domestic water service without fire flow capability. Within the UGA, the District has adopted service policies consistent with the type and character of the land use. However, there are areas within the UGA that the District cannot currently meet the desired service levels for both the existing and planned land uses without construction of additional water system improvements. For those areas, the District has identified the required capital improvements necessary to provide the level of

service and has prioritized these improvements within its financial capabilities. The Greater East Wenatchee Area Plan anticipates a development of larger portions of the vacant (agricultural) lands over the next 20 years. It is anticipated that the service population will increase from a 2012 population of 32,500 to 41,800 by the year 2030, or roughly 1.3 percent per year. The expected time frame for the full development of the service area is beyond the 20-year planning horizon.

There is a significant amount of land in the District that has very little domestic water use. Undeveloped or underdeveloped land accounts for 5,600 acres, or almost 40% of the total land area within the current service area. Much of this land is currently used for commercial agriculture, or is vacant. The future service area is set by contract with the Regional Water System and encompasses another 4,000 acres.

The District is a growing system with recent increases in service connections of approximately 1 percent per year. This is a significant drop from prior growth rates of 3 to 4 percent, but growth is expected to increase slightly as the economy improves. Because of this growth, it is inevitable that portions of the District's system will reach their maximum capacity within the 6-and 20-year planning periods.

The evaluation of the water system has identified four classifications of issues relating to transmission, storage, pumping capacity and distribution system capacity. Many of these issues are the result of land use changes to older areas of the District as the areas have converted from rural to urban service. Other issues result from rapid growth in outlying areas and the need to serve those new customers. The District has aggressively constructed new pumping capacity to supply those needs, but only two new reservoirs have been built in the last 25 years.

The projected growth in demand of approximately 30 percent within the service area over the next 20 years will impact the ability of the system to supply its customers. As a result of the evaluation of the water system to meet both current and future demands, the following issues have been identified.

- Transmission**
- Storage**
- Pumping Capacity**
- Distribution System Capacity**

RECOMMENDED IMPROVEMENTS – 6 YEAR

Transmission Improvements

Extend the 24-inch transmission main from 19th Street NE to 9th Street NE to provide adequate hydraulic balance between the 15th Street and Pearcot Reservoir sites, improve supply capacity and reduce north-end pressure. Improve transmission along South Nile Avenue if the City of East Wenatchee adopts the proposed UGA expansion.

Storage Improvements

Adjust the District's storage nesting policy to show adequate storage in the 965S Zone. Construct a 2.0 million-gallon (MG) reservoir in the 1292 Zone.

Construct storage in the 1592 and/or 1768 Zones to allow future growth, though these projects may require developer funding.

Pumping Improvements

Construct a new pump station to supply the 1592 and 1768. Preferred location would be adjacent to the 10th Street Reservoirs to maximize hydraulic balance and promote redundancy. It is expected that this station will be paid for by local development. Depending on development in the 1494 zone, it may be necessary to provide pumping capacity for fire supply, which is expected to be paid for by local development.

Distribution Main Improvements

The District will continue the current policy of setting aside \$150,000 per year for replacing old and failing mains. The Plan also identifies a series of main improvements necessary to serve the anticipated new growth within the service area. These unfunded improvements are anticipated to be constructed as developer funded extensions, as part of providing service to currently un-served areas.

Estimated Capital Improvement Plan Costs

The 6-year Capital Improvement Plan (CIP) includes all of the improvements recommended within the initial 6-year plan. These improvements were prioritized by the District to correct existing issues and correspond with other infrastructure projects to make best use of cost sharing and minimize impact to the public. The estimated costs based on 2013 construction estimates for the following 6 years are as follows.

Table 6.1 Estimated Costs

<i>Projected Year</i>	<i>Cost Estimate</i>
2014	\$ 1,500,000
2015	\$ 4,000,000
2016	\$ 4,200,000
2017	\$ 2,200,000
2018	\$ 5,100,000
2019	\$ 7,000,000
Developer	\$ 11,000,000

There is also potentially an additional \$10,000,000 in projects that would be initiated in conjunction with publicly funded road construction or improvement projects. Many of those projects are on local transportation improvement programs but do not currently have no funding. The District will coordinate closely with the City and County to anticipate road construction projects.

SANITARY SEWER

The Douglas County Sewer District provides sanitary sewer service within the Greater East Wenatchee Urban Area. They own and operate the only sanitary sewer plant that serves this area. The boundary of the Sewer District encompasses the entire City of

East Wenatchee and areas immediately outside the city limits; however it does not include the entire East Wenatchee Urban Growth Area. According to the 2006 General Sewer Plan, the existing District service area included 5,430 acres or approximately 63% of the urban growth area. Sanitary sewer services were provided to approximately 3,400 acres or 63% of their service area and less than 44% of the urban growth area. Over the past few years there have been several annexations that have increased the service area of the District. The current District service area map is included in the Utility chapter that follows this chapter. The expansion of the UGA increases the land outside of the District's service area boundary by over 700 acres. The current District service area map is included in the Utility chapter that follows this chapter.

The District is in the process of updating their General Sewer Plan and has completed a rate study.

The sanitary sewer system includes the main plant located between SR 28 and the Columbia River and a series of 10 existing lift stations. Increased capacity in several of the lift stations will be necessary to accommodate existing non-served areas and areas proposed for growth. There will also need to be additional lift stations built to serve some of the existing and expanded UGA properties. The Combined Capital Facilities Plan identified two lift stations to serve the properties south of 8th Street near the alignment of S. Kentucky Avenue, one to serve the area south of SR 28 near Nile Avenue and one at the end of 15th St. NW.

LIBRARY

There is one library in the Greater East Wenatchee Area. That library is located in the East Wenatchee City Hall Building. Library services are provided by the North Central Regional Library System. Tax payers in the city and the county contribute to the District. The District's headquarters library is located in the City of Wenatchee. Libraries are also located in Cashmere, Entiat, Leavenworth, Waterville, Chelan and Bridgeport. The regional library system provides the books and the staff. The cities provide the space. An important service provided by the library system is the inter-library loan service and mail order

PUBLIC SCHOOLS

The East Wenatchee Urban Area public education services are provided by the Eastmont School District. Eastmont became a district of the first class on July 1, 1968. There are a total of nine schools within the District.

- Eastmont High School
- Eastmont Junior High School
- Clovis Point Intermediate School
- Sterling Middle School
- Ulysses S. Grant Elementary School
- Cascade Elementary School

- Robert E. Lee Elementary School
- Kenroy Elementary School
- Rock Island Elementary School

All of the schools except Rock Island Elementary School are located within the East Wenatchee UGA. The District also owns property on Fancher Heights that may be needed for a future elementary school.

The Eastmont Junior High School and Clovis Point Intermediate School are fairly new buildings. Over the past few years, the District has made major improvements to the Eastmont High School, Sterling Middle School, and the Ulysses S. Grant Elementary School. The District maintains its facilities and has been very successful in obtaining funding from grant sources and the tax payers for building improvements.

PARKS

Eastmont Metropolitan Park District (EMPD) In 2004, the Eastmont Metropolitan Park District was formed to better meet the park and recreation needs of the urban area. Rapid growth and increasing demand for recreational opportunities call attention and concern to the dwindling availability of land for future park development and open space. In order to plan for the recreational needs of the residents of the Greater East Wenatchee Area, several proposals have been made in the 2014 EMPD Park, and Recreation Comprehensive Plan. Please see Chapter 5 Open Space and Recreation for a more detailed description of the Park District services and facilities.

ESSENTIAL PUBLIC FACILITIES

Essential Public Facilities goals, policies and process for their designations are set forth in the 2012 Douglas County Countywide Comprehensive Plan and are adopted by this reference for use in the Greater East Wenatchee Area Comprehensive Plan.

CAPITAL FACILITIES --- GOALS AND POLICIES

GOAL:

Ensure that adequate capital facilities and services are planned, located, designed and maintained in an efficient manner that maximizes the use of existing facilities and promotes orderly compact urban growth and development that is served with a full-range of urban services.

POLICIES

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

CF 2: Encourage the multiple use of capital facilities.

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

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

CF 5: Ensure that capital facility planning is consistent with the comprehensive plan.

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

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

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

CF-9: Plan for and provide capital facility improvements to correct existing deficiencies and to accommodate existing and future needs.

CF-10: The city and county should work with the service providers to support and foster efforts to secure grants or other funds to finance improvements and extensions of capital facilities throughout the urban area.

CHAPTER 7 UTILITIES

INTRODUCTION

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

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

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

ELECTRICAL POWER

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

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

TELECOMMUNICATIONS

Frontier and Local Tel provide telephone services to the residents throughout the East Wenatchee Urban Area, as well as to residents in the outlying areas of Douglas County.

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

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

CABLE

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

NATURAL GAS

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

WATER

Water service in the majority of the planning area is provided by the East Wenatchee Water District. Those properties outside of the district's service area receive their water from on-site wells.

The District's water sources are the Regional Well Field, and wells at Kentucky St. and 19th St. The Regional Well Field is located in the planning area in the vicinity of Rocky Reach Dam. The water district is a partner in the regional water supply with the City of Wenatchee and the Chelan County Public Utility District. The regional water system has rights for 40 million gallons per day (mgd). Those water rights were renewed for 20 years in 1998. The District estimates that they have enough water rights for at least 15 years.

IRRIGATION WATER

Two irrigation districts serve the planning area: the Greater Wenatchee Irrigation District and the Wenatchee Reclamation District. The Wenatchee Reclamation District operates

an open-ditch system to provide access to irrigation water. Individual pumps and service lines take the ditch water to individual homes and developments. The Reclamation District does not maintain the individual systems. The Greater Wenatchee Irrigation District uses a forced-main distribution system with its own water source. This District controls and inspects all connections and distribution systems providing service to the ratepayers.

SEWER

Douglas County Sewer District #1 provides sanitary sewer service within the Greater East Wenatchee Area. Those properties not receiving sewer service utilize on-site sewage treatment systems. Developer funded extensions and utility local improvement districts (ULID's) are the predominant methods that the district relies on to expand the system.

The sewer system consists of a collection system and a wastewater treatment facility. The collection system consists of mains, laterals, and lift stations. The wastewater treatment facility is a class III activated sludge plant with a discharge to the Columbia River authorized by a NPDES permit. The current NPDES permit requires that when 85% of capacity is reached for 3 consecutive months, the district must submit a plan and schedule for maintaining capacity. The District is updating their General Sewer Plan.

STORMWATER

Douglas County and the City of East Wenatchee adopted the Douglas County Comprehensive Flood Hazard Management Plan (CFHMP) in 1995 and 1996 respectively. The Plan recommended several potential funding sources to pay for the proposed improvements. One recommendation was that the City and County create stormwater utilities with a fee schedule that could be used for administration, maintenance, and capital improvement projects. The City and County created separate stormwater utilities in 1998 that operate jointly under the umbrella of an Interlocal Agreement. There is a map at the end of this chapter showing the extent of the boundary for the Greater East Wenatchee Stormwater Utility.

The Greater East Wenatchee Stormwater Utilities are funded from service charges collected from developed property within the utilities' boundary. The service charge is based upon an "equivalent service unit" (ESU) of 2,750 sq. ft. of impervious surface area. The utilities have the ability to leverage the service charge revenue to obtain grants and loans to fund projects. The utilities have set up emergency funds as a reserve for significant damage resulting from major storm events.

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

As a result of the 2000 Census, the Wenatchee Valley was declared an urbanized area which includes the cities of Wenatchee, East Wenatchee and Rock Island; Pangborn Airport; and the urban areas surrounding those cities within Douglas County and Chelan County. This designation requires those jurisdictions (except Rock Island) to comply with the National Pollutant Discharge Elimination System (NPDES) Phase II program for their municipal stormwater systems. NPDES is a federal program administered by the Washington State Department of Ecology (DOE). The cities and counties are required to develop a program for stormwater management and adopt standards for development and redevelopment projects as well as the elimination of illicit discharges to stormwater systems. DOE has adopted an Eastern Washington Stormwater Manual to serve as the development standards for Eastern Washington communities subject to NPDES Phase II. Stormwater standards have been adopted by the City and County. The jurisdictions are currently working on a comprehensive stormwater plan that will include the service area of the Greater East Wenatchee Stormwater Utilities

SOLID WASTE

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

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

GOALS AND POLICIES

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

GENERAL POLICIES

- UT 1: State agencies shall accommodate local issues and situations in the development of policies and regulations.
- UT 2: A full range of urban services shall be provided within the entire urban growth area by promoting utility extensions to those areas needing urban services.
- UT 3: Encourage development of vacant properties adjacent to established utility systems, according to the appropriate zoning classification and/or land use designation.
- UT 4: Insure that development provides timely, adequate, and efficient utility systems.
- UT 5: The cost of on-site utility improvements or site preparation for new and redevelopments, such as surface drainage, utilities, and water and sewer systems shall be the responsibility of private enterprise.

- UT 6: Service boundaries within which utility services will be provided must be consistent with the Urban Growth Area Boundary and the Capital Improvement Program.
- UT 7: Facilitate the provision of urban services to all areas in the urban growth area by sizing and locating new services that will efficiently accommodate future service extensions.
- UT 8: Future utility system planning shall be coordinated with the comprehensive plan of the city, county and other planning efforts pertaining to land use, other utilities and other community facilities.
- UT 9: Utility installations and system upgrades must be done in a manner sensitive to the surrounding land uses, as well as environmental and hazard area considerations.
- UT 10: Require the under-grounding of utility wires, where feasible.
- UT 11: Require timely and effective notification of interested utilities of excavation projects to facilitate coordination of private and public utility trenching activities.
- UT 12: Utility structures (e.g. substations, equipment cabinets) in urban areas must design and screen their facilities to insure that they are compatible in bulk and scale with surrounding land uses.

ELECTRICITY

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

- UT 13: Douglas County users shall be the top priority for electric power generated by Douglas County PUD.
- UT 14: Recognize energy facility needs and future demand in the Greater East Wenatchee Area. Ensure that facilities will be properly located to increase effectiveness of the resource, protect the public, health safety and welfare, address land use compatibility, and the environment.
- UT 15: Develop standards and criteria for consideration when locating major types of energy facilities in the County. Energy facilities and associated uses may include a variety of differing energy facilities and needs including: solar, wind, fuel cells, hydroelectric, thermal, waste energy, ethanol, methane, gasification, nuclear and petroleum based facilities. Standards and criteria should address, type, size or scale of development, classes of areas sensitive to differing energy facilities, general layout, principles for assessment of cumulative impacts and public input.

TELECOMMUNICATIONS

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

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

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

SEWER

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

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

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

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

STORMWATER

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

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

UT 22: Provide capital, maintenance, education, and enforcement programs as a function of the stormwater utilities.

UT 23: Design, construct, and maintain stormwater facilities in a manner that minimizes their impact on adjacent neighborhoods and business.

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

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

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

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

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

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

SOLID WASTE

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

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

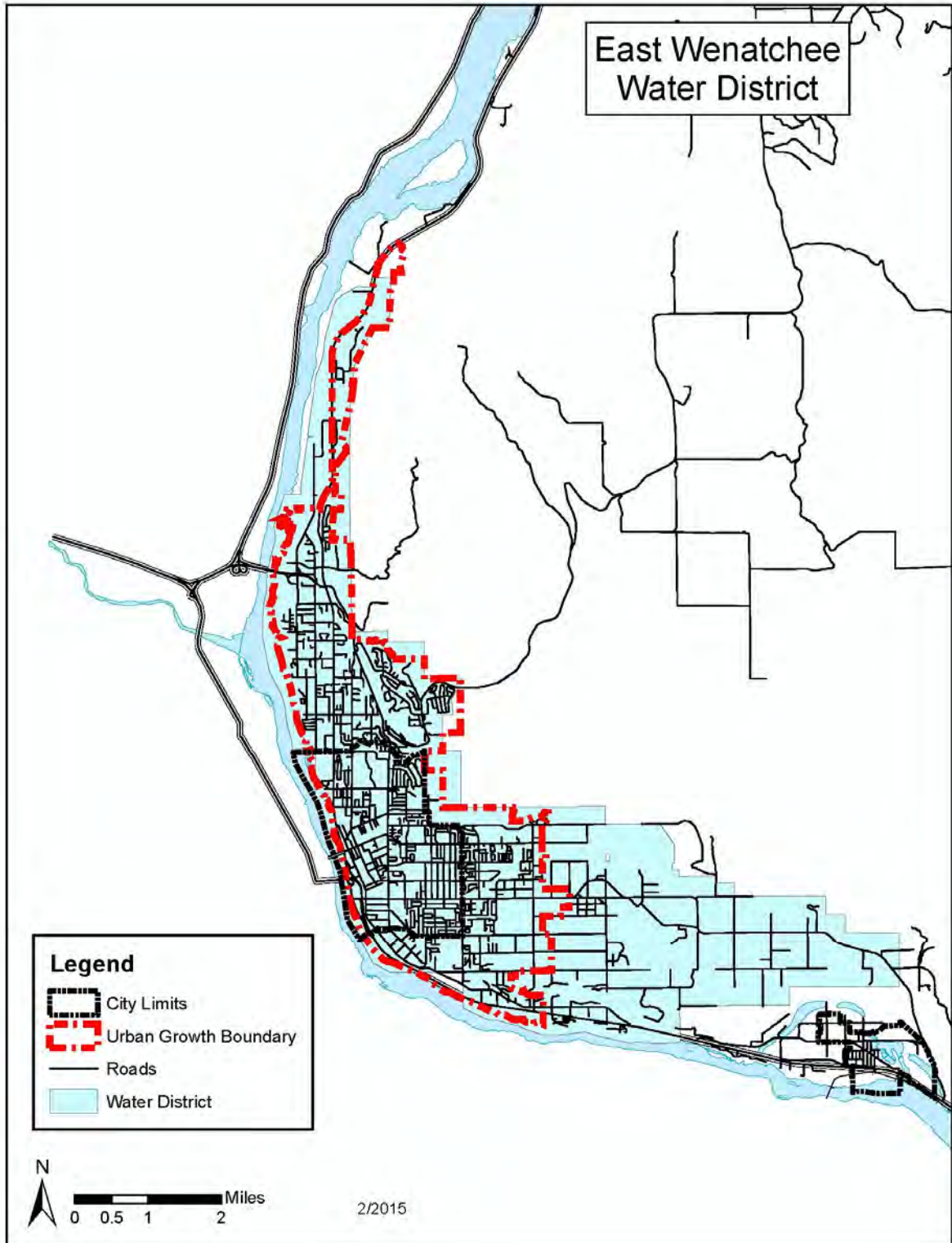
UT 30: Provide opportunities for recycling to the public and commercial haulers at transfer locations.

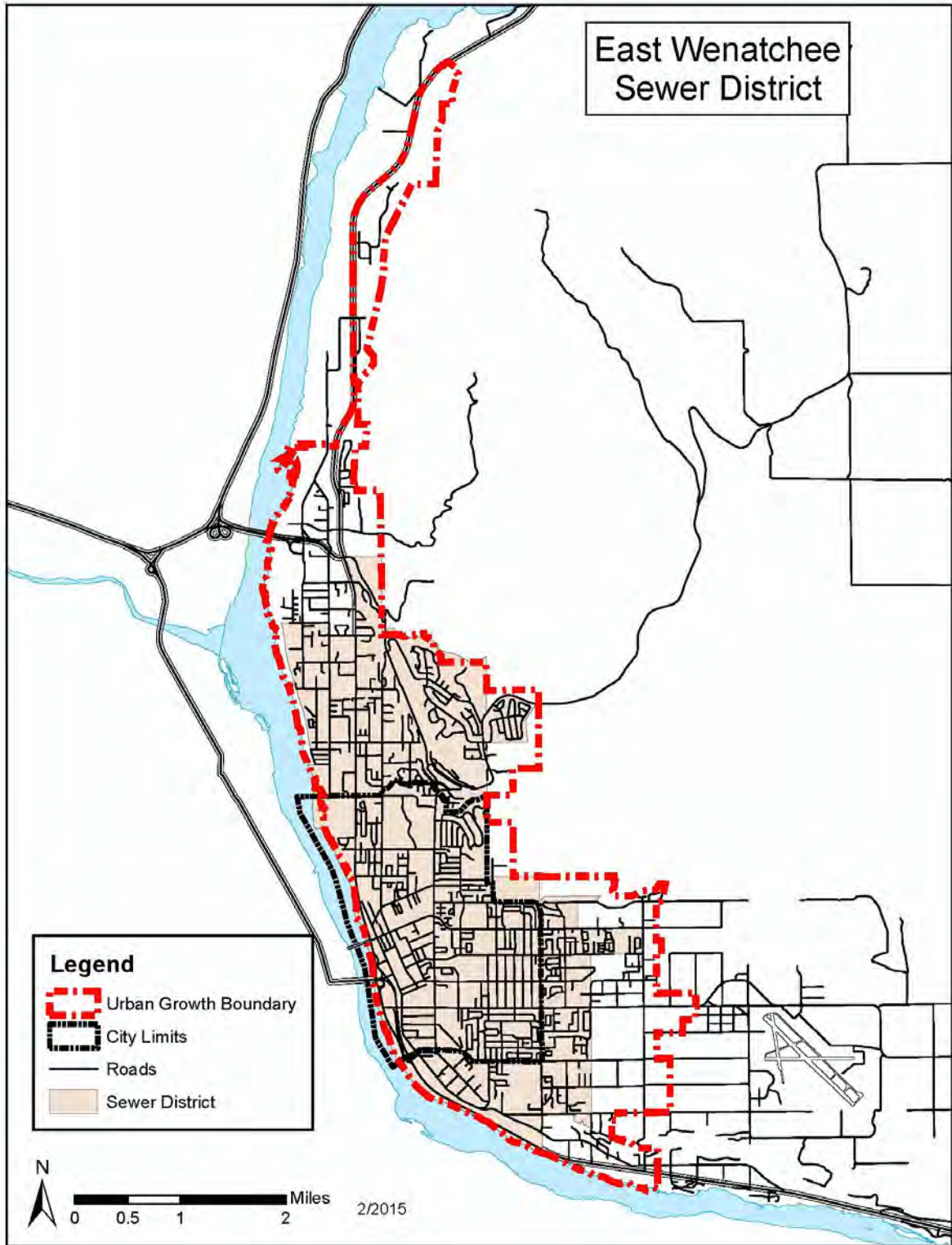
UT 31: Evaluate new technologies for disposal of solid waste.

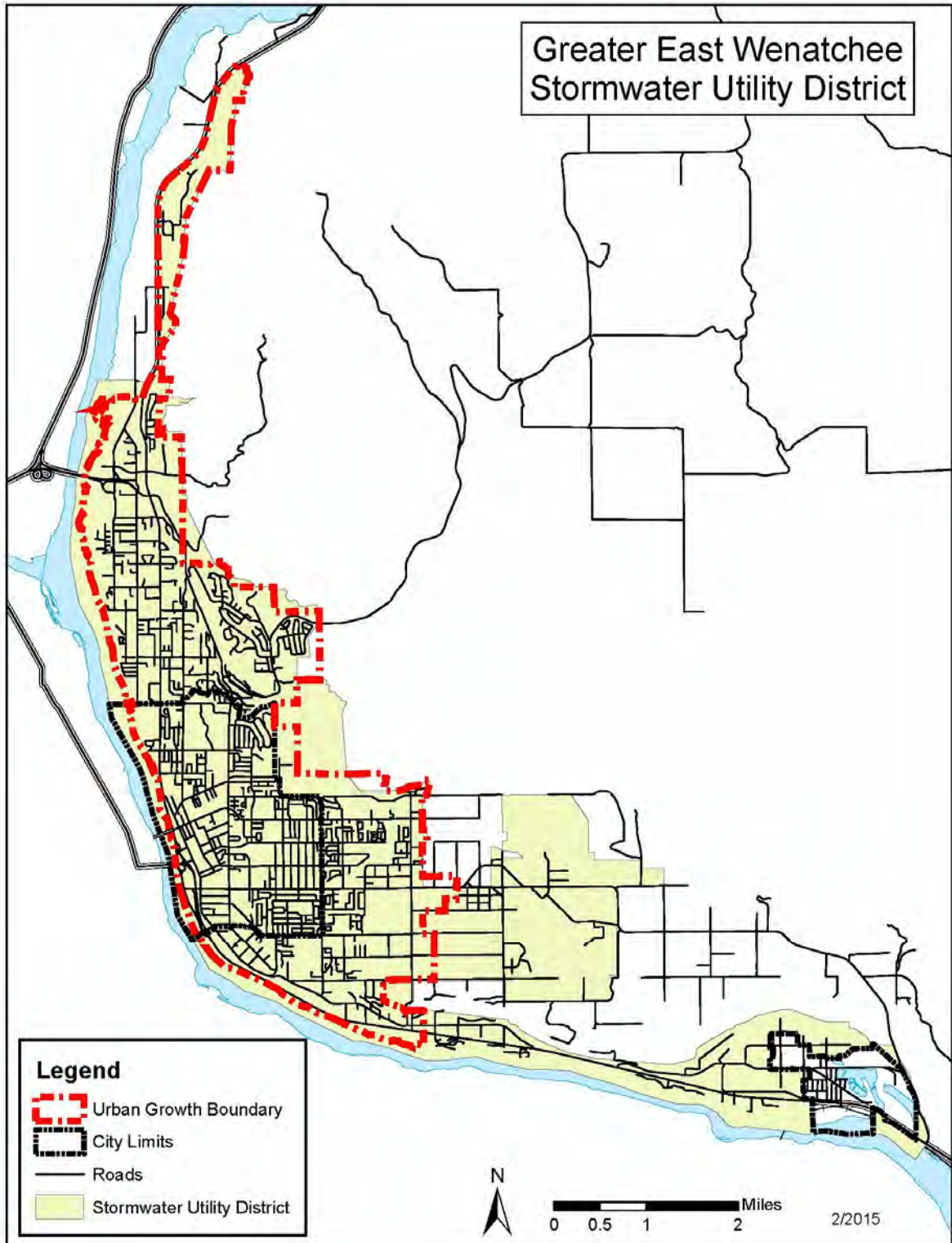
UT 32: Site and design solid waste facilities within the planning area proper considering health and environmental impacts.

STREAMLINING

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







CHAPTER 8 TRANSPORTATION

INTRODUCTION

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

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

The Wenatchee Valley has a long history of multi-jurisdictional coordination in transportation planning. Since 2001 that relationship has been formalized in the creation of a metropolitan planning organization, the Chelan Douglas Transportation Council (CDTC) – formerly known as the Wenatchee Valley Transportation Council. The CDTC is the region's Regional Transportation Planning Organization (RTPO) as well as being the Metropolitan Planning Organization. Members of the CDTC include the cities of East Wenatchee, Wenatchee, Leavenworth, Cashmere, Entiat, Rock Island, Chelan, Bridgeport, Mansfield, and Waterville, Douglas County, Chelan County, the Port of Douglas County, the Port of Chelan County, Link Transit, and Washington State Department of Transportation (WSDOT).

A major component of transportation planning for the Greater East Wenatchee Area is the Transportation Council's *Transportation 2040 – The Regional Transportation Plan for Chelan and Douglas Counties* (Transportation 2040) and other documents that have been adopted by reference in this comprehensive plan. As members of the Transportation Council, all of the major governmental agencies in the region jointly plan for transportation improvements that affect the region. Coordination with adjacent jurisdictions on transportation issues is essential to an efficient regional transportation system.

The Transportation Element addresses all roads located within the planning area including those which are the responsibility of the Washington State Department of Transportation, Douglas County, the City of East Wenatchee and any private roads

currently located or planned to serve future development. This element provides information on existing roadway functional classifications and the level of service standard established for each. This Transportation Element is based upon and consistent with the Transportation 2040 priorities and recommendations.

EXISTING TRANSPORTATION SYSTEM

Roadways - Functional classification system

Classification of streets, roads and highways in the State of Washington is based upon guidelines prepared by the Federal Highway Administration (FHWA) and administered by the Washington State Department of Transportation.

Location

A primary determination of the applicable portions of these Standards that must be used is based on the location of the proposed road or street construction or improvement. In most cases, the following will govern whether rural, urban or city standards will apply.

Rural

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

Urban

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

Function

Public Streets/Roads

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

Private Streets/Roads

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

Functional Classification - General

Rural Classifications

All county roads in rural areas are classified as Rural Local Access, Rural Collector (Major and Minor), Rural Minor Arterial or Rural Major Arterial. New roads and streets and any modifications to existing connector or frontage roads that may be

required as a condition of development approval shall meet the minimum design requirements for rural roads as specified in these Standards. Different standards will apply depending upon the forecasted traffic volumes and functional classification.

Urban Classification

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

Functional Classification – Descriptions

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

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

Minor Arterial– Minor arterials collect and distribute traffic from principal arterials to lesser-classified streets, or allow for traffic to directly access their destination. In urban areas, they serve secondary traffic generators such as community business centers, neighborhood shopping centers, multiple residence areas, and traffic from neighborhood to neighborhood within a community. Urban bus routes generally follow these facilities. Access to land use activities is generally prohibited. Such facilities are usually spaced under two miles apart in urban fringes and in core areas can be spaced 1/8 to 1/2 mile apart. .

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

Local Roads and Streets– All public roads and streets, not otherwise classified as an arterial or collector, comprise the local access system. These roadways primarily

serve local needs for access to adjacent lands, travel over relatively short distances, and connections to collectors or other higher systems. Local urban streets offer the lowest level of mobility and usually contain no bus routes. Service to through traffic movement is deliberately discouraged. Local streets usually account for 65-80 percent of the urban system.

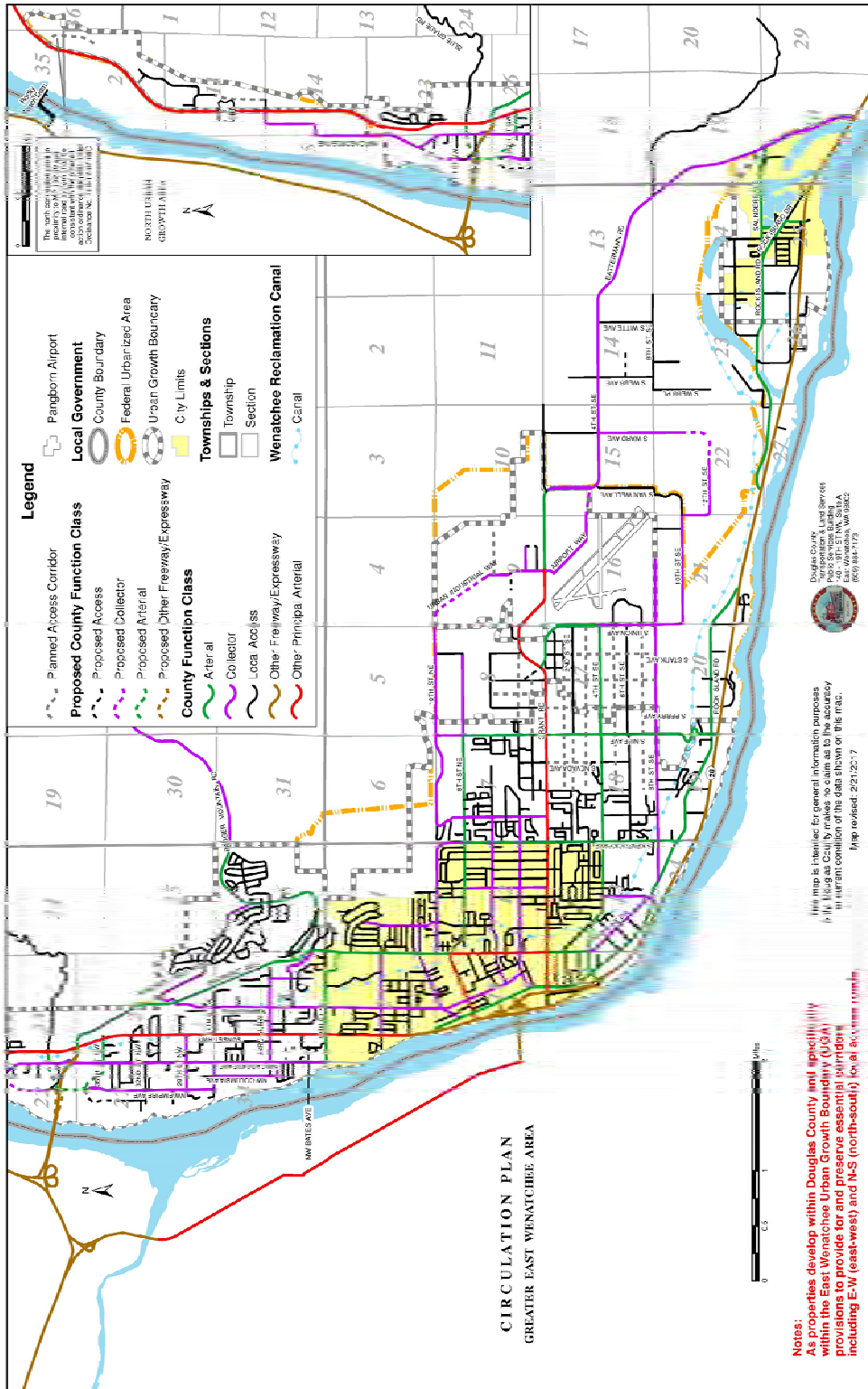
The table below lists the number of miles for each classification and the percentage of the total miles within the East Wenatchee Urban Area for each classification. This includes streets owned and maintained by the city, Douglas County, and WSDOT. There are 10 signalized intersections within the East Wenatchee Urban Area.

Table 8.1 Road Classification Percentages

<i>Classification</i>	<i>Miles</i>	<i>% of Total</i>
Local Access	35.91	64%
Collector	8.04	14%
Minor Arterial	7.82	14%
Principal Arterial	4.03	7%
Total	55.8	

See Figure 8.0 for a Circulation Plan map showing the classification of streets and roads within the East Wenatchee Urban Area. The map also illustrates proposed street alignments.

Figure 8.0 Functional Classification and Circulation Map



Public Transit

The Chelan-Douglas Public Transportation Benefit Area (PTBA), known as Link, is a municipal corporation that began providing public transportation services in late 1991. Link operates throughout Chelan County and most of Douglas County. The Greater East Wenatchee Area is within Link's service area. Currently, 18 routes provide service connecting the region to the East Wenatchee area. Six routes operate directly in the East Wenatchee area providing service to most areas hourly from 6:30 a.m. to 8:00 p.m., Monday through Saturday. Link also provides ADA paratransit services to all areas within $\frac{3}{4}$ mile of Link's fixed routed service, as well as vanpool and ridematch services. All Link buses are equipped (seasonally) with bicycle racks allowing transit users to carry bicycles on busses to complete travel trips.

Nonmotorized Transportation

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

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

Air Transportation

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

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

To accommodate the forecasted growth, improvements have been completed including a new landing system to improve landing reliability and an increase in runway length to accommodate changes to commercial and general aviation operations. The relocation of Grant Road permits the airport to utilize its full-length runway.

Passenger Rail and Rail Freight Facilities

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

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

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

TRANSPORTATION --- GOALS AND POLICIES

GOAL:

- 1. Provide a balanced transportation system that meets the needs of the community by accommodating the movement of people, goods, and services at an optimum level of safety, economy and efficiency.**
- 2. To provide an effective transportation network with adequate capacity to meet the adopted Level of Service (LOS) Standard and the travel demand for the area.**
- 3. Ensure adequate and safe access to property via a system of public and private roads.**
- 4. Ensure that adequate transportation systems are provided to support growth.**

POLICIES

- T-1 Allow major land use changes only when those proposals are consistent with the transportation system plan.
- T-2 Coordinate the planning, construction, and operation of transportation facilities and programs with members of the Metropolitan Planning Organization as well as local utility providers.
- T-3 Develop and maintain a comprehensive transportation system plan, showing roadway classifications, roadway extensions, future facility locations and right-of-way needs.
- T-4 Permanent cul-de-sacs shall only be permitted in situations where it can be demonstrated that the design provides an acceptable level of network circulation and the prohibition of cul-de-sacs creates an unreasonable economic burden.
- T-5 Transportation facility connectivity may necessitate the continuation of road systems to foster the long-range transportation objectives of the county and city. As development occurs, require the extension of dead-end streets which improve access and circulation.

- T-6 As public and private development occurs, ensure that transportation systems improvements have adequate streets, sidewalks and walkways; and are consistent with the transportation and adopted system design.
- T-7 Ensure that current and future developments provide proper, adequate and safe access to the transportation system and facilities.
- Provision for adequate parking must be included for all development
 - Natural and artificial landscaping should be considered in the design of system facilities
 - Traffic calming techniques should be required when there are conflicts between transportation modes.
- T-8 Facilitate mobility for all residents within the Greater East Wenatchee Area; including the elderly and persons with disabilities by providing accessible transportation facilities.
- T-9 Establish urban streetscape design criteria and natural landscape features that are oriented toward pedestrian use and protecting residential neighborhoods from arterial street functions.
- T-10 Encourage the development of a bicycle/walkway system for the City and the East Wenatchee area to allow for non-motorized travel; including linkages to transit routes.
- T-11 Preserve rights-of-way for the future creation of non-motorized travel lanes and trails.
- T-12 Wherever possible, develop pedestrian and bicycle facilities separate from the vehicle travel lanes.
- T-13 Provide safe, well-marked walkways and trails with universal access features between neighborhoods, commercial and employment centers, parks, schools and community facilities.
- T-14 Develop and implement a sidewalk capital improvement and monitoring program to assist with the completion of pedestrian walkway linkages, and inter-modal linkages.
- T-15 Provide incentives to the public to reduce traffic by encouraging the use of flextime and ride sharing, assisting and providing incentives to employers and developers of property, and encouraging the development of transportation information centers at all public places and major employment centers.
- T-16 Design transportation facilities within the Greater East Wenatchee Area that minimize adverse environmental impacts resulting from both their construction and use.
- T-17 Economic and residential growth decisions should be tied to the ability of the existing transportation system to accommodate the increased demand, or new

- transportation facilities should be provided concurrently with the proposed development.
- T-18 Allow land use changes only when proposals are consistent with the adopted transportation level of service standards of the comprehensive plan.
 - T-19 Control the location and spacing of driveways and encourage the development of shared driveways.
 - T-20 Provide suitable ratios of off-street and on-street parking based on land use needs and the design character of each district of the Area.
 - T-21 Maintain a listing of prioritized road improvement needs based on the six-year TIP of the capital facilities element.
 - T-22 Review the adopted levels of service standards on a regular basis for coordination with the capital facilities element and land use element.
 - T-23 Institute financing measures for major circulation elements that fairly distribute the cost between private property owners and the public sector.
 - T-24 All road construction projects shall be designed and constructed in compliance with locally adopted stormwater management standards.
 - T-25 Adopt an official right-of-way map identifying the location of existing right-of-way as well as future right-of-way needs based on the transportation element.
 - T-26 Encourage public transportation-compatible infill development on bypassed vacant parcels in developed areas adjacent to bus routes and stops.
 - T-27 All transit related decisions such as roadway access, projects, and pedestrian linkages shall be consistent with the current adopted LINK service area policies.
 - T-28 Coordinate with LINK to provide public transportation, which is affordable, safe, convenient, clean, comfortable, accessible, well maintained and reliable.
 - T-29 The surface of a road shall not be disturbed for a period of 5 years for a new or overlaid road and 2.5 years for a seal coated road.
 - T-30 Eastmont Avenue between Badger Mountain Road and the US 2/97 – SR 28 intersection is designated a controlled access road. Circulation systems for residential and commercial development shall provide for connectivity to adjoining uses and minimize and coordinate points of access to the Eastmont Avenue corridor See Figures 8.1 and 8.2):
 - A. North of the Eastmont Avenue Bridge, access serving parcels east of Eastmont Avenue shall be limited to the two existing access points;
 - B. Access to parcels east of Eastmont Avenue, between Fancher Field Road and Badger Mountain Road may be permitted via private roads or joint-use driveways. Private roads and joint use driveways shall be designed in accordance with the Road Standards and provide for connectivity to adjoining parcels so as to minimize the number of connections to

Eastmont Avenue. The spacing between any connections to Eastmont Avenue shall meet sight distance requirements and be no closer than 555 linear feet. Left turn lane channelization or right-in right-out access restrictions shall be installed on Eastmont Avenue for any connection to reduce disruptions to the mainline traffic flow.

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

1. Collectors and local access roads shall be designed to meet or exceed adopted road standards, including but not limited to:
 - a. Road geometric design;
 - b. Curb, gutter and sidewalk;
 - c. Sight distance;
 - d. Intersection spacing;
 - e. Illumination; and
 - f. Signalization
2. Connections shall be located and designed to facilitate shared or joint use and to align with opposing roads and turning movements.
3. Access to Eastmont Avenue shall be prohibited within 900 feet of the intersection of US 2/97 and State Route 28.

Figure 8.1

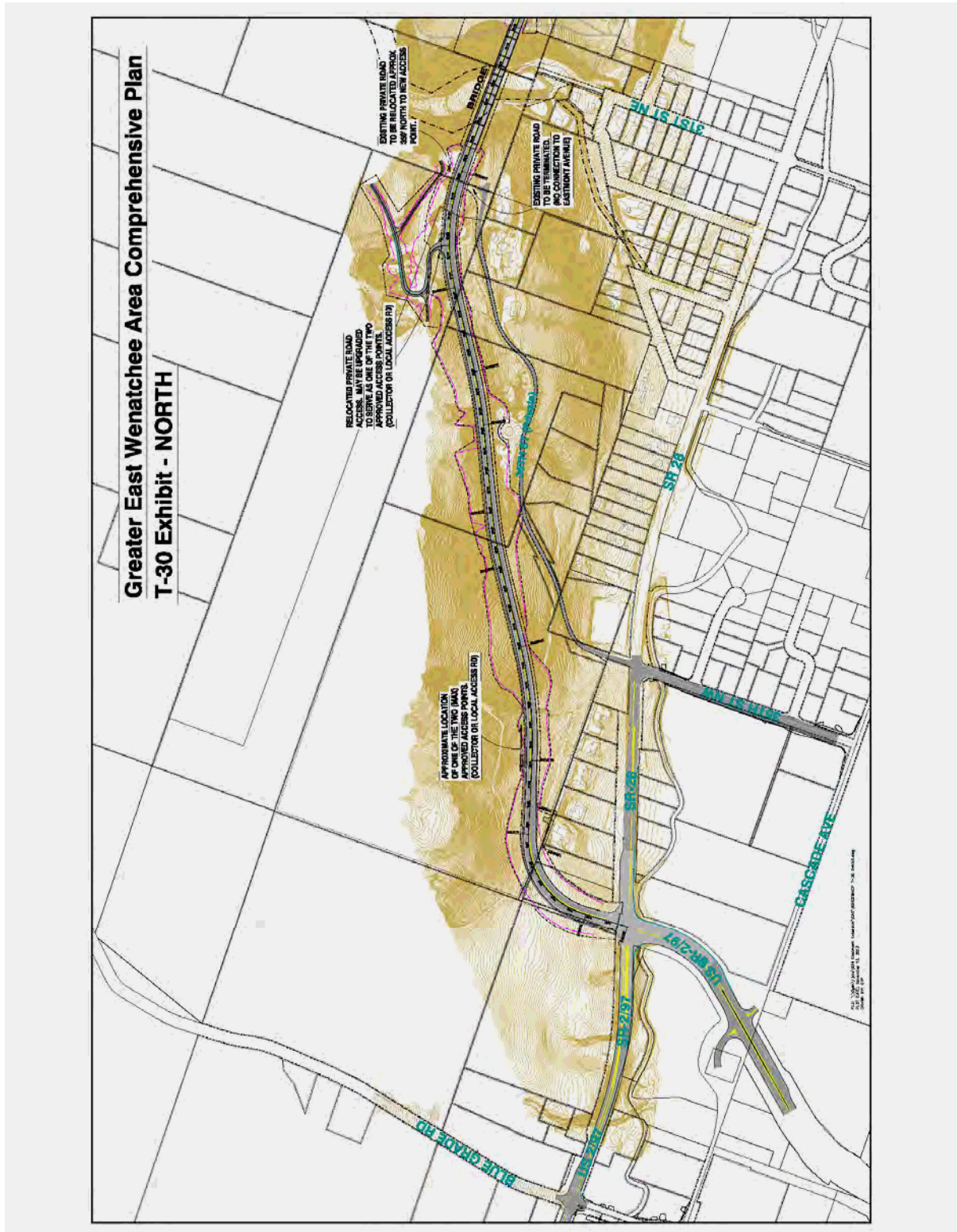
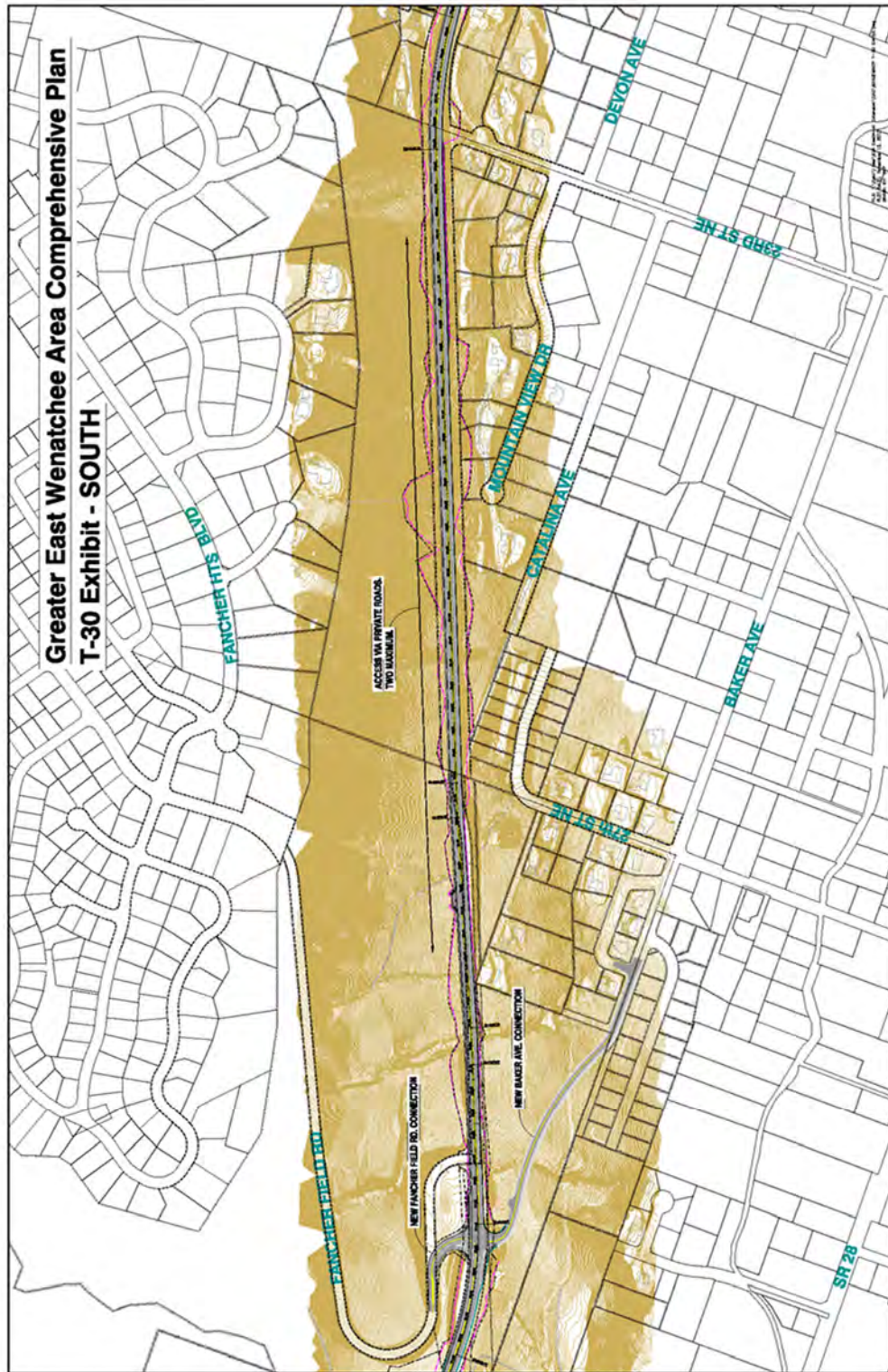


Figure 8.2



- T-31 The city and county should develop a circulation plan and street classification system that reflects each roadway's role in the regional and local transportation network. Roadway standards should be based on the local classification systems.
- T-32 In consideration of their regional significance, arterial and collector road classifications require connectivity to accommodate existing and future growth. Examples include without exception:
- the Empire Avenue connection to the Cascade interchange,
 - the 12th Street SE to Ward Avenue,
 - and the future north south connector from the Airport industrial area to SR2/97.
- T-33 In consideration of the importance of the Apple Capital Loop Trail, as demonstrated in the "More Than a Trail" survey, it is vital to ensure connectivity to the trail from the city and county road systems.
- T-34 Development shall provide improvements adjacent to their development in accordance with adopted design standards and approved traffic studies. Where deficiencies are present, these issues would have to be addressed prior to development occurring in order to protect the public's health, safety and general welfare consistent with the policies of the comprehensive plan, standard engineering principals, and adopted standards. Improvements necessary to maintain adopted levels of service shall be in place at the time of development, or a financial commitment agreed to by the city or county and the applicant must be in place to complete the improvements or strategies within six years.
- T-35 Access to SR2/97 from the Baker Flats Industrial Urban Growth Area should be limited to maintain adopted levels of service and a safe highway corridor while providing efficient access points for industrial users with internal road networks. Expansion and development of the Baker Flats Industrial Area shall be accommodated by the access points identified during environmental review by Douglas County and as approved by Douglas County or the City of East Wenatchee, and the Washington State Department of Transportation.
- T-36 The city will plan for, design and construct all new transportation projects to provide appropriate accommodation for pedestrians, bicyclists, transit users, and persons of all abilities. Complete Streets principles will be incorporated into city and county plans, rules, regulations and programs as appropriate.
- T-37 Expansion of the UGA south or east of Canyon Hills subdivision must consider removing the existing vehicular access from Badger Mountain Road to Sand Canyon Road with a new access connecting to Wheatridge Drive. Additionally, all internal roads within this area must be constructed in a manner that facilitates extension and connection of the internal road to the south, ultimately connecting to 10th St. NE between N. Lyle Avenue and N. Nile Avenue.

- T-38 Expansion of the UGA to the east towards the Pangborn Memorial Airport along the Grant Road corridor must incorporate development of an east-west and north-south urban style roadway network to facilitate access and connectivity.
- T-39 Proposed new circulation routes have been identified in the circulation plan. The specific location of these routes may be altered by the city or county to accomplish the intended circulation functions. As development occurs in the area of the new proposed circulation corridors, development must proportionately address transportation system impacts and improvements needed.
- T-40 Encourage physical activity by providing alternative modes of transportation with more pedestrian and bicycle friendly street standards.
- T-41 Improve and maintain pedestrian connections between residential, employment, commercial, educational, and recreation centers.
- T-42 Provide a comprehensive and interconnected network of bikeways linking residential areas with employment, educational, commercial, and recreation centers.

TRANSPORTATION SYSTEM ANALYSIS

This section provides a summary of the transportation system analysis that was conducted for the Transportation 2040 Plan written for the Chelan Douglas Transportation Council. The Transportation 2040 Plan is the regional transportation plan. The plan was developed to analyze the Wenatchee Valley Transportation System on a regional level, evaluate the transportation needs, and identify regional priority projects to address the most critical problems. The City of East Wenatchee and Douglas County are members of the Chelan Douglas Transportation Council and work with the other members to realize this regional transportation plan.

Level of Service (LOS)

LOS is a quantitative measure describing the roadway, transportation facility and transit system’s ability to carry traffic.

Transportation 2040 establishes several performance measures and performance targets for the regional transportation system. Any roadway or facility that does not meet the standards is considered “deficient”. As noted below, these performance measures are applied to federal aid roadways which include only collectors and arterials.

PERFORMANCE CATEGORY	PERFORMANCE MEASURES	PERFORMANCE TARGETS
ROADWAY CONDITION Measured on federal-aid roadways	Pavement Structural Condition (PSC) Rating Scale	100% of regional system in “Good” or “Fair” condition
SAFETY	Number of crashes resulting in fatalities and	Zero fatalities

Measured on federal-aid roadways for all modes of transportation	serious and disabling injuries	
	Rate of crashes resulting in fatalities and serious and disabling injuries	Continuous decline in rate of serious and disabling injuries
DRIVING (Vehicle Mobility) Measured on federal-aid roadways	Intersection Level-of-Service (LOS)	LOS "D" Rural Areas, Small Cities, US 2, US 97 & SR 28
		LOS "E" Urban Corridors
	Ratio of Peak Hour Vehicles to Roadway Lane Capacity (V/C Ratio)	LOS "E-Averaged" in Wenatchee Central Business District
		Roadway V/C Ratio < 1.0
WALKING (Pedestrian Mobility & Comfort) Measured on federal-aid roadways inside Urban Growth Areas	Continuous sidewalk on both sides of roadway	Continuous progress toward 100% ADA compliant pedestrian accommodation
	Sidewalks buffered minimum 4' from edge of vehicle travel lane on Principle Arterials	Exemption for "Limited Access" sections of state highways
CYCLING (Bicycle Mobility & Comfort) Measured inside UGAs on public roads designated as "Bikeways" in an adopted Bicycle Master Plan	Presence of bikeway facility consistent with adopted Bicycle Master Plan	Continuous progress toward full implementation of planned bicycle accommodation
TRANSIT	Number of passenger trips per year	Continuous increase in trips above rate of population growth
AIR QUALITY	Estimated metric tons of Greenhouse Gas emissions based on region wide Vehicle Miles Traveled (VMT)	Continuous decrease in per capita Greenhouse Gas emissions

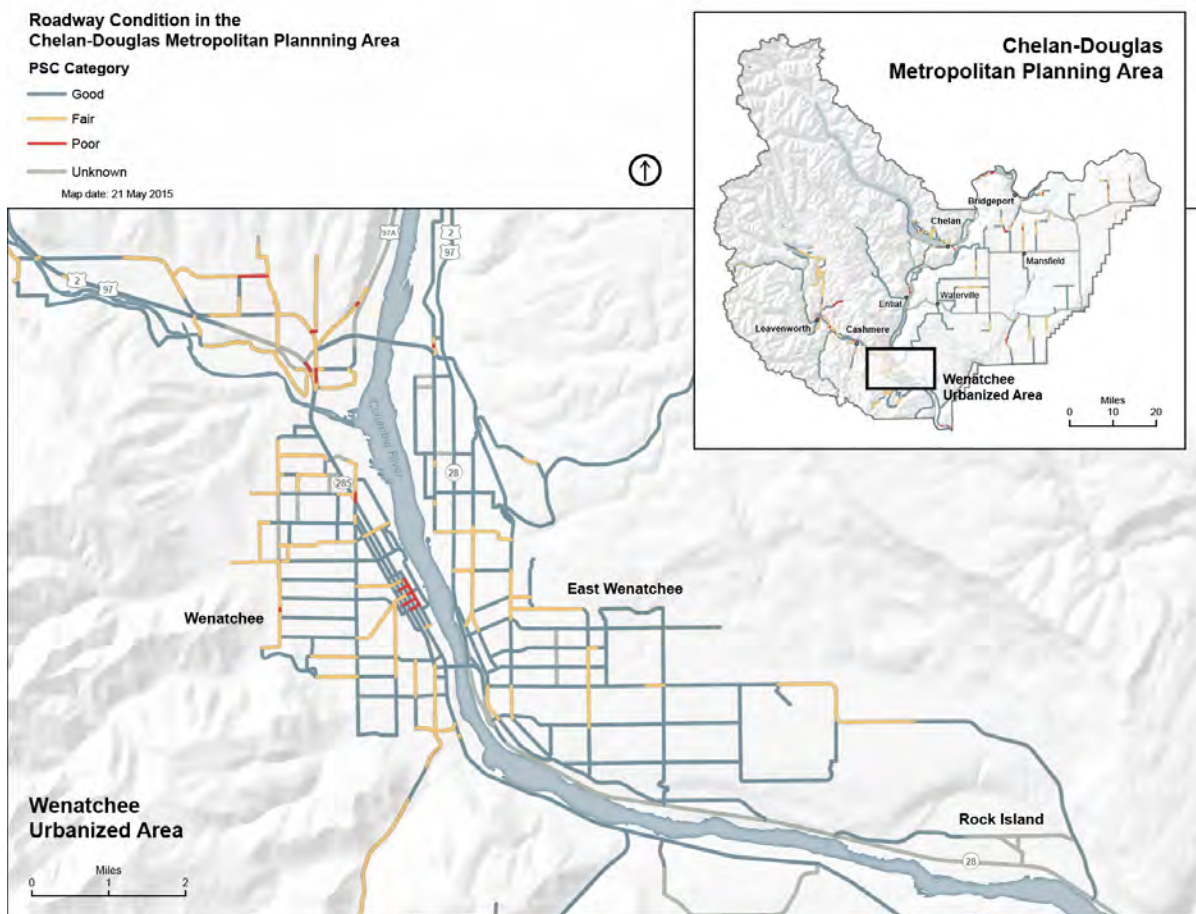
Source: Table 2-2: Transportation 2040

Roadway Condition

Transportation mobility is dependent on the condition of the system's streets, bridges, bicycle lanes, and sidewalks. The successful maintenance of existing public transportation systems promotes mobility, safety, efficiency, and infrastructure preservation. Managing and protecting public infrastructure investments can significantly reduce the need for new and/or replacement of these facilities in the future.

The map below shows the condition level assigned to various streets based upon a survey that was conducted by the Transportation Council. Roadway or pavement condition within the East Wenatchee UGA is generally fair to good.

Figure 8.3 Roadway Condition



Source: Figure 2-1: Transportation 2040

Driving or Vehicle Mobility

Vehicle mobility is measure in the Level of Service (LOS) established at intersections as well as corridor delay. LOS is a qualitative term describing the operating conditions a driver will experience while driving on a particular street or highway during a specific time interval. It ranges from LOS A (little or no delay) to LOS F (long delays, congestion).

The methods used to calculate the levels of service are described in the Highway Capacity Manual. The measure of effectiveness for signalized intersections is control delay, which is defined as the sum of the initial deceleration delay, queue move up delay, stopped delay and final acceleration delay.

For unsignalized intersections, level of service is based on an estimate of average stopped delay for each movement or approach group.

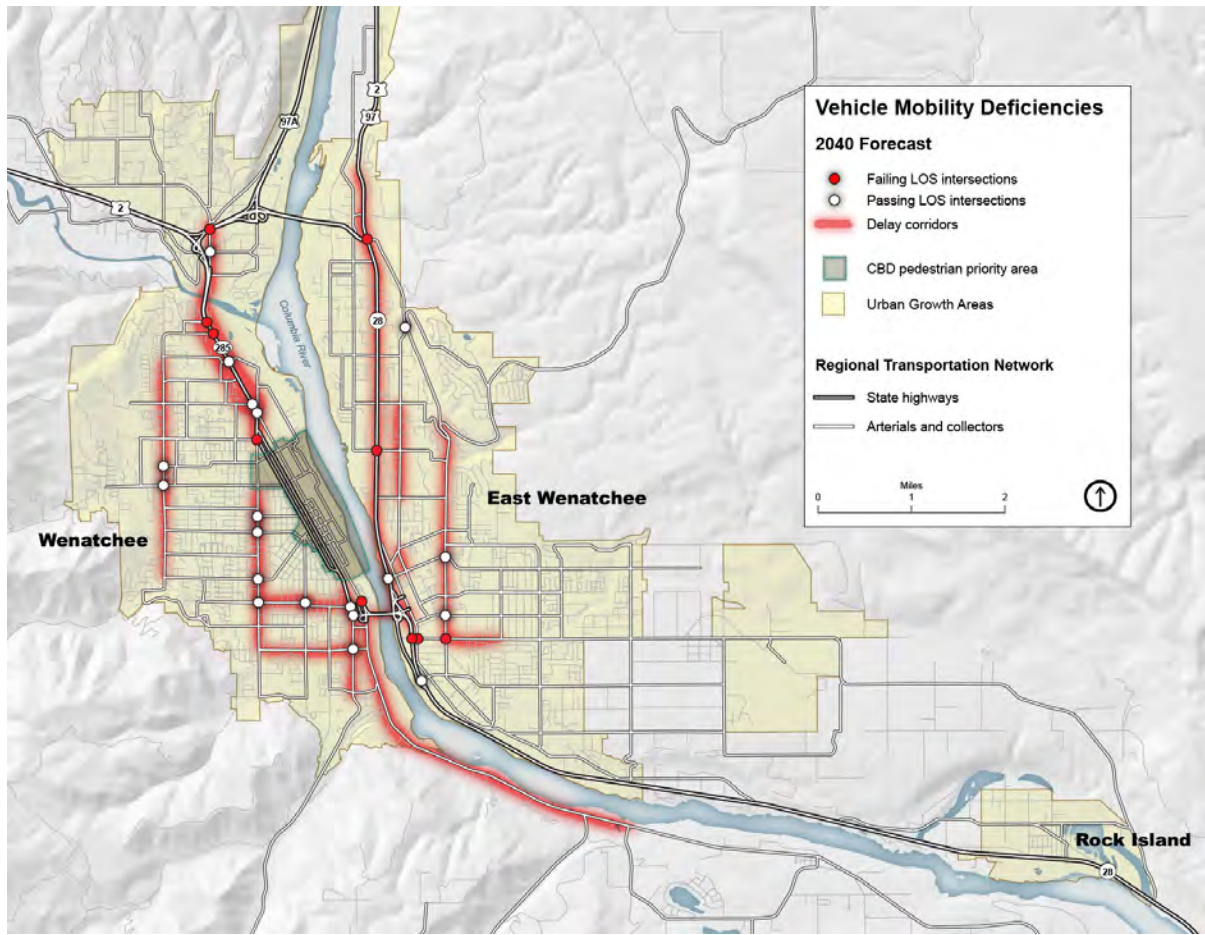
The table below describes the various levels.

Table 8.2 LOS and Delay

LOS	Signalized Delay per Vehicle (sec/veh)	Unsignalized Delay per Vehicle (sec/veh)
A	0-10	0-10
B	>10-20	>10-15
C	>20-35	>15-25
D	>35-55	>25-35
E	>55-80	>35-50
F	>80	>50

Transportation 2040 has adopted a standard of **LOS E** or better as acceptable at all functionally classified intersections for East Wenatchee Urban Area. The map below shows the intersections that are currently failing the LOS established for this area.

Figure 8.4 Vehicle Mobility Deficiencies



Source: Figure 2-3: Transportation 2040

There are five failing intersections in the East Wenatchee Urban Area:

- Three are on Grant Road at SR 28, at Valley Mall Parkway/Rock Island Road, and at Eastmont/Highline Drive,
- SR 28 at 19th St. NE, and
- SR 28 at the junction with HWY 2/97

Delay corridors include:

- SR 28,
- Baker Ave. between 15th St. NE and 23rd NE, and between 9th NE and 11th NE
- Eastmont Avenue between Grant Road and Badger Mountain Road
- Grant Road between Eastmont Avenue and James Avenue.

Non-Motorized Performance Measures

The non-motorized performance measures were developed to identify locations where sidewalks and bicycle routes should be located according to the standards that all

roadways classified as collectors or arterials should have sidewalks and all bicycle routes identified on approved plans should be in place.

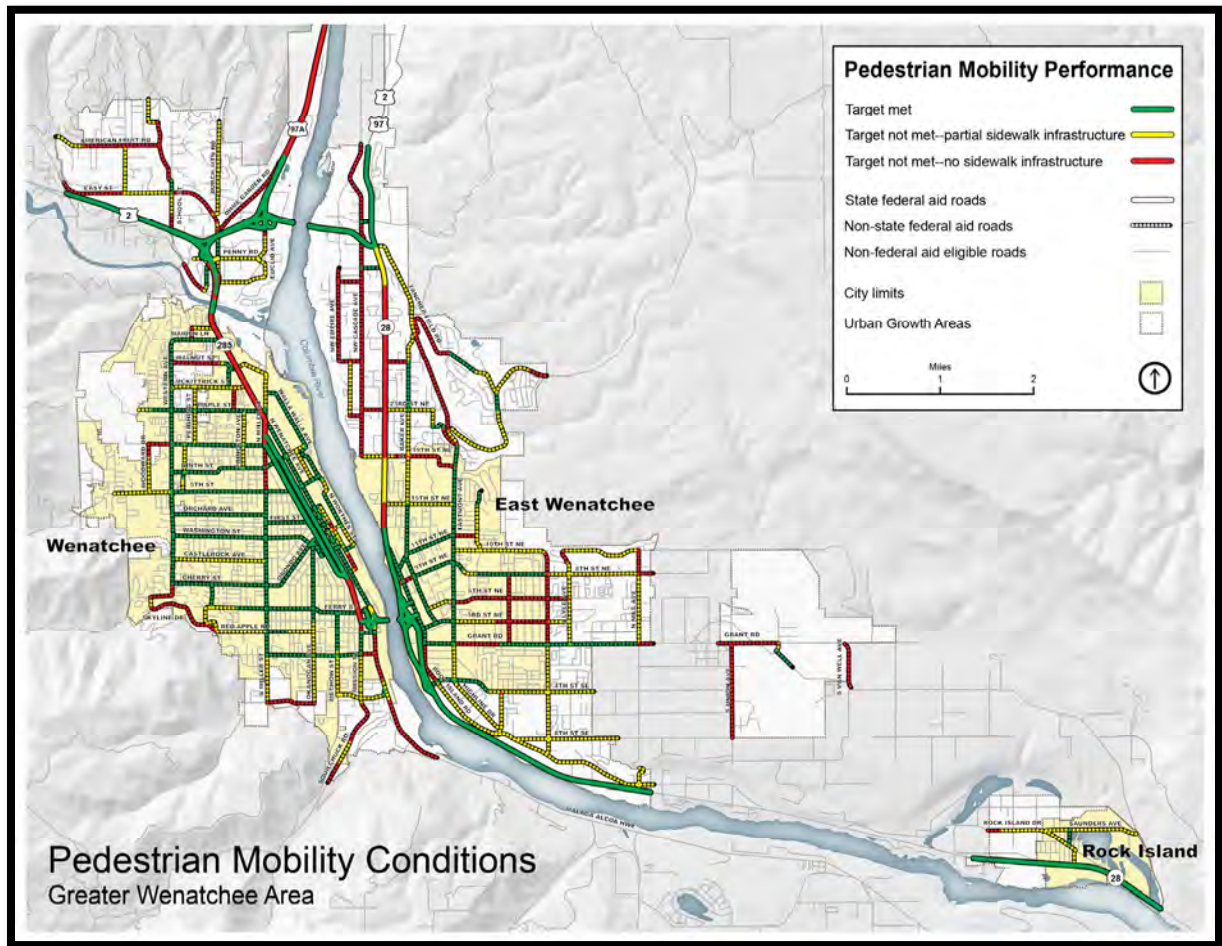
Walking

Transportation 2040 includes a “Walking” performance category for the regional street system. Walking or Pedestrian Mobility and comfort is measured by the presence of continuous sidewalks on both sides of the street.

A comprehensive inventory of sidewalk facilities on local access streets has not been performed on an urban-wide basis. Policies in the Housing Chapter and Transportation Chapter of the comprehensive plan indicate that such a project should be initiated to develop a sidewalk capital improvement program.

The map below shows the areas that meet the performance standard and those that do not.

Figure 8.5 Pedestrian Mobility Performance



Source: Transportation 2040

Bicycling

The Wenatchee Valley Transportation Council adopted the **Greater Wenatchee Bicycle Master Plan** on May 9, 2013. That document is adopted by reference to supplement this chapter of the comprehensive plan. Transportation 2040 includes a “Cycling” performance category for the regional street system. The performance measure in this category include the presence of bikeway facilities consistent with the Bicycle Master Plan. As bike lane strategies and designs evolve, alternatives to the conventional one-way bike have developed. The Bicycle Master Plan includes an assortment of recommendations for bicycle facilities.

The city and county regularly evaluate the provision of bicycle lanes during the design of all public streets.

Transportation System Management

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

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

Demand Management

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

Concurrency Management

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

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

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

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

PROJECT RECOMMENDATIONS AND FINANCIAL ANALYSIS

State law requires that each city and county annually prepare and adopt a comprehensive transportation improvement program (TIP) for six calendar years. Communities planning under the Growth Management Act are required to show that the transportation program is consistent with the comprehensive plan. The TIP is a planning document for local agencies to identify projects and estimate the costs to help the city and county develop a funding strategy to pay for the improvements. The TIP lists the projects providing a brief description, potential funding sources, and a schedule for the phases of the project from design through construction. The road projects are listed in priority order.

Classification of streets, roads and highways in the State of Washington is based upon guidelines prepared by the Federal Highway Administration (FHWA) and administered by the Washington State Department of Transportation. Federal funds can only be spent on roads that are classified as principal arterial, minor arterial, or collector. All other roads are classified as local access and other funding sources, typically local revenue, must be used for those roads. Any road construction project that is to be considered for federal funding or Transportation Improvement Board (TIB) funding must be listed on the TIP. To be eligible for allocation of half-cent gas tax monies, projects must be listed on the TIP.

Once adopted, the TIP must be sent to the Secretary of Transportation and to the Chelan Douglas Transportation Council (CDTC). The CDTC is the metropolitan transportation planning agency for the greater Wenatchee metropolitan area and is the administrative agency for the North Central Regional Transportation Planning Organization (NCRTPO). The CDTC develops a Regional TIP based upon the adopted city and county TIPs. Eventually projects that are eligible reach the State Transportation Improvement Program (STIP).

The jurisdiction must hold at least one public hearing before final adoption of the six year TIP by the City Council or County Commissioners.

Adoption by Reference. The following documents are adopted by this reference.

Douglas County and City of East Wenatchee ***Annual Six-Year Transportation Improvement Programs***. Since TIPs are reviewed and adopted on an annual basis, the City and County TIPs are adopted by this reference into the Comprehensive Plan. Although the TIP is technically part of the Capital Facilities Plan (CF Plan), GMA requires that transportation be addressed through the Transportation Element of the Comprehensive Plan. For a list of current projects, please see the most recently adopted TIPs for the City and County.

Transportation 2040 - A Regional Transportation Plan for the Chelan and Douglas Counties, prepared by the Chelan Douglas Transportation Council.

Greater Wenatchee Bicycle Master Plan, prepared by the Wenatchee Valley Transportation Council.

Wenatchee Valley Urbanized Area – Freight Study, prepared by the Wenatchee Valley Transportation Council.

CHAPTER 9

CRITICAL AREAS ELEMENT

INTRODUCTION

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

Critical areas are defined as:

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

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

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

WETLANDS

Wetlands serve a multitude of functions that are crucial to human well-being and ecosystem balance. They are a dynamic feature of the natural environment because of their interconnectedness with the geology, climate, aquifers and a myriad of other factors in a given area. Some of these functions include floodwater retention, sediment entrapment, water purification, groundwater recharge, maintenance of stream flows, shoreline stabilization, and habitat for fish and wildlife. It is the intent of these policies to provide the maximum protection reasonable from the encroachment of land use that would diminish the wetlands' diversity of values or degrade their quality.

Wetlands include areas that are inundated or saturated by ground or surface water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adopted for life in saturated soil conditions. Wetlands generally include swamps, bogs, hydrophytic plant communities and similar areas. Hydrophytic vegetation is defined herein as the sum total of macrophytic plant life that occurs in areas where the frequency and duration of inundation or soil saturation produce permanently or periodically saturated soils of sufficient duration to exert a controlling influence on the plant species present. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands do include those intentionally created from non-wetland areas to mitigate conversion of wetlands as permitted by the County.

WETLANDS GOALS & POLICIES

GOAL1: Douglas County's wetlands will be protected to the greatest extent reasonable because they provide important functions that help define the quality of life in Douglas County.

Policies:

- CA-1. Protection of and preservation of wetlands shall be preferred to alteration and mitigation of impacts to wetlands.
- CA-2. Wetlands will be rated consistent with the Washington State Department of Ecology's (Ecology) *Wetlands Rating System for Eastern Washington* (Publication Nos. 91-058 and 02-06-019, as amended).
- CA-3. Wetlands will be identified according to the methodology described in the Washington State Wetlands Identification and Delineation Manual, 1997, publication #96-94, as amended.
- CA-4. When classifying and/or assessing a wetland area, historical information on the area in question, as well as the dynamic nature of wetlands, will be recognized and considered.
- CA-5. Wetlands will be protected as much as reasonable from alterations due to land use changes that may create adverse impacts to the wetland.
- CA-6. Whenever feasible, innovative techniques that enhance a wetland and promote it as a useful, functioning part of the development will be encouraged during the development review process.
- CA-7. Coordinate wetland preservation strategies and efforts with appropriate local, state and federal agencies and private conservation organizations to take advantage of both technical and financial assistance, and to avoid duplication of efforts.

- CA-8. Encourage the development of an education program that promotes Douglas County's value of wetlands and that promotes private stewardship of wetland areas.
- CA-9. Development proposals that encompass wetland areas will have a site-specific review process required to determine the classification.
- CA-10. Projects containing a wetland should submit a comprehensive wetland mitigation plan that includes sufficient monitoring and contingencies to ensure natural wetland persistence.
- CA-11. Activities or uses that would strip the shoreline of vegetative cover, cause substantial erosion or sedimentation, or significantly, adversely affect aquatic life will be prohibited.
- CA-12. A wetland buffer area of adequate width will be maintained between wetlands and adjacent new development to protect the functions and integrity of the wetland. The ultimate width of the established buffer should be based on the function and sensitivity of the wetland, the characteristics of the existing buffer, the potential impacts associated with the adjacent and proposed land use, as well as other existing regulations which may control the proposed activity.

FISH AND WILDLIFE HABITAT CONSERVATION AREAS

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

FISH AND WILDLIFE HABITAT CONSERVATION GOALS AND POLICIES

GOAL2: Protect fish and wildlife habitat areas as an important natural resource for Douglas County, particularly in regard to their economic, aesthetic and quality of life values.

Policies:

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

- CA-14. Impacts of new development on the quality of land, wildlife and vegetative resources will be considered as part of the environmental review process and require any appropriate mitigating measures. Such mitigation may involve the retention and/or enhancement of habitats.
- CA-15. The maximum amount of vegetation should be maintained in its natural state and be disturbed only as minimally necessary for the development. Disturbed areas should be re-vegetated with native vegetation as soon as possible. Re-vegetation will be maintained in good growing conditions, as well as being kept free of noxious weeds.
- CA-16. If a development proposal is located in or near a habitat conservation area shown on the reference maps, a consultation and subsequent mitigation measures, if needed, should be encouraged from the WDFW or other appropriate agency.
- CA-17. Fish and wildlife habitat conservation areas should be considered during the review for development. Preservation of blocks of habitat and connectivity between them and restoration of damaged habitat should be included as part of the review. Where a development proposal involves more intense uses, such as MPRs, all or part of the required open space (common and/or private) will be dedicated to fish and wildlife habitat conservation based on the extent and importance of the habitat.
- CA-18. Access restrictions may be necessary to protect fish and wildlife habitat conservation areas, particularly during critical times of the year. The applicant and the County will agree to the access restrictions, with recommendations from the WDFW.
- CA-19. Proper riparian management that maintains existing riparian habitat and is consistent with best agricultural management practices should be encouraged.
- CA-20. Ensure that land uses adjacent to naturally occurring wetlands and other fish and wildlife habitat areas will not negatively impact the habitat areas. If a change in land use occurs, adequate buffers will be provided to the habitat areas.
- CA-21. Activities allowed in fish and wildlife habitat conservation areas and open space will be consistent with the species located there, including all applicable state and federal regulations and/or best management practices for the activity regarding that species.

Designation

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

3. Other resources as they become available.

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

AQUIFER RECHARGE AREAS

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

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

AQUIFER RECHARGE AREAS GOALS & POLICIES

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

Policies

- CA-22. Aquifer recharge areas shall be designated and classified as set forth in WAC 365-190-080 (2).
- CA-23. Identify and map critical groundwater supply areas, aquifer recharge areas, areas with a high groundwater table and/or unconfined aquifers used for potable water.
- CA-24. When aquifer recharge areas are identified, they will be considered for classification as environmentally sensitive areas, and will be encouraged to be incorporated as Groundwater Management Areas.
- CA-25. Douglas County encourages the establishment of land use intensity limitations in accordance with state and federal standards. Some types of developments, such as clustered, may be encouraged to utilize community sewage disposal systems instead of dispersed individual septic systems depending on the type and potential impacts to the aquifer.
- CA-26. The County prohibits the disposal of hazardous materials within an Aquifer Recharge Area.

- CA-27. Agricultural activities, including commercial and hobby farms, are encouraged to incorporate best management practices concerning animal keeping, animal waste disposal, fertilizer use, pesticide use and stream corridor management.
- CA-28. Fertilizer and pesticide management practices of schools, parks, golf courses and other non-residential facilities that maintain large landscaped areas will be evaluated at the time of development in relation to Best Management Practices as recommended by the Cooperative Extension Service. Existing facilities are strongly encouraged to also incorporate these BMPs.
- CA-29. It is the responsibility of the developer(s) to prove that their proposal would not adversely affect the recharge of an aquifer.
- CA-30. Within aquifer recharge areas, short and long subdivisions and other divisions of land will be evaluated for their impact on groundwater quality.
- CA-31. Development which could substantially and negatively impact the quality of an aquifer will not be allowed unless it can be demonstrated conclusively that these negative impacts would be overcome in such a manner as to prevent the adverse impacts. Alternative site designs, phased developed and/or groundwater quality monitoring may be required to reduce contaminant loading where site conditions indicate that the proposed action will measurably degrade groundwater quality.
- CA-32. Reduce danger to health by protecting surface and ground water supplies from the impairment that results from incompatible land uses by providing safe and sanitary drainage.
- CA-33. Community/public sewage disposal and water systems are encouraged and may be required where site conditions indicate a high degree of potential contamination to groundwater resources.
- CA-34. When wells are required to be abandoned, the applicant shall ensure that they are abandoned according to the Washington State Department of Ecology requirements.

FREQUENTLY FLOODED AREAS

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

Two types of frequently flooded areas exist in Douglas County:

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

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

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

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

FREQUENTLY FLOODED AREAS GOALS & POLICIES

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

Policies:

- CA-35. Map flood hazard areas that are currently part of the Federal Emergency Management Act or Flood Insurance Rate Maps or depicted by other historical evidence, as appropriate. Regulate areas of flood hazard by maintaining compliance with the FEMA Model Ordinance required by FEMA and the State of Washington to be adopted by Douglas County.
- CA-36. Encourage planned development land uses that will not impede the flow of floodwater or cause danger to life or property. This includes, but is not limited to, filling, dumping, storage of materials, structures, buildings, and any other activities that, when acting alone or in combination with other existing or future uses, would cause damaging flood heights and velocities by obstructing flows.
- CA-37. Permit and encourage land uses compatible with the preservation of the natural vegetation to promote the maintenance of constant rates of water flow through the year and that sustains many species of wildlife and plant growth.
- CA-38. Encourage treatment of storm runoff of surface water from developed areas to prevent pollution materials, such as motor oils, paper, sand, salt and other debris, garbage, and foreign materials from being carried directly into natural streams, lakes, or other public waters.

- CA-39. Prevent the development of structures in areas unfit for human usage due to danger from flooding, unsanitary conditions, or other hazards.
- CA-40. Encourage the retention of floodplains through conservation easements or other mechanisms.
- CA-41. Develop strategies to first eliminate and second to mitigate repetitive loss properties.

Designation

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

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

GEOLOGICALLY HAZARDOUS AREAS

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

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

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

preserve the scenic quality and natural character of Douglas County's hillsides and to protect water quality.

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

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

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

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

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

A. Erosion hazard areas

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

B. Land slide hazard areas

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

GEOLOGICALLY HAZARDOUS AREAS GOALS & POLICIES

GOAL5: The County will provide appropriate measures to either avoid or mitigate significant risks that are posed by geologic hazard areas to public and private property and to public health and safety.

Policies:

- CA-42. Potential impacts and alternative mitigation measures to eliminate or minimize the impacts in identified geologic hazard areas shall be documented during the review of development applications.
- CA-43. Development proposals should be evaluated to determine 1) whether the proposal is located in a geologic hazard area, 2) the project's potential impact on geologic hazard areas, and 3) the potential impact of geologic hazards on the proposed project.
- CA-44. Where feasible, an adequate buffer of existing vegetation should be maintained around all sides of geologic hazard areas to maintain the natural integrity of the site and to protect the environment, and the public health and safety.
- CA-45. At such time there are volcanic or seismic hazards identified and mapped in the County, any application for development in or near that area must show it's location in relation to the hazard area, and/or it must be designed so that it will be as safe from any earthquake damage as a similar development which is not located in a seismic hazard area.
- CA-46. At such time there is a mine hazard identified and mapped in the County, any application for development in or near that area must show it's location in relation to the hazard area, and/or it must be designed so that it will be as safe from damage from the mine hazard as a similar development which is not located in a mine hazard area.
- CA-47. Identify and map all potential geologic hazard areas based on available information from the U.S. Geological Survey, Natural Resource Conservation Service Soil Survey of Douglas County and other agencies, as appropriate.
- CA-48. Applications for development within or in close proximity of a geologically hazardous area shall include preliminary information to assist the County in determining the need for any specialized reports from a geologist or geo-

technical engineer. Review criteria will be established to assist county staff in making said determination.

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

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

Designation

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

1. Areas identified by the United States Department of Agriculture Natural Resources Conservation Service as having a “severe” rill and inter-rill erosion hazard;
2. Areas potentially subject to landslides based on a combination of geologic, topographic, and hydrologic factors. They include any areas susceptible because of any combination of bedrock, soil, slope (gradient), slope aspect, structure, hydrology, or other factors. Example of these may include, but are not limited to the following:
 - a. Areas of historic failures, such as:
 - i. Those areas delineated by the United States Department of Agriculture Natural Resources Conservation Service as having a "severe" limitation for building site development;
 - ii. Those areas mapped as class u (unstable), uos (unstable old slides), and urs (unstable recent slides) in the department of ecology coastal zone atlas; or
 - iii. Areas designated as quaternary slumps, earthflows, mudflows, lahars, or landslides on maps published as the United States Geological Survey or Department of Natural Resources division of geology and earth resources.
 - b. Areas with all three of the following characteristics:
 - i. Slopes steeper than fifteen percent; and
 - ii. Hillsides intersecting geologic contacts with a relatively permeable sediment overlying a relatively impermeable sediment or bedrock; and

- iii. Springs or ground water seepage;
 - c. Areas that have shown movement during the Holocene epoch or which are underlain or covered by mass wastage debris of that epoch;
 - d. Slopes that are parallel or sub-parallel to planes of weakness (such as bedding planes, joint systems, and fault planes) in subsurface materials;
 - e. Slopes having gradients steeper than eighty percent subject to rockfall during seismic shaking;
 - f. Areas potentially unstable as a result of rapid stream incision, stream bank erosion, and undercutting by wave action;
 - g. Areas that show evidence of, or are at risk from snow avalanches;
 - h. Areas located in a canyon or on an active alluvial fan, presently or potentially subject to inundation by debris flows or catastrophic flooding;
 - i. Any area with a slope of forty-five percent or steeper and with a vertical relief of ten or more feet except areas composed of consolidated rock. A slope is delineated by establishing its toe and top and measured by averaging the inclination over at least ten feet of vertical relief.
3. Areas subject to severe risk of damage as a result of earthquake induced ground shaking, slope failure, settlement, soil liquefaction, or surface faulting. One indicator of potential for future earthquake damage is a record of earthquake damage in the past. Ground shaking is the primary cause of earthquake damage in Washington. The strength of ground shaking is primarily affected by:
- a. The magnitude of an earthquake;
 - b. The distance from the source of an earthquake;
 - c. The type of thickness of geologic materials at the surface; and
 - d. The type of subsurface geologic structure.
4. Other geological events:
- a. Volcanic hazard areas shall include areas subject to pyroclastic flows, lava flows, debris avalanche, inundation by debris flows, mudflows, or related flooding resulting from volcanic activity.
 - b. Mine hazard areas are those areas underlain by, adjacent to, or affected by mine workings such as adits, gangways, tunnels, drifts, or airshafts. Factors that should be considered include: Proximity to development, depth from ground surface to the mine working, and geologic material.

CHAPTER 10

ECONOMIC DEVELOPMENT

PURPOSE

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

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

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

ECONOMIC BASE

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

The Greater East Wenatchee Area has historically acted as a bedroom-community of Wenatchee. To insure a vital community, the East Wenatchee area needs to become a diversified, full-service, and self-contained community providing jobs and housing. However, in doing so, it is important to remember that East Wenatchee and its urban area is part of the larger Wenatchee Valley economy, and therefore, this transformation will depend in large part on the market forces at work within the greater region. To achieve this transformation, the East Wenatchee Area must diversify its employment base by adding more professional and managerial jobs, and by increasing the overall number of jobs in order to improve the balance between jobs and households in the community.

As a member of the greater community of North Central Washington, the East Wenatchee Urban Area is influenced by many of the same trends that affect Douglas County, Chelan County, and Okanogan County. Historically, the economic base of this community and the North Central Washington region was primarily resource based. Recent trends in agricultural production have decreased the reliance on agriculture in the Douglas and Chelan County. This trend is directly related to increased competition from international producers and the continuing growth of the fruit industry in Grant County. To replace this important employment sector, we must look towards diversification of the local and regional economy.

COMMUNITY VISIONING PROJECTS

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

You will see:

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

This Vision Statement recognizes the changing economy in this region and the need to diversify and to attract other industries. Economic development efforts in the Greater East Wenatchee Area will have to become more creative, innovative, and broader in scope. The traditional focus on retaining and attracting businesses will not be

enough. New efforts, reaching into other economic sectors and using new and innovative strategies, will be necessary. To capitalize on the attractiveness of the region and the varying climate, tourism and recreation have been stressed as an economic sector that could compliment the business community in the area.

In the fall of 2004, East Wenatchee and Douglas County initiated a neighborhood planning process with a series of meetings in the community. The outcome of that process demonstrated the community's awareness of the trend away from reliance on agriculture and expressed support for the development of a healthy economy which should include tourism and recreation opportunities. Those same sentiments are again represented in the Our Valley What's Next visioning process that is described in more detail in Chapter 1 of this comprehensive plan.

The North Central Washington Economic Development District (EDD) was established in 2004. The development of this EDD resulted from the efforts of a group of individuals representing the business community, city, county, and port districts in Douglas County, Chelan County, Okanogan County and the Colville Confederated Tribes.

The Trade Area for the commercial centers of greater East Wenatchee and Wenatchee is a large geographic region which includes Okanogan County and Grant County as well as Chelan and Douglas County. The total Trade Area population in 2016 is estimated at 252,970 people.

EMPLOYMENT AND DEMOGRAPHIC INFORMATION

The unemployment rate measures the portion of the population that currently does not have a job and is actively seeking work. Economists have generally regarded a 4-5% unemployment rate as one that reflects a fully employed workforce characterized by moderate wage growth that is matching gains in labor productivity. In light of the recent recession, some economists think that this "natural" rate of employment now lies in the 5-6% range.

During 2015, the number of employed persons in **Chelan & Douglas Counties combined** was 59,203, increasing from 43,883, or by 35% since 1990. Also during 2015, the unemployment rate in:

- **Chelan & Douglas Counties combined** was 5.9%, decreasing from 8.1% in 1990.
- **Washington State** was 5.7%, increasing from 5.1% in 1990.
- **The U.S.** was 5.3%, decreasing from 5.6% in 1990.

The average unemployment rate in 2015 for Douglas County was 6.3% and for Chelan County it was 6.5% compared to the state average of 5.3%. This rate is not seasonally adjusted and uses nonfarm employment.

As mentioned previously, the East Wenatchee Area has historically served as a bedroom-community to Wenatchee. There is a historically low ratio of jobs to people or homes in the Douglas County area. According to the 2010 Census, Douglas County has approximately .8 jobs per household compared to Chelan County at 1.5

jobs per household. That trend is reflected in the commuter rate for Douglas County. Only 16% of Douglas County's employed residents work in Douglas County. The remainder commute to other areas, predominantly Chelan County. To offset that trend, it will be necessary for the East Wenatchee Area to improve their market share of employment opportunities.

Median household income measures all sources of income - wage & salary, investments & rents, proprietors' income, pensions, transfer payments and other sources for a household. The median household income is the value at which 50% of households in Chelan and Douglas Counties are below and 50% are above. Households are different from families, since they may contain unrelated people living together or single inhabitants in a dwelling. This value serves as an important gauge of the success of any economy.

During 2015, the median household income using nominal dollar values in:

- **Douglas County** \$53,636 and **Chelan County** \$56,890
- **Chelan & Douglas Counties combined** was \$56,319, increasing from \$40,302, or by 40% since 2005.
- **Washington State** was \$64,129, increasing from \$49,262, or by 30% since 2005.
- **The U.S.** was \$55,775, increasing from \$46,242, or by 21% since 2005.

Douglas County household income is 84% of the state average. Chelan County is 89% of the state average. Growth in median income has experienced a slightly higher increase for the two counties as compared to the state.

In nearly all regional economies, wage and salary earnings form the largest component of personal income. Income levels serve as the prime barometer of economic well-being. To reflect the declining buying power of the dollar when annual inflation is taken into account, a time series adjusted for inflation using the West U.S., class size B/C consumer price index can also be found in the "Download Data" section.

This indicator measures overall average annual wage for residents of Chelan & Douglas Counties, both individually and combined. It is presented as both a nominal dollar value (where no attempt is made to adjust for inflation) and as a constant 2015 dollar value. Washington State is offered as a benchmark.

The 2015 average annual wage in Douglas County was \$33,989 and \$36,765 in Chelan County compared to a state average of \$56,642. Douglas County compares to the state at 60% of the state and Chelan County compares as 65% of the state.

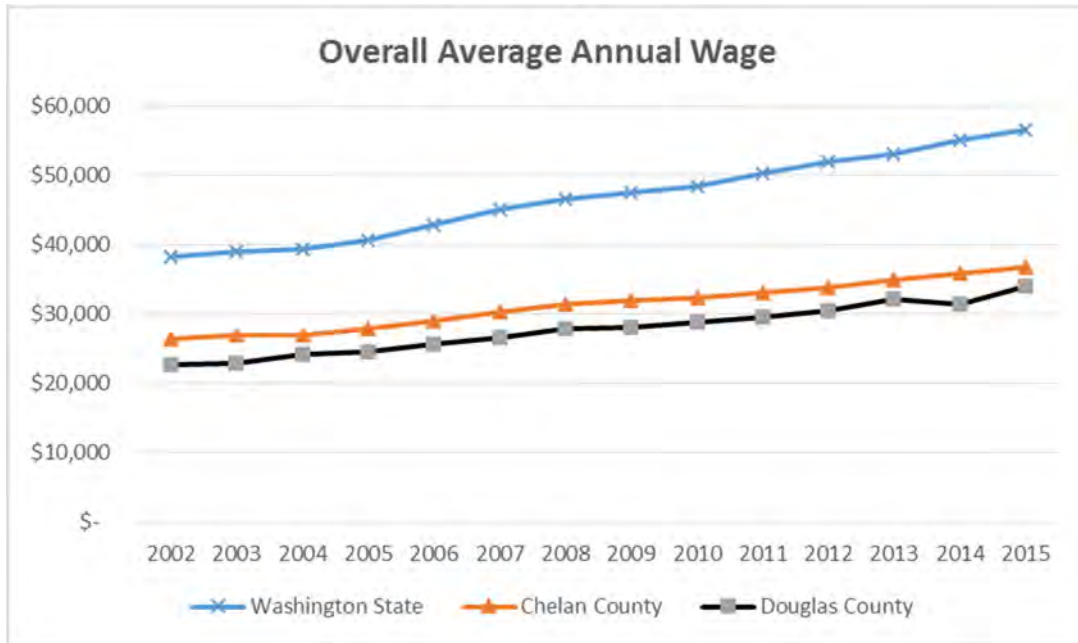
During 2015 in **Chelan & Douglas Counties combined**, the overall average annual wage in:

- Constant 2015 dollar values were \$36,185, increasing from \$33,727, or by 7% since 2005.
- Nominal dollar values were also \$36,185, increasing from \$25,634, or by 41% since 2005.

By comparison in **Washington State** during 2015, the overall average annual wage in:

- Constant 2014 dollar values were \$56,650, increasing from \$50,316, or by 13% since 2005.
- Nominal dollar values were also \$56,650, increasing from \$38,242, or by 48% since 2005.

The following graph illustrates the trends in overall average wages for Douglas County, Chelan County, and Washington State between 2002 and 2015. The gap between the annual wages in Douglas County and Washington State has widened substantially over that period.



Source 2008-2012 ACS

Average annual wage by sector gives insight into the health of the economy. Wages and salaries typically account for the largest component of personal income.

Table 12.1 lists the average annual wage paid in the four largest employing sectors in Douglas County, Chelan County and Washington State. The Government sector includes employees of federal, state and municipal entities, as well as educators in K-12 and higher education

Douglas County’s top four employment sectors by average wage show a strong reliance on government and retail trade in contrast to Chelan County’s top employer being health care and Washington State’s being manufacturing. It is interesting to note that manufacturing is not even listed in the top four employment sectors for Chelan and Douglas Counties.

Table 10.2 Average Annual Wage in the Four Largest Employment Sectors

Location	Employment Sector	2015
Douglas County	Government	\$51,561
Douglas County	Retail trade	\$28,081
Douglas County	Agriculture	\$22,185
Douglas County	Accommodation & food services	\$16,289
Chelan County	Health care & social assistance	\$57,065
Chelan County	Government	\$51,430
Chelan County	Retail trade	\$27,520
Chelan County	Agriculture	\$23,367
Washington State	Manufacturing	\$73,870
Washington State	Government	\$57,240
Washington State	Health care & social assistance	\$47,512
Washington State	Retail trade	\$38,299

Source Chelan Douglas Trends

Douglas County Chelan County and Washington State show similar characteristics for Employment by Industry Group. There is a higher percentage of employment in the Agriculture/Forestry industries in Douglas County with 26% of the population employed in that sector compared to 24% in Chelan County. Agriculture is also the largest employment sector for each county and ranked #5 in the state. There is a slightly higher percentage of Retail Trade employment in Douglas County at 13% compared to 11% in Chelan County.

Table 10.3 Shares of Employment in Top Five Employment Sectors

Location	Measure	2015
Douglas County	Agriculture	26%
Douglas County	Government	19%
Douglas County	Retail Trade	13%
Douglas County	Accommodation & Food Services	7%
Douglas County	Health Care & Social Assistance	6%
Chelan County	Agriculture	24%
Chelan County	Government	15%
Chelan County	Health Care & Social Assistance	13%
Chelan County	Retail Trade	11%
Chelan County	Accommodation & Food Services	10%
Washington State	Government	17%
Washington State	Health Care & Social Assistance	12%
Washington State	Retail Trade	11%
Washington State	Accommodation & Food Services	8%
Washington State	Agriculture	3%

Source Chelan Douglas Trends

The Washington State Employment Security tracks the trends in employment by industry. The following table shows the percentage of persons employed in various industries in East Wenatchee and Douglas County in 2007.

Table 10.4 Employment by Industry

Industry	East Wenatchee	Douglas County
Agriculture, Forestry & Fishing	6.3%	15.9%
Construction	9.8%	7.7%
Manufacturing	5.1%	5.2%
Wholesale Trade	3.8%	4.9%
Retail Trade	14.4%	12.4%
Transportation, warehousing, and utilities	5.4%	5.9%
Information	0.6%	0.5%
Finance, Insurance, Real Estate	4.2%	4.8%
Professional, scientific, management, administrative, and waste management services	6.8%	5.9%
Education, health and social services	25.1%	20.6%
Arts, entertainment, recreation, accommodation and food services	9.0%	8.7%
Other Services	5.5%	4.1%
Public Administration	3.8%	3.4%
Total		

Source Census ACS 2007-11

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

Between 2015 and 2007 the following trends occurred with regards to the shares of employment by occupation of the population ages 16 and up in Douglas County:

- Management, Business, Science, and Arts was 24.9%, **increasing** from 24.5% in 2007.
- Service was 16.3%, **decreasing** from 17.9% in 2007.
- Sales and Office was 21.9%, **decreasing** from 25.3% in 2007.
- Natural Resources, Construction, & Maintenance was 22.2%, **increasing** from 19.5% in 2007.
- Production, Transportation, & Material Moving was 14.7%, **increasing** from 12.8% in 2007.

Table 10.5 Shares of Employment by Occupation of the Population 16 and Up

Shares of Employment By Occupation of the Population 16 and Up						
Occupation	East Wenatchee		Douglas County		Washington State	
	2010	2015	2010	2015	2010	2015
Management, Business, Science & Arts	24%	21%	23%	25%	39%	40%
Service	22%	20%	18%	16%	18%	17%
Sales and office	27%	24%	25%	22%	23%	22%
Nat Resouces, Construction, Maintenance	15%	18%	20%	22%	10%	10%
Production, Transportation	12%	17%	13%	15%	11%	12%

Source: 2008-2012 ACS

RETAIL SALES

The East Wenatchee Area is the major retail center in Douglas County. The table below shows the retail sales collected for Douglas County and the cities.

Table 10.6 Distribution of Local Sales/Use Tax to Douglas County and Cities- Comparison of Calendar Years 2014 and 2015

Location	2014	2015	Percent Change
Douglas County	4,515,187.76	4,941,478.59	9.44%
Bridgeport	79,242.12	71,607.75	-9.63%
East Wenatchee	3,293,647.38	3,456,982.02	4.96%
Mansfield	29,103.76	18,599.16	-36.09%
Rock Island	46,020.76	56,747.39	23.31%
Waterville	69,567.02	66,330.90	-4.65%
Total	8,032,768.80	8,611,745.81	7.21%

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

OPPORTUNITIES

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

The new East Wenatchee Events Management Board has provided an opportunity for more direct efforts to stimulate tourism and visitorship to the area. In concert with the Wenatchee Valley Chamber of Commerce and the Convention and Visitor’s

Bureau, these entities are working to capitalize on the recreational and cultural activities that this region has to offer.

ECONOMIC DEVELOPMENT AND CAPITAL IMPROVEMENT PROJECTS:

Economic development policies encourage collaboration between the public and private sector to ensure the long-term economic health of the community. A healthy economy provides jobs for local residents and a stable income base to help pay for education, parks, transportation, law and justice facilities, and other services necessary to foster and sustain a good quality of life for local residents. Projects initiated by public agencies that support economic development are an important component of good governance. Many of the funding sources that local governments use to pay for such improvements require that they be listed in the community’s comprehensive plan.

The following list is intended to provide a framework for economic development and capital improvement projects intended to improve the viability of the community. These projects anticipated public investment. Opportunities will be sought to include private investments as well as partnerships with other agencies.

1. Street improvement projects that increase the functionality, life of the facility, and capacity serving the commercial areas or providing a linkage between the commercial and residential areas.
2. Improvements to Grant Road as the major connection to Pangborn Memorial Airport.
3. Projects that market the community to attract or retain businesses.
4. Projects that promote tourism.
5. Projects that implement the Vision for the community and the goals and policies in this element of the comprehensive plan.
6. Projects identified in the Rediscover Historic Downtown East Wenatchee plan including those projects listed below.

Construction Projects	
Description	Planning Level Estimate
1) City purchase of property on the southwest corner of Valley Mall Parkway and 9 th St. NE for open space and additional parking. Create a gateway to the downtown area.	Completed
a) Property purchase (based upon comparable sales):	\$244,153 to \$370,399
b) Conversion of service station building and/or property to other use:	\$50,000 - \$350,000 Depending on use
c) Landscaping improvement:	\$25,000
d) Art work or other amenities	unknown

e) Gateway signage:	\$20,000
2) Complete sidewalks along Standerfer Street to provide a better connection to the public parking lot on French Avenue and a linkage between the Downtown and the Wenatchee Valley Mall (360' sidewalks on one side only @ \$250/ft.):	\$90,000
3) Improve Hamilton Avenue with curbs, gutters, and sidewalks, with on-street parking and a walking path to the downtown area.	\$400,000
4) Provide green open-space area near the parking lot	\$125,000 + property purchase
5) Widen the sidewalks along Valley Mall Parkway, where possible, to provide a more appealing walking path	unknown
6) Install full-control, traffic signal at Valley Mall Parkway/9 th St. intersection that is linked to the SR 28/9 th St. signal:	\$375,000
7) Expand the city parking lot to the south	unknown
8) Improve the pedestrian/bicycle access between the Apple Capital Loop Trail and Downtown.	Unknown – solution not identified
a) Narrow driveways that connect to 9 th Street NE between SR 28 and Valley Mall Parkway to improve access control and reduce conflicts with pedestrian and bicycle traffic	unknown
b) Shorten the distance for crossing SR 28 or provide alternative crossings	unknown
c) Explore grade separation across SR 28	unknown
d) Include way-finding signage along the trail to direct users to the downtown	unknown

Enhancement Projects

9) Provide bicycle parking areas	\$2,600 typical corral
10) Provide street furniture such as planters, waste receptacles, and benches along Valley Mall Parkway: 4 benches, 8 waste receptacles, 14 planters, 3 picnic tables (\$650 per object)	\$18,850
11) Art installations in public spaces – cost per average sized statue	\$10,000 - \$15,000 each
12) Investigate conversion of street luminaires to LED variety and install more lights along Valley Mall Parkway. 26 lights VMPkwy, 2 Hamilton, 2 Standerfer	\$90,000
13) Use lane markings to identify and encourage shared bicycle/vehicle lane use.	Completed
14) Install way-finding signage along 9 th St., Grant Road, and Valley Mall Parkway to direct traffic to the downtown area.	\$15,000

Activities or Actions

15) Explore designating bus stop as taxi stand in the evenings	
16) Work with existing owners of downtown parking lots to improve their appearance and functionality and encourage their availability for public use.	Staff time
17) Improve coordination and communication between the city and downtown business and property owners. Explore the creation of an association or other	Staff time

standing committee to facilitate involvement of city representatives, business owners, property owners, and residents.	
18) Work with landowners to install and properly maintain landscaping along street frontages.	Staff time
19) Explore Municipal Code amendments to allow sidewalk café style seating and other uses of the sidewalk and unused right of way.	\$5,000

GOALS AND POLICIES

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

- ED-1 Identify areas where future economic activity and growth is intended and encouraged to occur.
- ED-2 Support and encourage economic development that will increase personal income by attracting a variety of business opportunities that provide family-wage jobs.
- ED-3 Enhance the economic base of our community through expansion and retention of existing businesses.
- ED-4 The provision of utilities and other supporting urban governmental services to commercial and industrial areas should be coordinated with utility purveyors and service providers and assigned a high priority for extension of service to those areas.
- ED-5 Develop a land use inventory for ongoing monitoring of commercial and industrial development and available land supply that will help with monitoring the local and regional trends to be able to adjust plans, policies and programs to foster economic development.
- ED-6 Develop specific and coordinated strategies for public and private investment in the commercial and industrial areas.
- ED-7 Develop a plan to transform the area along Valley Mall Parkway into a pedestrian oriented downtown which will include professional offices, specialty retail, food service, and entertainment opportunities.
- ED-8 Support the establishment of a variety of uses in the community, including additional lodging facilities, restaurants, and cultural-convention facilities that improve the vitality of the area.
- ED-9 Improve transportation systems that provide access to the commercial areas by expanding multi-modal opportunities for pedestrians and transit facilities as well as adequate parking for employees and customers.
- ED-10 Create a pleasant and attractive identity for the commercial and industrial areas through appropriate signage, art, landscaping, street lighting, and other site design standards.

- ED-11 Improve the visual appeal of the entrances to the urban area with attractive use of landscaping and signage.
- ED-12 Coordinate economic development planning with other local jurisdictions by participating in the North Central Economic Development District and other agencies and organizations that support and foster economic development in the region.
- ED-13 Encourage and support efforts to promote tourism and visitorship to the area on a year-round basis.
- ED-14 Provide opportunities for home-based businesses while preserving the quality of residential areas.
- ED-15 Encourage and support the development of recreational and cultural facilities and/or events that will bring additional visitors and/or increase visitor spending in the East Wenatchee Area.
- ED-16 Pangborn Memorial Airport is an essential public facility serving the needs of the three-county area. The viability of the airport should be protected to enhance its importance to regional economic growth and sustainability.
- ED-17 Ensure an adequate amount of land is designated for commercial uses based on site characteristics, market demand, community need, job creation, and the availability of support facilities and services.
- ED-18 Use public resources in support of economic development.
- Ed-19 Identify financing tools that can be used to leverage public and private investments for financing infrastructure and other improvements that will foster economic development.
- ED-19 Aggressively market the downtown as a place to live, shop, and do business.
- ED-20 Encourage downtown business owners to remodel, rehabilitate, and enhance the exteriors of their buildings and improve the appearance of landscape areas where they are provided.
- ED-21 Achieve a mix of uses in the commercial areas to improve the City's tax and employment base.
- ED-22 Encourage and support development of the waterfront areas with a mix of uses to establish a destination that will attract tourism and local residents by providing housing, shopping and food services, and entertainment opportunities.

GLOSSARY

AFFORDABLE HOUSING: Affordable housing is generally defined as housing where the occupant is paying no more than 30 percent of gross income for housing costs, including utilities, and meets the needs of moderate or low-income households.

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

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

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

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

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

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

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

COUNTY/CITY PLANNING: The identification by the community of desirable objectives in respect to the physical environment, including social and economic considerations, and the creation of administrative procedures and programs to achieve those objectives. Matters embraced by the subject include land use, transportation, employment, health, growth centers, population, environmental planning, comprehensive planning, zoning ordinances, subdivision regulations, buildings codes, growth management, parks and open space, wildlife habitat, pollution control strategies, and environmental impact statements.

COMPREHENSIVE PLAN: A statutory document which sets forth a government's major policies concerning the desirable future (of the area's people) and physical

development of its area; it states the desirable ends and not necessarily the means for achieving them. A plan almost always includes the three physical elements of land use, circulation, and community facilities. A plan may also contain an urban design element, housing element, a renewal element, an open space element, and a historic preservation element. The entire planning jurisdiction is covered and the different systems represented of the various elements are all coordinated with each other. District and neighborhood plans normally follow the comprehensive plan, amplifying its features on a district-by-district or neighborhood-by-neighborhood basis.

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

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

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

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

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

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

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

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

GROWTH MANAGEMENT ACT (GMA): Refers to the 1990 State Growth Management Act (ESHB 2929) and amended in 1991, requiring urban counties and the cities within them to develop comprehensive plans to deal with growth in Washington State over the next twenty years.

INDUSTRIAL USE: Any use that engages in basic processing, manufacturing, fabrication, assembly, treatment, packaging, as well as incidental storage, sales, and distribution of such materials or products.

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

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

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

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

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

MIXED USE: The presence of more than one category of use in a structure or located on the same parcel, for example, a mixture of residential units, recreational uses, offices, and commercial uses.

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

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

OPEN SPACE: Land and/or water area with its surface open to the sky or predominantly undeveloped, which is set aside to serve the purposes of providing park and recreation opportunities, conserving valuable resources, and structuring urban development and form.

PEDESTRIAN AMENITIES: Features of the built environment that improve the quality of foot or wheelchair travel, including ground floor retail uses in adjacent buildings, landscaped walkways, limited interference from automobiles, street furniture, etc.

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

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

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

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

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

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

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

ZONING MAP: The official Land Use Map that classifies all land within the Planning Area in accordance with the comprehensive plan.

APPENDIX A

GREATER EAST WENATCHEE URBAN GROWTH AREAS

EAST WENATCHEE URBAN AREA DESCRIPTION

Beginning at the left shore of the Columbia River at a point which is a southerly extension of the westerly line of Lot 41 of the East Wenatchee Land Company Plat of Section 20, Township 22 N., Range 21 E.W.M., Douglas County, Washington; thence north along said southerly extension to the southwest corner of said Lot 41; thence easterly along the southern line of Lot 41 to the southeast corner of said Lot 41; thence north along the easterly line of Lot 41, Lot 40, Lot 25 and Lot 24 of said East Wenatchee Land Company Plat to the centerline of the Wenatchee Reclamation District Canal; thence westerly along the centerline of the canal to a point which is the southerly extension of the east line of Lot 4 of the Sun Crest Short Plat recorded under AFN 3019982; thence northerly along said southerly extension to the southeast corner of Lot 4 of said short plat; thence northerly along the east line of Lot 4 to the southerly boundary of Lot 2 of said short plat; thence east along the south line of Lot 2 of said short plat and its extension thereof to the west line of Lot 2 East Wenatchee Land Company Plat in Section 19, Township 22 N., Range 21 E.W.M.; thence northerly along said west line to the south line of Section 18, Township 22 N., Range 21 E.W.M.; thence westerly along said section line to the quarter corner common to sections 18 and 19, Township 22 N., Range 21 E.W.M.; thence northerly along the west line of the east ½ of said Section 18 to the south line of Section 7, Township 22 N., Range 21 E.W.M.; thence easterly along said section line to the corner common to Sections 7, 8, 17 and 18, Township 22 N., Range 21 E.W.M.; thence easterly along the south line of Section 8, Township 22 N., Range 21 E.W.M. to a southerly extension of the eastern line of the Lancaster Short Plat recorded under AFN 196211; thence north along the east line of said short plat and its extension to the northeast corner of the Dolan Short Plat recorded under AFN 206563; thence east along the south line of the northwest quarter of said Section 8 to a point that is the southerly extension of the easterly line of Baber's Short Plat recorded under AFN 3023955; thence northerly to the northeast corner of said Baber's Short Plat; thence west along the north line of said short plat to the southeast corner of the northwest quarter of the southwest quarter of the northwest quarter of said Section 8; thence northerly along the easterly line of said subdivision to the south line of Section 5, Township 22 N., Range 21 E.W.M.; thence east along said section line to a point which is a southerly extension of the east line of Parcel B as described under AFN 3068952; thence northerly along said extension and said easterly line to the northeast corner of said Parcel B; thence southwest along the north line of said Parcel B to a point that is 300 feet northerly of the south line of Section 6, Township 22 N., Range 21 E.W.M.; thence westerly parallel to and 300 feet north of the south line of said Section 6 to the east line of a parcel as described under AFN 128798; thence northerly along said easterly line to the northeast corner of a parcel as described under AFN 107666; thence westerly along the north line of said parcel to the east line of Section 1, Township 22 N., Range 20 E.W.M.; thence

northerly along said section line to the northeast corner of the southeast quarter of the southeast quarter of said Section 1; thence west along the north line of said section subdivision to the southeast corner of the northwest quarter of the southeast quarter of said Section 1; thence north along the east line of said section subdivision to the northeast corner of the southwest quarter of the northeast quarter of said Section 1; thence north along the west line of northwest quarter of the northeast quarter of said Section 1 to the south line of Section 36, Township 23 N., Range 20 E.W.M; thence west along the south line of said Section 36 to the southeast corner of the southwest quarter of the southeast quarter of said Section 36; thence north along the east line of said section subdivision to the northeast corner of the said section subdivision; thence west along the north line of said section subdivision to the easterly right of way line of Badger Mountain Road; thence northwesterly along said right of way line to its intersection with the west line of the southeast quarter of Section 36; thence north along the west line of the southeast quarter of said Section 36 to the southwest corner of the northeast quarter of said Section 36; thence easterly along the south line of the northeast quarter of said section 36 to the southwest corner of the parcel as described in AFN 103173; thence northerly along the westerly and northerly lines of said parcel to the east section line of said Section 36; thence northerly along said section line to the southeast corner of Section 25, Township 23 N., Range 20 E.W.M.; thence westerly along the south line of the southeast quarter of said Section 25 to the southeast corner of the southwest quarter of said Section 25; thence northerly along the east line of the southwest quarter of said Section 25 to the south line of the north half of the southwest quarter of said Section 25; thence along the south line of said section subdivision to the west line of said Section 25; thence north along the west line of said Section 25 to the centerline of Canyon B; thence northwesterly along the centerline of Canyon B to the south line of Parcel G as described in Book M239 of Deeds, Page 517; thence westerly along said south line to the east line of the west half of Section 26, Township 23 N., Range 20 E.W.M.; thence north along said east line to the southeast corner of the southwest quarter of Section 23, Township 23 N, Range 20 E.W.M.; thence northerly along the east line of said section subdivision to the northeast corner thereof; thence westerly along the north line of said section subdivision to the southwest corner of the southeast quarter of the northwest quarter of said Section 23; thence north along the west line of said section subdivision to the south line of Tract A as shown on Blue Rock Estates Phase 1 as recorded under AFN 308870; thence easterly, northerly and westerly around said Tract A to the east line of said Blue Rock Estates subdivision; thence northerly along the east line of Phase 1 and the east line of Phase 2 as recorded under AFN 317348 to the south line of a parcel as described in Book M457 of Deeds, Page 501; thence easterly and northerly along said parcel to the south line of Section 14, Township 23 N., Range 20 E.W.M.; thence west along said section line to the centerline of the Transmission Line Easement, AFN 160434; thence continuing in a north/northeasterly direction along the centerline of said easement to the south line of the north half of the southeast half of Section 2, Township 23 N., Range 20 E.W.M.; thence east along said south line to the east line of the southeast quarter of said Section 2, thence

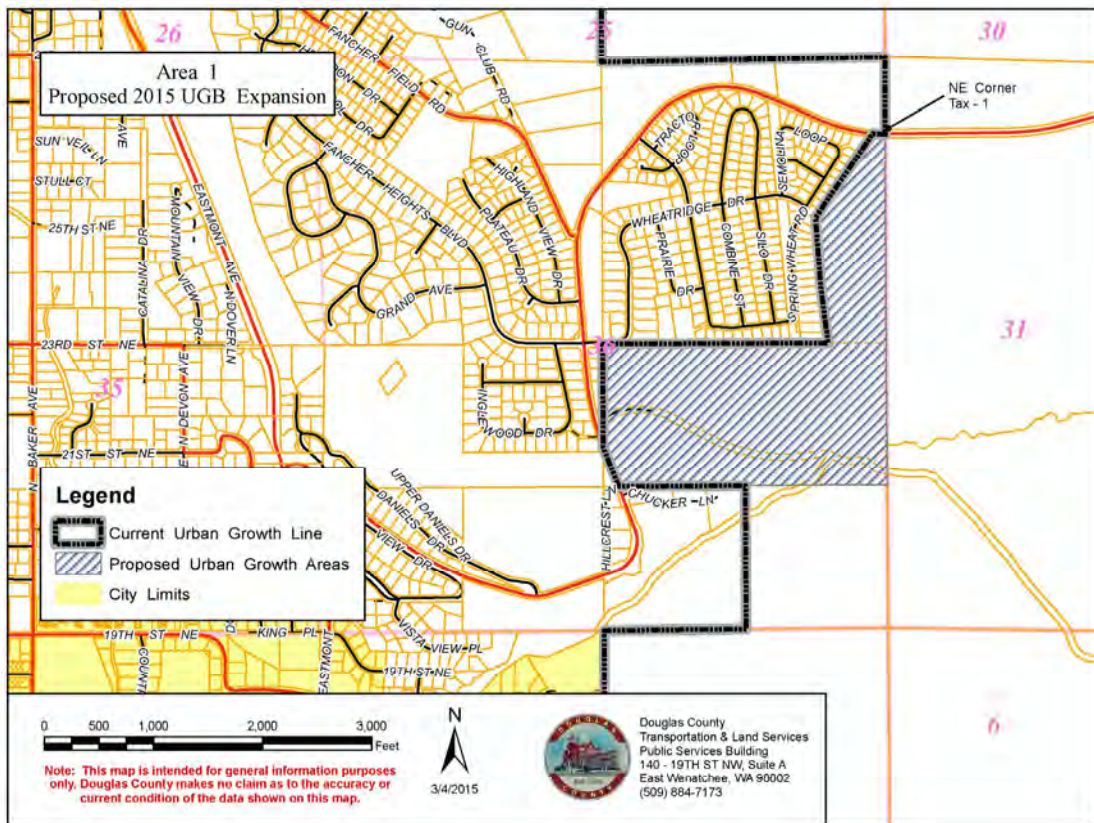
north along the east line of said Section 2 to the south line of a parcel as described under AFN 159187; thence westerly along said south line to the east right of way line of Old Sunset Highway as granted in Book 52 of Deeds, Page 257; thence southerly along said right of way to the south line of the north half of the south half of said Section 2; thence westerly along said line to the easterly right of way of line of SR 2/97; thence southerly along said right of way line through Sections 11, 14 and a portion of 23 to the southwest corner of Lot 46, Blue Rock Estates Phase 2 as recorded under AFN 317348; thence southwesterly to a point that is the intersection of the west right of way of SR 2/97 and the south line of a parcel as described as Tract 2 under AFN 3009806; thence westerly along said south line and its westerly extension to the east line of Section 22, Township 23 N. Range 20 E.W.M.; thence northerly along said east section line to the centerline of that certain vacated road lying between lots 16 and 17 of East Wenatchee Land Company Plat, part of Sec's 22 and 23, T 23 N., R. 20 E.W.M.; thence west along said centerline to the southeast corner of Lot 15 of said East Wenatchee Land Company Plat; thence continuing west along the south line of said lot 15 and its westerly extension to the left shore of the Columbia River; thence southerly down the left shore of the Columbia River to the **Point of Beginning**.

Together with the following:

Area 1

A portion of Section 36, Township 23 North, Range 20 East, Willamette Meridian (T23N, R20E, W. M.), Douglas County, Washington being more particularly described as follows:

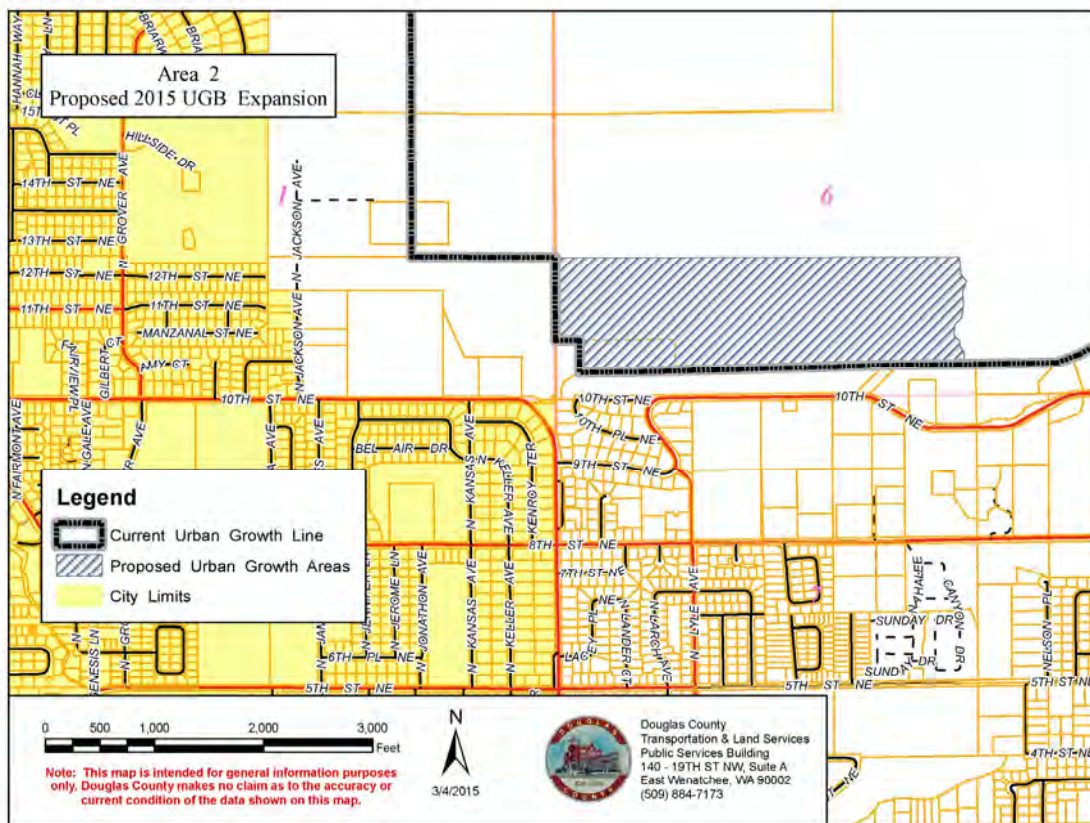
Beginning at the northeast corner of the parcel as described in AFN 103173 (Tax-1), thence southerly on the common section line to said Section 36 and Section 31, T23N, R21E, W. M. to the south sixteenth (S1/16) of said sections; thence westerly on the south sixteenth line of Section 36 to the northeast corner of the southwest quarter of the southeast quarter (SW1/4 SE1/4) of Section 36 and intersecting the current Urban Growth Line; thence west along the north line of said section subdivision to the easterly right of way line of Badger Mountain Road; thence northwesterly along said right of way line to its intersection with the west line of the southeast quarter of Section 36; thence north along the west line of the southeast quarter of said Section 36 to the southwest corner of the northeast quarter of said Section 36; thence easterly along the south line of the northeast quarter of said section 36 to the southwest corner of the parcel as described in AFN 103173 (Tax-1); thence northerly and easterly along the westerly and northerly lines of said parcel to the point of beginning.



Area 2

A portion of Section 6, Township 22 North, Range 21 East, Willamette Meridian (T22N, R21E, W. M.), Douglas County, Washington being more particularly described as follows:

Beginning at the northwest corner of the southwest quarter of the southwest quarter (SW1/4 SW1/4) of Section 6; thence easterly approximately 3,700 feet on the sixteenth line to the intersection with a large drainage; thence southerly following the bottom of the drainage to a point that is 300 feet northerly of the south line of said Section 6; thence westerly parallel to and 300 feet north of the south line of section 6 to the east line of a parcel described under AFN 128798; thence northerly along said easterly line to the northeast corner of a parcel described under AFN 107666; thence westerly along the north line of said parcel to the west line of Section 6; thence northerly along said west line of Section 6 to the point of Beginning.



Area 3

Portions of Sections 8, 17 and 18, Township 22 North, Range 21 East, Willamette Meridian (T22N, R21E, W. M.), Douglas County, Washington being more particularly described as follows:

Beginning at the northwest corner of the Craig's short plat recorded under AFN 216246; thence easterly along the north line of said short plat and its easterly extension approximately 1310 feet to the northeast corner of the southwest quarter of the southeast quarter of the southwest quarter (SW1/4 SE1/4 SW1/4) of Section 8; thence south along the east line of said southwest quarter of the southeast quarter of the southwest quarter (SW1/4 SE1/4 SW1/4) of Section 8 to the north right of way line of Grant Road; thence easterly along the north right of way line of Grant Road to its intersection with the northerly extension of the east line of Lot 4, Nile Orchard Tracts, as recorded under AFN 86540; thence south along the northerly extension of the east line of Lot 4 to the northeast corner of said Lot 4; thence south along the east line of Lot 4 to the southeast corner of Lot 4; thence west along the south line of Lot 4 to the southwest corner of Lot 4 and the northeast corner of Lot 14, Nile Orchard Tracts; thence south along the east line of Lot 14 and its southerly extension to the south right of way line of 2ND Street SE; thence westerly along the south right of way line 2ND Street SE to a point 192 feet west of the northeast corner of Lot 18, Nile Orchard Tracts; thence south and parallel to the

east line of said Lot 18 to the north line of Lot 31, Nile Orchard Tracts; thence easterly along the north line of Lot 31 to the northeast corner of Lot 31; thence south along the east line of Lot 31 and its southerly extension to the south right of way line of 4TH Street SE; thence westerly along the south right of way line of 4TH Street SE to the northeast corner of Lot 33, Nile Orchard Tracts; thence south along the east line of Lot 33 to the northwest corner of Lot 47, Nile Orchard Tracts; thence easterly along the north line of Lot 47 to the northeast corner of Lot 47; thence south along the east lot lines of Lots 47, 50 and 63 and there southerly extensions to the south right of way line of 8TH Street SE as shown on the Plat of Highlander Estates recorded under AFN 3168808; thence westerly along the south right of way line of 8TH Street SE and its westerly extension to the northwest corner of Lot 2, East Wenatchee Land Company Plat in Section 19, T22N, R21E, W. M. and intersecting the current Urban Growth Line; thence north along the northerly extension of the west line of said Lot 2 to the south line of Section 18, Township 22 N., Range 21 E.W.M.; thence westerly along said section line to the quarter corner common to Sections 18 and 19, T22N, R21E, W.M.; thence northerly along the west line of the east half (E1/2) of said Section 18 to the south line of Section 7, T22N, R21E, W.M.; thence easterly along said section line to the corner common to Sections 7, 8, 17 and 18, T22N, R21E, W.M.; thence easterly along the south line of Section 8, T22N, R21E, W.M. to a southerly extension of the west line of the Craig short plat recorded under AFN 216246; thence north along said southerly extension to the southwest corner of said Craig short plat; thence northerly along the west line of said Craig short plat to the point of beginning.

