

Needs final
Exhibit A

City of East Wenatchee, Washington

Ordinance No. 2016-15

An Ordinance of the City of East Wenatchee amending the Greater East Wenatchee Area Comprehensive Plan Policy C-20 in Chapter 3 Land Use and adding the North End Subarea Plan as an element of that comprehensive plan.

Una Ordenanza de la Ciudad de East Wenatchee se modifica el Plan de Política Integral de Greater East Wenatchee zona C-20 en el Capítulo 3 Uso de la Tierra y añadiendo el Plan Subárea North End como un elemento de ese plan integral.

1. Alternate format.

- 1.1. Para leer este documento en otro formato (español, Braille, leer en voz alta, etc.), póngase en contacto con el vendedor de la ciudad al alternatformat@east-wenatchee.com, al (509) 884-9515 o al 711 (TTY).
- 1.2. To read this document in an alternate format (Spanish, Braille, read aloud, etc.), please contact the City Clerk at alternateformat@east-wenatchee.com, at (509) 884-9515, or at 711 (TTY).

2. Recitals.

- 2.1. The City of East Wenatchee (“City”) is a non-charter code City duly incorporated and operating under the laws of the State of Washington; and
- 2.2. The City has adopted the Greater East Wenatchee Area Comprehensive Plan (GEWA) pursuant to the Growth Management Act (GMA), RCW Chapter 36.70A, which covers all properties within the City Limits and the unincorporated areas of Douglas County located within the East Wenatchee Urban Growth Area, which was found to be consistent with the adopted GMA plans of adjoining jurisdictions.
- 2.3. The East Wenatchee and Douglas County Planning Commissions conducted a duly advertised public hearing on September 6, 2016. The Planning Commissions entered into the record the files on the proposed amendment, accepted public testimony, and deliberated the merits of the proposal. As a result of the deliberations, the proposal was amended. The vote of the Douglas County Planning Commission was unanimously in favor (6 to 0). The vote of the City Planning Commission was unanimously in favor (5-0).

- 2.4. On October 10, 2016, the City Council of East Wenatchee (“City Council”) and the Douglas County Board of County Commissioners (County Commissioners) held a public workshop to review the record of the planning commissions’ public hearing.
- 2.5. On October 10, 2016, the City Council and the County Commissioners held a public hearing to consider the planning commissions’ recommendation and accept public testimony regarding the proposed comprehensive plan amendments.
- 2.6. Notice of all public hearings and public meetings on this matter have been published in accordance with state and to local laws and regulations.
- 2.7. The City Council finds that it is in the best interests of the City and its citizens to amend the Greater East Wenatchee Area Comprehensive Plan and adopt the North End Subarea Plan.
- 2.8. The proposed comprehensive plan amendments are a component of the North End Subarea Plan and Planned Action Ordinance.

3. Authority.

- 3.1. RCW 35A.11.020 and RCW 35A.12.190 authorize the City Council to adopt ordinances of all kinds to regulate its municipal affairs and appropriate to the good government of the City.
- 3.2. RCW 35A.63 and RCW 36.70A authorize the City to adopt or amend comprehensive plans.

THE CITY COUNCIL OF THE CITY OF EAST WENATCHEE DO ORDAIN AS FOLLOWS:

4. **Purpose.** Establish a subarea plan with a conceptual development framework and capital facilities plan to guide future development within the North End planning area to create a prosperous center for jobs, tourism, and recreation at the North End of East Wenatchee in conjunction with the Planned Action Ordinance for the area.
5. **Amendment 1.** The City Council adds the North End Subarea Plan as an element of the Greater East Wenatchee Area Comprehensive Plan as set forth in Exhibit A to this Ordinance.
6. **Amendment 2.** The City Council amends Policy C-20 in Chapter 3 – Land Use of the Greater East Wenatchee Area Comprehensive Plan to read:

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, ~~of which 60 acres would be specifically for commercial land uses. A 20-acre area, generally located a~~ along the southern perimeter of the site, ~~is identified as~~ a transition area ~~that~~ 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.

7. **Findings of Fact and Conclusions of Law.** The City Council adopts the Recitals stated above as well as the findings of fact and conclusion of law as set forth below.

7.1. Findings of Fact:

7.1.1. The City of East Wenatchee is subject to the requirements of the Growth Management Act (GMA).

7.1.2. The City of East Wenatchee has adopted a Comprehensive Plan complying with the GMA and is amending the Comprehensive Plan and associated Greater East Wenatchee Area Plan with the addition of the North End Master Site Plan considered a Subarea Plan under GMA.

7.1.3. The North End Master Site Plan focuses growth in upland areas east of the Apple Capital Loop Trail and Rocky Reach trails, avoids environmentally and culturally sensitive shoreline areas, and promotes a range of land uses and infrastructure investments intended to enhance the employment and tourism opportunities of the UGA consistent with the policies of the Comprehensive Plan and associated Greater East Wenatchee Area Plan.

7.1.4. East Wenatchee is adopting design guidelines within the North End Master Site Plan to ensure compatible development consistent with the policies of the Comprehensive Plan and associated Greater East Wenatchee Area Plan.

7.1.5. Douglas County, in coordination with the City of East Wenatchee, has prepared an Environmental Impact Statement analyzing the potential environmental impacts of the North End Master Site Plan and identified mitigation measures that would be implemented through a Planned Action Ordinance consistent with RCW 43.21C.440 and WAC 197-11-164, -168, and -172.

7.1.6. Douglas County, in coordination with the City of East Wenatchee, initiated a sixty-day review under RCW Chapter 36.70A on June 2, 2016.

7.1.7. Douglas County and the City of East Wenatchee have provided several opportunities for meaningful public involvement and has considered all comments received; and, as appropriate, has modified the subarea plan or mitigation measures in response to comments.

7.2. Conclusions of Law:

7.2.1. The City hereby finds that the proposed amendments to the text of the Greater East Wenatchee Area Comprehensive Plan are consistent with the procedural requirements of the GMA in RCW 36.70A.

7.2.2. The proposal has been processed in compliance with the procedural and substantive requirements of the State Environmental Policy Act, RCW 43.21C.

7.2.3. The proposed text amendments are consistent with and implement the goals and policies in the Greater East Wenatchee Area Comprehensive Plan and the Douglas County Regional Policy Plan.

7.2.4. Proper legal requirements of RCW 36.70A.106 and EWMC Title 19 were met and the community was given the opportunity to comment on the proposal at a duly noticed public hearing.

8. **Severability.** If a court of competent jurisdiction declares any provision in this Ordinance to be contrary to law, such declaration shall not affect the validity of the other provisions of this Ordinance.

9. **Publication.** The City Council directs the City Clerk to publish a summary of this Ordinance. The summary shall consist of the title of this Ordinance. The City Council directs the City Clerk to publish a copy of this Ordinance on the City's website.
10. **Submittal of Notice of Adoption.** In accordance with RCW 36.70A.106, this Ordinance shall be transmitted by the Community Development Director to the Washington State Department of Commerce within 10 days of adoption.
11. **Effective Date.** This Ordinance becomes effective five days after the date its summary is published.

Passed by the City Council of East Wenatchee, at a regular meeting thereof on this 10th day of October, 2016.

The City of East Wenatchee,
Washington

By Sandra M. McCourt
Sandra McCourt, Mayor Pro Tempore

Authenticated:

Dana Barnard
Dana Barnard, City Clerk

Approved as to form only:

Devin Poulson
Devin Poulson, City Attorney

Filed with the City Clerk:	<u>10-10-2016</u>	
Passed by the City Council:	<u>10-10-2016</u>	
Published:	<u>10-18-2016</u>	10/25/16
Effective Date:	<u>10-23-2016</u>	10/30/16

**Summary of
City of East Wenatchee, Washington
Ordinance No. 2016-15**

On the 10th day of October, 2016, the City Council of the City of East Wenatchee, Washington approved Ordinance No. 2016-15, the main point of which may be summarized by its title as follows:

An Ordinance of the City of East Wenatchee amending the Greater East Wenatchee Area Comprehensive Plan Policy C-20 in Chapter 3 Land Use and adding the North End Subarea Plan as an element of that comprehensive plan.

Una Ordenanza de la Ciudad de East Wenatchee se modifica el Plan de Política Integral de Greater East Wenatchee zona C-20 en el Capítulo 3 Uso de la Tierra y añadiendo el Plan Subárea North End como un elemento de ese plan integral.

The full text of this Ordinance is available at www.east-wenatchee.com.

Dated this 12th day of October, 2016.



Dana Barnard, City Clerk

EXHIBIT A

Subarea Plan