

**CHELAN COUNTY COMMISSIONERS
MEETINGS OF JUNE 25, 26, 2007**

MONDAY, JUNE 25

9:00:02 AM OPENING:

Chairman Goehner opens session with Commissioner Walter and Commissioner Hawkins in attendance. Also present for session are County Administrator Cathy Mulhall and Clerk of the Board.

9:00:23 AM EMPLOYEE RECOGNITION AWARDS

Chairman Goehner states that the Chelan County Commissioners, as representatives of the Citizens of Chelan County, are honored in presenting an exemplar of their appreciation for meritorious, exemplary, and dedicated service to the citizens of Chelan County and for upholding the ideals of public service through the years of serving the public, to the following employees:

Angela Reese	Prosecutor's Office	10 Years
Doug Corulli	Sheriff's Dept	10 Years
Mike Mathena	Juvenile Dept	10 Years
Joanne Reeves	Treasurer's Office	10 Years, present
Rolland Tarver	Public Works	15 Years, present
Brent Patterson	Sheriff's Dept	20 Years
Pat Slone	Auditor's Office	30 Years

9:04:49 AM APPROVAL OF MINUTES

Moved by Commissioner Walter, seconded by Commissioner Hawkins and carried unanimously that the Board approve June 18, 19, 2007 minutes as corrected.

9:08:56 AM CONSENT AGENDA

Moved by Commissioner Walter, seconded by Commissioner Hawkins and carried unanimously that the Board approve the following action items:

- Vouchers as submitted and listed
- Payroll changes:
 - a) Lori Baril, Juvenile, Inactive Employee, Remove from Pay System
 - b) Mary Jo Sanborn, Natural Resources, Step Increase
 - c) Kenneth Ackland, Facilities Maintenance, Longevity Step
 - d) Greg Jones, Facilities Maintenance, Step Increase
 - e) Tim Herdt, Public Works, Survey Crew Temporary Hire
 - f) Marvin Jefferies, Sheriff, Retirement
 - g) Suzanne Austin, Community Development, Resignation
 - h) Graham Simon, Community Development, Step Increase

9:10:16 AM BOARD DISCUSSION

- Auditor's Office Out of State Travel Letters
- Damages to Sound System in Administrative Building Meeting Room
- Fox Canyon Private Road Grade Concerns
- New Fire Station in Entiat/Shared Spacing for Law Enforcement
- Weed Spray Concerns on Richardred Road
- USDA Service Follow Up with Mark and Sue Neal
- PUD Monitor Water Project Financing
- WDFW Appointment for Holly Ledgerwood to WDFW Post

Moved by Commissioner Hawkins, seconded by Commissioner Walter and carried that the Board send letter of appointment to Holly Ledgerwood to WDFW post.

- Planning Commission Recommendations

ADMINISTRATIVE AGENDA

County Administrator, Cathy Mulhall

10:01:41 AM BID OPENING – Official Newspaper for Legal Notices

Bid Acceptance Closes to Further Submittal of Bids. Present is Bill Forhan, Publisher of NCW Media

Two Bids were submitted and opened as follows:

North Central Washington Media

\$10.50 per column inch for Lake Chelan, Cashmere and Leavenworth
Circulation Analysis of Chelan County Distribution is 6,445

Wenatchee World

\$10.18 per column inch for daily weekly and \$10.70 on week end circulation
number 13,400 daily and 24,000 beyond county

10:06:09 AM BID REVIEW:

Moved by Commissioner Hawkins, seconded by Commissioner Walter, and carried that the Board forward bid information to County Administrator for review.

DISCUSSION ITEMS:

1. Administrative Update – Sheriff's Association has ratified the contract for both Commissioned and Non Commissioned employees.

10:10:51 AM ACTION ITEMS:

Moved by Commissioner Walter, seconded by Commissioner Hawkins and carried unanimously that the Board approve the following action items:

1. **Budget Request – Capital Purchase**

- a) Information Technology to Purchase 1 Dell Power Edge 2950 Server at a Cost Not to Exceed \$2800 from the State Contract 2007B4-88

2. **Budget Request – Out of State Travel**

- a) Letter of Request for Election Department Staff to Attend Joint Washington/Oregon Elections Conference in Portland, OR on June 26-29
2007B4-89
- b) Letter of Request for Auditor, Chief Deputy and Elections Director to Attend the National Elections Certification Training in Fort Meyers, FL on July 6-15
2007B4-89

3. **Contracts for Signature**

- a) Assessor Furnishings Contract Change Order with One Source 2007A5-124
- b) Contract for Public Defender Work Conflict Cases with Bell & Tibbits
2007A5-123

4. **Miscellaneous**

- a) 2008 Budget Calendar 2007B4-90

10:14:38 AM BOARD DISCUSSION CONTINUES:

- Realtors’/Home Builders’ Meeting
- Health Board Septic Tank Inspection and Reports
- WSAC Highlights
- Mapping Software
- Public Records Request Sting Operation by State Auditors’ Office
- State Audit
- Energy Facility Site
- AG Bill 5248
- Climate Change

10:57:07 AM RECESS

NATURAL RESOURCES DEPARTMENT

Mike Kaputa, Natural Resources Director, Robert Knowles, and Alan Schmidt

11:04:49 AM DISCUSSION ITEMS

- 1) Grant Award from the Salmon Recovery Funding Board (SRFB), Administrated by the Office of the Interagency Committee for 3 Habitat Improvement Projects: (Alder Creek #1-\$315,500; Beaver Creek Complex -\$247,300; Clear Creek Complex-\$184,240
- 2) Bid Award Recommendation - Nason Creek Oxbow Reconnection Project
- 3) Bid Award Recommendation – Gagnon Off Channel Project
- 4) Bid Award Recommendation - Small Works Roster Bids for Milne Restoration
- 5) Bid Award Recommendation – Small Works Roster Bids for Hanan Detwiler Phase 1 Project.

- 6) Bank Stabilization Questions by Land Owner
- 7) Study Released by DOE
- 8) Stehekin Contract Expanded
- 9) Nason Creek Road Closure Concerns

11:47:42 AM ACTION ITEMS:

Moved by Commissioner Hawkins, seconded by Commissioner Walter and carried unanimously that the Board approve the following action items (**adding**) a notice to proceed **1(c)** Nason Creek Oxbow Reconnection Project as well as (**adding**) a notice to proceed for and **1(e)** the Gagnon Off Channel Project as follows:

1. Contracts/Agreements

- a) Office of the Interagency Committee/Salmon Recovery Funding Board Contracts for the Alder Creek, Beaver Creek and Clear Creek Projects. 2007A5-125
- b) Bid Award for the Nason Creek Oxbow Reconnection Project to Pipkin Construction. 2007B1-47
- c) (**Added**) Notice to Proceed and Agreement for the Construction of the Nason Creek Oxbow Reconnection Project to Pipkin Construction for the Amount of \$444,148.80 2007A5-126
- d) Bid Award to Rayfield Brothers Construction for the Gagnon Off Channel Project 2007B1-48
- e) (**Added**) Notice to Proceed and to Rayfield Brothers Construction Contract for the Gagnon Off Channel Project to Rayfield Brothers Excavation for the amount of \$263,275.00 2007A5-127
- f) Bid Award and Construction Contract for the Milne Restoration Project to Columbia Valley Excavation for the Amount of \$97,700. 2007A5-128
- g) Bid Award and Construction Contract for the Hanan Detwiler Phase 1 Project to Columbia Valley Excavation for the Amount of \$82,700. 2007A5-129

11:55:53 AM RECESS

NOON Disability Board (Commissioner Goehner)

CHELAN COUNTY SHERIFF'S DEPARTMENT

Sheriff Mike Harum, Under Sheriff Greg Meinzer,

Chief Civil Deputy Ron Hupp, Chief Criminal Deputy Jeff Middleton

1:31:43 PM DEPARTMENTAL ISSUES

- Interlocal Agreement between the City of Wenatchee and Chelan County Justice Assistance Grant (JAG)

1:35:48 PM EXECUTIVE SESSION

Moved by Commissioner Hawkins, seconded by Commissioner Walter, and carried that the Board move into ten minute executive session pursuant to RCW 42.30.110(g) regarding personnel issues.

1:48:19 PM REGULAR SESSION

Board resumes regular session.

1:48 P.M. ACTION ITEMS:

Moved by Commissioner Walter, seconded by Commissioner Hawkins and carried unanimously that the Board approve the following action items:

1. Contracts/Agreements

- a) Interlocal Agreement between the City of Wenatchee and Chelan County Sheriff for Justice Assistance Grant (JAG) #2007-F3482-WA-DJ 2007A5-

1:48 PM SHERIFF'S DEPARTMENT DISCUSSION ITEMS CONTINUE:

- Reorganization Clarification

1:59:28 PM BOARD DISCUSSION CONTINUES:

- Tip Item on Voucher

2:02 P.M. RECESS

(Tape left running for voucher approval)

FARM WORKER HOUSING CAMP

Edmundo Gonzalez, Manager

2:06:00 PM HOUSING ISSUES

- Camp Full on Saturday - 197 single men and 32 families were turned away
- Advocate for Additional Housing in Area
- Termination of Employee
- Power Breakers/Cooling Systems in Trailers

WENATCHEE RIVER COUNTY PARK

Jerry Niebuhr, Manager

2:19:55 PM PARK ISSUES

- 2008 Rate Increase – Reflection of Increase in PUD Rates
- Request for Permanent Fencing Between Parks for Visual and Noise Barrier
- Repair Issue/Temporary Fencing Contract
- WIFI Repeaters Installed
- Maintenance Painting Completed at Park

2:35:09 PM RECESS

Board recesses until Tuesday session.

TUESDAY, JUNE 26

9:34:04 AM OPENING:

Chairman Goehner opens session with Commissioner Walter and Commissioner Hawkins in attendance. Also present for session are County Administrator Cathy Mulhall and Clerk of the Board.

PUBLIC WORKS DEPARTMENT

Public Works Director Greg Pezoldt

9:34:19 AM DISCUSSION ITEMS:

1. "Pot Hole Award" Presented to Greg Pezoldt
2. Certificate of Good Practice Award Presented to Public Works Department
3. Agreement for Contract Award to Selland Construction, Inc. for Manson Blvd Contract Phase I
4. Local Agency Standard Consultant Agreement GeoEngineers, Inc. for Peshastin Creek Bridge
5. Bridge Standards
6. Order of Examination to Vacate a Portion of County Road Right of Way Petition by Jesus Anaya
7. Order of Examination to Vacate a Portion of County Road Right of Way Petition by Michael Yaskus and Doug Hutchinson
8. Order of Examination to Vacate a Portion of County Road Right of Way Petition by Michael Yaskus
9. Commissioners' Notice of Hearing for the Road Vacation of a Portion of County Road Right of Way Petition by Jesus Anaya
10. Commissioners' Notice of Hearing for the Road Vacation of a Portion of County Road Right of Way Petition by Michael Yaskus and Doug Hutchinson
11. Commissioners' Notice of Hearing for the Road Vacation of a Portion of County Road Right of Way Petition by Michael Yaskus
12. Stormwater Utility Development Project Task Force. Present are Karen Horner, Task Force Advisory Chairman, as well as member Jessica Shaw with the City of Wenatchee, Paula Cox and Jason Detamore of the Chelan County Public Works Department. Public Outreach was discussed.
13. Chelan County Port Purchase of Cashmere Mill Site
14. K Mart Plaza Site Collection Pond
15. Draft Voluntary Mitigation Agreement for Sienna Subdivision and Summit Boulevard Improvement Project

10:23:05 AM ACTION ITEMS:

Moved by Commissioner Walter, seconded by Commissioner Hawkins and carried unanimously that the Board approve the following action items:

1. **Agreement for Signature**

- a) Agreement between Chelan County and Selland Construction, Inc. for the Award of Manson Boulevard, County Road Project No. 572 (CRP 572)

2007A5-131

- b) Local Agency Standard Consultant Agreement between Chelan County and GeoEngineers, Inc. for Old Blewett Bridge #1 Replacement (Bridge No. 324)

2007A5-132

2. **Road Vacations**

- a) Order of Examination to Vacate a Portion of County Road Right of Way Known as a Portion of Squilchuck Road Petition for by Jesus Anaya

2007V1-5

- b) Order of Examination to Vacate a Portion of County Road Right of Way Known as a Portion of Lakeview Avenue Petition by Michael Yaskus and Doug Hutchinson

2007V1-4

- c) Order of Examination to Vacate a Portion of County Road Right of Way Known as a Portion of Pine Street Petition by Michael Yaskus

2007V1-4

- d) Commissioners' Notice of Hearing for the Road Vacation of County Road Right of Way Known as Squilchuck Road Petition by Jesus Anaya

2006V1-5

- e) Commissioners' Notice of Hearing for the Road Vacation of County Road Right of Way Known as Lakeview Ave Road Petition by Michael Yaskus and Doug Hutchinson

2006V1-4

- f) Commissioners' Notice of Hearing for the Road Vacation of County Road Right of Way Known as Pine Street Petition by Michael Yaskus

2006V1-4

COMMUNITY DEVELOPMENT

Director John Guenther, Building Official Doug Lewin

10:23:51 AM DISCUSSION ITEMS

1. Discussion Regarding Conservancy in Wenatchee Foothills with Bob Bugert, Grant Bronk, and Patrick Walker with Land Trust. Phil Dormaier, Jack Corning, and Robert Oldwyn land owners, requested to speak on the issue
2. **Consensus** of Board to Grant Building Permit Extension for Hampton Inn in Olds Station
3. Implementation Window for New Building Codes – Designs, Applications, Permits
4. Code Modification Authority
5. Update on Planning Commission Workshops for Comprehensive Plan Amendments

11:30:17 AM SUPPLEMENTAL BUDGET APPROPRIATION HEARING - SBA

11:30:28 AM ACTION ITEMS:

Moved by Commissioner Hawkins, seconded by Commissioner Walter and carried unanimously that the Board approve the following action items:

1. **Resolution**

- a) Adoption of **Resolution No. 2007 – 91** for the Supplemental Budget Appropriation Hearing for June in the amount of \$30,653.00.

11:31 P.M. COMMUNITY DEVELOPMENT DISCUSSION ITEMS CONTINUE:

6. Revenue, Expenditure, and Staffing of Planning Functions with Potential Out-sourcing
7. RFQ for Various Technical Analyses and Respondents
8. Mobile Home Parks/Densities/Code Updates
9. Approval of Public Notice for Change in Fee for Construction/Development Commenced Prior to Issuance of the Required Permit
10. Signature of Authorizing Official on the Application for the 2007-2009 Local Records Grant Program
11. Hearing Agenda for Adoption of Amendments at 1:30 Today

11:51:00 AM ACTION ITEM:

Moved by Commissioner Hawkins, seconded by Commissioner Walter and carried to approve the following action items (**adding**) items **2(a)** and **2(b)**:

2. Grant Application

- a) Signature of Authorizing Official on the Application for the 2007-2009 Local Records Grant Program 2007A2-2

3. Resolutions:

- a) Adoption of **Resolution No. 2007 - 92** for Appointment of Skip Stover to Fair Board Director at Large
- b) **Adoption of Resolution No. 2007 – 93** for Appointment of Aaron Young to the Chelan County Planning Commission

NOON

1:30:27 PM PUBLIC HEARING – PROPOSED ADOPTION OF AMENDMENTS TO COUNTY CODE

Chairman Goehner opens session with Commissioner Walter and Commissioner Hawkins in attendance. Also present for session are Director John Guenther and Planner Nathan Pate of the Chelan County Planning Department, Mike Kaputa of the Natural Resources Department and Planning Consultant Lisa Parks on behalf of Chelan County, as well as the Clerk of the Board. (See Also Attendance Sheet)

Planning Director John Guenther outlines the agenda for this afternoon's hearing as Titles 14 Definitions, Title 15 Landscaping, Title 12 Subdivisions, Title 11 Zoning Resolutions, with final resolutions to be submitted for each title separately next week for approval.

Planner Nathan Pate introduces the work that the Task Force reviewed and the scope of work that the task force has completed for this hearing and the work still to be done. Several Task Force members are present and thanks are shared for their hard work.

Mr. John Guenther adds additional documents not previously listed in the record are filed from Mark Evans relating to code updates and retreat centers, letter of May 21 from FutureWise addressing the critical areas updates, a letter from Jim Bartelme who is present addressing critical areas and wildfires, a letter from Fish and Wildlife on critical areas dated May 29 to the Planning Commission, a letter from Fish and Wildlife on critical areas dated June 25, June 5 letter from DCTED, letter from Tim Trohimovich of FutureWise, letter from Don Phelps on geological hazardous areas, Michael Heath letter regarding critical areas, Realtors' Association letter on Fish and Wildlife Overlay District, Gary Graff of Department of Ecology correspondence, and a letter from Ron Hodges regarding use of property.

1:41 P.M. Title 11 Comprehensive Plan and Chelan County Codes

a) Proposed Text Changes to Critical Areas

Natural Resources Director Mike Kaputa outlines critical areas updates. The updates are for Chapter 11.78 Fish and Wildlife Habitat Conservation Overlay District Chapter 11.80 Wetlands Overlay District, Chapter 11.82 Aquifer Recharge Overlay District Areas, 11.84 Frequently Flooded Overlay District Areas, and 11.86 Geologically Hazardous Overlay District Areas. The staff report outlines the requirements as set forth by the GMA and also included are changes as recommended by the Planning Commission. The staff report shows the significant best available science used for this report. The public outreach in the area that took place is shared with the members.

It is **consensus** to incorporate the change in buffer to critical areas in regard to modifications of 25% to the buffer changing the working in 11.78.020 (17) to read "modification of a legally-constructed single-family residence provided that no new construction shall be closer to the critical area".

The critical areas update reflects the comments and suggestions shared by the public and the agencies. It is, however, the opinion of Mr. Kaputa that the change in wording proposed by the Planning Commission in 11.78.070 and 11.78.080 can cause procedural problems in applying the code. Planning Director Guenther agrees with that opinion.

2:12:03 PM Public Comment Begins :

Chris Parsons with Fish and Wildlife Region II speaks on the 7 year update on comprehensive land use regulations including the critical areas update. She provides written testimony. She speaks on riparian area violations and concerns that are occurring now and the compliance of restoration. She also provides a copy of Management for Washington's Priority Habitats and Technical Guidance Document for Clearing and Grading in Western Washington as outlined in her written statement and verbal testimony. She also describes picture evidence on riparian violations. It is her statement that Chelan County should consider changes to how it regulates land owner activities around critical areas including issuance of a critical area permit for any land owner activities that affects critical areas. She states the

County should acknowledge that dredging and filling are also impacting the critical areas and recommends that the County adopt grade and fill ordinance. She would like to work with the County to address these issues. Commissioner Hawkins states that the Homebuilders' Association has been addressing the issue and he recommends that she work with that group to address changes, and bring back recommendations. Ms. Parsons addresses best available science use in the protection of critical areas in the GMA. The Community Development Director speaks on the violations cited and suggests that these violations appear to be addressed. The Dept of Fish and Wildlife strongly recommends that the County remove the provision in 11.70.138 for riparian area buffer averaging that allows for a buffer size of less than 50% of the riparian buffer width or twenty five feet. Cluster divisions are discussed and the number of developments in the cluster.

Heather Murphy speaks to the Commission. She presents letters from neighbors as evidence written by Bernice Whittemore, Alan Whittemore, and Janet Millard regarding the Icicle Valley area review of cluster developments. She concurs with the Department of Fish and Wildlife standpoint for the priority habitat species regulations or for threatened and endangered species as well as cluster development. She has concerns as a private citizen well as from a wildlife standpoint. She is concerned about variances in the undeveloped parcels to maintain them as undeveloped in privately owned lands. She is concerned about the eco system in cluster development and to insure fire management plans in the cluster development areas. She likes the FutureWise comments and supports rural character of Chelan County.

Commissioner Goehner speaks to the boundaries of the Icicle Valley Overlay in reference to these concerns in which the integrity of the pristine surroundings are considered. Jim Bartelme speaks on the issue and thanks the Commission and the Planning Department for all the hard work that has gone into the process. He concurs with the process that is taking place and understands that all people are not able to get what they want. His key issue is in firefighting and fire planning in the urban interface.

We are the first county in the state and one of the first in the nation to have completed our fire planning.

Commissioner Goehner closes public testimony. He questions the incentives and it is determined that this was previously placed in the document as far as donations to land trusts. It is the recommendation to delete the open space 11.78.250(1) and 11.81.60(1) as well as 11.82. due to inconsistency with the Chelan County Plan.

3:00:23 PM ACTION:

Moved by Commissioner Hawkins, seconded by Commissioner Walter to accept recommendation of staff and adopt the required GMA updates to the critical area regulations 11.78, 11.80, 11.82, 11.84 and 11.86 remove the changes recommended by the Planning Commission in 11.78.020, 11.78.070 and 11.78.080, and changing the text on 11.78.020

(17) and 11.80.020 (14); and change donation of land trusts to other means in 11.78.250(1) and 11.81.69(1); and stated changes to the written documents in Resolution form to be presented next week. Approved.

3:02:03 PM Title 14 Proposed Text Changes to Development Permit Procedures

Commissioner Walter notes that Chapter 14.98 is entirely definitions. Consultant Lisa Parks outlines the changes which are not substantive. There is a suggestion by Commissioner Walter to change the wording “agriculture housing temporary” to be moved to “agricultural housing to permanent”. Consultant Parks states this was the intent. Commissioner Goehner also questions definitions in bed and breakfast units and guest inns and the number of units in a single family residence.

3:07:16 PM ACTION ITEM:

Moved by Commissioner Walter, seconded by Commissioner Hawkins and carried that the board approve the chapter 14.98 with reformatting, Resolutions to follow next week.

3:08 P.M. Title 15 Proposed Text Changes to Development Landscape Standards

Commissioner Goehner questions the language in 11.50.020 (4) where it states Commercial retail space associated with agricultural support activities and/or uses that are in excess of one thousand five hundred square feet of gross floor area. Commissioners do not feel that a landscape plan is needed in a rural setting with natural vegetation or orchard land even when the building is larger in the agricultural farming or forested areas. Ag support activity definition is discussed.

Lisa Parks suggests that the Commissioners define which operations are not required to have landscape plans. This change addresses stands larger than 1500 square feet. There are discrepancies in the use chart and the code wording.

3:26:59 PM ACTION:

Moved by Commissioner Walter, seconded by Commissioner Hawkins and carried that the Board categorically exempt agricultural and accessory uses associated with agriculture from landscape standards. Resolutions to follow next week.

License landscape requirements.

Commissioner Walter would like this Commission to look at the Master Gardeners for preparation of landscape designs in 15.50.030 (3) and address the businesses with planting that is alternative landscape methods.

In 15.50.030 (J) the suggested changes are some sites may be more appropriate for native vegetation around built structures and may not be irrigated in such case an irrigation plan is

not necessary. Water conservancy technique should be listed as an overall technique as number 5. In 15.50.030 (J) plantings will be maintained and promote survival, which in some cases, may not include irrigation and (A) will remove the wording “botanical” as recommended by the staff and Planning Commission.

3:31:02 ACTION:

Moved by Commissioner Walter, seconded by Commissioner Hawkins and carried that the Board approve chapter 15 with changes to (J) with wording to be allowing non irrigated surroundings to buildings, changing the designation in (A) to remove the requirement to list the botanical name and to add Master Gardeners for professional preparation of landscape planning in 15.50.030 (3) as discussed and to be presented with a Resolution to follow next week.

3:38:43 PM Title 12 Proposed Text Changes to Subdivision Standards

Consultant Lisa Parks states that Title 12 needs substantial work on inconsistent procedural requirements. She also states the primary focus of the changes in Title 12 in these amendments was to address inconsistencies in the procedural requirements of the code. Title 12 was initially written and updated prior to adopting Title 14. Consultant Parks requests that you adopt only changes made at this time to allow more time for the Planning Department to review the substantive changes in approximately four months in the next phase after the task force has reviewed the major changes. It is anticipated the changes would be addressed in November.

3:46:49 PM ACTION:

Moved by Commissioner Hawkins, seconded by Commissioner Walter, and carried that the Board set a hearing date on changes to Title 12 and others specific to Development Regulations on December 4, 2007 at 1:30 p.m. The Building and Planning Department will determine which regulation changes can be accomplished by that date.

Title 12 Proposed Text Changes to Subdivision Standards (Cont)

Consultant Lisa Parks informs the Board that letters from the Washington Department of Fish and Wildlife and FutureWise comments were not originally included in the final version so the changes to cluster zone is not substantive but clarifying the 70% required in this case (bonus densities). The 70% determination was in the code as previously written. The only portion that was required in the review and update was the critical area updates and those before us now are optional. The required updates were adopted earlier.

3:56:48 PM ACTION:

Moved by Commissioner Hawkins, seconded by Commissioner Walter and carried that the Board approve the changes in title 12 as presented (and regarding signatures, as recommended by the DRTF on pages 11 and 23 and noting that the process has been followed for the required amendments). Resolution to follow next week.

4:04:24 PM Title 11 Zoning Proposed Text Changes to Critical Areas

The proposed changes are both substantive and minor changes. Some administrative uses have been changed to conditional use permits and permitted outright uses. Commissioner Walter states that on page 97 the changes listed as moved to conditional use permits 11.93.410, 11.93.420, 11.93.430, 11.93.440, and 11.92.450 need to be moved from conditional use permit to outright permitted use. Commissioner Walter also suggests changing duplexes, dependent care housing. Prior public comment indicates the public would like to have a comment period for these uses seeing more of a controversy involved in some neighborhoods. Commissioner Walter recommends moving dependent care RR2.5, RR5, RR10 and RR20 to P(1).

4:20 P.M. ACTION:

Moved by Commissioner Walter, seconded by Commissioner Hawkins and carried that the Board adopt changes to regulations on dependant care housing from in RR20 and RR10 and RR5 and RR 2.5 and becomes a P1 designation, and the development standards regulated pursuant to 11.88, 11.93 and/or the applicable zoning district standards. Resolution to follow next week.

4:21:55 Title 11 Ag Worker Housing Permanent

Commissioner Walter states that in this section everything stays a P designation that was a P designation except in Peshastin Village Commercial. Page 31 shows that permanent agriculture worker housing is an administrative use. Commissioner Goehner states that any temporary structure for agriculture worker housing has to follow the same standards and requirements as a permanent structure. Staff and DRTF recommend changing it and the Commissioners also would recommend that agriculture housing stay CUP in Peshastin.

On the matrix the value added agriculture operations require a CUP in the RR20, RR10, and RR5. Commissioner Walter **moves** that it becomes P-1 in those three zones, Commissioner Hawkins seconds, and motion carries.

4:28:20 Title 11 Stockpiling, Parking, Dependent Care Housing

The Commission support the change in stock piling of sand and gravel from administrative uses to a CUP. Parking garages changed from administrative uses to CUP is also supported by the Commissioners in all zones.

Under utilities low impact in RR20, RR10, and RR5 and were permitted and now are listed as conditional uses. RR 2.5, RW, RRR, and RV and they were administrative and it is

suggested that they be moved to out right permitted designations low impact by Commissioner Walter.

4:31:59 PM ACTION:

Moved by Commissioner Walter, seconded by Commissioner Hawkins and carried that the utilities low impact, which were in RR20, RR10, and RR5 were CUP be moved to permitted.

4:33:01 PM Title 11 Daycare

Commissioner Goehner points out that Daycare Center is not provided for in RR20.

4:34 P.M. ACTION:

Commissioner Hawkins **moves** to allow daycare centers as outright permitted in RR20. Commissioner Walter seconds the motion and it is approved.

4:35:15 PM PURPOSE OF USE CHART

Under 11.04.010 Purpose it should read as follows: A district use chart is established and contained herein as a tool for the purpose of determining the specific uses allowed in each district. If a proposed use is not listed, the administrator will determine if the proposed use is similar to the one that is already enumerated in the use chart and may therefore be allowed, subject to the requirements associated with that use and all other applicable provisions of Chelan County.

4:36:30 P.M. ACTION:

Moved by Commissioner Walter, seconded by Commissioner Hawkins and carried that the Board approve the change in language in 11.04.010 as follows:

“A district use chart is established and contained herein as a tool for the purpose of determining the specific uses allowed in each district. If a proposed use is not listed, the administrator will determine if the proposed use is similar to the one that is already enumerated in the use chart and may therefore be allowed, subject to the requirements associated with that use and all other applicable provisions of Chelan County...”

4:37:04 P.M. Title 11 Home Occupations:

This provision 11.88.230 was moved from the administrative uses to this section. It is not new but a section that has been moved.

4:38 P.M. ACTION ITEM:

Moved by Commissioner Hawkins, seconded by Commissioner Walter, and carried that the Board delete item 3 on page 87 under 11.88.230 (3).

4:39:29 P.M. 11.08.010 Prohibited Use Terminology

Moved by Commissioner Walter, seconded by Commissioner Hawkins and carried that the board eliminate the language in document 11.08.010 to delete the term “prohibited uses” in the entire section.

4:41:45 PM Public Comment on Title 11 Opens:

Deanna Walter of Premium Developments comments on parking structures or lots in RW zoning which were previously not listed but added as a CUP. There was previous discussion on the multifamily duplexes. Ms. Walter would like to see the multifamily as CUP in the RRR and RW. This would allow a forum for the public on that issue.

Ms. Walter also wants to talk about the master plan revisions. The Planning Commission did not approve the vacation home as a short time visitor accommodation. She would also like to see a day use area discussion and should qualify as a definition to be proposed in page 5 of the staff report.

4:49:09 PM ACTION ITEMS:

Moved by Commissioner Hawkins, seconded by Commissioner Walter, and carried that the Board approve the recommendation of the public changing page 5 of the staff report 11.89.030(2) as follows:

“...short term rental cabins, campgrounds, and other similar transient lodging facilities, convention and conference facilities, their accessory support facilities and day use facilities”.

4:52.48 Title 11.93.370 Small Scale Recreational or Tourist Use

Greg Johnson with Youth Dynamics regarding Mark Evans letter outlining the proposed code for small scale recreational or tourist use to expand Stonewater Ranch (formerly Alpine Boys Ranch) requesting that this be changed from 20 acres to 10 acres.

4:58 45 P.M. ACTION ITEM:

Moved by Commissioner Walter, seconded by Commissioner Hawkins and carried that the Board change “building per 20 acres” to “buildings to each 10 acres” as outline on page 118.

Mr. Johnson would also like to address the restriction of one kitchen excluding the caretaker’s kitchen. This camp has smaller groups in the camp and only allowing one kitchen as outlined in item 5 on page 118c is very restrictive. Commissioner Goehner states this section does not properly address all of Mr. Johnson’s needs. This section needs to have further review. As now it states if a lodging unit is separate from the primary structure, that unit can be no larger than one thousand square feet. If this section is changed to fit the needs of a retreat conference center it changes the criteria for small scale recreational tourist center. The consultant recommends that you eliminate the sections 6a and 6c and still keep the provisions of a campground small scale.

5:18:01 PM ACTION ITEMS:

Moved by Commissioner Walter, seconded by Commissioner Hawkins and carried that the Board delete 6a and 6c on page 118.

5:21 P.M. ACTION ITEMS:

Moved by Commissioner Hawkins, seconded by Commissioner Walter, and carried that the Board change item 4 on page 118 of 132 to read that one single family dwelling unit for each 20 acres of land within the project for the use of the landowner or on-site staff...

5:21:37 P.M. ACTION ITEM:

Moved by Commissioner Hawkins, seconded by Commissioner Walter, and carried that the Board delete item 5 on page 118 of 132.

5:22:40 PM Continued Discussion:

Mr. Harold Schroeder is present to discuss the right of way off set and minimum lot size. Consultant Parks speaks on Page 25 of 132. This provision has been changed as previously requested and also remnant lot provision in RR 20, RR10, and RR 5 zones and it provides for fractional lots included.

5:31:39 PM Hearing Concludes.

5:31:39 P.M. ACTION ITEM:

Moved by Commissioner Hawkins, seconded by Commissioner Walter, and carried that the Board approve the proposed amendments for Title 11 Zoning as presented today with all the amendments incorporated therein as moved and passed here today. Resolutions to follow next week.

5:35 P.M. ADJOURN

Moved by Commissioner Hawkins, seconded by Commissioner Walter and carried that the Board adjourn until Monday, July 2, 2007. Board adjourned.

Filed Correspondence:

- Thank You from Wenatchee River Blue Grass Festival for Donation 2007C8-103

Vouchers Approved for Payment

2007B4-91

Current Expense	\$ 72,172.36
All Other Funds	<u>262,775.02</u>
Total All Funds	\$334,947.38

BOARD OF CHELAN COUNTY COMMISSIONERS
KEITH W. GOEHNER, CHAIRMAN

JANET K. MERZ, Clerk of the Board

