

BOARD OF COUNTY COMMISSIONERS
CHELAN COUNTY, WASHINGTON

RESOLUTION NO. 2025-77

Summary: On July 29, 2025, Chelan County adopted Resolution No. 2025-66 enacting a moratorium on the creation, designation, application, approval, implementation, and permitting of Tax Increment Financing (TIF) areas and projects in unincorporated areas of Chelan County, Washington.

Whereas, RCW 36.70A.390 requires a county that adopts a moratorium to hold a public hearing within sixty days of adopting the moratorium, and

Whereas, RCW 36.70A.390, requires a county that did not adopt findings of fact at the time it enacted the moratorium to adopt findings of fact immediately after the public hearing, and

Whereas, on Tuesday, September 23, 2025 at 11:00 a.m., the Board of Commissioners conducted a public hearing regarding the moratorium and heard and considered the public testimony and information submitted, and

Whereas, the public testimony and information submitted included comments and information from members of the community with varying perspectives, and

Whereas, Chelan County is in the process of updating its Comprehensive Plan, and

Whereas, Chelan County has hired a consultant to assist in establishing Urban Growth Areas (UGA) for unincorporated areas in Chelan County, and

Whereas, a UGA may establish new commercial and industrial zones or rezone areas in unincorporated areas of Chelan County, and

Whereas, a new UGA may impact housing densities in unincorporated areas of Chelan County, and

Whereas, the UGA study, which is being done in conjunction with the ongoing update to the Chelan County Comprehensive Plan, will be completed in late 2026, and

Whereas, updating the Comprehensive Plan includes updating the Transportation Element, a chapter in the Comprehensive Plan, and

Whereas, the Chelan County Public Works Department is in the process of completing the Transportation Element of the Chelan County Comprehensive plan and completing a Safe Streets for All plan that encompasses all of Chelan County. This plan will be used to evaluate routes for

Resolution 2025-____

TIF moratorium findings of fact

Page 1 of 2

level of service, emphasis areas, identify needed projects and is dependent on other work currently being produced for the County Comprehensive plan. Chelan County Public Works will not complete the Safe Streets for All plan until 2026 and cannot currently and definitively identify where traffic issues may occur, prioritize multi-modal locations, nor identify projects to mitigate, address, or improve the road system in accordance with the County Comprehensive Plan and projected land uses, and

Whereas, the Transportation Element, in part, will also determine necessary infrastructure upgrades to roads and/or road projects that are essential for future residential and commercial growth in unincorporated areas of Chelan County area, and

Whereas, the TIF moratorium allows Chelan County the time necessary to complete its 2026 Comprehensive Plan and all chapters and elements thereto, and

NOW, THEREFORE, BE IT RESOLVED as follows by the Chelan County Board of Commissioners:

1. The above recitals are hereby adopted as findings and conclusions herein as required by and pursuant to RCW 36.70A.390.

DATED at Wenatchee, Washington this 23rd day of September, 2025.



CHELAN COUNTY BOARD OF COMMISSIONERS

SHON SMITH, CHAIR

KEVIN OVERBAY, COMMISSIONER

BRAD HAWKINS, COMMISSIONER

Attest:

Anabel Torres, Clerk of the Board

Dated: 9/23/25