



CHELAN COUNTY PLANNING COMMISSION MINUTES

Chelan County Planning Commission
Chelan County Community Development

Date: October 14, 2026

400 Douglas Street
Wenatchee, WA 98801

CALL TO ORDER

Meeting was called to order at 6:30 PM

COMMISSIONER PRESENT/ABSENT

Doug England	Present	James Wiggs	Present
Tammy Donaghue	Present	Ken Hembery	Present
Cherie Warren	Absent	Jesse Redell	Absent
Chris Willoughby	Absent	Nelson Brinckerhoff	Absent
Nik Moushon	Present		

STAFF PRESENT

Susan Dretke
Ashley Fernandez

PUBLIC PRESENT IN-PERSON/ZOOM:

Ryan Walker
Dwayne McMahon
Michael & Tara Hellickson
Pam Searles
Bruce Williams -zoom
Joe Monahan-zoom
Gro Buer - zoom
Tony & Marcia Banks - zoom
Sharon Lunz -zoom
Barbara Rossing - zoom
iPhone - zoom
Katie Noble - zoom

Chairman Doug England starts the meeting and takes roll.

He proceeds asking the commissioners if they had read the minutes from the September 23rd meeting.

Hearing no corrections, changes, or additions.

Motion Passes

PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA

No public comment.

New Business:

Hearings:

CPA 26-148 –

Senior Planner Susan Dretke presents the Transportation Element.

Commissioners discuss.

CPA 26-054 – Hellickson

Susan presents the proposal for this change in designation while stating the Staff does not support this approval.

Ryan Walker is sworn in and represents the applicant while giving his testimony on why this proposal should be approved.

Sharon Lunz is sworn in and asks for stream typing verification.

Commissioners discuss.

No other comments on this matter.

CPA 26-060 – McMahon

Susan presents the proposal for this change in designation while stating the Staff does not support this approval.

Sharon Lunz, Barbara Rossing, Bruce Williams, and Gro Buer – all whom provided comment submittals on this proposal – support the staffs report for no approval.

Ryan Walker represents the applicant while giving his testimony on why this proposal should be approved.

Dwayne McMahon, the proposal applicant, is sworn in and gives his testimony on why he believes his proposal should be approved.

Commissioners discuss.

No other comments on this matter.

CPA 26-063 – Sanderson

Susan presents the proposal for this change in designation while stating the Staff does support this approval.

Commissioners discuss.

No further comments on this matter.

CPA 26-067 WA State Dept. of Natural Resources

Susan presents the proposal while stating the staff finds this would comply with the COMP plan and the GMA.

Commissioners discuss.

No further comments on this matter.

Commissioner England closes the hearing.

Motion(s):

1: Motion to send CPA 26-148 Transportation Element to the BOCC for approval; first by commissioner Tammy Donaghue, and second by Nik Moushon.

Vote: All in favor

Motion Passes

2: Motion to send CPA 26-054 Hellickson to the BOCC for approval; first by

commissioner Nik Moushon, and second by commissioner James Wiggs.

Votes: Aye – 2

Nay – 3

Application recommended for denial.

3: Motion to send CPA 26-063 Sanderson to the BOCC for approval; first by commissioner Tammy Donaghue, and second by commissioner Nik Moushon.

Votes: Aye – 4

Abstains – 1

Motion Passes

4: Motion to deny CPA 26-067 WA State Dept. of Natural Resources; first by commissioner Nik Moushon, and second by commissioner Ken Hemberry.

Votes: All in favor

Application recommended for denial.

5: Commissioner Doug England motions for a continuance on CPA 26-060 McMahon until the October 28th meeting.

Old Business:

Discussion at the Chair's Discretion:

ADJOURNMENT

Meeting Adjourned at 8:08 p.m.

Next Planning Commission Meeting to be held on
October 28, 2026, at 6:30 pm

**All Planning Commission meetings and hearings are open
to the public.**

DRAFT

