



Chelan County Planning Commission

Chair: Cherié Warren Vice Chair: Doug England

Commissioners District 1: Tammy Donaghue, James Wiggs, Nik Moushon

Commissioners District 2: Cherié Warren, Ken Hemberry, Nelson Brinckerhoff

Commissioners District 3: Christopher Willoughby, Jesse Redell, Doug England

Meeting Agenda

Wednesday, October 28, 2026 at 6:30 PM

Chelan County Community Development

**400 Douglas Street,
Wenatchee WA, 98801**

Or via Zoom - details listed below:

Join Zoom Meeting

Meeting ID: 892 1260 0509

Passcode: 603624

<https://us02web.zoom.us/j/89212600509?pwd=vRnPaal8uaP28WYbhQUvUr4yuJQQA.1>

Meeting to Order

I. Administrative

- A.** Review/Approval of Minutes from October 14, 2026 Planning Commission Meeting.

II. Public Comment Period

- A.** Comment for any matters not identified on the agenda (limit 2 minutes per person)

III. Old Business

Hearing:

CPA 26-060 McMahon - change the land use designation for the subject property from Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5).

***This is a continuance from the October 14th Planning Commission meeting.**

IV. New Business

Workshops:

ZTA 26-246 Affordable Housing & Religious Organizations- Add new definitions for Affordable Housing and Affordable Housing Development, and Religious Organization

and amend District Use Charts for Peshastin and Manson UGAs to allow same COUNTYWIDE

ZTA 26-248 Parking Amendments- Revise parking requirements to align with state mandated regulations COUNTYWIDE

ZTA 26-250 Food Trucks- Add definition of Food Truck and adoption of regulations for placement COUNTYWIDE

ZTA 26-251 Plat Extensions- Amend subdivision code clarifying requirement of fees and timing of request for extensions COUNTYWIDE

ZTA 26-252 Churches & Cemeteries- Add cemeteries and churches as specific uses in the District Use Chart COUNTYWIDE

ZTA 26-254 Irregular Lot Definition - Add a definition of irregular lots COUNTYWIDE

ZTA 26-255 CUP Expiration - Revise language regarding expiration of conditional use permits COUNTYWIDE

ZTA 26-256 Plat Utilities - Revised subdivision code regarding utilities and buildable lots COUNTYWIDE

ZTA 26-264 Split Zoning - Codify policy regarding regulations applicable to lots with split zoning COUNTYWIDE

V. Discussion, at the Chair's discretion

VI. Adjournment *Meeting will go no longer than 8:30 PM.*

Materials available on the Community Development website

Any person may join this meeting via Zoom Video conference, of which the link is provided on the Chelan County Website. A Copy of the Agenda may be reviewed online
<https://www.co.chelan.wa.us/community-development/pages/planning-commission>

Chelan County has been recording Planning Commission meetings which will continue to be accessible on the Community Development Planning Commission web page shortly after the meeting takes place.

**Next Regular Meeting
November 18th, 2026 at 6:30 PM**

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



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

14.98.096 – Affordable Housing

Affordable Housing means, unless the context clearly indicates otherwise, residential housing whose monthly costs, including utilities other than telephone, do not exceed 30 percent of the monthly income of a household whose income is:

(a) For rental housing, 60 percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development; or

(b) For owner-occupied housing, 80 percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.

14.98.097 Affordable Housing Development

Affordable Housing Development means a proposed or existing structure in which ** percent of all single family or multifamily residential dwelling units within the development are set aside for or are occupied by low-income households or ** percent of all single family or multifamily residential dwelling units within the development are set aside for or occupied by very low-income households, on land owned or controlled by a religious organization.

14.98.1547 Religious Organization

means the federally protected practice of a recognized religious assembly, school, or institution that owns or controls real property.

CCC 11.22.030 Peshastin District Use Chart (portion)

Land Uses	R-1	R-2	R-3	C-D	C-H	I	I-C	P-U
RESIDENTIAL USES								
Accessory Dwelling, Detached	PRM	PRM	PRM	CUP			CUP	CUP
Accessory Dwelling, Attached	PRM	PRM	PRM					
Accessory Structure, Residential 1,500 Square Feet or Less	PRM	PRM	PRM	ACC	ACC		ACC	
Accessory Structure, Residential Greater than 1,500 Square Feet	ACC	ACC	ACC	ACC	ACC		ACC	
Bed and Breakfast	CUP	CUP	CUP	PRM ¹	PRM ¹			
Boarding	ACC	ACC	ACC	ACC ¹	ACC ¹			
Caretaker's Residence				ACC	ACC	ACC	ACC	ACC
Condominiums—Residential (Full-Time Ownership)		PRM	PRM	PRM	PRM		CUP	
Assisted Living Facility	PRM	PRM	PRM	PRM	PRM			
Convalescent Home/Nursing Home		CUP	CUP	PRM	PRM			

Land Uses	R-1	R-2	R-3	C-D	C-H	I	I-C	P-U
Daycare Center, Preschool	CUP	CUP	CUP	PRM	PRM	PRM	PRM	PRM
Daycare Home	ACC	ACC	ACC	ACC ¹	ACC ¹			
Duplex Dwelling	PRM	PRM	PRM	PRM	PRM		CUP	
Foster Home/Group Home	ACC	ACC	ACC	ACC ¹	ACC ¹			
Home Occupation	ACC	ACC	ACC	ACC ¹	ACC ¹			
Home-Based Business	CUP	CUP	CUP	CUP ¹	CUP ¹			
Manufactured Home, Designated	PRM	PRM	PRM					
Manufactured/Mobile Home Park		PRM	PRM					
Manufactured Home	PRM	PRM	PRM					
Mobile Home								
Modular Home	PRM	PRM	PRM					
Multifamily Dwelling		PRM	PRM	PRM	PRM		CUP	
Single-Family Dwelling	PRM	PRM	PRM					
Existing Single-Family Dwelling as of July 1, 2008								
<u>Affordable Housing Development⁵</u>	<u>PRM</u>	<u>PRM</u>	<u>PRM</u>	<u>PRM</u>	<u>PRM</u>			

5 See 11.88.300 for development standards

CCC 11.23.030 Manson District Use Chart (portion)

Table 9.1 – District Use Chart								
Use/Activity	UR1	UR2	UR3	CT	CD	MLI	UP	
Accessory Dwelling Unit	A	A	A					
Accessory Buildings, Agricultural	A	A	A	A	A	A		
Accessory Uses to Permitted Uses	A	A	A	A	A	A	A	A
Fences	P	P	P	P	P	P	P	P
Recreation/Tourist Uses				P				
Signs	A	A	A	A	A	A	A	A
Adult Family Home	P	P	P					
Bed and Breakfast (3 or Fewer Rooms)	A	A	A		P			
Caretaker Dwelling Unit					P	P		
Detached Garages	P	P	P					
Duplex Dwellings		P	P					
Guest Inn—4 to 6 Rooms			CUP		P			
Home-Based Business								
Home Occupations	A	A	A					
In-Home Daycare	A	A	A					
Mobile/Manufactured Home Park			CUP					

Table 9.1 – District Use Chart							
Use/Activity	UR1	UR2	UR3	CT	CD	MLI	UP
Multifamily Dwellings (Apartments)			P				
Private Greenhouses	P	P	P				
Dependent Care Housing	CUP	CUP	CUP				
Residential Dwelling Units, Above Ground Floor				A	P	A	
Boarding House	P	P	P				
Single-Family Dwelling	P	P	P				
Single-Family Dwelling, as of December 31, 2017, excluding parcels adjacent to Wapato Way							
<u>Affordable Housing Development</u>	<u>P¹</u>	<u>P¹</u>	<u>P¹</u>	<u>P¹</u>	<u>P¹</u>		

CCC 11.88.300 Affordable Housing Development

- 1) Development site must be owned or controlled by a Religious Organization; and
- 2) The site must be located in an Urban Growth Area; and
- 3) At least 50 percent of the affordable housing development is set aside for or occupied exclusively by low-income households or at least 20 percent of the development is set aside for or occupied by very low-income households; and
- 4) The development is part of a lease or other binding obligation that requires the affordability requirements and other conditions for at least 50 years, even if the religious organization no longer owns the property.
- 5) The site must be accessible from a public road meeting the standards found in Chapter 15.30 and;
- 6) An affordable housing development requesting a density greater than provided for by the underlying zoning is allowed a 50 percent density bonus, provided the following conditions are met:
 - a. 50 percent of the property is set aside for or occupied exclusively by low-income households; or
 - b. 20 percent of the property is set aside for or occupied exclusively by very low-income households; and
 - c. The site is within ¼ mile walking distance from the nearest transit stop.

11.90.010 Applicability.

Off-street parking and/or loading space, as outlined in this chapter, is required in all zoning districts within Chelan County ~~except within the pedestrian-oriented commercial (CP) zoning district, where the parking space requirements of this title do not apply. The loading space requirements shall apply to the pedestrian-oriented commercial zoning district.~~

11.90.020 Parking/Loading Plan requirements.

A scaled drawing, indicating how all applicable regulations for ~~the~~ parking and loading requirements ~~of this chapter and the barrier-free parking facilities, Washington State amendments to the 1997 Uniform Building Code ????~~are to be fulfilled, shall be submitted with development and building permit applications. All traffic control devices such as parking stripes designating car stalls, directional arrows, signs, curbs, wheel stops, and other improvements shall be installed as shown on the approved plans and approved in conformance with the provisions in this chapter.

11.90.060 Required off-street parking.

(1) The following shall not be required to provide any minimum parking spaces:

<u>Construction Method or Standard (examples include but are not limited to those below)</u>	<u>Specific Use of Building</u>	<u>Building Characteristics</u>
<u>Passive house design</u>	<u>Affordable housing</u>	<u>Residences under 1,200 sf</u>
<u>Modular construction</u>	<u>Senior housing</u>	<u>Commercial spaces under 3,000 sf</u>
<u>Mass timber construction</u>	<u>Childcare center</u>	
	<u>ADUs in Urban Growth Areas if within ½ mile walking distance of major transit stop</u>	

~~(4)~~ (2) Parking space shall be provided as shown in Table 11.90-3 for the land uses listed. The number of required parking spaces shall be rounded upward to the nearest whole number if the calculation results in a fractional space requirement of one-half space or more.

~~(2)~~ (3) When parking standards require ten or more parking spaces twenty-five percent of the spaces may be compact spaces and shall be marked "COMPACT ONLY."

Table 11.90-3

Table 11.90-3		
Land Use	Minimum Required Parking	Maximum Required Parking
Residential		
Single-family, two-family, <u>(each dwelling unit 1,200 sf or greater)</u> and manufactured home parks*	<u>2 spaces per dwelling unit*</u> <u>1 space per dwelling unit*</u>	

Accessory dwelling unit, ~~guest houses~~ *	1 additional space <u>if greater than one half mile walking distance from major transit stop</u>	
Bed and breakfasts, guest inns, and Tier 1 and Tier 2, and Tier 3-overnight-lodging use-only, short-term rentals	1 space per bedroom and 1 space for any on-site manager	
Institutional or group homes: nursing home, correctional, retirement	1 space per 5 beds and 1 space per staff person	
Multifamily (3 or more units)	~~1-1/2 spaces per dwelling unit~~ <u>0.5 spaces per dwelling unit</u>	
<u>Co-living Housing</u>	<u>0.25 spaces per sleeping unit</u>	
Medical Facilities		
Hospitals	1-1/2 spaces per bed	
Medical or dental clinics and offices (<u>3,000 sf or greater</u>)	~~1 space per 200 square feet~~ <u>1 space per 500 sf gross floor area</u>	
Public Assembly		
Auditoriums, gyms, clubs, ~~lodges~~ , any tier short-term rental event venue or exceeding daytime occupancy uses	1 space per 4 seats or 8 feet of bench	
Churches, funeral homes	1 space per 4 seats or 8 feet of bench	
Libraries, museums, galleries, municipal <u>buildings (greater than 3,000 sf)</u>	~~1 space per 300 square feet~~ <u>1 space per 500 square feet gross floor area</u>	
Schools		
Pre-school, daycare, kindergarten	0.07 pickup/drop-off spaces per enrolled student and 1 space per staff person	
Elementary schools	0.05 parking spaces and 0.07 pickup/drop-off spaces per enrolled student	
Junior high schools	0.08 parking spaces and 0.06 pickup/drop-off spaces per enrolled student	
High school, vocational schools, colleges	0.20 parking spaces and 0.03 pickup/drop-off spaces per enrolled student	
Commercial and Public Recreation		
Archery, gun, swimming and tennis clubs or similar <u>outdoor recreation</u> use	0.3 parking spaces for every attendee (<u>use maximum occupancy</u>)	
Bowling alleys	<u>5 spaces per lane</u>	

	<u>1 space per 500 sf gross floor area</u>	
Golf courses	~~2 spaces per each 100 yards length plus 1 space per 200 square feet of club house~~	
Hotels, motels, resorts, lodging facilities <u>(greater than 6 units)</u>	1 space per guest room or suite and 1/2 space per employee	
~~Outdoor amusement area~~	~~0.3 spaces for every attendee~~	
~~Sports field~~	~~1 space per participant (est. 45 participants per ball field)~~	
<u>Developed Open Space</u>	2 spaces per acre	
Stadiums, arenas, theaters, race tracks	1 space per 4 seats or 8 feet of bench	
Swimming pools, skating rinks, dance halls <u>or similar indoor recreation use</u>	0.3 spaces for every attendee <u>(use maximum occupancy)</u>	
Commercial		
Banks, personal and professional services <u>(3,000 sf or greater)</u>	~~1 space per 300 square feet of floor area~~ <u>1 space per 500 sf of gross floor area</u>	
Eating and drinking establishments <u>(3,000 sf or greater)</u>	~~1 space per 100 square feet of floor area~~ <u>1 space per 500 sf of gross floor area</u>	
Retail <u>(3,000 sf or greater)</u>	~~1 space per 300 square feet of floor area~~ <u>1 space per 500 sf of floor area</u>	
Retail handling bulky merchandise <u>(3,000 sf or greater)</u>	~~1 space per 600 sf of floor area~~ <u>1 space per 500 sf of gross floor area</u>	
Service and repair shops <u>(3,000 sf or greater)</u>	~~1 space per 600 square feet of floor area~~ <u>1 space per 500 sf of floor area</u>	
Industrial		
Auto salvage yard	5 spaces plus 1 space per each 2 acres	
Manufacturing, assembly, freight terminal, wholesale, packing, storage, warehouse	1 space per employee at peak shift and 1 space per ~~300~~ <u>500</u> square feet office space	
Transportation terminals	1 space per 100 square feet waiting area	

*Where a single-family residence or accessory dwelling unit is used as a short-term rental in conformity with Section 11.88.290, the parking standards for short-term rentals shall supersede.

**Innovative construction includes the use of passive house requirements, modular construction, and mass timber construction.

11.22.040 (12) Multifamily Development

(12) Multifamily Development. The following regulations shall apply to all multifamily housing developments that may be authorized by this chapter:

(A) Parking and Storage.

(i) All parking shall be screened from public streets and adjacent residential uses by landscaping and/or architectural screening. No solid board fencing shall be allowed as architectural screening.

(ii) Parking may not be located in the front yard.

(iii) Each multifamily dwelling unit shall provide at least ~~one~~ 0.5 on-site parking stall together with a minimum of two hundred forty cubic feet of enclosed storage area. The storage area shall be accessible from outside of the dwelling unit and may be provided in conjunction with the required parking, combined with the multifamily building complex or other means as approved by the review authority subject to the following:

(a) All permitted storage shall be considered accessory. Storage of materials shall be located entirely within an enclosed building except that patio and deck areas are permitted to have outdoor furniture; provided, that furniture does not exceed the size of the patio or deck area.

(b) No storage of materials shall be located within any required setback area.

(iv) Parking between structures is only allowed when it is located toward the rear of the principal structure and is served by an alley or private driveway.

(v) Surface parking lots shall be broken into sublots of no more than six parking spaces

New Definition:

14.98.XXX Food Truck-a business that, as its principal function prepares and sells food and beverages from a licensed motor vehicle or trailer whose sales are temporary in nature and not permanently affixed to real property.

District Use Chart Addition

	RR20	RR10	RR5	RR2.5	RW	RW	RRR	RV	RC	RI	RP	AC	FC	MC
<u>Food Truck</u>	<u>A(3)</u>	<u>A(3)</u>	<u>A(3)</u>	<u>A(3)</u>	<u>A(3)</u>	<u>A(3)</u>	<u>A(3)</u>	<u>A(3)</u>	<u>A(3)</u>		<u>A(3)</u>	<u>A(3)</u>	<u>A(3)</u>	

(3) Only allowed as an accessory use on property with a CUP for a Place of Public and Private Assembly. See Section 11.93.315(11) for specific regulations.

11.93.315

(11) Food Trucks are allowed as an accessory use subject to the following conditions:

(i) All Food Trucks must be licensed to operate in the State of Washington and Chelan County. Required licenses/permits include, but may not be limited to: Business License, WA Labor & Industries, Chelan Douglas Health District, Chelan County Fire Marshal.

(ii) Food Trucks are only allowed during events being held on the property. Food Trucks must be removed from the site at the end of each day.

(iii) Food Trucks are only allowed to provide service to event attendees and are not open to the general public.

(iv) Food Trucks must be located entirely within private property and may not encroach on either the public right of way or required setbacks in the zone.

(v) Food Trucks cannot utilize required parking spaces for the size of the event.

12.24.015 All final division review and approval requirements

(1) All requests for final approval of a preliminarily approved land division must be submitted to the legislative body of Chelan County for final approval, affixed with the required signatures of signing agencies of jurisdiction within five years, unless otherwise defined by RCW [58.17.140](#), of said preliminary approval, after which time the preliminary approval is void. However, extensions may be granted by the administrator as follows:

(A) A ~~request for a~~ two-year extension may be granted if the applicant has attempted in good faith to submit the final land division within the five-year time period ~~;~~ ~~provided, however, t~~he applicant must file a written request ~~with and remit all required associated fees the county~~ requesting the extension at least thirty days, but no more than 60 days before prior to expiration of the five-year period.

(B) A second one-year extension may be granted ~~for one year~~, provided the applicant files a written request with associated fees requesting the extension at least thirty days, but no more than 60 days prior to expiration of the first extension and if one or more of the following criteria can be met:

- (i) Surveying of lots within the development has been completed;
- (ii) Arranged for public services to the site;
- (iii) Obtain necessary financing for all or a portion of the preliminary land division;
- (iv) Completion of studies or other requirements required by the preliminary approval.

11.04.020 District use chart

Adding back in churches and cemeteries to the district use chart

Use/Activity	RR20	RR10	RR5	RR2.5	RW	RRR	RV	RC	RI	RP	AC	FC	MC
<u>Church</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>P</u>		<u>P</u>	<u>CUP</u>	<u>CUP</u>	
<u>Cemetery</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>				<u>CUP</u>	<u>P</u>		<u>P</u>			

Irregular lot definition

14.98.1137 Lot, irregular

Means a lot that is not square or rectangular, has an asymmetric shape or an unusual number of sides (3 or more than 4). Examples of irregular lots include but are not limited to; triangular, panhandle or flag or pie-shaped.

Conditional Use Permit Expiration

11.93.110 Expiration.

- (1) A conditional use permit shall become void if not acted upon, ~~including but not limited to submitting a building permit or the placement of all infrastructure,~~ within three years after the date of approval or such other time period as established by the hearing examiner. Actions could include the submittal of permits for any structures approved as part of the conditional use permit, or any type of site preparation. The applicant may request a one-year extension, to be reviewed administratively, if the applicant submits a written request with community development thirty days prior to expiration.
- (2) The owner of land with a conditional use permit may request the revoking of the conditional use permit through an administrative determination application.
- (3) The county may revoke a conditional use permit if it has been determined that the use has been discontinued or vacated for a period of twelve consecutive months or greater. Such determination shall be made by administrative determination after notice to the affected property owner(s) listed on the tax records. The administrator may authorize an additional twelve consecutive months, for a total of no more than twenty-four consecutive months, when the owner demonstrates a hardship, such as a health issue.

12.04.020 Suitability for land division

(E) Appropriate water, sewer and other utility provider(s) can approve potable water, sewer system, and other facilities necessary for each lot created by the division of land. ~~except where the~~ Any open space tract, agricultural tract, conservation easements, or other non-buildable tracts are exempt from this requirement. ~~when A noted~~ shall be placed on the face of the final plat ~~that this~~ which states "tract(s) ~~may~~ is not ~~be~~ suitable for development";

11.02.060 Interpretations.

(1) The administrator shall review and resolve any questions involving the proper interpretation or application of the provisions of this title that may be requested by any property owner, government officer, department or other person affected. The administrator's decision shall be in keeping with the spirit and intent of this title.

(2) Upon application, the administrator may determine that a use not specifically named in the allowed uses of a district shall be included among the allowed uses if the use is the same general type, and is similar in nature, to the allowed uses. Said use shall be consistent with the intent, goals and policies contained within the comprehensive plan.

(3) For parcels with split zoning due to originally zoning code and mapping adoption in 2000, the property owner may choose in writing which zoning designation to use. Once a decision is made, the property, in its entirety, will be bound by that zoning designation for future land divisions, uses and development standards.

For parcels with split zoning due to the owners own actions, (platting, boundary adjustment, conveyance of exempt (RCW 58.17 properties, testamentary provisions per a will or courts, etc.) where the property did not have dual/split zoning prior to any action of the property owner, the property will be assigned the most restrictive of the zoning designations for future land divisions, uses and development standards.

(4) A record shall be kept of all interpretations and rulings made by the administrator and on appeals to the hearing examiner. The record shall include copies of any and all documents reviewed and/or relied on by the administrator in making an interpretation or ruling, including any documents submitted by the property owner by which the property owner chose which zoning designation to use. Such decisions shall be used for future administration and code amendments.