



CHELAN COUNTY PLANNING COMMISSION MINUTES

Chelan County Planning Commission
Chelan County Community Development VIA ZOOM

Date: August 26, 2020

Called to Order: 7:00 PM
316 Washington St., Suite 301
Wenatchee, WA 98801

CALL TO ORDER

Meeting was called to order at 7:02 pm.

COMMISSIONER PRESENT/ABSENT

Greg Becker	Present	Carl Blum	Present
Randy Baldwin	Present	Vicki Malloy	Present
Ryan Kelso	Present	Jim Newberry	Absent
Pat Hammersmith	Present		
James Wiggs	Present		

STAFF PRESENT

Jim Brown, Director
Wendy Lane, Permit Clerk

PUBLIC PRESENT

ZOOM MEETING – 18 PARTICIPANTS INCLUDING STAFF AND PC MEMBERS

BUSINESS:

Chairman Ryan Kelso asked the Planning Commission members if all had read the minutes from the July 9, 2020, meeting and the July 22, 2020, meeting.

MOTION:

Motion made by Commissioner Greg Becker, second by Commissioner Vicki Malloy, to approve the minutes from the July 9, 2020 meeting.

Vote – Unanimous

Minutes were tabled for the July 22, 2020 Planning Commission Meeting as Commissioner Vicki Malloy asked that the minutes be amended to include the answers to questions asked during the meeting.

PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA

No Comments

OLD BUSINESS:

A. Continued: Deliberation and Discussion of the County's Critical Area Ordinance

Director Jim Brown pointed out that this portion of the Agenda is the continuation of the Critical Area Ordinance Workshop and not the Deliberation and Discussion on Critical Area Ordinance as listed on the Agenda.

Chairman Ryan Kelso turned the floor over to Christina Wollman, from Perteet, for the continued presentation.

The Zoom recording, for this meeting, was activated at 7:35 pm. An error, made by staff, prevented it from being launched at the start of the meeting.

Christina Wollman continued her Workshop on the County's Critical Area Ordinances starting where she left off from the July 22nd Planning Commission Meeting with wetlands and fish and wildlife habitat areas.

There was concern among the commission about the format in which the information was being presented. Director Jim Brown brought forth a method in which material could be released to the Commissioners, prior to the next meeting, which would make the information more favorable to review in a group setting. It was also requested that said information be given in a timeline that would allow the commissioners plenty of time to review the documentation before the next meeting.

Christina Wollman covered a memorandum where the Chapter 11.80 Wetland Areas Overlay District (WOD) was displayed; she explained the information and how it came to be.

There was some back and forth between the Commissioners, Christina Wollman and Director Jim Brown concerning word definitions. Christina Wollman and Jim Brown did their best to field questions about current definitions and how they may or may not be expanded, in the future, under "what if" circumstances.

Director Jim Brown stated that the plan forward would be to walk through the code one time and identify the questions being asked and then go back to the beginning and walk through it again and answer the questions.

Chairman Ryan Kelso continued this topic until the next Planning Commission Meeting.

NEW BUSINESS:

A. Chelan County Water Management Program

Mike Kaputa presented a Workshop with a PowerPoint Presentation on the Chelan County Water Management Program.

He stated that an expedited review of the program was needed by the Planning Commission

The presentation covered Why Requesting Code Changes was Needed, New Exempt Well Mitigation Requirements (2018), County Fee Program Examples, Exempt Well Litigation, What are Other Counties Doing, County Code Proposal, Water Use Per House, Other County Fees, and Mission Accounting Update.

He hoped that the Planning Commission could provide input by early September so the County Commissioners could schedule their own public hearings and keep the progress moving forward on this matter. Chairman Ryan Kelso could not guarantee this schedule with the current work load of the commission.

Mike Kaputa explained that the code for the program was quite short and there is not a lot to it. It is mostly an administrative process.

B. Revisit Code Development for the Management of Short-term Rentals

Chairman Ryan Kelso turned the floor over to Director Jim Brown so he could explain a Resolution that was given to him by the Board of County Commissioners concerning Short-term Rentals. A process concern was identified and the County Commissioners that they felt they needed to act upon and take seriously, therefore they suspended their process and remanded the Short-term Rental process back to the Planning Commission for additional consideration in the future. He stated that we would need another public hearing and then a reconsideration of the final version of the code that was provided.

Next, Director Jim Brown discussed a schedule to get through all of the topics on the docket for the Planning Commission. It was decided that a Special Planning Commission meeting would be held on September 9, 2020, at 7:00 pm, for Public Comment on Short-term Rentals with Deliberation and a Decision proposed for the regular Planning Commission Meeting on September 23, 2020. Once that meeting takes place, a continued scheduled will be decided at a later date holding the Water Management Program and Critical Areas in a Que.

MOTION:

Motion made by Commissioner Carl Blum, seconded by Commissioner Vicki Malloy, to set up a Special Meeting for September 9, 2020 to have a hearing for Short-term Vacation Rental Code and for Community Development to establish a comment period for the meeting.

Vote – unanimous

DISCUSSION AT THE CHAIR'S DISCRETION:

Chairman Ryan Kelso read a letter of resignation from Commissioner Jordan McDevitt.

ADJOURNMENT

MOTION:

Motion made by Commissioner Carl Blum, seconded by Commissioner Randy Baldwin, to adjourn the meeting.

Vote - unanimous

Meeting Adjourned at 9:34 pm.

Next Planning Commission Meeting is a Special Meeting on September 9, 2020, at 7:00 pm – a Zoom meeting.

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