



**CHELAN COUNTY**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801  
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April 16, 2021

TO: Planning Commission

FROM: Jim Brown, Director 

SUBJECT: **PACKET—SMP: *DELIBERATION AND DECISION***

This packet of materials contains:

**Exhibits (3):**

**A: PC Agenda for April 28, 2021 meeting:**

**B: Draft Minutes from the March 24 2021 meeting**

**C: Supporting draft code showing changes for ZTA 21-069 SMP Update**

NOTE: Public commenting is open until April 17, 2021. We will provide you those public comment summaries and a draft staff report **by Wednesday April 21, 2021**, so you have time to review them.

# Exhibit A



## Chelan County Planning Commission

Chair: Carl Blum

Vice Chair: Vicki Malloy

Commissioners District 1: Vicki Malloy, Ryan Kelso, James Wiggs  
Commissioners District 2: Jim Newberry, Ed Martinez, Joel Walinski  
Commissioners District 3: Carl Blum, Pat Hammersmith, Doug England

### Meeting Agenda

Wednesday, April 28, 2021 at 7:00 P.M.  
Chelan County Community Development

*In response to the [Governor's Proclamation 20-28](#), the Planning Commission will hold all of their Regular and Special Meetings via Zoom Video Conference until further notice. Click the link below to join the meeting, beginning at 6:00 pm on November 18, 2020.*

Join Zoom Meeting

<https://us02web.zoom.us/j/85294119244?pwd=eG1FSEJMbzJlL3FEcS9HRGhHTUt0Zz09>

Meeting ID: 852 9411 9244

Passcode: 402419

#### Call Meeting to Order

#### I. Administrative

A. Review/Approval of Minutes from March 24, 2021

#### II. Public Comment Period

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

#### III. Old Business

A. Shoreline Master Program (SMP) – Deliberation and Recommendation to the Board of County Commissioners for Periodic Review Limited Amendment ZTA 21-069

#### IV. New Business

#### V. Discussion, at the Chair's discretion

#### VI. Adjournment \*Meeting will go no longer than 9:00 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> or requesting it by email at [CD.Director@co.chelan.wa.us](mailto:CD.Director@co.chelan.wa.us)

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. If you need special accommodations to view the meetings while they take place, please contact us immediately at 509-667-6225 to set up a place for you to do so on the County Campus. Keep in mind you would be required to wear personal protective equipment and maintain social distancing guidelines at all times.

**Next Regular Meeting  
May 26, 2021 at 7:00 pm via Zoom**

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

# Exhibit B



# CHELAN COUNTY PLANNING COMMISSION MINUTES

Chelan County Planning Commission  
Chelan County Community Development VIA ZOOM  
Called to Order: 6:00 PM  
316 Washington St., Suite 301  
Wenatchee, WA 98801

Date: March 24, 2021

## CALL TO ORDER

Meeting was called to order at 6:00 pm.

## COMMISSIONER PRESENT/ABSENT

<b>Ryan Kelso</b>	Present	<b>Carl Blum</b>	Present
<b>Vicki Malloy</b>	Present	<b>Jim Newberry</b>	Present
<b>Pat Hammersmith</b>	Absent	<b>Ed Martinez</b>	Present
<b>James Wiggs</b>	Present	<b>Joel Walinski</b>	Present
<b>Doug England</b>	Present		

## STAFF PRESENT

**Jim Brown, Director**  
**Catherine Lorbeer, Assistant Director**  
**Alex White, Planner II**  
**Wendy Lane, Permit Clerk**

## PUBLIC PRESENT

ZOOM MEETING – 38 PARTICIPANTS INCLUDING STAFF AND PC MEMBERS

Chairman Carl Blum asked the Planning Commission members if all had read the minutes from the March 10, 2021, meeting.

## **MOTION:**

Motion made by Commissioner Ryan Kelso, second by Commissioner Joel Walinski, to approve the minutes from the March 10, 2021, meeting.

Vote – Unanimous

Motion carries.

## **PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA**

None

### **OLD BUSINESS:**

#### **Public Hearing and Decision on Critical Area Ordinance (CAO)**

Christina Wollman, from Perteet, gave a high-level PowerPoint presentation on the Critical Area Ordinance for the benefit of the public in attendance.

Chairman Carl Blum opened the floor to public testimony.

Graham Simon, a Washington Department of Fish and Wildlife Habitat Biologist, expressed gratitude to those who participated in the process of revising the Critical Care Ordinance.

Chairman Carl Blum closed the floor to public testimony.

A discussion took place among the Commissioners, additional information was provided by Bill Sullivan, a Geo Engineer Consultant, assisting with the project. Director Jim Brown, Christina Wollman and Planner II Alex White also contributed to the conversation when needed.

#### **MOTION:**

Motion made by Commissioner Ryan Kelso, second by Commissioner Joel Walinski, to keep the Geological Technical Report valid for three years instead of five years.

There was a discussion among the Commissioners with regard to the motion. Director Jim Brown contributed as needed.

Vote – Unanimous

Motion carries.

Commissioner Ed Martinez asked about the parallels and agreement between the Critical Areas Ordinance and the Shoreline Master Program. Director Jim Brown, Assistant Director Catherine Lorbeer, and Planner II Alex White all participated in relating the pertinent information and addressing Mr. Martinez's concerns.

#### **MOTION:**

Motion made by Commissioner Doug England, second by Commissioner Vicki Malloy, to approve the amended Critical Area Ordinance (CAO).

Commissioner Joel Walinski had a comment with regard to the new text that was added to the CAO and if it was dictated by state law. Director Jim Brown confirmed the procedures where the text was created in a uniform process that could be then be applied to all of the different ordinances.

Vote – Unanimous

Motion carries.

Chairman Carl Blum opened the public hearing portion for the Shoreline Master Program (SMP).

A staff presentation was made by Josh Jensen, of Anchor QEA, who was joined by his colleagues John Small and Sarah Nolan. It was a short presentation to provide a general introduction to the Shoreline Master Program. Chelan County Natural Resource Director, Mike Kaputa also contributed to the presentation.

During the presentation, breaks were made to allow Commissioners to ask questions about the material covered. Input from the Department of Ecology was included in the exchange.

Chairman Carl Blum opened the floor to public comment.

Graham Simon, with Washington Department of Fish and Wildlife, he wanted to convey that there was consistency between the Critical Area Ordinance and the Shoreline Master Program and spoke of the agencies involved in the process.

Jane Zanol, 336 Whitebirch Place, Wenatchee, an active outdoors woman who spoke on the shorelines of Fish Lake and Lake Wenatchee. She stated that the 2018 changes to the SMP were negatively impacting those areas and gave examples of conditions she has observed. She wants Chelan County to do more to protect shorelines.

Susan Ballinger, 2009 Skyline Drive, Wenatchee, she has a Master's degree in Biology, with a focus on Plant Oncology and Wetland Science. She also teaches at Wenatchee Valley College and is familiar with the best available science that is not yet used in the SMP. She would like the Planning Commission to review a number of publications to make better decisions for Fish Lake.

Sally Freed, 16120 Cedar Brae Road, Leavenworth, south shore at Fish Lake. She spoke of the influx of tourism, especially from the Seattle area. Although, she would agree that tourism is good, it has an impact on the environment. The concern is that a change of classification and the influence it would have for the culture, community and the integrity of the valley.

Commissioner Ed Martinez suggested a revaluation of the shorelines of Fish Lake and Lake Wenatchee. Director Jim Brown and Chelan County Natural Resource Director, Mike Kaputa addressed his concerns on the matter.

Chairman Carl Blum closed the public testimony of the hearing.

Public Hearing and Decision will continue to the April 28, 2021 meeting.

### **NEW BUSINESS:**

Chairman Carl Blum reminded fellow Commissioners that the Planning Commission meetings will start at 7:00 pm for the next six months.

### **ADJOURNMENT**



**MOTION:**

Motion made by Commissioner Ryan Kelso, seconded by Commissioner Doug England, to adjourn the meeting.

Vote – unanimous

Motion carries.

Meeting Adjourned at 7:45 pm.

Next Planning Commission Meeting to be held on April 28, 2021, at 7:00 pm, – a Zoom meeting.

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

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# Exhibit C

**See Separate “Exhibit C” PDF**