



CHELAN COUNTY PLANNING COMMISSION MINUTES

Chelan County Planning Commission
Chelan County Community Development VIA ZOOM

Date: April 28, 2021

Called to Order: 7:03 PM
316 Washington St., Suite 301
Wenatchee, WA 98801

CALL TO ORDER

Meeting was called to order at 7:03 pm.

COMMISSIONER PRESENT/ABSENT

Ryan Kelso	Present	Carl Blum	Present
Vicki Malloy	Present	Jim Newberry	Present
Pat Hammersmith	Present	Ed Martinez	Present
James Wiggs	Present	Joel Walinski	Present
Doug England	Present		

STAFF PRESENT

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

PUBLIC PRESENT

ZOOM MEETING – 29 PARTICIPANTS INCLUDING STAFF AND PC MEMBERS

Vice Chair Vicki Malloy asked the Planning Commission members if all had read the minutes from the March 24, 2021, meeting.

Vice Chair Vicki Malloy pointed out, that on page two, an error was made in the motion to keep the Geological Technical Report valid for five years instead of three years. The numbers were reversed in the minutes and therefore in error.

MOTION:

Motion made by Commissioner Ed Martinez, second by Commissioner Ryan Kelso, to correct the motion in the March 24, 2021, minutes to read, “to keep the Geological Technical Report valid for five years instead of three years.”

Vote – Unanimous

Motion carries

MOTION:

Motion made by Commissioner Doug England, second by Commissioner Joel Walinski, to approve the corrected minutes from the March 24, 2021, meeting.

Vote – Unanimous

Motion carries.

PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA

None

OLD BUSINESS:

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

Assistant Director Catherine Lorbeer presented the Shoreline Master Program Periodic Review for the Planning Commission to recommend to the Board of County Commissioners.

The floor was opened for the Commissioners to ask questions of staff and consultants.

There was a discussion among the group on how and why the public comments were handled in a summary format. Assistant Director Catherine Lorbeer answered questions and provided additional information on how that decision was reached.

Discussion continued within the group on areas of concern about the SMP draft. Staff participated by relating pertinent information and fielding questions.

MOTION:

Motion made by Commissioner Ryan Kelso, second by Commissioner Jim Newberry, to have the word “replace” continue and stay intact under 6.24 Pre-existing Residential Structures, Item B.

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

Commissioner Ryan Kelso wanted to amend his motion to state that “structures may be entirely replaced so long as the footprint does not exceed the existing footprint of the nonconforming where located.”

Concerns about the amended motion were discussed. Staff assisted with scenarios to explain how the draft was obtained. There were also explanations on the definition of a nonconforming structure.

There was not a second on the amended motion.

Back to the original motion - under 6.24 Pre-existing Residential Structures, Item B, “structures may be replaced, enlarged, or expanded, etc.”

Vote – Commissioners Kelso, Newberry, Blum, Walinski, Wiggs, and Malloy approve; Commissioners Martinez, England, and Hammersmith oppose.

Motion carries.

After the vote, discussion continued with regard to the motion.

Vice Chair Vicki Malloy moved the meeting forward by asking Assistant Director Catherine Lorbeer if she had concluded her presentation on the Shoreline Master Program (SMP) Periodic Review. Ms. Lorbeer stated that she had and that the team was ready for additional questions that the Commissioners might have on the draft. Otherwise she would recommend that the Planning Commission make a motion to send the draft forward to the County Commissioners.

Commissions continued to discuss the SMP periodic review draft. Staff interjected as needed to assist in the understanding of the document.

Vice Chair Vicki Malloy suggested a motion to recommend the approval of the Shoreline Master Program Periodic Review Limited Text Amendment to address updates to state law inconsistencies, administrative provisions and other limited amendments, except as found under 6.2.4 Preexisting Residential Structures, Item B - structures may be replaced, enlarged or expanded. Keeping in the word “replaced” in ZTA 21-069 based on the finding of fact and conclusion of law contained in the April 28, 2021, staff-report.

MOTION:

Motion made by Commissioner Ed Martinez, second by Commissioner Doug England, to approve Vice Chair Vicki Malloy’s recommended motion.

Vote – Unanimous

Motion carries.

DISCUSSION, at the CHAIR’s DISCRETION:

Chairman Carl Blum and Director Jim Brown gave updates on Short-term Rentals. A rough timeline was revealed and a course of action was disclosed.

Director Jim Brown also gave an update on Code Enforcement. He informed the Commissioners on what has been accomplished and what still a work in progress.

ADJOURNMENT

MOTON:

Motion made by Commissioner Ryan Kelso, seconded by Commissioner Carl Blum, to adjourn the meeting.

Vote – unanimous

Motion carries.

Meeting Adjourned at 8:33 pm.

Next Planning Commission Meeting to be held on May 26, 2021, at 7:00 pm, – a Zoom meeting.

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