



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, June 23, 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 7:00 pm on June 23, 2021.

Join Zoom Meeting

<https://us02web.zoom.us/j/86325782753?pwd=Q3hVMk5sZFJURURTMitZc0tSYndDUT09>

Meeting ID: 863 2578 2753

Passcode: 755831

Call Meeting to Order

I. Administrative

II. Public Comment Period

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

III. Old Business

IV. New Business

A. 2021 Draft Zoning Code Amendments Workshop

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

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 guide lines at all times.

**Next Regular Meeting
July 28, 2021 at 7:00 pm via Zoom**

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



CHELAN COUNTY PLANNING COMMISSION MINUTES

Chelan County Planning Commission
Chelan County Community Development VIA ZOOM
Called to Order: 7:00 PM
316 Washington St., Suite 301
Wenatchee, WA 98801

Date: May 26, 2021

CALL TO ORDER

Meeting was called to order at 7:00 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
Jamie Strother, Planner II
Wendy Lane, Permit Clerk

PUBLIC PRESENT

ZOOM MEETING – 13 PARTICIPANTS INCLUDING STAFF AND PC MEMBERS

Chairman Carl Blum asked the Planning Commission members if all had read the minutes from the April 28, 2021, meeting.

MOTION:

Motion made by Commissioner Doug England, second by Commissioner Vicki Malloy, to approve the minutes from the April 28, 2021, meeting.

Vote – Unanimous

Motion carries.

PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA

None

OLD BUSINESS:

None

NEW BUSINESS:

Hearing for ZTA 21-196 Icicle Valley Design Review Overlay District text amendment.

The text amendment was presented by Assistant Director Catherine Lorbeer. Staff recommends approval.

The floor was opened for the Commissioners to ask questions on the text amendment. Discussion commenced within the group on areas of concern. Director Jim Brown and Ms. Lorbeer assisted by relating appropriate information and fielding questions

Chairman Carl Blum asked if there was anyone from the public who would like to comment, on the text amendment. No members of the public were present, so he closed the public hearing portion of the meeting.

The floor was opened for continued discussions within the group. Planner Jamie Strother contributed to the conversation as needed.

MOTION:

Motion made by Commissioner Doug England, second by Commissioner Joel Walinski, to recommend approval of the Icicle Valley Design Review Overlay text amendment to add existing design guidelines to appendix B and remove committee references, both in the appendix and the amendment, given file #ZTA 21-196 based upon the findings of fact, and conclusion of law contained within the May 26, 2021 staff-report.

The Motion was amended, by Chairman Carl Blum, to include clean up language to paragraph 11.72.080 for consistency. Both Commissioners England and Walinski agreed to the motion as amended.

Vote – Unanimous

Motion carries.

Additional New Business not on the Agenda.

Director Jim Brown updated the Commissioners on what it would look like for the Planning Commission moving forward with the meeting process. On whether we go back to onsite, face-to-face meetings, or go to a high-bred version. Mr. Brown stated he will get back to the Commissioners with the guidance and expectations of the Board of Commissioners and County Executive with further instructions on how to proceed.

DISCUSSION, at the CHAIR's DISCRETION:

Chairman Carl Blum asked Director Jim Brown to give updates on the progress of Short-term Rentals, Code Enforcement, Critical Area Ordinance, and the Shoreline Master Program. After doing so, Mr. Brown then gave information on changes made within Chelan County Community Development.

ADJOURNMENT

MOTION:

Motion made by Commissioner Vicki Malloy, seconded by Commissioner Ryan Kelso, to adjourn the meeting.

Vote – unanimous

Motion carries.

Meeting Adjourned at 7:58 pm.

Next Planning Commission Meeting to be held on June 23, 2021, at 7:00 pm, – a Zoom meeting.

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



CHELAN COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

2021 Draft Zoning Code Amendments Workshop Staff Report

TO: Chelan County Planning Commission
FROM: Chelan County Community Development
WORKSHOP DATE: June 23, 2021
RE: Draft Zoning Code Amendments

A. OVERVIEW

This workshop will provide the Planning Commission with a brief introduction of each amendment proposal, as noted on the Board of County Commission's (Board) 2021 Docket. An additional workshop is planned. No action is requested at this time.

At a future public hearing, the Planning Commission will be asked to review, consider, and make a recommendation to the Board to approve or deny adoption of the proposed code amendments.

B. REVIEW CRITERIA

Each zoning code amendment will be evaluated on, but not limited to, the following criteria from Chelan County Code (CCC) Section 14.13.040:

- (1) The proposal is necessary to address a public land use issue or problem.
- (2) The proposed amendment is consistent with the goals of the Growth Management Act, Chapter 36.70A RCW.
- (3) The text amendment complies with or supports the comprehensive plan goals and policies and/or county-wide planning policies.
- (4) The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.
- (5) The amendment is based on sound land use planning practices and would further the general public health, safety or welfare.

C. DESCRIPTION – ZTA 21-075, Wireless Communication Facilities

Proposal: A request was submitted by LocalTel to modify the application and review standards for constructing wireless communication facilities (WCF) in Chelan County. Staff has been collaborating with LocalTel on possible language in CCC Chapter 11.91, which would remove obsolete provisions and bring the code in better alignment with industry practices and technology. WCFs would be added to CCC Section 11.04.020, District use chart, and divided into facility types depending on size and visual impact each may have to surrounding properties. The overall goal will be to improve the content and usefulness of the standards, and to make distinctions about review procedures for certain WCFs. Tall towers would likely trigger a conditional use permit to address potential visual impacts.

D. DESCRIPTION – Livestock

Proposal: For properties outside an urban growth area, Chelan County is reviewing CCC Section 11.88.030 to reduce the number allowed for poultry, rabbits or other similarly sized animals, and limit locations and number for roosters. See draft below (additions are shown in ALL CAPS; deletions in ~~strickout~~).

11.88.030 Livestock.

* * *

(2) Animal Densities.

* * *

(B) Outside an urban growth area:

(i) Lots less than one-half acre:

(a) No livestock.

(b) ~~Twenty-four~~SIX poultry, rabbits or other similarly sized animals, EXCLUDING ROOSTERS.

(c) Two pot belly pigs.

(ii) Lots one-half acre or greater, but less than five acres:

(a) One head of livestock per one-half acre, including cattle, bison, sheep, goats, swine, horses, mules, llamas, ostriches and other like animals.

(b) ~~Twenty-four~~SIX poultry, rabbits or other similarly sized animals per one-half acre. ROOSTERS ARE LIMITED TO ONE PER HALF-ACRE.

(c) Two pot belly pigs.

(iii) Lots five acres or greater:

(a) Four head of livestock per acre, including cattle, bison, sheep, goats, swine, horses, mules, llamas, ostriches and other like animals.

(b) ~~Twenty-four~~TWELVE poultry, rabbits or other similarly sized animals per one-half acre. ROOSTERS ARE LIMITED TO TWO PER ACRE.

(c) Two pot belly pigs.

* * *

E. DESCRIPTION – Economic Development CPA Deadline

Proposal: Chelan County is reviewing of CCC Section 14.14.030 and 14.14.050 to authorize extension of the comprehensive plan application deadline to June 1st when the proposal is for economic development purposes. Draft code language would give the director of economic development the ability to grant an extension if a proposed land use change will enhance opportunities for economic vitality within the county. Staff is evaluating possible text and needed cross references.

F. DESCRIPTION – Title 16 Code Enforcement

Proposal: Chelan County is reviewing of Title 16 to address process for code enforcement to improve efficiency and effectiveness of operations.

G. DESCRIPTION – Fill and Grade

Proposal: Chelan County is reviewing the development of a fill and grade code and permit process. Staff is researching best practices from other communities.

H. DESCRIPTION – Limited Amendments

Proposal: Chelan County is reviewing limited text amendments to provide additional clarity and usability, resolve discrepancies, make technical corrections and add cross references where needed, based on on-going evaluation by staff. Possible changes include, but are not limited to, new and revised definitions, accessory structures, use chart consistencies, minor plat amendments, treehouses, hearing examiner process, seasonal working housing, boundary line adjustments, lot size reductions, complete application determinations, typographical errors, and consistencies with state law.

I. DESCRIPTION – City UGA Amendments

Proposal: With assistance from BERK Consulting, Chelan County is reviewing land use code and comprehensive plan amendments from the cities of Chelan and Wenatchee dating back to 2017. The consultants are identifying potential topics for discussion prior to adoption in the UGAs to ensure the provisions of the interlocal agreement are met, the intent of City amendments is achieved, and County review procedures and considerations are addressed. The notable code changes for Wenatchee involve housing code updates, permitted uses, small cell wireless facilities, and subdivisions standards. For Chelan, code and comprehensive plan changes include special use districts, minimum lot sizes, maximum densities, and permitted uses.

The zoning code applies to unincorporated areas under Chelan County's land use regulatory authority. For the unincorporated urban growth area boundaries of the cities of Leavenworth, Cashmere, Wenatchee, Entiat, and Chelan, the County adopts the city standards as appropriate.

The Planning Commission will conduct a future workshop to continue discussions about potential code amendments.