



CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225 FAX: (509) 667-6475

July 16, 2021

TO: Planning Commission

FROM: Catherine Lorbeer, Assistant Director

SUBJECT: **PACKET—CODE AND CPA WORKSHOPS**

This packet of materials contains:

Exhibits (4):

- A: PC Agenda for July 28, 2021 meeting: Workshops for draft code amendments and proposed comprehensive plan amendments.**
- B: Draft Minutes from the June 23, 2021 meeting**
- C: Previous ZTA 2021 presentation from June 23, 2021 meeting**
- D: CPA 21-084 NR Climate Grant Workshop Item**

NOTE: This meeting will continue our workshop discussion about amendments to the code and comprehensive plan.

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, July 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 7:00 pm on July 28, 2021.

Join Zoom Meeting

<https://us02web.zoom.us/j/84504767431?pwd=V0MwQmpKY01CNWdwNUo1OUZNQURIUT09>

Meeting ID: 845 0476 7431

Passcode: 174274

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

A. 2021 Draft Zoning Code Amendments Workshop

IV. New Business

A. 2021 Comprehensive Plan Amendment 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 guidelines at all times.

**Next Regular Meeting
August 25, 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

Date: June 23, 2021

Called to Order: 7:05 PM
316 Washington St., Suite 301
Wenatchee, WA 98801

CALL TO ORDER

Meeting was called to order at 7:05 pm.

COMMISSIONER PRESENT/ABSENT

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

STAFF PRESENT

Jim Brown, Director
Catherine Lorbeer, Assistant Director
Wendy Lane, Permit Clerk

PUBLIC PRESENT

ZOOM MEETING – 14 PARTICIPANTS INCLUDING STAFF AND PC MEMBERS

Chairman Carl Blum asked the Planning Commission members if all had read the minutes from the May 26, 2021, meeting.

MOTION:

Motion made by Commissioner Doug England, second by Commissioner Vicki Malloy, to approve the minutes from the May 26, 2021, meeting.

Vote – Unanimous

Motion carries.

PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA

None

OLD BUSINESS:

None

NEW BUSINESS:

2021 Draft Zoning Code Amendments Workshop

The workshop was presented by Assistant Director Catherine Lorbeer. She introduced each topic and took questions and feedback from the Commissioners.

- City UGA Amendments – Chelan and Wenatchee
- Wireless Communication Facilities (WCF)
- Livestock
- Economic Development CPA Deadlines
- Title 16 Code Enforcement
- Fill and Grate
- Limited Amendments – Various Code Sections

Lisa Johnson and Lisa Grueter, from BERK, assisted in the City UGA Amendments – Chelan and Wenatchee presentation and Director Jim Brown contributed as needed throughout the workshop.

DISCUSSION, at the CHAIR's DISCRETION:

Chairman Carl Blum asked Director Jim Brown to give updates on the progress of Short-term Rentals and the Shoreline Master Program. After doing so, Mr. Brown then gave information on changes in staffing within the department.

ADJOURNMENT

MOTION:

Motion made by Commissioner Doug England, seconded by Commissioner Joel Walinski, to adjourn the meeting.

Vote – unanimous

Motion carries.

Meeting Adjourned at 8.20 pm.

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

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

DRAFT

Exhibit C

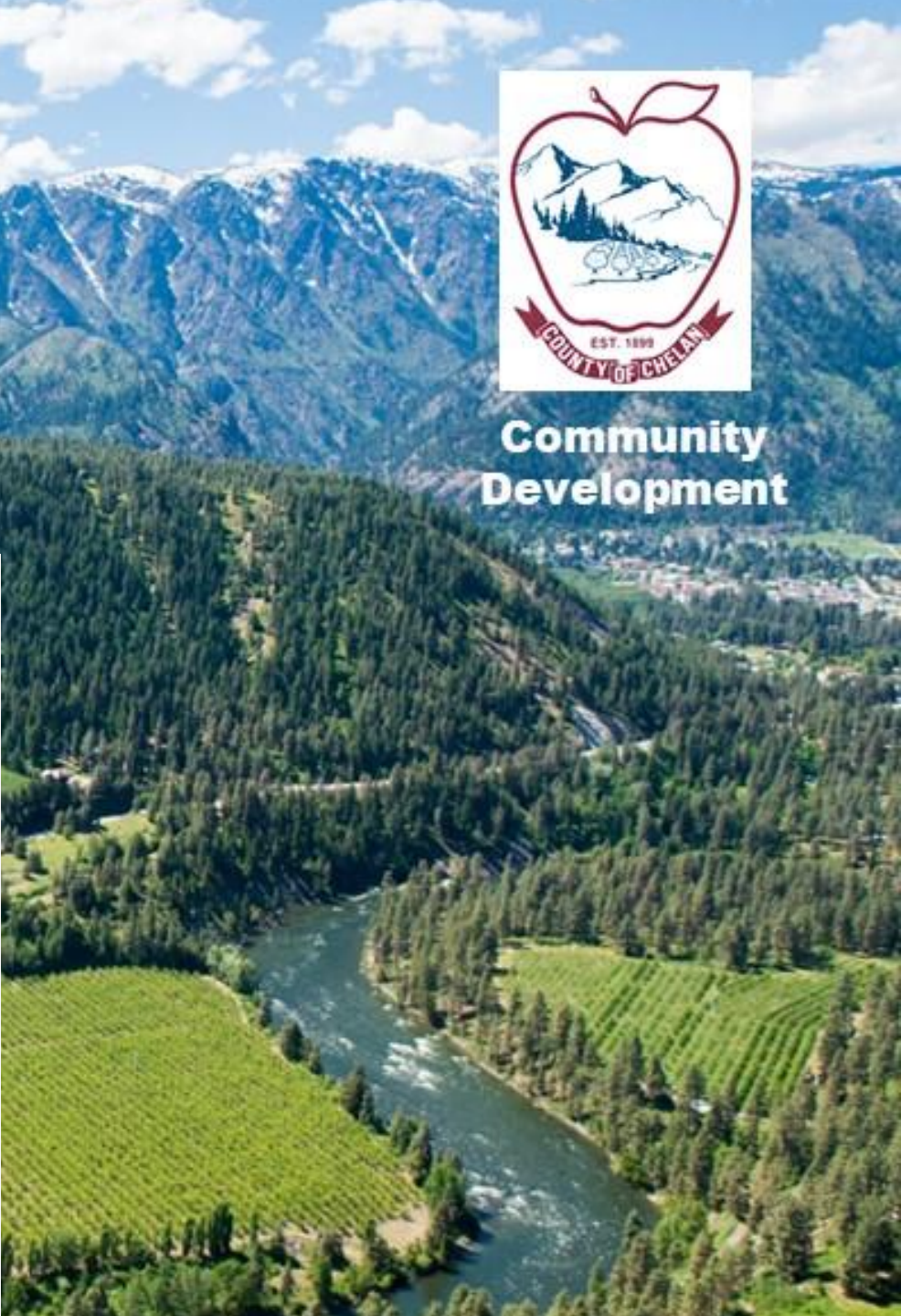


**Community
Development**

CHELAN COUNTY

Draft Zoning Code Amendments Workshop

Planning Commission
June 23, 2021





Overview

Brief Introduction of Amendment Proposals



Draft Proposals from 2021 Docket

- City UGA Amendments
- Wireless Communication Facilities
- Livestock
- Economic Development CPA Deadline
- Title 16 Code Enforcement
- Fill and Grade
- Limited Amendments



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REVIEW CRITERIA

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.



City UGA Amendments

Chelan and Wenatchee

- Review code amendments from the cities of Chelan and Wenatchee dating back to 2017.
- The notable 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.



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COUNTY-CITY JOINT PLANNING IN UGAS

Memorandum of Understanding 6/26/97

- SECTION 1: Chelan County will adopt each city's land use regulations, development standards and land use designations for that city's Urban Growth Area. Where the cities review procedures for implementing land use regulations and development standards within the unincorporated urban growth areas conflict with Chelan County's review procedures, the County's procedures shall control.
- SECTION 4: Chelan County will implement each city's street, street lighting, curb, gutter and sidewalk design standards within the cities unincorporated urban growth areas. It is intended that civil engineering plan review and inspections for streets and utilities related to private development projects will be conducted by each city's staff in consultation with the County Engineer...

Goals: Meet Countywide Planning Policies and consistency regarding future development within the cities Urban Growth Areas.



CITY OF WENATCHEE, CODE UPDATES 2017-2021

- City transmitted 29 items. Comp plan related updates will be included later in 2021.
- 16 Ordinances and Resolutions for Consideration
- Main Topics: New technology-related uses, Zoning Boundaries, Signage Code, Housing Code, Other Code updates, and Subdivision road standards

ORD 2017-31: CELL TOWER REGULATIONS

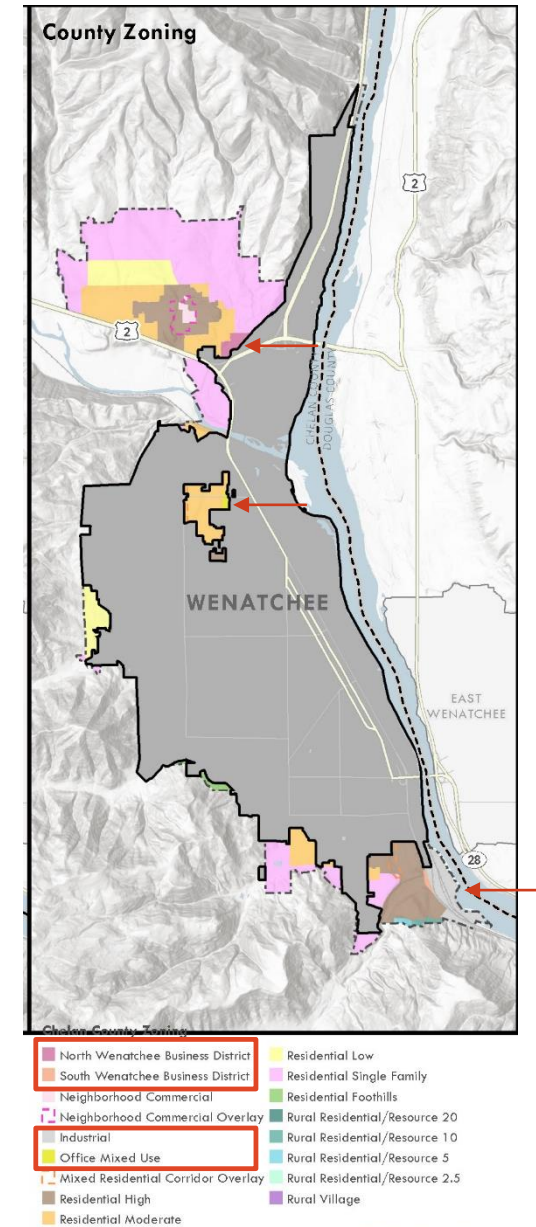
- Added detail for existing wireless antenna regulations: Transmission equipment concealed within architectural features to the extent feasible. Antennas may be installed onto an existing building, but no more than 20 feet can be added in height.
- The proposed regulations for **small cell facilities, micro-cells, and Distributed Antenna Systems (DAS)**. Added as a permitted use in all zoning districts and overlay zones.

Address cell tower regulations to meet federal requirements. County is also working through this issue.

ORD 2019-30: CRYPTOCURRENCY MINING AND DATA CENTERS

- This ordinance adds cryptocurrency mining and data centers to the industrial use table
- Establishes tests for noise levels and sets a measurable distance from commercial storefronts
- Cryptocurrency mining permitted in NWBD, SWBD, and I zones.
- Data centers permitted in NWBD, SWBD, I, and OMU zones

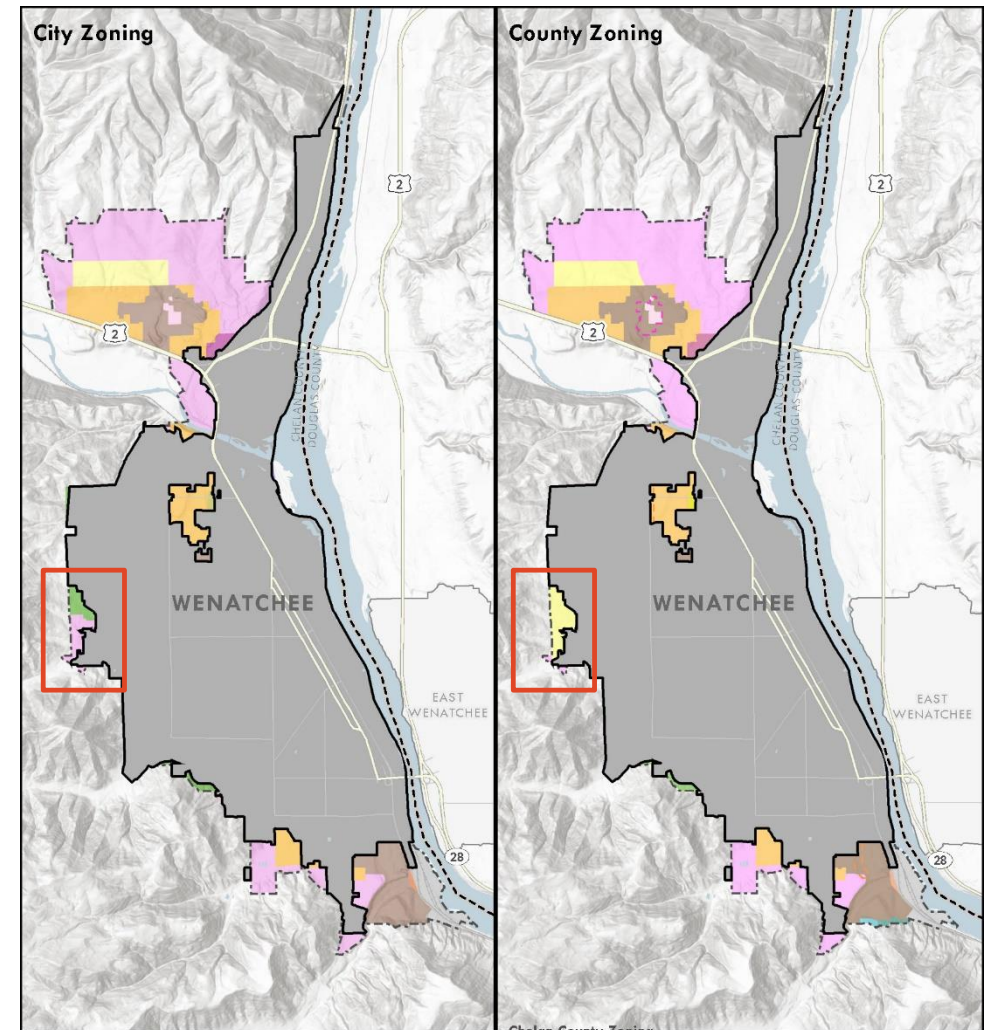
Not currently incorporated in County code - to determine if separate or different regulations are desired



2019-49 ZONING MAP AMENDMENT

- Staff report references the change as part of a wildfire protection plan, amending development plans to address the wildland urban interface. Zoning changes decrease the overall housing capacity of the UGAs.
- RF has more limitations for permitted and conditional uses.
- RL zone is intended for “blended low density” compared to RS zone for “very low density.”
- Joint notice from the City and County of 60-day comment period was published

Requires a corresponding Comprehensive Plan amendment



City of Wenatchee Zoning		Chelan County Zoning	
■ NWBD - North Wenatchee Business District	■ OMU - Office Mixed Use	■ North Wenatchee Business District	■ Residential Low
■ SWBD - South Wenatchee Business District	■ RMU - Residential Mixed Use	■ South Wenatchee Business District	■ Residential Single Family
■ CBD - Central Business District	■ RH - Residential High	■ Neighborhood Commercial	■ Residential Foothills
■ CN - Neighborhood Commercial	■ RM - Residential Moderate	■ Neighborhood Commercial Overlay	■ Rural Residential/Resource 20
■ CD - College District	■ RL - Residential Low	■ Industrial	■ Rural Residential/Resource 10
■ I - Industrial	■ RS - Residential Single Family	■ Office Mixed Use	■ Rural Residential/Resource 5
■ WMU - Waterfront Mixed Use	■ RFL - Residential Foothills Low	■ Mixed Residential Corridor Overlay	■ Rural Residential/Resource 2.5
		■ Residential High	■ Rural Village
		■ Residential Moderate	

2019-50 & 2019-51 SIGN CODE UPDATES

- **Clutter.**
- **Non-conforming signs.**
- **Temporary signs.**
- **Nonconforming billboards.**

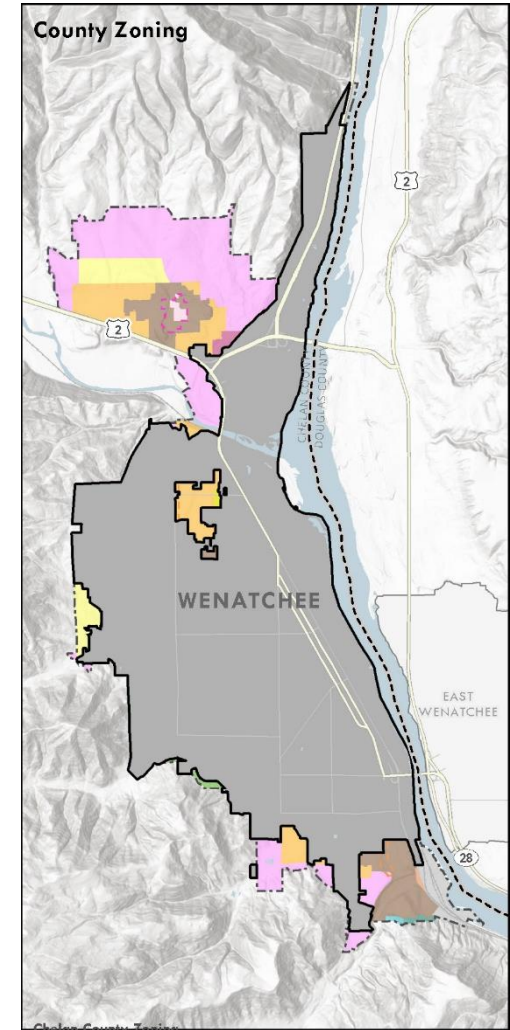
Extensive outreach with business community

Public Engagement

- Website was created to post project information and progress
- Local radio stations were leveraged for project announcements
- Community survey - 500 responses
- Technical advisory committee of local professionals & community members
- 2 open house meetings
- 7 public meetings/workshops

2019-35, 36, & 43 HOUSING CODE UPDATES, DESIGN GUIDELINES, AND SUBDIVISION STANDARDS

- Applies across all residential zones in the UGA
- Significant updates, with a focus on missing middle housing
- Public engagement
 - Project website
 - Local media coverage
 - 4 public open houses
 - 7 public meetings/workshops, including a Public workshop with the Chelan County Planning Commission
 - Technical advisory committee of local stakeholders



- North Wenatchee Business District
- South Wenatchee Business District
- Neighborhood Commercial
- Neighborhood Commercial Overlay
- Industrial
- Office Mixed Use
- Mixed Residential Corridor Overlay
- Residential High
- Residential Moderate
- Residential Low
- Residential Single Family
- Residential Foothills
- Rural Residential/Resource 20
- Rural Residential/Resource 10
- Rural Residential/Resource 5
- Rural Residential/Resource 2.5
- Rural Village

2020-35, 37, & 40 HOUSING CODE UPDATES, DESIGN GUIDELINES, & SUBDIVISION ROAD STANDARDS

- Build upon the 2019 updates
- Boundaries for character areas for design guidelines across residential zones
- Subdivision standards
- Public engagement
 - 5 Commission workshops
 - 60-day review and comment period
 - Local media posting
 - County & City posted a joint notice of the intent to adopt

CHELAN COUNTY

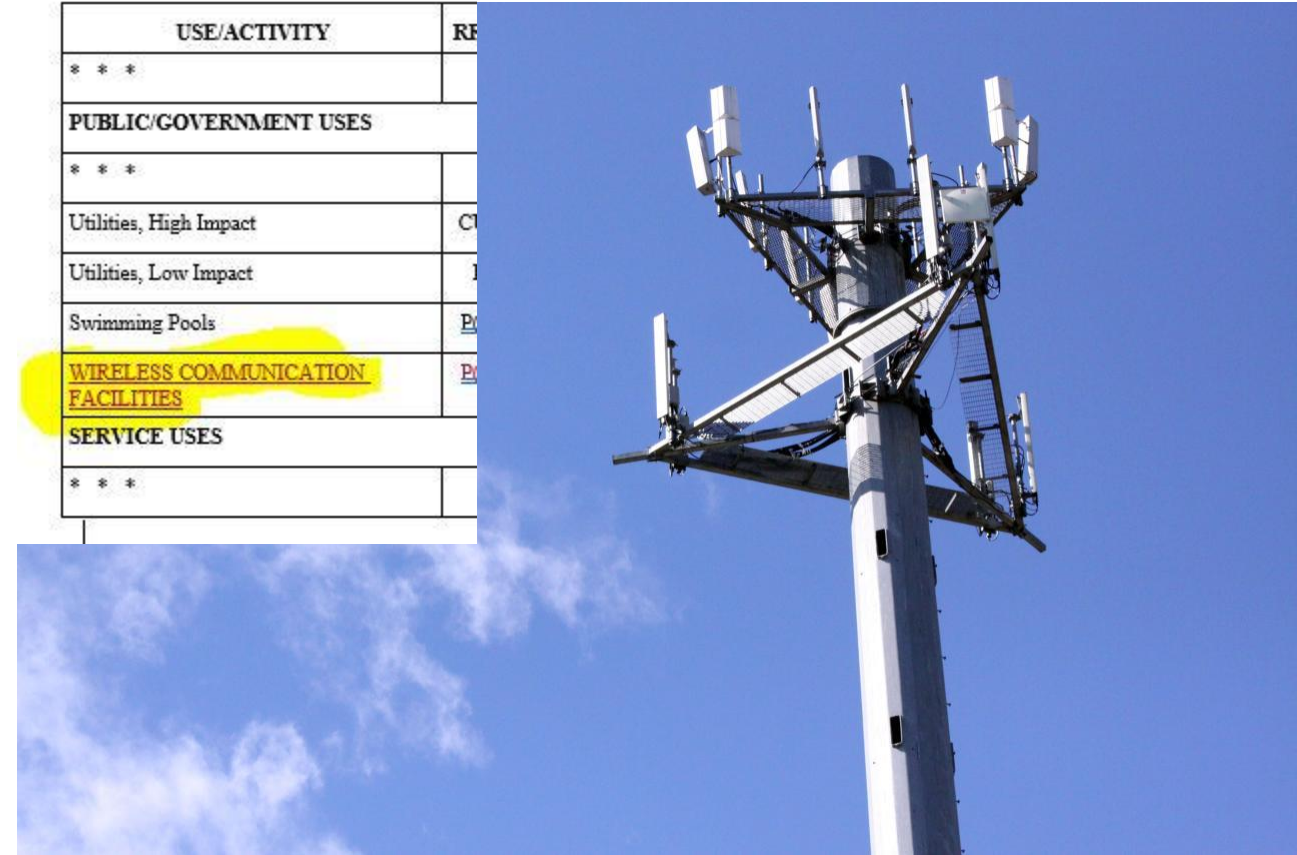


Wireless Communication Facilities (WCF)

ZTA 21-075

- LocalTel request to modify the application and review standards.
- CCC Chapter 11.91; remove obsolete provisions and bring the code in better alignment with industry practices and technology.
- Add WCF to CCC Section 11.04.020, District use chart and divide into facility types depending on size and visual impact.
- Improve the content and usefulness of the standards.
- Tall towers would likely trigger a conditional use permit to address potential visual impacts.

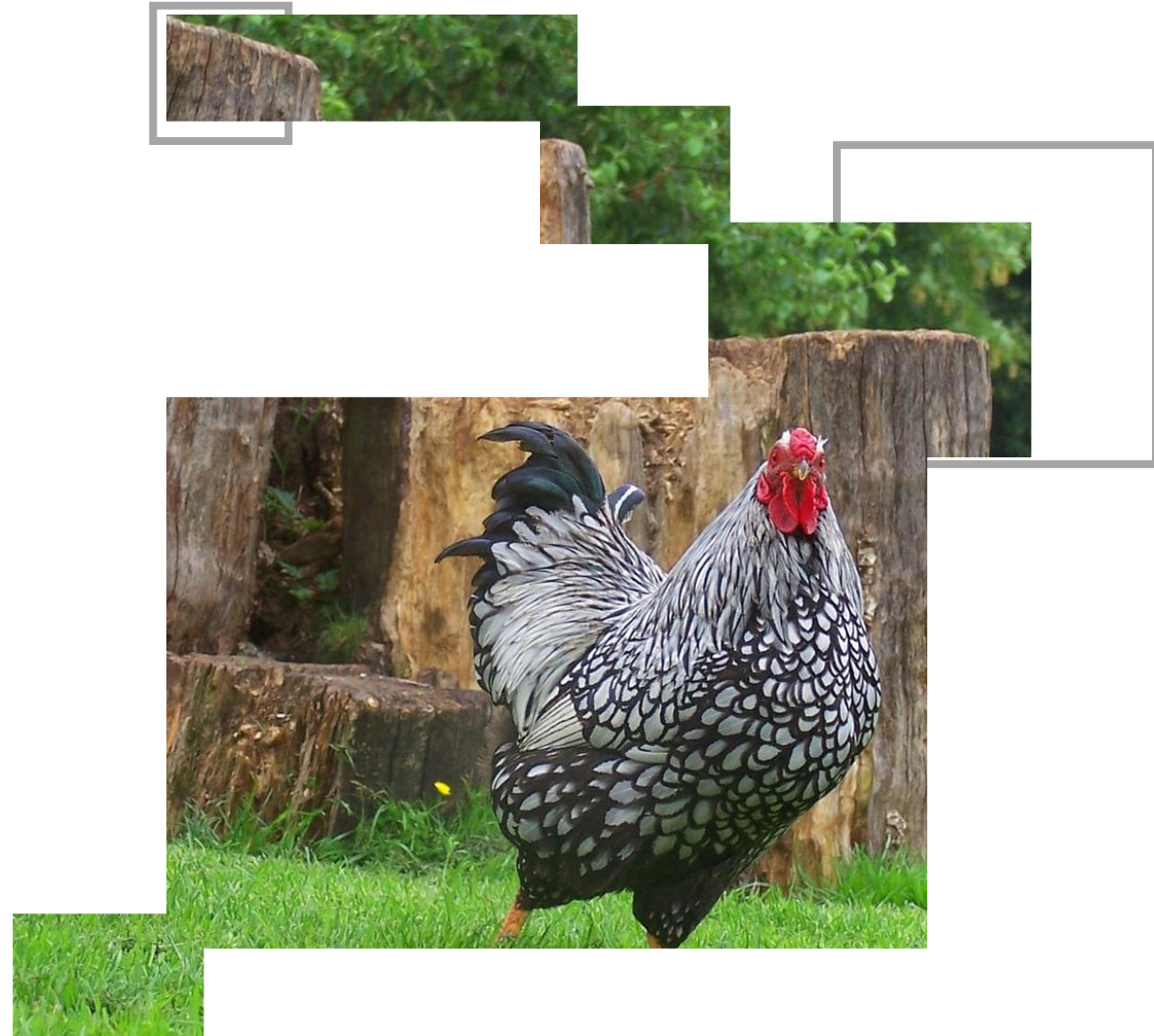
USE/ACTIVITY	RE
* * *	
PUBLIC/GOVERNMENT USES	
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Utilities, High Impact	CU
Utilities, Low Impact	P
Swimming Pools	P
WIRELESS COMMUNICATION FACILITIES	P
SERVICE USES	
* * *	



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Livestock

- Properties outside Urban Growth Areas (UGA)
- CCC Section 11.88.030
- Reduce the number allowed for poultry, rabbits or other similarly sized animals, and limit locations and number for roosters.
- Noise and nuisance concerns



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Economic Development CPA Deadline

- Authorize extension of the comprehensive plan application deadline to June 1st when the proposal is for economic development purposes.
- Give 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.





Title 16 Code Enforcement

- Address process to improve efficiency and effectiveness of operations.
- Creation of a civil infraction process for certain violations to be handled in district court.
- Further refine the Sheriff's code enforcement authority within the code.



Fill and Grade

- Identify issues and concerns.
- Research best practices from other communities.



Limited Amendments

Various code sections

- 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 - 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, typos, and consistencies with state law.





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Next Steps


Zoning Code Amendments

- Additional Workshop in July
- Schedule and notice public hearings
- Publish staff report and meeting packet
- Hold public hearings (tentatively August 25)
- Planning Commission takes action to recommend to the Board of County Commission approval or denial of requests





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THANK YOU





CHELAN COUNTY



Exhibit D

See Separate “Exhibit D” PDF