



# 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: November 17, 2021

## CALL TO ORDER

Meeting was called to order at 6:08 pm

## COMMISSIONER PRESENT/ABSENT

|                     |         |                      |         |
|---------------------|---------|----------------------|---------|
| <b>Carl Blum</b>    | Present | <b>Joel Walinski</b> | Present |
| <b>Vicki Malloy</b> | Absent  | <b>Ed Martinez</b>   | Present |
| <b>Ryan Kelso</b>   | Present | <b>Doug England</b>  | Present |
| <b>Jim Newberry</b> | Present | <b>Jesse Redell</b>  | Present |
| <b>James Wiggs</b>  | Present |                      |         |

## STAFF PRESENT

**Jim Brown, Director**  
**Catherine Lorbeer, Assistant Director**  
**Jamie Strother, Senior Planner**  
**Alex White, Planner II**  
**Bob Plumb, Fire Marshall**  
**Steve Rinaldi, Deputy Fire Marshall**  
**Wendy Lane, Permit Clerk**

## PUBLIC PRESENT

ZOOM MEETING – 25 PARTICIPANTS INCLUDING STAFF AND PC MEMBERS

## MINUTES

Chairman Carl Blum asked the Planning Commission if they had read the minutes from the October 27, 2021, meeting.

Not hearing of any corrections, changes or additions, the minutes were approved.

## PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA

None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**Public Hearing CPA 21-084 NR Climate Grant, to integrate climate resilience strategies into the goals and policies, including updates to existing policies and new policy additions.**

Lisa Grueter, from Burk, and Mike Kaputa, Chelan County Natural Resources Director, gave the presentation, recommends approval.

Chairman Carl Blum opened the hearing for public comment. There were none.

Chairman Carl Blum closed the public portion of the hearing.

Questions and comments from the Commissions were addressed by Mr. Kaputa and Ms. Grueter.

**MOTION:**

Motion made by Commissioner Joel Walinski, seconded by Commissioner Ed Martinez, to approve with change in new policy to add “including but not limited to.”

Discussion among the Commissioners concerning the application and proposed changes.

Vote – in favor: Commissioners Martinez, Blum, England, and Walinski  
opposed: Commissioners Newberry, Kelso, Wiggs

Motion carries.

**Public Hearing CPA 21-071 Henderson, to change the land use designation from RR10, RR20, and AC to RR5.**

Assistant Director Catherine Lorbeer explained the revised application. Senior Planner Jamie Strother gave the presentation. Staff Recommends denial.

Aaron Harris, Ogden Murphy Wallace, attorney for the applicant, gave some background for the application and then gave arguments on why the application should be approved.

David Dormier, agent for the applicant, gave additional information on why the application should be approved. He wanted the Commissioners to consider the revised proposal.

Chairman Carl Blum opened the hearing for public comment.

Bruce Hurst, 178 Chelan Ranch Road, a neighboring property, he spoke on water issues, territorial view, zoning changes around his property and the changes in the deer population.

Bill Prellwitz, 495 McGinty Ln, Chelan, echoed Mr. Hurst’s concerns, especially the water issues.

Commissioner Jesse Redell entered the meeting.

Chairman Carl Blum closed the hearing for public comment.

There was discussion among the Commissioners concerning the application.

**MOTON:**

Motion made by Commissioner Doug England, seconded by Commissioner Ed Martinez, to approve the modified application.

There was a discussion among the Commissioners concerning the modified application.

Commissioner Jesse Redell asked to abstain for business purposes.

Vote – in favor: Commissioners Newberry, England, Wiggs, Kelso, Martinez, Walinski, Blum  
abstain: Commissioner Redell

Motion carries

**Public Hearing CPA 21-078 Tait, to change the land use designations from RR5 to RV.**

Planner II Alex White presented the application. Staff recommends denial.

Matt Tait, 650 Okanogan Ave, Wenatchee, spoke as the applicant. He gave arguments and a presentation on why his application should be approved.

Chairman Carl Blum opened the hearing for public comment.

John Baker, 5101 Moody Road, he spoke against the application and gave arguments on why.

Chairman Carl Blum closed the hearing for public comment.

Discussion among the Commissioners with regard to the application. Staff assisted in answering questions and providing additional information.

Matt Tait gave rebuttal to arguments denying the application.

Discussion continued among the Commissioners concerning the application. Staff answered questions.

**MOTON:**

Motion made by Commissioner Ryan Kelso, seconded by Commissioner James Wiggs, to clean up the lot and turn it into the RV zone.

Vote – unanimous

Motion carries.

**Fire Marshal proposal to strike portions of Title 15 as outdated and unusable code superseded by Title 3 provisions.**

Director Jim Brown gave a brief overview of the action. Deputy Fire Marshall Steve Rinaldi gave the presentation.

Chairman Carl Blum opened the hearing for public comment. There was none.

Chairman Carl Blum closed the hearing for public comment.

**MOTION:**

Motion made by Commissioner Jim Newberry, seconded by Commissioner Ryan Kelso to recommend deletion of Title 15.40 Fire Protection to the County Commissioners

Vote – unanimous

Motion carries.

**DISCUSSION, at the CHAIR's DISCRETION:**

Chairman Carl Blum gave updates on the BOCC study sessions for ZTA 21-075 LocalTel and ZTA 21-352 Limited Code Amendments. The hearings will be on December 7<sup>th</sup> and he encourages the Commissioners to listen in.

**ADJOURNMENT**

**Meeting Adjourned at 8:01 pm.**

Next Planning Commission Meeting to be held on December 15, 2021, at 6:00 pm, – a Zoom meeting.  
**All Planning Commission meetings and hearings are open to the public.**