



# CHELAN COUNTY PLANNING COMMISSION MINUTES

Chelan County Planning Commission  
Chelan County Community Development VIA ZOOM  
Called to Order: 6:16 PM  
316 Washington St., Suite 301  
Wenatchee, WA 98801

Date: March 22, 2023

## CALL TO ORDER

Meeting was called to order at 6:16 pm.

## COMMISSIONER PRESENT/ABSENT

<b>Doug England</b>	Present	<b>Cherie Warren</b>	Present
<b>Vicki Malloy</b>	Present	<b>Mike Sines</b>	Present
<b>Ryan Kelso</b>	Absent	<b>David Donovanick</b>	Present
<b>James Wiggs</b>	Present	<b>Joel Walinski</b>	Absent
<b>Jesse Redell</b>	Present		

## STAFF PRESENT

Cindy Wright, CD Office Manager  
Torrey Herrington, Permit Clerk  
Jamie Strother, CD Senior Planner  
Alex White, CD Planner II

## PUBLIC PRESENT

NONE

Acting Chairwoman Vicki Malloy asked the Planning Commission members if all had read the minutes from the February 22, 2023 meeting.

Motion to Approve February 22, 2023 Minutes made by Commissioner Jesse Redell, Seconded by Commissioner Mike Sines.

Vote- Unanimous, Motion Carried

## PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA

No Comments

OLD BUSINESS: None

New Business:

Community Development Planner II Alex White to Present hearing for PBRS 22-359 An application requesting approval of an 'open space' classification for 7.0 acres of the 15.07-acre parcel of land to the Public Benefit Rating System.

Commissioner Cherie Warren asked about the interpretation of the Chelan county code in regards to the criteria for farm and ag land.

Staff Alex White states the land used to be a former orchard, so he was receiving tax benefit, however he removed the orchard and is using it for grazing land.

Commissioner Vicki Malloy, questions the owner of the property.

Staff Alex White clarifies the former owner was John Morse who has passed. Per the Assessors data - Edward Morse is the owner.

Cherie Warren questions where the open space was proposed, but with regards to the surface water quality buffer area, part of the criteria is that part of the area is undisturbed native growth vegetation, and it was not clear that the property met that criteria.

Staff Alex White states it does qualify because there is a fencing along the creek to keep any cattle/wildlife out of the area.

Commissioner Warren asks how we define "undisturbed"

Staff Alex White states that the vegetation along Squilchuck creek is considered undisturbed because of the fence.

Commissioner Cherie Warren states that there looks to be structures near the surface water quality buffer. Raising the question if it qualified.

**MOTION:**

Motion made to award 5 points based on the recommendation of staff with the exception of the surface water points by Commissioner Doug England, second by Commissioner James Wiggs.

Vote – unanimous. Motion carried.

Senior Planner Jamie Strother to present PBRS 22-356 An application requesting approval of an 'open space' classification for 8.4 acres of the 16.07-acre parcel of land to the Public Benefit Rating System.

Staff Jamie Strother notes a scribbler's error in the staff report. The staff report read significant wildlife habitat, and it should have been farm and ag conservation land.

Per the Chelan County assessors, the applicant has 8.4 of irrigation orchard. The applicant requested 5 points. Staff finds the application and site are consistent with the criteria for 5 points.

Commissioner Vicki Malloy asks for clarification on the points being awarded, in which senior planner Jamie Strother clarifies.

Commissioner Cherie Warren points out another Scribblers error in the staff report with the applicant's name. Should be Schooler not Schoder.

Commissioner Cherie Warren Motions to approve the award of 5 points of open space. Motion seconded by Commissioner Jesse Redell.

Vote- Unanimous, motion carries

Senior Planner Jamie Strother to present PBRS 22-328 An application requesting approval of an 'open space' classification for 221.6 acres of land to the Public Benefit Rating System.

Jamie Strother points out an error in the original staff report in the acreage on the staff report that was given to the Planning Commission, the error has been fixed.

This application is an 8-parcel request for significant wildlife habitat area. It contains mule deer, winter range that is identified within the report. As well as based on the Washington State department of fish and wildlife 'priority habitat and species list' the property contains shrub-steep, wolverine, and northern spotted owl habitat. Therefore, this classification does apply, and is granted 5 points.

The applicant has requested 2 points for continuous parcels being under separate ownership.

The subject properties are under separate ownership and application, this classification does apply. In total the applicant has requested 7 points, staff finds the application and site are consistent with criteria for 7 points.

The property owner states that the application is for 10 Parcels not 8 Parcels.

Commissioner Doug England comments on this being a classy example of open space use in order to keep it out of development.

Commissioner Cherie Warren ask for clarification on the public access plan.

Senior planner Jamie states they are not asking for any points regarding public access.

Commissioner Cherie Warren asks about the wildlife habitat management plan. States the wording is not prescriptive. Commissioner Warren wonders if it is enough of a commitment, and that the habitat is indeed protected.

Strother states if they intend to remove any kind of habitat mitigation would be needed. As of now, nothing has been indicated.

Commissioner Jesse Redell states you have to somehow manage the wildlife to in turn help out the habitat. If nothing is done the habitat will over populate and more will die than what is saved.

Commissioner Malloy does not believe there are restrictions on their land, but they are trying to keep it in conservation mode.

Senior planner Jamie states they cannot remove any kind of vegetation if there is any kind of stream or creeks within a buffer, but per wildlife if it's any kind of habitat they would have to follow fish & wildlife requirements.

**Motion:**

Commissioner Doug England would like to move to approve, seconded by Mike sines.

Vote- Unanimous, motion carries

**Discussion, at the Chair's discretion**

Commissioner Viki Malloy thanks Community Development for the current STR numbers.

Commissioner David Donovan states it seems that the numbers are consistent with Staff Reports.

Commissioner Doug England hopes that the numbers don't reflect illegal STRs.

Commissioner Doug England states it would be helpful to receive the agenda earlier for review purposes

Office Manager states that the Agenda was posted 3 weeks prior to the meeting, and is available to the planning commission as soon as possible.

**ADJOURNMENT**

Meeting Adjourned at 6:56 pm.

Next Planning Commission Meeting to be held on April 26, 2020, at 7:00 pm  
**All Planning Commission meetings and hearings are open to the public.**