



Chelan County Planning Commission

Chair: Doug England Vice Chair: Vicki Malloy

Commissioners District 1: Vicki Malloy, Ryan Kelso, James Wiggs

Commissioners District 2: Cherié Warren, Mike Sines

Commissioners District 3: David Donovanick, Jesse Redell, Doug England

Meeting Agenda

Wednesday, April 26, 2023 at 7:00 PM

Chelan County Community Development

400 Douglas Street, Wenatchee, WA

Or via Zoom- details listed below:

Join Zoom Meeting

<https://us02web.zoom.us/j/82682481850?pwd=N3dvK2ZObWZ3TERpbEdrTmcyU5mUT09>

Meeting ID: 826 8248 1850

Passcode: 360221

One tap mobile

+12532050468,,82682481850#,,,,*360221# US

+12532158782,,82682481850#,,,,*360221# US (Tacoma)

Meeting to Order

I. Administrative

A. Review/Approval of Minutes from March 22, 2023

II. Public Comment Period

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

III. Old Business

A. NONE

IV. New Business

A. Election of Planning Commission officers

B. Review of Current Bylaws

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>

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.

**Next Regular Meeting
May 24, 2023 at 7:00 PM**

** 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: 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

Doug England	Present	Cherie Warren	Present
Vicki Malloy	Present	Mike Sines	Present
Ryan Kelso	Absent	David Donovick	Present
James Wiggs	Present	Joel Walinski	Absent
Jesse Redell	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.

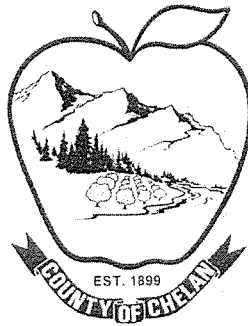
Commissioner Doug England states it would be helpful to receive the agenda earlier for review purposes

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.



Chelan County Planning Commission Bylaws

Article I. Meetings

Meetings of the Chelan County Planning Commission shall be held in the meeting room of the Chelan County Board of Commissioners, at 400 Douglas Street, Wenatchee, or such other place as the Chairman shall designate, on the fourth Wednesday of each month of each calendar year at a time selected by the membership. Notice of meetings and hearings shall comply with Chelan County Code Title 14. All meetings shall be open to the public.

Article II. Quorum

A majority of voting members shall constitute a quorum for the transaction of any business that may come before any regular or special meeting of the Planning Commission.

Article III. Planning Commissioner Appointments

Planning Commission members are appointed by the elected County Commissioners to represent each respective region. Appointments are made in four (4) year terms and may be extended two more terms but not to exceed twelve (12) years.

Filling of vacant positions with greater than two (2) years remaining will be considered a full term appointment. Filling of vacant positions with less than two (2) years remaining will not be considered a term and may result in the appointed Commissioner serving more than twelve (12) years.

Article IV. Duties and Discipline

Regular attendance is important to understanding the various and complex issues addressed by the Planning Commission. If a member has three (3) unexcused absences or misses more than six meetings in a twelve month period

said member shall be recommended, to the Board of County Commissioners, for dismissal upon a majority vote of the Planning Commission.

Article V. Officers

The officers of the Planning Commission shall be the Chairman and Vice Chairman. The officers shall be elected at the first meeting in January of each calendar year and shall hold office until their successors have been elected. The Director of the Chelan County Community Development, or designee, shall serve ex officio without vote, as the Executive Secretary. Vacancies in office shall be filled by special election except that the Vice Chairman shall automatically succeed to the vacant office of Chairman. The duties of the officers shall be those usually pertaining to their respective offices. The Executive Secretary shall keep a record of all meetings, resolutions, transactions, findings, and determinations of the Planning Commission. Said records shall be public records and shall be available for inspection at any time.

Article VI. The Planning Staff

The planning staff shall consist of the Director of the Chelan County Community Development and such other personnel as are deemed necessary. The Director shall be responsible for the performance of all administrative functions assigned to or connected with the Planning Commission and, at the request of the Planning Commission, the Director shall be responsible for all research activities undertaken by the Planning Commission. It shall be the duty of the Director to make available to the County Commissioners and all other duly elected or appointed officers of the County government, all records and completed studies undertaken by the Planning Commission and to otherwise assist them in the performance of their office through consultation and the furnishing of information.

Article VII. Advisors

In addition to the Chelan County Community Development staff, technical and professional assistance to the Planning Commission in the pursuit of its duties and responsibilities may be solicited from any other department of County government. Legal counsel shall be provided by the office of the County Prosecuting Attorney to the Planning Commission upon request.

Article VIII. Voting

Each regularly appointed member, including the Chairman, shall be entitled to one vote on any matter that may come before the Planning Commission. The record shall show the individual vote of each member.

The approval of a comprehensive plan, or any amendment, extension, or addition thereto; or the recommendation to the Board of any official control or amendments, such as code amendments, shall require the affirmative vote of not less than a majority of the total members of the Planning Commission.

Passage of other matters, upon which the Planning Commission is authorized to act, shall require the affirmative vote of a majority of those members in session at the time.

Failure of a motion to approve any matter upon which the Planning Commission is authorized to act, shall be deemed denial. Failure of a motion to deny any matter on which the Planning Commission is authorized to act, shall not constitute approval.

Article IX. Hearing of Cases

Hearings shall be in accordance with Chelan County Code. Rules for conducting a Hearing shall be kept on file and up dated as appropriate. Hearings may be postponed or continued by the Planning Commission, until the next regular hearing or to a specified date, time and location. An applicant may appear in person or be represented at the hearing. Any person present either in favor of or opposed to an application may be heard.

Article X. Final Action on Cases

The Planning Commission shall include findings of fact supporting any action upon which it is authorized to act. A clear description of conditions necessary to carry out the spirit and intent of the Chelan County Comprehensive Plan and Chelan County Code shall be included with their action. The Executive Secretary shall submit to the Board of Chelan County Commissioners, in writing, the recommendation of the Planning Commission in accordance with Chelan County Code Title 14, and it shall be accompanied by the motion and the findings of fact considered at the hearing.

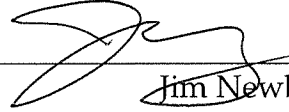
Article XI. Amendment

The Planning Commission, on fifteen (15) days written notice to the membership, may by a majority vote make, alter, or rescind these bylaws at any regular or special meeting.

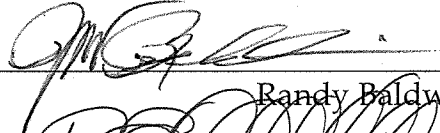
Approved and adopted by the Chelan County Planning Commission, Chelan County, Washington, at a meeting of its member on this 12 day of JAN 2010.




Donald "Joe" Bell, Chairman



Jim Newberry, Vice Chairman



Randy Baldwin



Ronald Coulter



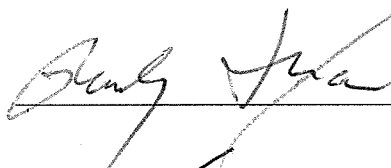
Jim Blair



Donn Etherington



Pat Hammersmith



Randy Sexauer



Aaron Young