



# 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: July 26, 2023

## CALL TO ORDER

Meeting was called to order at 7:00 PM

## COMMISSIONER PRESENT/ABSENT

<b>Doug England</b>	Present	<b>Cherie Warren</b>	Present- Zoom
<b>Vicki Malloy</b>	Present	<b>Mike Sines</b>	Present
<b>Ryan Kelso</b>	Present	<b>David Donovick</b>	Present- Zoom
<b>James Wiggs</b>	Present	<b>Christopher Dye</b>	Absent
<b>Jesse Redell</b>	Present- Zoom		

## STAFF PRESENT

Torrey Herrington, Permit Clerk  
Cindy Wright- Office Manager  
Deanna Walter, CD Director

## PUBLIC PRESENT

John E. Ross, and Pennie Ross

Chairwoman Malloy asked the Planning Commission members if all had read the minutes from the June 28, 2023 meeting.

Commissioner Warren has a question about the code draft in this month's packet not reflecting some of the changes from last months meeting, and not being listed in detail in the minutes, and is curious what the approach is.

Director Walters states the packet is a continuation from last months hearing so it is the same packet, but changes made will be included in the motions at the end.

No comments, or changes were made to the June 28, 2023 minutes, minutes were approved.

## PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA

No Comments

## **OLD BUSINESS:**

Continued hearing for Hearing for CTA 2023-260

### **New Business:**

**Public Hearing CTA 2023-260 An application for a minor text amendment to Chelan County Titles**

3, 11, 12, 13, and 14.

### **Director Deanna Walter presents proposed changes to Title 11, 11.93.370 small scale recreational or tourist use**

Review of discussion and where planning commission left off from the June 23, 2023 meeting.

Commissioner Malloy raises concerns about paragraph 3.

Director Walter redirects concerns to proposed changes only.

Continued discussion on proposed changes, setback minimums for impact of neighboring parcels, parcel size, how proposed changes align with the district use chart, interpretation of section 4, definition of project site.

Discussion for section 5. Section 5 proposed striking of “park” will be left as it currently is in the code.

5C will also be added to the list for future review.

No further Comment

### **Director Deanna Walter presents proposed changes to Title 12, 12.14.050 Exemption Categories and Criteria**

No Comment from planning commission

### **Director Deanna Walter presents proposed changes to Title 12, 12.24.015 All final land division review and approval requirements.**

Proposed change is a clarification change to the code. Signatures, and land recorded by the time it expires.

No further questions or comments from the planning commission or public.

### **Director Deanna Walter presents proposed changes to Title 13, 13.04.150 Public Notice.**

A request per public works. Needs to be site specific for mailing of public notice.

No further comment from planning commission or public.

### **Director Deanna Walter presents proposed changes to Title 14, 14.98.1795 Small scale recreation and tourism.**

Proposed to add retreat facility and provide definition for retreat facility and center.

Commissioner Warren suggest that we use the definition that is provided for “Retreat” in the Washington Administrative Code. Commissioner Warren states concern that the definition in our code does not have an emphasis on what a retreat is understood as in our culture.

Discussion continues on referencing the WAC in our definition for retreat center, and retreat facility. Also include language on how the county plans to regulate this.

With the revised definition of retreat center, the edit under 14.98.1795 small scale recreation and tourism addition of retreat facility addition will be eliminated.

No further comment from planning commission or public.

**Director Deanna Walter presents proposed changes to Title 14, 14.98.1535 recreational vehicle park/campground.**

Proposed edits made for clean up of the current code.

No further comment from planning commission or the public.

**Director Deanna Walter presents proposed Definition of 14.98.xxxx Highway low impact business activity.**

Discussion about eliminating the employee criteria as it is covered under CUP requirements, appropriate screening, storage of equipment and materials.

Concerns about screening, as well as too many restrictions on business owners raised by commissioner Donovick.

Continued discussion on restrictions for low impact businesses as well as proposed changes.

**Director Deanna Walter presents proposed changes to Title 14, 14.98.625 Dwelling Unit**

Commissioner Kelso asked for explanation for proposed language change.

Change is proposed so that the owner of the site does not have to live on site in order to have an ADU. Provides an opportunity for work force housing.

Concerns raised this change may require harsher restrictions from other departments such as the health department requiring a larger septic tank.

Discussion on mapping to the international code, and the code change being for more consistency.

Commissioner Sines comments on the overworking of regulations and agreeing that this would remove road blocks for those wanting ADU's.

Commissioner Malloy asks if Director Walter would type up the suggested changes. For the commissioners to make their recommendations to the board of county commissioners.

Pennie Ross 502 Cherry Ln. Wenatchee, WA 98801 to testify about livestock proposed change.

Commissioner Malloy informs Mrs. Ross that the Planning Commission has rejected Livestock proposed changes.

Commissioner Malloy closes the public testimony portion for CTA 223-260.

**Motion:**

Motion made by commissioner Doug England, seconded by Commissioner Ryan Kelso to continue the hearing, date certain, next planning commission meeting.

Vote- Unanimous

Motion Carries

**Discussion at the Chair's Discretion:**

None

**ADJOURNMENT**

Meeting Adjourned at 9:14 pm.

Next Planning Commission Meeting to be held on August 23,  
2023, at 7:00 pm

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

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