



CHELAN COUNTY PLANNING COMMISSION

District 1
Vicki Malloy, Chair
James W. Wiggs
Ryan Kelso

District 2
Cherie' Warren
Mike Sines
Christopher Dye

District 3
Doug England
David Donovick
Jesse Redell, Vice Chair

FILE NUMBER: PL 2023-260 (Code Text Amendments)

Text Amendment: Title 3, 3.24.020 (d)

APPLICANT: Chelan County

60-DAY STATE AGENCY REVIEW: Initiated: June 13, 2023

NOTICE OF APPLICATION DATE: June 15, 2023

SEPA DETERMINATION & DATE: DNS issued on June 12, 2023

PC PUBLIC HEARING DATE: June 28, 2023

PUBLIC COMMENT: N/A

AMENDMENT AS PROPOSED:

3.24.020 (d)

- (d) Expedited Single-Family Permit Review. Gives the option to allow for expedited permit review of single-family residential permits depending upon staff availability. Expedited review may be processed as follows:
- (1) Request for expedited review will be processed on a "first come, first served" basis and reviews will only be conducted after normal business hours and dependent on staff availability.
 - (2) Expedited permit review will be conducted in a manner so as not to interfere with processing of regular permit applications.
 - (3) Staff will complete the first plan check review within two business days of receipt of a complete application for expedited permit review ~~(see also subsection (e)(1) of this section).~~
 - (4) If corrections are issued, the second plan check review will be conducted within two business days of receipt of all corrections from the applicant ~~(see also subsection (e)(1) of this section).~~
 - (5) Fee for the expedited permit review is inclusive of both building and permit center plan review efforts only. The expedited permit review fee is in addition to the normal base plan review and permit fees.
 - (6) Request for expedited permit review will be conducted for any application requiring a discretionary permit (until the decision has been issued and the appeal period has expired) and projects requiring SEPA (until the appeal period has expired).
 - (7) Fees for expedited permit review will be charged for each individual permit request related to a single-family residence.

(8) — If staff does not deliver the application within the time frames outlined in subsections (e)(3) and (4) of this section, sixty percent of the expedited review fees will be returned to the applicant, with the remaining balance used to offset overtime pay to staff.

leave

PLANNING COMMISSION RECOMMENDATION:

Motion by: Doug England

Motion for: approve as proposed w/exception of removal of D8

2nd to motion - Jesse Redell

Vote - Unanimous

Dave McElroy
CHAIR
CHELAN COUNTY PLANNING COMMISSION

8/23/23
DATE

Attachments:



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Jesse Redell, Vice Chair

FILE NUMBER: PL 2023-260 (Code Text Amendments)

Text Amendment: Title 11, 11.04.020 – District Use Chart

APPLICANT: Chelan County

60-DAY STATE AGENCY REVIEW: Initiated: June 13, 2023

NOTICE OF APPLICATION DATE: June 15, 2023

SEPA DETERMINATION & DATE: DNS issued on June 12, 2023

PC PUBLIC HEARING DATE: June 28, 2023

PUBLIC COMMENT: N/A

AMENDMENT AS PROPOSED:

11.04.020

District Use Chart

USE/ACTIVITY	RR20	RR10	RR5	RR2.5	RW	RRR	RV	RC	RI	RP	AC	FC	MC
Highway Low Impact Business Activity		CUP	CUP	CUP									

PLANNING COMMISSION RECOMMENDATION:

Motion by: *Ryan Kelso*
Motion for: approved as proposed above

2nd to motion – *Cherie*

Vote – *unanimous*

Vicki Malloy

CHAIR
CHELAN COUNTY PLANNING COMMISSION

8/23/23

DATE

Attachments:



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Jesse Redell, Vice Chair

FILE NUMBER: PL 2023-260 (Code Text Amendments)

Text Amendment: Title 11, 11.88.030 Livestock

APPLICANT: Chelan County

60-DAY STATE AGENCY REVIEW: Initiated: June 13, 2023

NOTICE OF APPLICATION DATE: June 15, 2023

SEPA DETERMINATION & DATE: DNS issued on June 12, 2023

PC PUBLIC HEARING DATE: June 28, 2023

PUBLIC COMMENT:

In Person: Suzanne Brasell, Cindy Simmons, Daniel O' Conell,
Glenn Grette, Bruce Wicks, Alexander Fowler, Jennifer
Bradford, Keith Can Den Brock, Kari Anderson, Brian
Mills, Sam Wag, Emily Zimmerman, Terri Howard,
Christie Cockrum, Cristal Ornelas

Submitted in writing: Heidi Swoboda

PLANNING COMMISSION RECOMMENDATION:

Motion to – Decline the proposed text amendment, and leave the existing code language unchanged- Motion made by Commissioner Doug England

2nd to motion – Commissioner James Wiggs

Vote – Unanimous



CHAIR
CHELAN COUNTY PLANNING COMMISSION



DATE

Attachments:



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Jesse Redell, Vice Chair

FILE NUMBER: PL 2023-260 (Code Text Amendments)

Text Amendment: Title 11, 11.93.xxxx - Highway low impact

APPLICANT: Chelan County

60-DAY STATE AGENCY REVIEW: Initiated: June 13, 2023

NOTICE OF APPLICATION DATE: June 15, 2023

SEPA DETERMINATION & DATE: DNS issued on June 12, 2023

PC PUBLIC HEARING DATE: June 28, 2023

PUBLIC COMMENT: Brian Patterson- Written Letter, Bob Fallon- Written Letter

AMENDMENT AS PROPOSED:

11.93.XXXX Highway low impact business activity (Development Standards):

1. The property/parcel must be existing in its current legally described configuration as of the date of adoption (insert date)
2. The property shall meet the minimum lot size of the underlying zoning designation as of the date of adoption (insert date)
3. The property shall have existing approved access from either a private road or direct access to the limited access (DELETED PER PC) state highway – no new access shall be permitted
4. No use requiring either a traffic study or required (DELETED PER PC) access improvements will be permitted
5. The property shall be adjacent to the US or State Routes, *specifically* (ADDED BY PC) US2, US97, US97A, SR207, SR971, and have 200 feet of continuous frontage on said US or State Route
6. The proposed commercial use shall not be elsewhere defined in the CCC
7. The applicant shall provide a narrative of the potential impact to surrounding properties and proposed mitigation
8. No retail sales on site – no customers on-site
9. The applicant shall provide a lighting plan. Only areas immediately surrounding structures may be illuminated after dusk, with only indirect, shielded lighting.
10. The applicant shall provide hours of operation compatible with the surrounding uses

11. The business shall be limited to no more than 4 employees (DELETED BY PC) identify the proposed number of employees (ADDED BY PC) (including the owner/manager) on site at one time, and provide a parking plan to accommodate employee on-site parking.
12. Building footprint (cumulative for all structures) may not exceed 10,000 sf or the maximum lot coverage for the zone, whichever is smaller
13. No outdoor storage of materials or vehicles/machinery waiting for repair shall be permitted
14. Parking of commercial vehicles in use for the business shall be wholly (DELETED BY PC) reasonably (ADDED BY PC) screened from all adjacent residentially zoned properties.

PLANNING COMMISSION RECOMMENDATION:

Motion by: Chene Warren
Motion for: approved as amended above

2nd to motion - Chris Dye

Vote - Unanimous

Joan O'Malley
CHAIR
CHELAN COUNTY PLANNING COMMISSION

8/23/23
DATE

Attachments:



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David Donovan
Jesse Redell, Vice Chair

FILE NUMBER: PL 2023-260 (Code Text Amendments)

Text Amendment: Title 11, 11.88.170 Accessory Use Structure

APPLICANT: Chelan County

60-DAY STATE AGENCY REVIEW: Initiated: June 13, 2023

NOTICE OF APPLICATION DATE: June 15, 2023

SEPA DETERMINATION & DATE: DNS issued on June 12, 2023

PC PUBLIC HEARING DATE: June 28, 2023

PUBLIC COMMENT: N/A

AMENDMENT AS PROPOSED:

11.88.170 Accessory uses and structures.

Accessory uses are permitted upon compliance with the terms and provisions of this title. They must be clearly secondary to, supportive of, and must be compatible with the principal use(s) and consistent with the purpose and intent of the zoning district:

- (1) (A) Fences shall be erected and maintained to a height not to exceed ~~six-seven (7)~~ feet in the side or rear yard area and four feet in the front yard, except on corner lots.
- (B) Fences for public facilities, utilities, industrial, agricultural and commercial uses may be erected and maintained to a height not to exceed eight feet in the side or rear yard area and four feet in the front yard, except on corner lots.
- (C) On corner lots, all fences located in the building setback for either street shall not exceed four feet, except where superseded by a clear view triangle (Section [11.88.090](#)) which limits height to three feet.
- (D) Fences outside of the building setback or required yard areas do not have a height restriction.
- (E) All fences over ~~six-seven (7)~~ feet (or as required by the International Building Codes, [3.04.100\(2\)](#)) require a building permit.

PLANNING COMMISSION RECOMMENDATION:

Motion by: Will Wiggins
Motion for: approved as presented above
2nd to motion - Mike Sines
Vote - unanimous

Wesley Malley
CHAIR
CHELAN COUNTY PLANNING COMMISSION

8/23/23
DATE

Attachments:



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Christopher Dye

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Doug England
David Donovick
Jesse Redell, Vice Chair

FILE NUMBER: PL 2023-260 (Code Text Amendments)

Text Amendment: Title 11, 11.93.370 Small Scale Recreational or tourist use

APPLICANT: Chelan County

60-DAY STATE AGENCY REVIEW: Initiated: June 13, 2023

NOTICE OF APPLICATION DATE: June 15, 2023

SEPA DETERMINATION & DATE: DNS issued on June 12, 2023

PC PUBLIC HEARING DATE: June 28, 2023

PUBLIC COMMENT:

In Person: Barbara Rossing, Pat Thirlby, Bob Fallon, Lauri Malmquist, Charlie Monez, Don Mackenzie, Kirvil Skinnerland, Brian Patterson, Nathan Newell.

In Writing: Brian Patterson, Residents Coalition of Chelan County, Ryan Walker

AMENDMENT AS PROPOSED:

11.93.370 Small-scale recreational or tourist use.

The following uses and respective conditions shall apply:

- (1) Small-scale recreational and tourism uses include activities and facilities defined in Section [14.98.1795](#).
- (2) Facilities and activities that may occur within small-scale recreational or tourist uses include administrative and storage buildings, meeting/conference facilities, recreational facilities including but not limited to trails, equestrian facilities, interpretive and/or educational facilities, ball fields, swimming pools, exercise facilities/gymnasiums, as well as short-term visitor accommodations such as lodges, cabins, tent and RV camp sites, ~~for use by one group or entity (THIS DELETED BY PC)~~, consistent with applicable building codes and the requirements of this code. ~~The lodging facilities may not be rented out individually. (THIS DELETED BY PC)~~
- (3) No more than ~~six thousand five hundred~~ **seven thousand** square feet of gross ~~conditioned (defined per current building code)~~ floor area shall be devoted to buildings and structures for each ~~ten acres of land area parcel meeting the minimum lot size of the zoning district within the project site.~~ Caretakers' residences authorized herein may be in addition to the **six thousand five hundred**

(DELETED BY PC) seven thousand (ADDED BY PC) square feet of gross floor area for other buildings and structures.

- (4) One single-family dwelling unit may be allowed for each parcel meeting the minimum lot size of the zoning district ~~twenty acres of land within the project site~~ for the use of on-site staff or landowner. The permitted residence may be a detached residential unit, or it may be part of an overall structure that includes additional services, as allowed by existing building codes, including but not limited to: an office, convenience store, recreation/game room, laundry, bathrooms, showers, etc. Such facilities are intended to serve the needs of the park facility users and staff only. New residential development shall not be permitted on the site for year-round or second home residential housing, except as permitted herein for an on-site manager, caretaker, or landowner.
- (5) Lodging facilities associated with small-scale recreational or tourist uses shall meet the following standards:
- (A) Permitted lodges may include additional services to be located within the structure, as allowed by existing building codes, including but not limited to the following: office, convenience store, recreation/game facilities, laundry, bathrooms, showers, etc. Such facilities are intended to serve the needs of the ~~park~~ facility users and staff only. Commercial uses shall not be opened and/or available for use by the general public.
 - (B) Campground/RV parks shall meet the general site development requirements of Section 11.93.330, and shall have no more than twenty camp or RV sites or any combination thereof to the maximum of twenty.
 - (C) As approved by the hearing examiner, short-term/temporary occupancy of recreational vehicles for a time period of not more than ten days during any sixty-day period is permitted.
 - (D) Mixed use development allows the option to create up to five units within a lodge or five cabin units, and fifteen RV or tent sites, provided all other applicable provisions of this section are met. (Res. 2014-38 (Atts. A, B) (part), 4/15/14; Res. 2007-98 (part), 7/2/07; Res. 2006-114 (part), 8/29/06; Res. 2002-101 (part), 7/16/02; Res. 2002-8 (part), 1/15/02; Res. 2001-60 (part), 4/17/01; Res. 2000-129 (part), 10/17/00. Formerly 11.93.360).

PLANNING COMMISSION RECOMMENDATION:

Motion by: Chris Dye

Motion to: Approve amendment with corrections noted above

2nd to motion - Ryan Kelso

Vote - 3 nay (Cherie, Doug, Vicki) to yay (Jesse, Christopher, Mike, Ryan, James, David)
discussion: question about whether or not section 11.88.290 should also apply
also. & questions reduction of lot size

Chris Dye
CHAIR
CHELAN COUNTY PLANNING COMMISSION

8/23/23
DATE

Attachments:



CHELAN COUNTY PLANNING COMMISSION

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Mike Sines
Christopher Dye

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Doug England
David Donovick
Jesse Redell, Vice Chair

FILE NUMBER: PL 2023-260 (Code Text Amendments)
Text Amendment: Title 11, 11.88.200 Accessory Dwelling Unit
APPLICANT: Chelan County
60-DAY STATE AGENCY REVIEW: Initiated: June 13, 2023
NOTICE OF APPLICATION DATE: June 15, 2023
SEPA DETERMINATION & DATE: DNS issued on June 12, 2023
PC PUBLIC HEARING DATE: June 28, 2023
PUBLIC COMMENT: Allison Miller-Written, Steven Booher- Written,
AMENDMENT AS PROPOSED:

11.88.200 Accessory dwelling unit.

Accessory dwelling units shall meet the following criteria:

- (1) There shall be no more than one accessory dwelling unit per lot in conjunction with a single-family dwelling unit, *or duplex.*
- (2) An accessory dwelling unit may be attached to, created within, or detached from a new or existing single-family dwelling unit.
- (3) The accessory dwelling unit will require one parking space, which is in addition to any off-street spaces required for the primary residence, *unless used as a Short Term Rental pursuant to 11.88.290 (additional parking required).*
- (4) The floor area of the accessory dwelling unit may be attached to, created within, or detached from a new or existing single-family dwelling unit **OR DUPLEX (ADDED BY PC)**; provided, that the floor area of an accessory dwelling shall not exceed one thousand two hundred (1,200) square feet. Excluded from the calculation of the allowed floor area are the following: garages, and any space subservient to the primary garage use (e.g., storage, mechanical, ~~bathroom, utility room~~), carports, ~~stairwells~~ and ~~uncovered~~ decks. **BATHROOM, UTILITY ROOM AND STAIRWELL TO REMAIN AS EXEMPTIONS (PER PC)** *Covered/uncovered & patios*
- (5) The property owner (which shall include title holders and contract purchasers) shall occupy either the primary unit or the accessory unit as their permanent residence *only if property is permitted and used as a Short Term Rental, pursuant to 11.88.290.*
- (6) No recreational vehicle shall be considered an accessory dwelling unit.

(7) A common driveway servicing both the existing or new single-family dwelling unit and the accessory dwelling unit shall be used to the greatest extent possible.

(8) Accessory Dwelling Units shall not count towards density calculations within each zone

~~(8) Both the titleholder and the director of the Chelan County community development department shall sign a notice to title. Said notice to title shall be notarized, and be recorded by the Chelan County auditor for the property prior to building permit issuance stating:~~

~~The separate sale or division of the accessory dwelling unit from the single family dwelling unit is prohibited, unless all standards in zoning and subdivision can be met. This covenant is intended to run with the land burdening and benefiting the parties' successors and assigns.~~

PLANNING COMMISSION RECOMMENDATION:

Motion by: *Cherie*

Motion for: Amendment approved with above noted corrections

2nd to motion - *Doug England*

Vote - *Ryan Keko (Abstain)*

Uisa O'Malley

CHAIR
CHELAN COUNTY PLANNING COMMISSION

8/23/23

DATE

Attachments:



CHELAN COUNTY PLANNING COMMISSION

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District 3
Doug England
David Donovick
Jesse Redell, Vice Chair

FILE NUMBER: PL 2023-260 (Code Text Amendments)
Text Amendment: Title 12, 12.14.050 Exemption Categories and Criteria
APPLICANT: Chelan County
60-DAY STATE AGENCY REVIEW: Initiated: June 13, 2023
NOTICE OF APPLICATION DATE: June 15, 2023
SEPA DETERMINATION & DATE: DNS issued on June 12, 2023
PC PUBLIC HEARING DATE: June 28, 2023
PUBLIC COMMENT:
AMENDMENT AS PROPOSED:

TITLE 12

12.14.050 Exemption categories and criteria.

The administrator may approve certificates of exemption based on one or more of the following exemption categories:

- (1) **Platted Lots of Record.** Any lot that is wholly within the boundaries of a recorded major subdivision, short plat or assessor's plats.
- (2) **Over Twenty-Acre Lots.** Any lot that is twenty or more acres or one-thirty-second of a section (RCW [58.17.040\(2\)](#)).
- (3) **Laws of Descent.** Any lot created by testamentary provisions or the laws of descent (RCW [58.17.040\(3\)](#)).
- (4) **Division by Intervention.** A lot created or reconfigured by a public road or intervening ownership. An open, maintained, and ungated Forest Service Road is considered a public road for purposes of this exemption.

PLANNING COMMISSION RECOMMENDATION:

Motion by: *Mike Sines*
Motion for: approved as proposed

2nd to motion - *Chris Dye*

Vote - Abstain (*Jesse & Ryan*)

Approve (*James, Cherie, Doug, Mike, Vicki, Chris*)

Dee R. Maloy
CHAIR
CHELAN COUNTY PLANNING COMMISSION

8/23/23
DATE

Attachments:



CHELAN COUNTY PLANNING COMMISSION

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District 3
Doug England
David Donovick
Jesse Redell, Vice Chair

FILE NUMBER: PL 2023-260 (Code Text Amendments)

Text Amendment: Title 12, 12.24.015 All Final land division review and approval requirements

APPLICANT: Chelan County

60-DAY STATE AGENCY REVIEW: Initiated: June 13, 2023

NOTICE OF APPLICATION DATE: June 15, 2023

SEPA DETERMINATION & DATE: DNS issued on June 12, 2023

PC PUBLIC HEARING DATE: June 28, 2023

PUBLIC COMMENT:

AMENDMENT AS PROPOSED:

12.24.015 All final land division review and approval requirements.

- (1) All requests for final approval of a preliminarily approved land division must be submitted to the legislative body of Chelan County for final approval, affixed with the required signatures of signing agencies of jurisdiction within five years, unless otherwise defined by RCW 58.17.140, of said preliminary approval, after which time the preliminary approval is void. However, extensions may be granted by the administrator as follows:

PLANNING COMMISSION RECOMMENDATION:

Motion by: Will Wiggs
Motion for: approved as presented

2nd to motion - Mike Sines

Vote - Unanimous

Vicki Malloy
CHAIR
CHELAN COUNTY PLANNING COMMISSION

8/23/23
DATE

Attachments:



CHELAN COUNTY PLANNING COMMISSION

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David Donovick
Jesse Redell, Vice Chair

FILE NUMBER: PL 2023-260 (Code Text Amendments)

Text Amendment: Title 13, 13.04.150 Public Notice

APPLICANT: Chelan County

60-DAY STATE AGENCY REVIEW: Initiated: June 13, 2023

NOTICE OF APPLICATION DATE: June 15, 2023

SEPA DETERMINATION & DATE: DNS issued on June 12, 2023

PC PUBLIC HEARING DATE: June 28, 2023

PUBLIC COMMENT:

AMENDMENT AS PROPOSED:

TITLE 13

13.04.150 Public notice.

- (1) Whenever the county issues a DNS under WAC [197-11-340\(2\)](#) or a DS under WAC [197-11-360\(3\)](#), the county shall give public notice as follows:
 - (A) If public notice is required for a nonexempt license, the notice shall state whether a DS or DNS has been issued and when comments are due.
 - (B) If an environmental document is issued concurrently with the notice of application, the public notice requirements for the notice of application in RCW [36.70B.110\(4\)](#) will suffice to meet the SEPA public notice requirements in WAC [197-11-510\(1\)](#).
 - (C) If no public notice is otherwise required for the permit or approval, the county shall give notice of the DNS or DS by:
 - (i) Publishing notice in a newspaper of general circulation in the county, city or general area where the proposal is located; and
 - (ii) Posting the property, for site-specific proposals; and
 - (iii) Mailing to all property owners, as shown on the records of the county assessor, and all street addresses of properties within three hundred feet, [for site-specific proposals](#).

PLANNING COMMISSION RECOMMENDATION:

Motion by: Chris Dye.
Motion for: approved as presented
2nd to motion - Ryan Kelso
Vote - unanimous

Chris Dye
CHAIR
CHELAN COUNTY PLANNING COMMISSION

8/23/23
DATE

Attachments:



CHELAN COUNTY PLANNING COMMISSION

District 1
Vicki Malloy, Chair
James W. Wiggs
Ryan Kelso

District 2
Cherie' Warren
Mike Sines
Christopher Dye

District 3
Doug England
David Donovanick
Jesse Redell, Vice Chair

FILE NUMBER: **PL 2023-260 (Code Text Amendments)**

Text Amendment: **Title 14, 14.98.1795 Small Scale recreation and tourism**

APPLICANT: **Chelan County**

60-DAY STATE AGENCY REVIEW: **Initiated: June 13, 2023**

NOTICE OF APPLICATION DATE: **June 15, 2023**

SEPA DETERMINATION & DATE: **DNS issued on June 12,2023**

PC PUBLIC HEARING DATE: **June 28, 2023**

PUBLIC COMMENT: **Residents Coalition of Chelan County**

AMENDMENT AS PROPOSED:

14.98.1795 Small scale recreation and tourism.

“Small scale recreation and tourism” means a land use that relies on a setting to provide recreational or tourist use, including recreational center and commercial facilities to serve those uses, but that does not include new residential development. It includes activities and facilities such as, but not limited to, cultural/religious camps, retreat centers, ~~retreat facility~~, (THIS DELETED BY PC) campgrounds, RV parks, lodges and cabin rentals, camping units, outdoor equipment rentals, guide services, trails and trailhead facilities, and similar uses. Small scale recreational and tourist uses are of a size or intensity which has minimal impacts on the surrounding area and which makes minimal demands on the existing infrastructure and public service. (Res. 2020-68 (Exh. C) (part), 6/16/20; Res. 2014-38 (Atts. A, B) (part), 4/15/14; Res. 2012-78 (part), 8/14/12).

PLANNING COMMISSION RECOMMENDATION:

Motion by: *David.*
Motion for: *decline proposed amendment and leave language as currently adopted*

2nd to motion – *Cherie*

Vote – *unanimous*

David Malloy
CHAIR
CHELAN COUNTY PLANNING COMMISSION

8/23/23
DATE

Attachments:



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David Donovick
Jesse Redell, Vice Chair

FILE NUMBER: PL 2023-260 (Code Text Amendments)

Text Amendment: Title 14, 14.98.1535 Recreational Vehicle Park/Campground

APPLICANT: Chelan County

60-DAY STATE AGENCY REVIEW: Initiated: June 13, 2023

NOTICE OF APPLICATION DATE: June 15, 2023

SEPA DETERMINATION & DATE: DNS issued on June 12, 2023

PC PUBLIC HEARING DATE: June 28, 2023

PUBLIC COMMENT: Brian Patterson- Written Letter

AMENDMENT AS PROPOSED:

14.98.1535 Recreational vehicle park/campground.

"Recreational vehicle park/campground" means any lot or parcel of land upon which two or more recreational vehicle, ^{sites} camp sites, and/or lodge or cabin units, as allowed, are located, established, or maintained for occupancy ~~by recreational vehicles~~ as temporary living quarters for recreation or vacation purposes.

(1) "Major recreational vehicle (RV) parks/campgrounds" means ~~developed campgrounds~~ having more than fifty camp or RV sites, cabins and/or lodge units as allowed.

(2) "Minor recreational vehicle (RV) parks/campgrounds" means ~~developed campgrounds~~ having fifty or fewer camp or RV sites, cabins and/or lodge units as allowed. (Res. 2020-68 (Exh. C) (part), 6/16/20; Res. 2012-78 (part), 8/14/12).

PLANNING COMMISSION RECOMMENDATION:

Motion by: Ryan Kelso

Motion for: approved as presented w/ addition of "sites" to Recreational Vehicle

2nd to motion - Jesse

Vote - unanimous
Vicki Malloy
CHAIR
CHELAN COUNTY PLANNING COMMISSION

8/23/23
DATE



CHELAN COUNTY PLANNING COMMISSION

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David Donovick
Jesse Redell, Vice Chair

FILE NUMBER: PL 2023-260 (Code Text Amendments)

Text Amendment: Title 14, 14.98.625 Dwelling Unit

APPLICANT: Chelan County

60-DAY STATE AGENCY REVIEW: Initiated: June 13, 2023

NOTICE OF APPLICATION DATE: June 15, 2023

SEPA DETERMINATION & DATE: DNS issued on June 12, 2023

PC PUBLIC HEARING DATE: June 28, 2023

PUBLIC COMMENT: Allison Miller- Written Letter, Steven Booher- Written Letter

AMENDMENT AS PROPOSED:

14.98.625 Dwelling unit.

“Dwelling unit” means one or more rooms designed, occupied or intended for occupancy as a separate living quarters with exterior access, sleeping, sanitary facilities and kitchen facilities provided within the dwelling unit for the exclusive use of a single household. Sleeping facilities do not require a bed, but only space for sleeping accommodation(s). Kitchen facilities do not require permanent components and may include non-permanent components such as microwaves, hotplates and/or refrigerators for functionality. (Res. 2021-95 (Att. A), 7/27/21; Res. 2020-68 (Exh. C) (part), 6/16/20; Res. 2012-78 (part), 8/14/12).

PLANNING COMMISSION RECOMMENDATION:

Motion by: *Jesse*

Motion for: recommendation to hold this over for 2nd round of 2023 code amendments to provide more time to examine alternative language and research options

2nd to motion – *Cherie*

Vote – *unanimous*

Vicki Malloy
 CHAIR
 CHELAN COUNTY PLANNING COMMISSION

8/23/23
 DATE



CHELAN COUNTY PLANNING COMMISSION

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David Donovick
Jesse Redell, Vice Chair

FILE NUMBER: PL 2023-260 (Code Text Amendments)

Text Amendment: Title 14, 14.98.xxxx Highway low impact business activity

APPLICANT: Chelan County

60-DAY STATE AGENCY REVIEW: Initiated: June 13, 2023

NOTICE OF APPLICATION DATE: June 15, 2023

SEPA DETERMINATION & DATE: DNS issued on June 12, 2023

PC PUBLIC HEARING DATE: June 28, 2023

PUBLIC COMMENT: Bob Fallon

AMENDMENT AS PROPOSED:

14.98.XXXX Highway low impact business activity

Commercial activity adjacent to State Highways that has minimal impact on adjacent residential uses, provide a local need for tourism support, and does not require upgraded existing access. This use is not designed for businesses that offer retail services generating daily customer traffic. Examples of this use may be an office headquarters for property owner's business where no customers are onsite, or businesses where all activity occurs within a wholly enclosed structure, with no more than 4 employees (DELETED BY PC) such as owner operated boat/vehicle repair or small scale manufacturing. This use is intended to buffer residential uses in the Rural Residential zones from the impacts of being an adjacent or secondary lot along the State Highway.

PLANNING COMMISSION RECOMMENDATION:

Motion by: David.

Motion for: approved as amended above w/stricken "provide a local need for tourism support"

2nd to motion - Chris

Vote - unanimous

Vicki Malloy
CHAIR
CHELAN COUNTY PLANNING COMMISSION

8/23/23
DATE



CHELAN COUNTY PLANNING COMMISSION

District 1
Vicki Malloy, Chair
James W. Wiggs
Ryan Kelso

District 2
Cherie' Warren
Mike Sines
Christopher Dye

District 3
Doug England
David Donovick
Jesse Redell, Vice Chair

FILE NUMBER: PL 2023-260 (Code Text Amendments)

Text Amendment: Title 14, 14.98.xxxx Retreat Facility

APPLICANT: Chelan County

60-DAY STATE AGENCY REVIEW: Initiated: June 13, 2023

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PUBLIC COMMENT: Bob Fallon

AMENDMENT AS PROPOSED:

14.98.XXXX Retreat facility

a one unit site utilized by a single entity/family that includes overnight, short-term group lodging for no more than 36 guests of the same function, has a common kitchen, indoor and outdoor eating/dining area(s), and indoor and outdoor living and gathering areas, outdoor recreation activities/uses, such as a swimming pool, hot tub, yard game area, firepit, etc., in a rural setting. No onsite employees or property managers.

PLANNING COMMISSION RECOMMENDATION:

Motion by: *Jesse*
Motion for: Decline to create a new definition and instead incorporate components into new definition of "Retreat Center"

2nd to motion - *Ryan Kelso*

Vote - *unanimous*

Vicki Malloy

CHAIR
CHELAN COUNTY PLANNING COMMISSION

8/23/23

DATE

Attachments:



CHELAN COUNTY PLANNING COMMISSION

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FILE NUMBER: PL 2023-260 (Code Text Amendments)
Text Amendment: Title 14, 14.98.xxxx Retreat Center
APPLICANT: Chelan County
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PUBLIC COMMENT:
AMENDMENT AS PROPOSED:

14.98.XXXX Retreat Centers

A site that includes multiple buildings, outdoor recreation activities or relaxation/spa uses, may include overnight lodging for a duration no longer than 10 days and for no more than 50 total visitors, and shall include uses defined in WAC 246-360-010(19) (ADDED BY PC). A retreat center has a community hall that serves as a common eating or gathering space. The property may be rented to more than one entity/family/group at a time. The Retreat Center may (DELETED BY PC) shall (ADDED BY PC) have an onsite property manager and may have (ADDED BY PC) multiple employees that work onsite to accommodate cleaning, cooking, and Center maintenance. Overnight lodging shall comply with 11.93.370(5) (ADDED BY PC)

PLANNING COMMISSION RECOMMENDATION:

Motion by: *Doug England*
Motion for: approved as amended above

2nd to motion - *Will Wiggs*

Vote - unanimous

Vicki Malloy

CHAIR
CHELAN COUNTY PLANNING COMMISSION

8/23/23

DATE