



CHELAN COUNTY PLANNING COMMISSION MINUTES

Chelan County Planning Commission
Chelan County Community Development VIA ZOOM
Called to Order: 6:02 PM
316 Washington St., Suite 301
Wenatchee, WA 98801

Date: October 25, 2023

CALL TO ORDER

Meeting was called to order at 6:02 PM

COMMISSIONER PRESENT/ABSENT

Doug England	Present	Cherie Warren	Present
Vicki Malloy	Present	Mike Sines	Present - Zoom
Ryan Kelso	Present	David Donovick	Absent
James Wiggs	Absent	Chris Dye	Present - Zoom
Jesse Redell	Present- Zoom		

STAFF PRESENT

Jessica Thompson, Permit Clerk
Jamie Strother, Senior Planner
Deanna Walter, CD Director

PUBLIC PRESENT

Pete Fraley, Julie Norton, Jim Kuntz

Chairwoman Malloy asked the Planning Commission members if all had read the minutes from the September 27, 2023 meeting.

No comments, or changes were made to the September 27, 2023 minutes, minutes were approved.

PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA

No Comments

OLD BUSINESS:

No old business

New Business:

Planning Commission Recommendations for nine Comprehensive Plan Amendments & Adoption of Ordinance 2019-1556 amending portions of the Chelan Municipal Code concerning Accessory Dwelling Units and General Zoning Regulations and its existing environmental documents.

Director Deanna Walter presents proposed changes to Comprehensive Plan Amendments 23-100, CPA 23-101, CPA 23-102, CPA 23-103, CPA 23-104, CPA 23-105, CPA 23-106, CPA 23-107, CPA 23-108

Proposed changes submitted by The Port of Chelan County to change the land use designation for the subject properties from RR5 to RI

Commissioner England asks if there were any comments made regarding the CPA's.

Director Walter states the Department of Commerce has requested a zoom meeting with CCCD to discuss the expansion of a lamird outside of what GMA permits. They have not submitted any written comments to CCCD.

Commissioner Malloy states concerns regarding the Malaga springs property and its location directly across the road from Mike Trainers orchard. She suggests keeping the property RR5 until it is determined not impactful to other properties.

Port of Chelan County's CEO Jim Kuntz speaks on behalf of the Port and its plans with the changes to the subject properties and the positive impact it will bring to the Chelan County community.

Port of Chelan County's Attorney Pete Fraley speaks on the legalities of the changes to the properties and addresses Commissioner Malloy's concern on the impact of other properties. He continues with facts on how these changes will impact the different property locations in Malaga and the history of those parcels that were previously owned by Alcoa. He states when Alcoa purchased the properties back in the 60's and 70's an industrial covenant was made (*can be referenced in the auditors file#712467*) that allows the right to pollute.

Commissioner Malloy states concerns on the transportation aspects and how the community is no longer a sleeping community and traffic on the two-lane highway is increasing each year.

Attorney Fraley states that at some point a traffic impact study would be triggered by applications of development. If there is a traffic impact study triggered it would look for deficiencies to be mitigated and there would be conditions applied to those permits.

Commissioner Warren brings concerns about legal guidelines on how needs are evaluated for the community such as water.

Director Walter states each will be evaluated by the SEPA review for any subsequent structure permits that are submitted.

Commissioner Malloy raises concern regarding high employment by Microsoft at the beginning stages of production but long term they cut back to the minimum number of employees and is not really a big employer.

Attorney Fraley agrees with this understanding and states he believes Microsoft staffs their buildings with about 30 – 40 employees per building. CEO Kuntz corrects him and states Microsoft is on record and projects 75 employees per building. On the current land that they have purchased they plan on building 3 of those buildings. He reminds the planning commission that when Alcoa was active there were around 500 employees in total and is now down to 30.

Commissioner Warren brings concern to the water table usage and ask how this will be impacted and evaluated.

Attorney Fraley addresses the concern and states as part of the development right now there has been one site located and they are monitoring it by doing pump tests to determine how the aquifer reacts to the well and determine no other wells are impacted.

Attorney Julie Norton representing the port further clarifies legalities of the project.

Commissioner Warren asks if we have any ability to put conditions on the industrial covenant connected to the land proposed.

Commissioner England responds no.

No further comment from planning commission or the public

Motion:

Motion made by commissioner Vicki Malloy, seconded by Commissioner Ryan Kelso to approve the change of the land use designation from RR5 to RI.

Vote- Unanimous

Motion Carries

Director Deanna Walter presents proposed changes to Zone Text Amendment 23-426 for the City of Chelan Urban Growth Area.

Commissioner Kelso asks about the CMC 17.04.075 intrusion into setbacks and asks if it is limited to that or does it include easements.

Director Walter provides clarification that the correction would be to verbiage “uncovered deck” and would be interpreted as it may not intrude.

Commissioner England asks what the difference between a tiny home VS a tiny home on wheels.

Director Walter provided the definition of each and will obtain clarification from the City of Chelan on if that includes RV’s.

Motion:

Motion made by commissioner Cherie Warren, seconded by Commissioner Ryan Kelso to adopt the City of Chelan UGA Amendment plan ZTA 23-426

Vote- Unanimous

Motion Carries

Discussion at the Chair’s Discretion:

Commissioner Malloy asks about the complaint from the auto bond society on the decision that was made by the department of Ecology compliance with WA State master program clause.

Director Walter states this is a follow-up letter from 2022 asking us to revisit best management practices by opening up the Shoreline Master Program. Not only are they not yet codified, but they won't be discussed until our SMP update is needed in 2029.

ADJOURNMENT

Meeting Adjourned at 6:59 pm.

Next Planning Commission Meeting to be held on
November 15, 2023, at 6:00 pm
**All Planning Commission meetings and hearings are
open to the public**

