



CHELAN COUNTY PLANNING COMMISSION MINUTES

Chelan County Planning Commission

Date: December 20, 2023

Chelan County Community Development VIA ZOOM

Called to Order: 6:02 PM

316 Washington St., Suite 301

Wenatchee, WA 98801

CALL TO ORDER

Meeting was called to order at 6:02 PM

COMMISSIONER PRESENT/ABSENT

Doug England - Present

Vicki Malloy - Absent

Ryan Kelso - Present

James Wiggs - Present

Jesse Redell - Present

Cherie Warren - Present

Mike Sines - Present

David Donovick - Present

Chris Dye - Present

STAFF PRESENT

Jessica Thompson, Permit Clerk

Deanna Walter, CD Director

PUBLIC PRESENT

Brian Patterson - zoom

Vice Chair Jesse Redell asked the Planning Commission members if all had read the minutes from the October 25, 2023 meeting.

Commissioner Warren suggested three changes that need to be made to the October 25, 2023 minutes.

Motion:

Motion made by commissioner Kelso, seconded by Commissioner Warren to approve minute changes.

Vote- Unanimous

Motion Carries

PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA

No Comments

OLD BUSINESS:

No old business

New Business:

2024 Planning commission schedule:

All planning commissions members agree to the 2024 schedule.

Planning Commission Recommendations for adoption and changes to Titles 11 and 14

Director Deanna Walter presents remanded language and new definitions for Title 11.04.020 District Chart use, Title 11.93.XXXX Highway low impact business activity (Development Standards), Title 11.93.370 Small-scale Recreational or tourist use, Title 14.98.1795 Small Scale Recreation and tourism, and Title 14.98.625 Dwelling Unit.

Director Walter presents changes from the Board of County Commissioners to the highway low-impact business activity and small-scale recreation and tourism definitions.

Commissioner Donovan raises concerns about retreat centers main use being relaxation, and this conflicts with being next to a highway corridor.

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 sections, and definitions.

Commissioner Warren expresses concerns about #4 of the proposed language for highway low-impact business activity and it needing to be changed to “No use requiring access improvements will be permitted.”

Commissioners agree on adding a #15 to highway low-impact business activity, stating overnight lodging shall comply with Title 11.93.370 #5 A-D.

Discussion on including the WAC code to the retreat centers definition as well as overnight lodging shall comply with Title 11.93.370, #5 A-D.

Commissioner England raises concerns about not requiring a CUP for highway low-impact business activity in zoning areas RR20 and RR10 due to some parcels being substandard.

After further discussion, the commissioners agree to leave the district use chart as is with permitted standards.

Commissioners agree to the addition of #6 to the small-scale recreational or tourist use, stating “10-acre minimum lot size for this use in all rural-residential zoning designations,” as well as keeping #4 as they previously proposed, stating “parcel meeting the minimum lot size of the zoning district.”

Commissioner Kelso addresses the Dwelling Unit acronym IFC needs to be corrected. Director Walter agrees with the concern, and the acronym will be corrected to the IRC definition for dwelling units.

Motion:

Motion made by Commissioner David Donovan, seconded by Commissioner James Wiggs to approve, leaving the existing definition for Title 14.98.1795 small-scale recreation and tourism, adding a definition for highway low-impact business activity and retreat centers, 11.04.020 district use chart RR20 and RR10 required to follow permitted standards, and adding a number 15 to the highway low-impact business activity. Keeping Title 11.93.370 as proposed in the prior recommendation and adding #6.

Vote- Unanimous

Motion Carries

Discussion at the Chair’s Discretion:

Commissioner Donovan request the date for our January 2024 schedule. Director Walter suggest we skip January meeting and pick it up again in February. Commissioner Redell disagrees and suggest we do a small portion in January and do the rest in February. Director Walter agrees.

ADJOURNMENT

Meeting Adjourned at 7:48 pm.

Next Planning Commission Meeting to be held on January
24, 2024, at 6:00 pm

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

DRAFT