



CHELAN COUNTY PLANNING COMMISSION MINUTES

Chelan County Planning Commission
Chelan County Community Development

Date: May 28, 2025

400 Douglas Street
Wenatchee, WA 98801

CALL TO ORDER

Meeting was called to order at 6:37 PM

COMMISSIONER PRESENT/ABSENT

Doug England	Present	James Wiggs	Present
Tammy Donaghue	Present	Christopher Dye	Present - zoom
Cherie Warren	Absent	Jesse Redell	Present - zoom
Chris Willoughby	Present - zoom	Mike Sines	Present
Nik Moushon	Present		

STAFF PRESENT

Jessica Thompson, Permit Clerk
Susan Dretke, Planner

PUBLIC PRESENT: None

PUBLIC PRESENT VIA ZOOM: iphone (10), Rene C.

Minutes:

Vice Chairman Doug England starts the meeting and takes roll.

He proceeds, asking the commissioners if they had read the minutes from the April 23rd meeting.

Commissioner Willoughby addresses corrections to the April 23rd meeting minutes.

Hearing no additional corrections, changes, or additions.

Minutes were approved with changes.

PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA

No public comment.

New Business:

WORKSHOP: ZTA 25-101 PBRS - Code text amendment for Title 14.22, Open Space Public Benefit regarding text amendments to address public benefit, criteria for rating, adjust maximum allowable tax reductions and allow for periodic review of open space designated parcels.

Community Development Planner Susan Dretke presents the materials in the agenda packet for ZTA 25-101.

Commissioner Dye recommends that the PBRS program be taken out of the code.

Commissioner Sines concurs that the PBRS should be taken out of the code.

Commissioner Willoughby suggests the PBRS program is not benefitting the people who need it.

Commissioner Redell suggests cleaning up the PBRS program's language rather than completely removing it from the code.

Commissioner Donaghue proposes lowering the percentage cap.

Before making any recommendations, Commissioner Moushon would like to hear more opinions.

Commissioner Wiggs recommends capping the percentage; if not, it should be eliminated entirely.

Commissioners deliberate.

Commissioners decide to gather additional information and legal advice before making a final decision and scheduling a hearing date.

Discussion at the Chair's Discretion:

ADJOURNMENT

Meeting Adjourned at 7:53 p.m.

Next Planning Commission Meeting to be held on June 25,
2025, at 6:30 pm

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

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