



CHELAN COUNTY PLANNING COMMISSION MINUTES

Chelan County Planning Commission
Chelan County Community Development

Date: August 27, 2025

400 Douglas Street
Wenatchee, WA 98801

CALL TO ORDER

Meeting was called to order at 6:33 PM

COMMISSIONER PRESENT/ABSENT

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

STAFF PRESENT

Jessica Thompson, Permit Clerk
Susan Dretke, Planner
Deanna Walter, CD Director

PUBLIC PRESENT: None

PUBLIC PRESENT VIA: Stellan, Kate, Caitlyn Evans

Minutes:

Chairwoman Cherie Warren starts the meeting and takes roll.

She proceeds, asking the commissioners if they had read the minutes from the July 23rd meeting.

Hearing no corrections, changes, or additions.

Motion:

Motion made by commissioner Wiggs, second by commissioner Redell, to approve meeting minutes from July 23rd Planning Commission Meeting.

Vote – Unanimous

Motion carries

PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA

No public comment.

New Business:

Planner Susan Dretke provided a status update on the comprehensive plan.

Old Business:

CONTINUED 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 updated spreadsheet showing the different tax shifts reduced by 25%, 30%, 40%, and 50%. Mrs. Dretke and the Commissioners deliberate.

Director Deanna Walter provides further detail on the different tax shifts and how they relate to different properties. Director Walter provides additional calculations requested by the commissioners.

Commissioners deliberate.

Commissioners agree on proposing a 10-acre minimum and public access requirement.

Chairwoman Warren allows public comment.

Public Comment:

- Caitlyn Evans
- Stellan Giffin

It is decided by the commissioners to hold a hearing on ZTA 25-101 PBRs on September 24 at 6:30 p.m.

Discussion at the Chair's Discretion:

ADJOURNMENT

Meeting Adjourned at 8:32 p.m.

Next Planning Commission Meeting to be held on September
24, 2025, at 6:30 pm

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

