



CHELAN COUNTY PLANNING COMMISSION MINUTES

Chelan County Planning Commission
Chelan County Community Development

Date: September 24, 2025

400 Douglas Street
Wenatchee, WA 98801

CALL TO ORDER

Meeting was called to order at 6:30 PM

COMMISSIONER PRESENT/ABSENT

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

STAFF PRESENT

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

PUBLIC PRESENT: Brigitte Ranne, Michelle Burchett, Len Geren, Ryan Walker, Mickey Fleming

PUBLIC PRESENT VIA ZOOM: Erica, Denis & Irmi Atam, Hanne Beener

Minutes:

Chairwoman Cherie Warren starts the meeting and takes roll.

She proceeds, asking the commissioners if they had read the minutes from the August 24th meeting.

Hearing no corrections, changes, or additions.

Motion:

Motion made by commissioner Donaghue, second by commissioner Moushon, to approve meeting minutes from August 24th Planning Commission Meeting.

Vote – Unanimous

Motion carries

PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA

No public comment.

New Business:

HEARING: CPA 25-060 Geren - The applicant is requesting approval of a comprehensive plan map amendment in order to change the designation of 2 contiguous parcels totaling 9.63 acres from Rural Recreation/Residential 2.5 (RR 2.5) to Rural Village (RV). The properties in question are located at 6290 and 6302 Pioneer Dr. Cashmere, WA 98815 and further identified as Parcel Numbers: 23-19-06-140-225 and 23-19-06-140-200. The parcels are immediately adjacent to the southwest of the Urban Growth Area Boundary for the City of Cashmere.

Community Development Planner Susan Dretke presents the application materials for CPA 25-060.

Commissioners ask questions and deliberate.

The land owner's agent, Ryan Walker, responds to inquiries from commissioners and offers further information about the project.

Commissioners deliberate.

Motion made by Commissioner Sines, second by Commissioner Donaghue to deny CPA 25-060.

Commissioners deliberate.

Vote- The following commissioners cast yes votes to deny approval: Sines, Willoughby, and Warren, respectively. Commissioners Moushon, England, Dye, Wiggs, Donaghue, and Redell vote against denial.

Motion Failed

MOTION:

Motion made by Commissioner Dye, second by Commissioner Redell to approve CPA 25-060.

Vote- The following commissioners cast yes votes to approve: Moushon, Englund, Dye, Wiggs, Donaghue, and Redell, respectively. Commissioners Sines, Warren, and Willoughby do not approve.

Motion Carries

HEARING: PBRS 25-161 Grubb Family Investments LLC - An application requesting approval of an 'open space' classification for 18.95 acres of land pursuant to the Public Benefit Rating System. The applicant has requested a 50% reduction due to the land containing one high priority resource and the provision of limited public access. The four parcels included in the application were previously planted with fruit trees and run as part of a family owned and operated commercial tree fruit operation. The parcels are currently vacant. The property is located on Grubb Road southwest of the Malaga Alcoa Hwy; Assessor Parcel Numbers: 22-20-25-925-685, 22-20-25-925-675, 22-20-25-925 670, & 22-20-25-925-710.

Community Development Planner Susan Dretke presents the application materials for PBRS 25-161.

Commissioners ask questions and deliberate.

MOTION:

Motion made by Commissioner Wiggs, second by Commissioner England to approve PBRS 25-161

Vote- Unanimous

Motion Carries

HEARING: ZTA 25-101 PBRS - Code text amendment for Title 14.22, Open Space Public Benefit Rating System 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 application materials for PBRS 25-161.

Commissioners ask questions and take public comment.

Vote- The following commissioners cast yes votes to approve: Moushon, Englund, Dye, Wiggs, Donaghue, and Redell, respectively. Commissioners Sines, Warren, and Willoughby do not approve.

PUBLIC COMMENT:

1. Mickey Flemming
2. Bridget Ramy
3. Denis Atam
4. Hanne Beener
5. Mickey Flemming

Commissioners deliberate.

Motion made by Commissioner Dye to approve ZTA 25-101 as presented.

Vote- The following commissioners cast yes votes to approve: Moushon, Wiggs, Sines, and Dye, respectively. Commissioners Warren, Willoughby, England, Redell, and Willoughby do not approve.

Motion Failed

Commissioners agree to continue the hearing for ZTA 25-161 to October 22nd.

Chairwoman Warren closes the public comment and continues the hearing for ZTA 25-161 to October 22nd at 6:30pm.

Old Business:

Discussion at the Chair's Discretion:

ADJOURNMENT

Meeting Adjourned at 8:36 p.m.

Next Planning Commission Meeting to be held on October
22, 2025, at 6:30 pm

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

