



CHELAN COUNTY PLANNING COMMISSION MINUTES

Chelan County Planning Commission
Chelan County Community Development

Date: October 22, 2025

400 Douglas Street
Wenatchee, WA 98801

CALL TO ORDER

Meeting was called to order at 6:31 PM

COMMISSIONER PRESENT/ABSENT

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

STAFF PRESENT

Jessica Thompson, Permit Clerk
Susan Dretke, Planner

PUBLIC PRESENT: Brigitte Ranne, Michelle Burchett, Mickey Fleming

PUBLIC PRESENT VIA ZOOM: Brian P.

Minutes:

Vice Chairman Doug England starts the meeting and takes roll.

He proceeds, asking the commissioners if they had read the minutes from the September 24th meeting.

Commissioner Willoughby addressed corrections to the September 24th meeting minutes.

Hearing no additional corrections, changes, or additions.

Motion:

Motion made by commissioner Moushon, second by commissioner Willoughby, to approve meeting minutes with corrections from September 24th Planning Commission Meeting.

Vote – Unanimous

Motion carries

PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA

No public comment.

New Business:

Old Business:

CONTINUED 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.

Chairwoman Warren opens the continued public hearing.

Community Development Planner Susan Dretke gives a brief introduction.

Commissioners deliberate.

Motion:

Motion made by commissioner Moushon, second by commissioner Sines, to approve a 25% maximum deduction.

Commissioners deliberate.

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

Motion Failed

Motion:

Motion made by commissioner England, second by commissioner Redell, to approve a 50% maximum deduction.

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

Motion passed

Motion:

Motion made by commissioner England, second by commissioner Donaghue, to approve the proposed revision to section 14.22 of the Chelan County Code with corrections to the evaluation table.

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

Motion passed

Hearing for ZTA 25-101 PBRS closes.

Chairwoman Warren opens the public hearing for:

HEARING: ZTA 25-248 - An application for text amendments to Chelan County Titles 7, 11, 12 and 14. Amendments will include:

Title 7 - Repeal existing language and replace with more specific language regarding public disturbance noise.

Title 11 – Delete Small Scale Recreation and Tourist Uses from RV park/campground requirements. Revised Small Scale Recreation and Tourist uses to delete lodging and to add Farmstays on agricultural and forest lands. Revise nonconforming structure regulations to allow Accessory Dwelling Units in nonconforming setbacks as to structures. Revise storage regulations to clarify the number of cars per lot instead of per dwelling. Allow shipping containers as permanent storage in residential zones. Revised District Use Chart regarding Wireless Communication Facilities and clarify Small Scale Recreation and Tourist Use.

Title 12 – Revise the Boundary Line Adjustment purpose, approval criteria and application sections.

Title 14 – Adds a definition of a boundary line adjustment.

Community Development Planner Susan Dretke presents the proposed revisions to Titles 7, 11, 12, and 14.

Commissioners deliberate.

Public Comment:

- Brian Pattersen

Commissioners continue deliberation.

Chairwoman Warren continued the hearing for ZTA 25-248 to November 5th, 2025 at 6:30 p.m.

Discussion at the Chair's Discretion:

ADJOURNMENT

Meeting Adjourned at 8:35 p.m.

Next Planning Commission Meeting to be held on November
5, 2025, at 6:30 pm

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

