



CHELAN COUNTY PLANNING COMMISSION MINUTES

Chelan County Planning Commission
Chelan County Community Development

Date: November 19, 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 - zoom	James Wiggs	Present
Tammy Donaghue	Present	Christopher Dye	Absent
Cherie Warren	Absent	Jesse Redell	Present - zoom
Chris Willoughby	Present - zoom	Mike Sines	Absent
Nik Moushon	Present		

STAFF PRESENT

Jessica Thompson
Susan Dretke
Maddy Treat

PUBLIC PRESENT:

PUBLIC PRESENT VIA ZOOM: Danbe

Minutes:

Vice Chairman Doug England starts the meeting and takes roll.

He proceeds, asking the commissioners if they had read the minutes from the November 5th meeting.

Hearing no corrections, changes, or additions. Minutes were approved.

PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA

No public comment.

New Business:

Old Business:

CONTINUED 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 addresses Commissioners questions from the November 5th meeting.

Commissioners deliberate section 11.88170.

Motion:

Motion made by commissioner Moushon, second by commissioner Donaghue, to approve revised section 11.88.170 10 (D, E, & F) Storage-Vehicles and Storage Containers.

Vote – Unanimous

Motion carries

Commissioners deliberate section 11.04.020.

Motion:

Motion made by commissioner Moushon, second by commissioner Redell, to approve a CUP requirement for all zones listed in the 11.04.020 District Use Chart – Wireless Communication Facilities.

Vote – Unanimous

Motion carries

Commissioners deliberate section 11.97.015.

Motion:

Motion made by commissioner Redell, second by commissioner Moushon, to approve proposed language for section 11.97.015 Nonconforming Structures.

Vote – Unanimous

Motion carries

Commissioners deliberate on section 12.14.050. Commissioners decide to pass on the proposed language for 12.14.050 exemption categories and criteria.

Commissioners discuss the definitions for Farmstay.

Motion:

Motion made by commissioner Redell, second by commissioner Moushon, to approve proposed language for 14.98.XXX Farmstay and subsequent Farmstay language as discussed.

Vote – Unanimous

Motion carries

Commissioners discuss 14.98.1795 Small scale recreation and tourism & 11.93.370 Small-scale recreational or tourist use proposed language changes.

Motion:

Motion made by commissioner Redell, second by commissioner Donaghue, to approve proposed changes to 14.98.1795 and 11.93.370.

Vote – Unanimous

Motion carries

Motion:

Motion made by commissioner Donaghue, second by commissioner Wiggs, to accept proposed changes to 7.35.030 public disturbance noises.

Vote – Unanimous

Motion carries

Commissioners discuss proposed additions and changes to 12.18.030, 12.18.005, 12.18.020 and adding a new definition 14.98.xxx Boundary line adjustment.

PUBLIC COMMENT:

- Dan Beardslee

Commissioners continue deliberation.

Vice Chairman Doug England continues the hearing and public comment to December 17th at 6:30 pm.

Discussion at the Chair's Discretion:

ADJOURNMENT

Meeting Adjourned at 8:39 p.m.

Next Planning Commission Meeting to be held on December
17, 2025, at 6:30 pm

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

