

RESOLUTION NO. 2026 - 40

ZTA 25-248

Regarding: Zoning Text Amendment to Chelan County Code Titles 7, 11 and 14

WHEREAS, the Board of County Commissioners approved the annual Docket which included review of Chelan County Codes, including but not limited to, Titles 7 Public Safety and Morals (Noise), 11 Zoning, and 14 Development Permit Procedures and Administration; and

WHEREAS, the Planning Commission held a duly advertised public hearing on October 22, 2025 which resulted in no action and no recommendation moving forward having reached time limits; and

WHEREAS, the Planning Commission reconvened the continued public hearing on November 5, 2025 which resulted in no action and no recommendation moving forward having reached time limits;

WHEREAS, the Planning Commission reconvened the continued public hearing on November 19, 2025 to allow further deliberation by the commission; and

WHEREAS, the Planning Commission forwarded a recommendation for approval, with changes, to the Board of County Commissioners, dated November 19, 2025; and

WHEREAS, 60-day State agency review with Department of Commerce, and other State agencies, was initiated on October 2, 2025, under submittal ID No. 2025-S-9956 pursuant to RCW 36.70A.106; and

WHEREAS, a SEPA Determination of Non-Significance was issued on October 3, 2025, pursuant to WAC 197-11-355; and

WHEREAS, the Board of Chelan County Commissioners heard the matter on February 17, 2026; and

WHEREAS, having taken no action, the Board of Chelan County Commissioners continued the matter to March 10, 2026 and having taken no action, continued the matter to March 30, 2026; and

WHEREAS, the Board of County Commissioners continued the hearing from March 30, 2026 to April 7, 2026 and having taken no action, further continued the public hearing to April 14, 2026; and

WHEREAS, the Board of County Commissioners passed a motion to approve ZTA 25-248 in part; on April 14, 2026; and

WHEREAS, the Board of Chelan County Commissioners found the following Findings of Fact and Conclusions of Law to be accurate:

FINDINGS OF FACT:

1. Chelan County initiated revisions to Chelan County Code Titles 7, 11 and 14 as part of the 2025 Docket.
2. The Planning Commission recommended approval at their duly advertised public hearing on November 19, 2025.
3. Chelan County adopted a Comprehensive Plan pursuant to the requirements of RCW36.70A.040 (4) (d), the Growth Management Act, on February 1, 2000.
4. RCW 36.70A.210 requires that the Comprehensive Plan be consistent with the provisions of the adopted Countywide Planning Policies.
5. The requirements of RCW 43.21C, the State Environmental Policy Act, and Chapter 197-11 WAC have been satisfied. To comply with the requirements of the State Environmental Policy Act for environmental review of a non-project action, Chelan County, as lead agency, issued a Determination of Non-Significance for the amendment on October 3, 2025.
5. The required State agency review with the Department of Commerce (COM) and other State agencies was initiated on October 2, 2025, under submittal ID No. 2025-S-9956 pursuant to RCW 36.70A.106.
6. Chelan County Code, Title 14, provides review criteria for the consideration of adopting amendments to Comprehensive Plans, Maps and Development Regulations. Chelan County followed the procedures required for amendment of the Development Regulations.
7. Any Finding of Fact that is more correctly a Conclusion of Law is incorporated herein as such by this reference.

CONCLUSIONS OF LAW:

1. The amendment to the Chelan County Development Regulations, as recommended by the Planning Commission on November 19, 2025, is consistent with the requirements of the Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and Countywide Planning Policies.
2. The amendment does not adversely affect designated resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

3. The amendment does not adversely affect the supply of land for various purposes available to accommodate projected growth over the twenty-year planning period covered by the Comprehensive Plan.
4. Reviewing agencies and the general public were given an opportunity to comment on the proposed amendments.
5. The amendments are consistent with Chelan County Code Title 14 Development Permit Procedures and Administration.
6. The requirements of RCW 43.21C, the State Environmental Policy Act and Chapter 197-11 WAC have been satisfied.
7. The adoption of these revisions to Titles 7, 11, and 14 are in the best interest of the public and furthers the health, safety, and welfare of the citizens, together with the economic health of Chelan County.
8. Any Conclusion of Law that is more correctly a Finding of Fact is incorporated herein as such by this reference.

NOW, THEREFORE, BE IT RESOLVED that the Board of Chelan County Commissioners hereby adopts the revisions to Titles 7, 11, and 14.

AND BE IT FURTHER RESOLVED that this Resolution shall take effect and be in force from and after April 14, 2026.

BE IT FURTHER RESOLVED that this decision is hereby into authentication on this day.

Dated this 21th day of April, 2026

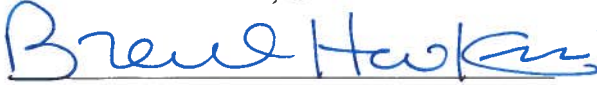
BOARD OF CHELAN COUNTY COMMISSIONERS


ATTEST: ~~ANABEL TORRES~~


Clerk of the Board


SHON SMITH, CHAIR


KEVIN OVERBAY, COMMISSIONER


BRAD HAWKINS, COMMISSIONER

Section 11.88.170

(10) Vehicle and Other Storage.

(A) Outside storage shall be maintained in an orderly manner and shall create no fire, safety, health or sanitary hazard;

(B) Required front yard areas shall not be used for storage;

(C) Commercial/Industrial Storage. Every reasonable effort shall be made by persons operating a business to store all such materials within an enclosed building with the following exceptions:

(i) Where inside storage is not practical or desired for reasons related to health, fire or safety codes;

(ii) Where outside storage of merchandise is a normal and standard practice;

(D) Uninstalled mobile/manufactured homes or buildings from other sites, see Section 11.88.160;

(E) Vehicles. Unless addressed within a municipal urban growth area, no more than a combined total of five cars, boats, trucks or recreational vehicles per dwelling-unit per parcel may be stored outside of an enclosed building on any lot, with no more than three of the five being inoperable vehicles regulated under Section 11.88.100. An exemption to this provision is the storage of operable agricultural equipment used for agricultural purpose.

(F) Placement of ~~Temporary~~ Storage Containers:

(i) Zoning Districts. ~~Temporary Storage~~ containers on rural residential zoned property containing a minimum of one acre, are permitted only for the purpose of storage of household goods or personal items and not for commercial use or rent. ~~during construction of the permanent residence.~~

(ii) Duration. ~~During construction on a lot or parcel pursuant to a valid building permit.~~ No limits

(iii) Size. ~~No greater than two hundred eighty-eight square feet total~~ Containers are limited to no more than 40 feet in length.

~~(iv) Removal. Temporary storage containers must be removed prior to final building inspection or the issuance of a certificate of occupancy for the permanent residence.~~

(iv) Cargo containers and other similar storage containers shall be painted within 90-days of placement to reflect the residential character of the lot and surrounding neighborhood in all material respects.

(v) Number of Containers. The number of containers allowed on a lot shall be as follows:

<u># of Acres</u>	<u># of Storage Containers Allowed</u>
<u>1-5</u>	<u>1 (limited to 20')</u>
<u>5-10</u>	<u>1</u>
<u>10-15</u>	<u>2</u>

DRAFT (2) 11.88.170 Storage-Vehicles and Storage Containers

<u>15-20</u>	<u>3</u>
<u>20+</u>	<u>Not to exceed 4 total</u>

14.98.XXX Farmstay

Farmstay means RV sites used for short term accommodation on property which meets the definition of Farm and Agricultural land found in RCW 84.34.020(2).

11.04.020 District Use Chart

USE/ACTIVITY	RR20	RR10	RR5	RR2.5	RW	RRR	RV	RC	RI	RP	AC	FC	MC
<u>Farmstay</u>	<u>CUP</u>	<u>CUP</u>									<u>CUP</u>	<u>CUP</u>	
<u>Small Scale Recreation and Tourism²</u>	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP	CUP	CUP	

11.04020 District Use Footnote

May be limited to intensification of existing areas; see SSRT in comprehensive plan and CCC 11.93.370

11.93.330 Recreational vehicle parks/campground.

The following minimum conditions shall apply to major recreational vehicle (RV) parks/campgrounds, and minor recreational vehicle (RV) parks/campgrounds, ~~and small-scale recreational and tourist uses:~~

11.93.XXX Farmstays

The following uses and respective conditions shall apply to Recreational Vehicle accommodations on lands defined as Farm and Agriculture lands pursuant to RCW 84.34.020(2). The subject property proposed for such development must contain a minimum of ten acres.

(1) Facilities and activities that may occur include agricultural accessory buildings, recreational facilities including but not limited to trails, interpretive and/or educational facilities for agritourism experiences, and Farmstay accommodations in the form of self-contained RV camp sites, consistent with applicable building codes and the requirements of this code.

(2) Self-contained RV sites are subject to the following conditions:

(a) RV sites shall not be permitted in any area determined by the County to be unsuitable for such development because of poor drainage, physical topography, soil characteristics, rock formations, or other features that may be harmful to the public health, safety or general welfare.

(b) The number of RV sites is limited to 2 per agricultural operation and they must be located in a single cluster.

(c) As approved by the hearing examiner, temporary occupancy of recreational vehicles for a time period of not more than ten days during any sixty-day period is permitted.

(d) Utility provision is limited to electrical hookups only.

(e) The minimum area of an RV site shall be one thousand two hundred fifty square feet.

(f) All RV sites shall meet the applicable zoning requirements for setbacks from public and private roads, side and rear property lines.

(g) Screening landscaping shall be provided such that the project site remains visually compatible with the surrounding rural residential and agricultural views.

(h) All lighting shall be designed so as to prevent light and glare spillover onto adjoining properties pursuant to CCC 11.88.080.

(i) At a minimum, all access roads shall be approved by the Department of Public Works, Washington State Department of Transportation and/or the Fire Marshal's office.

(j) All overnight guests must be provided the opportunity to participate in an agricultural tourism experience related to existing farm operations including but not limited to: U-pick, classes related to farming activities, guided tours, farm product tasting, farm product production, etc.

14.98.1795 Small scale recreation and tourism.

“Small scale recreation and tourism” means a land use that relies on a setting to provide recreational or tourist use, including recreational center and commercial facilities to serve those uses, but that does not include new residential development. It includes activities and facilities such as, but not limited to, cultural/religious camps, retreat centers, ~~campgrounds, RV parks, lodges and cabin rentals, camping units,~~ outdoor equipment rentals, guide services, trails and trailhead facilities, and similar uses. Small scale recreational and tourist uses are of a size or intensity which has minimal impacts on the surrounding area and which makes minimal demands on the existing infrastructure and public service. (Res. 2020-68 (Exh. C) (part), 6/16/20; Res. 2014-38 (Atts. A, B) (part), 4/15/14; Res. 2012-78 (part), 8/14/12)

11.93.370 Small-scale recreational or tourist use.

The following uses and respective conditions shall apply:

(1) Small-scale recreational and tourism uses include activities and facilities defined in Section [14.98.1795](#),

(2) Facilities and activities that may occur within small-scale recreational or tourist uses include administrative and storage buildings, meeting/conference facilities, recreational facilities including but not limited to trails, equestrian facilities, interpretive and/or educational facilities, ball fields, swimming pools, and exercise facilities/gymnasiums, ~~as well as short-term visitor accommodations such as lodges, cabins, tent and RV camp sites,~~ consistent with applicable building codes and the requirements of this code.

(3) No more than six thousand five hundred square feet of gross floor area shall be devoted to buildings and structures for each ten acres of land area within the project site. Caretakers' residences authorized herein may be in addition to the six thousand five hundred square feet of gross floor area for other buildings and structures.

(4) One single-family dwelling unit may be allowed for each twenty acres of land within the project site for the use of on-site staff or landowner. ~~The permitted residence may be a detached residential unit, or it may be part of an overall structure that includes additional services, as allowed by existing building codes, including but not limited to: an office, convenience store, recreation/game room, laundry, bathrooms showers, etc. Such facilities are intended to serve the needs of the park facility users and staff only.~~ New residential development shall not be permitted on the site for year-round or second home residential housing, except as permitted herein for an on-site manager, caretaker, or landowner.

~~(5) Lodging facilities associated with small-scale recreational or tourist uses shall meet the following standards:~~

~~(A) Permitted lodges may include additional services to be located within the structure, as allowed by existing building codes, including but not limited to the following: office, convenience store, recreation/game facilities, laundry, bathrooms, showers, etc. Such facilities are intended to serve the needs of the park facility users and staff only. Commercial uses shall not be opened and/or available for use by the general public.~~

~~(B) Campground/RV parks shall have no more than twenty camp or RV sites or any combination thereof to the maximum of twenty.~~

~~(C) As approved by the hearing examiner, short-term/temporary occupancy of recreational vehicles for a time period of not more than ten days during any sixty-day period is permitted.~~

~~(D) Mixed-use development allows the option to create up to five units within a lodge or five cabin units, and fifteen RV or tent sites, provided all other applicable provisions of this section are met.~~

7.35.030 Public Disturbance Noises.

It is unlawful for any person to unreasonably cause or make, or for any person in possession of property to allow to originate from the property, sound which is a public disturbance noise. Public disturbance noises include the creation of loud, raucous, frequent, repetitive or continuous sounds that exceed a reasonable person standard so as to disturb or interfere with the peace, comfort and repose of another. (Res. 2012-36 (part), 4/30/12).

All outdoor amplified music shall end at 10:00 pm unless special provisions have been made through the Conditional Use Permit process.

In order for an establishment to provide outdoor amplified music, a Conditional Use Permit will be required for a Place of Public and Private Assembly when required by Chelan County Code Title 11 Zoning.

11.97.015 Nonconforming structures.

- (1) No structure or part of a structure shall be erected, moved, reconstructed, extended, enlarged, remodeled, repaired, or altered, except in conformity with all current Chelan County development regulations, except as permitted in this chapter.
- (2) Remodeling, alterations, or repairs to a nonconforming structure may occur so long as the construction is in compliance with current building codes. Conversion of an existing accessory nonconforming structure due to setbacks maybe converted into an Accessory Dwelling Unit so long as it meets building requirements.
- (3) That portion of a nonconforming structure which is conforming to all Chelan County regulations may be expanded so long as the use of the structure is also conforming. For example, if a structure is nonconforming due to a front yard setback encroachment, that portion of the structure outside of the front yard setback may be expanded.
- (4) If required to meet the snow load requirements, a mobile or manufactured home may place a snow cover, meeting the building requirements, over an existing nonconforming mobile or manufactured home at the minimum size necessary to cover the home.
- (5) If a nonconforming structure is damaged or destroyed by accident, act of nature, or public enemy, it may be permitted to be rebuilt in the same footprint, and equal to or less than the square footage prior to damage, and for the same use; provided, a building permit application is submitted to Chelan County community development with three years after the structure(s) has been destroyed. If a building permit application is not submitted within three years, all future structures shall be in conformity with current Chelan County regulations.
- (6) No expansion shall encroach on setbacks or critical areas, unless allowed by code. (Res. 2018-8 (Att. A) (part), 1/30/18).

11.04.020 District Use Chart

PUBLIC/GOVERNMENT USES													
	RR20	RR10	RR5	RR2.5	RW	RRR	RV	RC	RI	RP	AC	FC	MC
Wireless Communication Facilities	<u>CUP</u> <u>P</u> (4)	<u>CUP</u> <u>P</u> (4)	<u>CUP P</u> (4)	<u>CUP P</u> (4)	<u>CUP</u> <u>P</u> (4)	<u>CUP</u> <u>P</u> (4)	<u>CUP</u> <u>P</u> (4)	<u>CUP</u> <u>P</u> (4)	<u>CUP</u> <u>P</u> (4)	<u>CUP</u> <u>P</u> (4)	<u>CUP P</u> (4)	<u>CUP</u> <u>P</u> (4)	