

RESOLUTION NO. 2026 - 45
ZTA 25-248

Regarding: Zoning Text Amendment to Chelan County Code Titles 12 and 14

WHEREAS, the Board of County Commissioners approved the annual Docket which includes review of Chelan County Codes, including but not limited to, Titles 12 Land Divisions 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; and

WHEREAS, the Planning Commission reconvened the continued public hearing on November 19, 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 December 17, 2025 to allow further deliberation by the commission; and

WHEREAS, the Planning Commission forwarded a recommendation for approval of the changes to the boundary line adjustment code, with suggested revisions, to the Board of County Commissioners, dated December 17, 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 10, 2026; and

WHEREAS, the Board of County Commissioners passed a motion to continue ZTA 25-248 in part, to February 24, 2026; and

WHEREAS, the Board of County Commissioners took public testimony and further continued the matter to March 24, 2026; and

WHEREAS, the Board of County Commissioners took additional public testimony and continued the hearing to April 21, 2026 in order to allow time for the county to collaborate on alternative language for a provision found in the proposed code amendment; and

WHEREAS, as the requested collaboration didn't occur and the language not revised, the Board of County Commissioners further continued the public hearing to May 5, 2026.

WHEREAS, the Board of County Commissioners held the public hearing on May 5, 2026, took public testimony, closed the public testimony portion of the hearing and continued the hearing for deliberation to May 19, 2026.

WHEREAS, the Board of County Commissioners passed a motion to approve ZTA 25-248 in part; on May 19, 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 12 and 14 as part of the 2025 Docket.
2. The Planning Commission recommended approval with changes at their duly advertised public hearing on December 17, 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 December 17, 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 12 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.

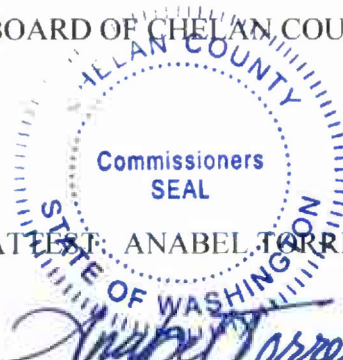
NOW, THEREFORE, BE IT RESOLVED that the Board of Chelan County Commissioners hereby adopts the revisions to Titles 12 and 14.

AND BE IT FURTHER RESOLVED that this Resolution shall take effect and be in force from and after May 19, 2026.

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

Dated this 19th day of May, 2026

BOARD OF CHELAN COUNTY COMMISSIONERS


ATTEST: ANABEL TORRES

Clerk of the Board



SHON SMITH, CHAIR



KEVIN OVERBAY, COMMISSIONER



BRAD HAWKINS, COMMISSIONER