

RESOLUTION NO. 2026- 80

Re: Adoption of a zoning text amendment (ZTA 26-163) to the Chelan County Code Titles 11 and 14 to add a new definition of Co-living Housing and amend the district use charts for the Peshastin and Manson Urban Growth Area development regulations.

WHEREAS, The Washington State Legislature passed HB 1998 effective June 6, 2024; requiring cities and counties planning under 36.70A RCW to allow co-living housing as defined, in an urban growth area zone allowing at least six multifamily residential units, including on lots zoned for mixed use development.

WHEREAS, a text amendment to Chelan County Code Section 14.09 Definitions defining co-living housing and amending the district use charts for the Peshastin and Manson Urban Growth Areas is required to comply with said provisions of state law; and

WHEREAS, the Chelan County Planning Commission held a duly advertised public hearing on August 26, 2026, to consider the proposed amendment and public comment, and make a recommendation to the Board of Chelan County Commissioners; and

WHEREAS, the Chelan County Planning Commission recommended approval as written to the Board of County Commissioners; and

WHEREAS, the Board of Chelan County Commissioners conducted a duly advertised public hearing on September 15, 2026 to examine the record and file of the Chelan County Planning Commission and invite public testimony for or against the proposal; and

WHEREAS, the Board of Chelan County Commissioners found that:

FINDINGS OF FACT:

- 1 Chelan County initiated revisions to Chelan County Code Titles 11 and 14 in response to state mandated changes.
- 2 The Planning Commission recommended approval at their duly advertised public hearing on August 26, 2026.
- 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 June 29, 2026.
- 6 The required State agency review with the Department of Commerce (COM) and other State agencies was initiated on July 9, 2026, under submittal ID No. 2026-S-13019 pursuant to RCW 36.70A.106.

- 7 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.
- 8 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 Chelan County Development Regulation text amendment, ZTA 26-163.”

BE IT FURTHER RESOLVED that this Resolution shall take effect and be in force on September 15, 2026

BE IT FURTHER RESOLVED that this decision is hereby signed into authentication on the following date,

Dated this 15th day of September, 2026



BOARD OF CHELAN COUNTY COMMISSIONERS

Shon Smith, CHAIRMAN

Kevin Overbay, COMMISSIONER

Brad Hawkins, COMMISSIONER

ATTEST:

ANA ARROYO
DEPUTY CLERK OF THE BOARD

Co-living Housing

14.98.403 “Co-living housing” means a residential development with sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building.

Peshastin District Use Chart (residential portion)

11.22.030 Permitted, accessory and conditional uses

Land Uses	R-1	R-2	R-3	C-D	C-H	I	I-C	P-U
RESIDENTIAL USES								
Accessory Dwelling, Detached	PRM	PRM	PRM	CUP			CUP	CUP
Accessory Dwelling, Attached	PRM	PRM	PRM					
Accessory Structure, Residential 1,500 Square Feet or Less	PRM	PRM	PRM	ACC	ACC		ACC	
Accessory Structure, Residential Greater than 1,500 Square Feet	ACC	ACC	ACC	ACC	ACC		ACC	
Bed and Breakfast	CUP	CUP	CUP	PRM ¹	PRM ¹			
Boarding ³	ACC	ACC	ACC	ACC ¹	ACC ¹			
Caretaker's Residence				ACC	ACC	ACC	ACC	ACC
Condominiums—Residential (Full-Time Ownership)		PRM	PRM	PRM	PRM		CUP	
Assisted Living Facility	PRM	PRM	PRM	PRM	PRM			
Convalescent Home/Nursing Home		CUP	CUP	PRM	PRM			
Daycare Center, Preschool	CUP	CUP	CUP	PRM	PRM	PRM	PRM	PRM
Daycare Home	ACC	ACC	ACC	ACC ¹	ACC ¹			
Duplex Dwelling	PRM	PRM	PRM	PRM	PRM		CUP	
Foster Home/Group Home	ACC	ACC	ACC	ACC ¹	ACC ¹			
Home Occupation	ACC	ACC	ACC	ACC ¹	ACC ¹			
Home-Based Business	CUP	CUP	CUP	CUP ¹	CUP ¹			
Manufactured Home, Designated	PRM	PRM	PRM					
Manufactured/Mobile Home Park		PRM	PRM					
Manufactured Home	PRM	PRM	PRM					
Mobile Home								
Modular Home	PRM	PRM	PRM					
Multifamily Dwelling		PRM	PRM	PRM	PRM		CUP	
<u>Co-living Housing</u>		<u>PRM</u>	<u>PRM</u>	<u>PRM</u>	<u>PRM</u>			

Land Uses	R-1	R-2	R-3	C-D	C-H	I	I-C	P-U
Single-Family Dwelling	PRM	PRM	PRM					
Existing Single-Family Dwelling as of July 1, 2008				PRM	PRM			

Manson District Use Chart

11.23.030 District use Chart

Table 9.1 – District Use Chart

USE/ACTIVITY	UR1	UR2	UR3	CT	CD	MLI	UP
Accessory Dwelling Unit	A	A	A				
Accessory Buildings, Agricultural	A	A	A	A	A	A	
Accessory Uses to Permitted Uses	A	A	A	A	A	A	A
Fences	P	P	P	P	P	P	P
Recreation/Tourist Uses				P			
Signs	A	A	A	A	A	A	A
Adult Family Home	P	P	P				
Bed and Breakfast (3 or Fewer Rooms)	A	A	A		P		
Caretaker Dwelling Unit					P	P	
Detached Garages	P	P	P				
Duplex Dwellings		P	P				
Guest Inn—4 to 6 Rooms			CUP		P		
Home-Based Business							
Home Occupations	A	A	A				
In-Home Daycare	A	A	A				
Mobile/Manufactured Home Park			CUP				
Multifamily Dwellings (Apartments)			P				
<u>Co-living Housing</u>			<u>P</u>				
Private Greenhouses	P	P	P				
Dependent Care Housing	CUP	CUP	CUP				
Residential Dwelling Units, Above Ground Floor				A	P	A	
Boarding House	P	P	P				
Single-Family Dwelling	P	P	P				
Single-Family Dwelling, as of December 31, 2017, excluding parcels adjacent to Wapato Way				P ¹	P ¹		

11.23.030 District use Chart

Table 9.1 – District Use Chart

USE/ACTIVITY	UR1	UR2	UR3	CT	CD	MLI	UP
Accessory Uses That Support, Promote or Sustain Agricultural Operations							
Agricultural Uses	P	P	P				
Agricultural Worker Housing, Off-Site							
Agricultural Worker Housing, Permanent	A	P	P				
Agricultural Worker Housing, Temporary							
Agriculturally Related Industry				CUP	CUP	P	
Agricultural Processing Facility						P	
Agricultural Support Services							
Animal Boarding Facilities				CUP			
Kennels							
Farm Visit, U-Pick and Rent-A-Tree Operation	P	P	P				
Roadside Stands, Nursery Greater Than 1,500 sq. ft. Retail							
Roadside Stands, Nursery Less Than 1,500 sq. ft. Retail				P	P		
Winery Less Than 1,500 sq. ft. of Retail Space				P	P	P	
Winery Greater Than 1,500 sq. ft. of Retail Space				P	P	P	
Farm/Agricultural Supply Sales				P	P	P	
Agricultural Theme Market							
Airport/Heliport, Single Engine Crop Dusting/Spraying						CUP	
Commercial Amusement/Recreational Facilities				P	P		
Commercial Feedlot							
Short-Term Rentals Tier 1 or Tier 2	P ¹	P ¹	P ¹	A ¹	A ¹		
Short-Term Rentals Tier 3				P ¹	P ¹		
Lodging Facilities				P	P		
Neighborhood-Oriented Commercial				P	P		
Restaurants and Drinking Establishments				P	P		
Restaurants and Drinking Establishments, Less Than 1,500 sq. ft.				P	P	P	
Tavern					P		
Chemical, Fuel or Fertilizer Distribution, Sales, Bulk Storage						P	
Contractor Storage Yard						P	
Explosives Manufacture and Storage							
Farm Equipment/Machinery Sales and Service						P	

11.23.030 District use Chart

Table 9.1 – District Use Chart

USE/ACTIVITY	UR1	UR2	UR3	CT	CD	MLI	UP
Hazardous Waste Treatment/Storage Facilities, Off-Site							
Heliport, Temporary Emergency and Forest-Related Management Support	P	P	P	P	P	P	P
Inert Waste Site						CUP	
Junkyard/Auto Wrecking Yard/Impound Yard							
Machine Shop—Artisan Goods (behind retail frontage)				CUP	CUP		
Manufacturing, Assembly, Fabrication of Artisan Goods				CUP	CUP	P	
Mineral Extraction, Long-Term							
Mineral Extraction, Short-Term							
Mini Storage						P	
Portable Sawmills and Chippers, Log Sorting and Storage Temporary Installation							
Recycling Inert Waste						CUP	
Remote Industrial Use							
Research Facilities					P	P	
Rock Crusher, Temporary Placement							
Rock Crushing, Sorting, Batching of Concrete or Asphalt							
Sanitary Landfill							
Short-Term Stockpiling of Inert Waste							
Transportation/Shipping Terminal						P	
Vehicle Sales					P	P	
Veterinarian/Animal Hospital—Small animal					P	P	
Warehousing						P	
Wholesale Trade					P	P	
Stockpiling of Sand and Gravel, Etc.							
Retail Sales				P	P		
Retail Trade Serving Industrial Uses						P	
Developed Open Space	P	P	P	P	P	P	P
Educational Institutions, Public or Private	CUP	CUP	CUP				CUP
Educational/Administrative Facilities Associated with Permitted Use	A	A	A	A	A	A	A
Parking Garage				P	P	P	
Parking Lots				P	P	P	
Public Facilities, High Impact	CUP	CUP	CUP	CUP	CUP	CUP	CUP

11.23.030 District use Chart

Table 9.1 – District Use Chart

USE/ACTIVITY	UR1	UR2	UR3	CT	CD	MLI	UP
Public Facilities, Low Impact	P	P	P	P	P	P	P
Recreational Vehicle Park/Campground, Major				P			CUP
Recreational Vehicle Park/Campground, Minor				P			CUP
Schools, Business, Technical or Trade (L)				P	P	P	
Utilities, High Impact	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Utilities, Low Impact	P	P	P	P	P	P	P
Swimming Pools	P	P	P	P	P		P
Churches and Religious Facilities	CUP	CUP	CUP	CUP	CUP	CUP	P
Daycare Center/Preschool	CUP	CUP	CUP	P	P	A	
Food and Beverage Services				P	P	P	P
Personal and Professional Services				P	P	P	
Places of Public and Private Assembly				P	P	P	P
Service Station, Including Automotive Repair				P	P	P	
Cemetery	CUP	CUP	CUP	A	A		P