

RESOLUTION NO. 2026-82

Re: Adoption of a zoning text amendment (ZTA 26-191) to the Chelan County Code Title 11 amend the district use charts for the Peshastin and Manson Urban Growth Area development regulations.

WHEREAS, The Washington State legislature passed HB 1337 in 2023, requiring jurisdictions planning under RCW 36.70A, Growth Management Act, to allow two accessory dwelling units per lot within urban growth areas with their periodic update cycle.

WHEREAS, absent local regulations, this statute becomes preemptive upon adoption of the comprehensive plan periodic update.

WHEREAS, Chelan County's comprehensive plan periodic update is due December 31, 2026; and

WHEREAS, a text amendment to the district use charts for the Peshastin and Manson Urban Growth Areas is required to comply with said provisions of state law and avoid preemption; 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 Title 11 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 RCW 36.70A.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 July 20, 2026.

- 6 The required State agency review with the Department of Commerce (COM) and other State agencies was initiated on July 20, 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:

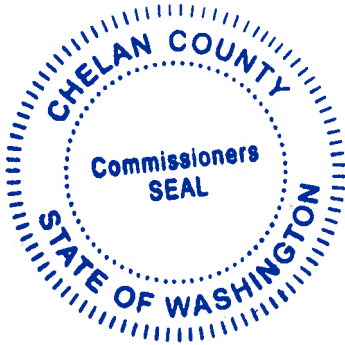
- 1 The amendment to the Chelan County Development Regulations, as recommended by the Planning Commission on November 19, 2025, is consistent with the requirements of the Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and Countywide Planning Policies.
- 2 The amendment does not 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

Chapter 11.22
PESHASTIN URBAN GROWTH AREA

11.22.030. Permitted, accessory and conditional uses (portion).

Land Uses	R-1	R-2	R-3	C-D	C-H	I	I-C	P-U
RESIDENTIAL USES								
Accessory Dwelling, Detached	PRM ⁴	PRM ⁴	PRM ⁴	CUP ⁴			CUP	CUP
Accessory Dwelling, Attached	PRM ⁴	PRM ⁴	PRM ⁴					

¹ In existing single-family residences only, as of July 1, 2008.

² Indoor facility only.

³ Per Section [11.88.170\(4\)](#) in any district that permits single-family residences, the renting of rooms to not more than two boarders, roomers, or lodgers is permitted as an accessory use.

⁴ 2 ADUs per lot. Refer to CCC 11.88.200 (2) – (8), WAC 365-196-880 (2)(h) and WAC 365-196-875(2) for all other development standards.

Chapter 11.23
MANSON URBAN GROWTH AREA

11.23.030 District Use Chart (portion)

Table 9.1 – District Use Chart							
Use/Activity	UR1	UR2	UR3	CT	CD	MLI	UP
Accessory Dwelling Unit	A ²	A ²	A ²				

A² 2 ADUs per lot. Refer to CCC 11.88.200 (2) – (8), WAC 365-196-880 (2)(h) and WAC 365-196-875(2) for development standards.