



# CHELAN COUNTY PLANNING COMMISSION MINUTES

Chelan County Planning Commission  
Chelan County Community Development

Date: April 16, 2024

Called to Order: 6:01 PM  
400 Douglas St., Suite 201  
Wenatchee, WA 98801

## CALL TO ORDER

Meeting was called to order at 6:01 PM

## COMMISSIONER PRESENT/ABSENT

**Doug England** – Present zoom  
**Vicki Malloy** - Present  
**Ryan Kelso** - Present  
**James Wiggs** - Present  
**Jesse Redell** - Present

**Cherie Warren** - Absent  
**Mike Sines** - Present  
**David Donovick** - Present  
**Chris Dye** - Present

## STAFF PRESENT

Jessica Thompson, Permit Clerk  
Deanna Walter, CD Director  
Alex White, Planner II  
Andrew Brunner Public Works

**PUBLIC PRESENT IN PERSON:** John Frolker, Chris Willoughby, Danielle Martin, Clark Cook, Thomas Burnett, Norm Nelson.

**PUBLIC PRESENT VIA ZOOM:** Kari Sorenson, Mike Kirk, Cindy Smith, Ana Sanchez, Kirvil Skinnerland, Matthew Oaks, Sarah, Ray Schmitt, Doug's iPhone, Karen Peele, Shawn Cox, Joe Gamboni, Dan Beardslee, Brian Patterson, Ken, Angela, Max, Tammy, Cheryl Koenig.

## Minutes:

Chairman Jesse Redell starts the meeting and takes roll. He proceeds, asking the commissioners if they had read the minutes from the March 27, 2024, meeting.

Not hearing any corrections, changes or additions, the minutes were approved.

## **PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA**

None

### **Old Business**

None

### **New Business**

#### **Workshop:**

**ZTA 2024 –105 Code text amendment for Titles 11 & 12, specifically regarding lot size reduction provisions in the rural zoning designations and boundary line adjustments revisions. In addition, the District Use Chart (11.04.020) is proposed to be amended to include RV parks as a permitted use, with standards in the Rural Industrial (RI) zoning designation.**

Deanna Walter, Community Development Director, clarifies the workshop intentions and presents the details regarding ZTA 24-105, along with addressing questions from commissioners. She also clarifies that there is one draft code change that is not related to the majority, and that is the RV parks, campgrounds, and rural industrial standards.

Commissioners express their concerns about the draft code changes provided by staff and the task force.

Commissioners ask for further details on what would be productive alternatives for farmers in AC agricultural land zones and what they can analyze in order to provide value.

Commissioner David Donovan stresses that it is important to stay focused on the issues raised; otherwise, decisions can be made based on emotions and opinions, which can be unproductive.

#### **Public Testimony:**

Chris Willoughby – Task Force Member

David Burnett

Norm Nelson

John Frolker – Task Force Member

Dan Beardslee

Brian Patterson

Ken Henberry

Shawn Cox

Karen Peele

Continued discussion between the public and commissioners on options for how to broaden engagement and outreach from different agencies affected by these code changes. Concerns were raised about the code definitions, farmer economic harm, landowner rights, future permitting issues, lack of public comment, and GMA conflicts.

Alex White, Community Development Planner II, clarifies which code setbacks are necessary for different zones.

Chris Willoughby urges commissioners to take it upon themselves to look at Chelan County Code Title 5, Chapter 36, right to farm, and see if there are things within that may mitigate some of these changes.

Director Walter provides clarity that the planning commission can only reference Chelan County Code Title 5, Chapter 36, in the new changes.

**Discussion at the Chair's Discretion:**

Commissioners briefly discuss details on code changes for RV parks within Chelan County.

**ADJOURNMENT**

Meeting Adjourned at 8:02 pm.

Next Planning Commission Meeting to be held on April 24,  
2024, at 6:30 pm

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

DRAFT