CHELAN COUNTY PLANNING COMMISSION
MINUTES

Chelan County Planning Commission Chelan County Community Development 400 Douglas Street Wenatchee, WA 98801	Date: October 28, 2026

CALL TO ORDER

Meeting was called to order at 6:30 PM

COMMISSIONER PRESENT/ABSENT

Doug England	**Present**	**James Wiggs**	**Present**
Tammy Donaghue	**Present**	**Ken Hemberry**	**Present**
Cherie Warren	**Present**	**Jesse Redell**	**Present - zoom**
Chris Willoughby	**Present - zoom**	**Nelson Brinckerhoff**	**Absent**
Nik Moushon	**Present**		

STAFF PRESENT

Susan Dretke
Ashley Fernandez

PUBLIC PRESENT IN-PERSON/ZOOM:

Ryan Walker
Dwayne McMahon
Sharon Lunz
Gro Buer
Bruce Williams
Barbara Rossing
Marcia Banks
Michael Banks
Tony Banks – zoom
Matulovich – zoom
Kathleen Ward – zoom
David Stoller RC3 – zoom
Shaun Seaman ICWC – zoom
Michael Miller – zoom
Jen Ward – zoom
Vonda's iPhone – zoom
Robert Ward - zoom

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Chairwoman Cherie Warren starts the meeting and takes roll.

She proceeds asking the commissioners if they had read the minutes from the October 14th meeting.

Chairman Doug England asks for a correction on the continuance wording of CPA 26-060, and asks that the term 'declares' is used instead of 'motion'.

Motion to approve the correction, first by commissioner Doug England and second by commissioner Nik Moushon.

Votes – Majority in favor – Commissioner Jesse Redell Abstains.

Correction passes.

PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA

No public comment.

Continuance Hearing:

CPA 26-060 – McMahon zoning change proposal from RR10 to RR2.5
Chairwoman Cherie Warren opens the continuance of this proposal and opens it for public testimony.

Ryan Walker is sworn in and speaks on the preliminary floodplain map and represents the applicant.

Dwayne McMahon, the applicant of this proposal, is sworn in and addresses to the commissioners why his proposal should be approved.

Bruce Williams, Sharon Lunz, Barbara Rossing, Mike Banks, David Stoller with RC3, and Shaun Seaman with ICWC are sworn in and are all in agreement with the staff report to deny

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this proposal.

Ryan Walker reiterates that this lot is not directly in the floodplains and states that if any developing occurs it will all abide by the county code.

Chairwoman Cherie Warren closes the public testimony and opens it up for deliberation.

Commissioners discuss.

Chairwoman Cherie Warren entertains a motion. Commissioner Nik Moushon motions first to approve the change to RR2.5, and second by commissioner James Wiggs.

Votes – 4/4 Split

Motion:

Motion fails and the proposal will be sent to the BOCC for decision.

New Business:

Workshops:

ZTA 26-246-

Senior Planner Susan Dretke presents the Affordable Housing & Religious Organizations zone text amendment. She states this will add new definitions for affordable housing and affordable housing development, and religious organizations and will amend District Use Charts for Peshastin and Manson UGAs to allow the same. This is a countywide proposal that is state mandated.

Commissioners discuss.

ZTA 26-248 –

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Senior Planner Susan Dretke presents the Parking Amendments zone text amendments. She states this is to revise parking requirements to align with state mandated regulations.

Commissioners discuss.

ZTA 26-250 -

Senior Planner Susan Dretke presents the Food Trucks zoning text amendment. She states this is to add a definition of Food Truck and adoption of regulations for placement. This is a countywide proposal.

Commissioners discuss.

Old Business:

Discussion at the Chair's Discretion:

ADJOURNMENT

Meeting Adjourned at 8:34 p.m.

Next Planning Commission Meeting to be held on
November 18, 2026, at 6:30 pm
All Planning Commission meetings and hearings are open to the public.

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