Chelan County Planning Commission

Chair: Cherié Warren Vice Chair: Doug England

Commissioners District 1: Tammy Donaghue, James Wiggs, Nik Moushon

Commissioners District 2: Cherié Warren, Ken Hemberry, Nelson Brinckerhoff

Commissioners District 3: Christopher Willoughby, Jesse Redell, Doug England

Meeting Agenda

Wednesday, November 18, 2026 at 6:30 PM
Chelan County Community Development
400 Douglas Street,
Wenatchee WA, 98801
Or via Zoom - details listed below:

Join Zoom Meeting

Meeting ID: 857 5407 9289

Passcode: 790699

https://us02web.zoom.us/j/85754079289?pwd=hLlUSkVb9BztptxhVErbnPrTbRGddI.1

Meeting to Order

I. Administrative

A. Review/Approval of Minutes from October 28, 2026 Planning Commission Meeting.

II. Public Comment Period

A. Comment for any matters not identified on the agenda (limit 2 minutes per person)

III. Old Business

Continued Workshops:

ZTA 26-250 Food Trucks- Add definition of Food Truck and adoption of regulations for placement COUNTYWIDE

ZTA 26-256 Plat Utilities - Revised subdivision code regarding utilities and buildable lots COUNTYWIDE

ZTA 26-264 Split Zoning - Codify policy regarding regulations applicable to lots with split zoning COUNTYWIDE

IV. New Business

Hearings:

PBRS 26-068 - Malaga – Colockum Community Council - An application requesting approval of an 'open space' classification for 24.1 acres of land pursuant to CCC Section 14.22 Open Space Public Benefit.

ZTA 26-246 Affordable Housing & Religious Organizations- Add new definitions for Affordable Housing and Affordable Housing Development, and Religious Organization and amend District Use Charts for Peshastin and Manson UGAs to allow same COUNTYWIDE

ZTA 26-248 Parking Amendments- Revise parking requirements to align with state mandated regulations COUNTYWIDE

ZTA 26-251 Plat Extensions- Amend subdivision code clarifying requirement of fees and timing of request for extensions COUNTYWIDE

V. Discussion, at the Chair's discretion

VI. Adjournment *Meeting will go no longer than 8:30 PM.*

Materials available on the Community Development website

Any person may join this meeting via Zoom Video conference, of which the link is provided on the Chelan County Website. A Copy of the Agenda may be reviewed online
https://www.co.chelan.wa.us/community-development/pages/planning-commission

Chelan County has been recording Planning Commission meetings which will continue to be accessible on the Community Development Planning Commission web page shortly after the meeting takes place.

Next Regular Meeting
December 16th, 2026 at 6:30 PM

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

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

DRAFT

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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CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

SEPA NOTICE ISSUANCE OF DETERMINATION OF SIGNIFICANCE (DNS)

Pursuant to Title 14, Development Permit Procedures & Administration Section 14.08.030, Determination of Completeness, Chelan County Board of County Commissioners Resolution No. 2004-16, as amended.

Project Description: Proposed code amendments to Chelan County Code Titles 11, 12 and 14.

File Numbers:	ZTA 26- 246, ZTA 26-248, ZTA 26-250, ZTA 26-251, ZTA 26-252, ZTA 26-254, ZTA 26-255, ZTA 26-256 and ZTA 26-264.
Parcel Number:	Countywide
Parcel Address:	N/A
Owner/Applicant:	Chelan County 316 Washington St. Ste. 201 Wenatchee, WA 98801
Lead Agency:	Chelan County Community Development

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request. Pursuant to WAC 197-11-800(1)(b) the proposed development is not exempt from environmental review.

This DNS is issued under WAC 197-11-340(2), and the comment period will end at 5:00 p.m. on October 31, 2026.

Responsible Official:	Deanna Walter – SEPA Responsible Official
Address:	Chelan County Community Development 316 Washington St, Suite 301 Wenatchee, WA 98801
Phone:	(509) 667-6225

Signature: Deanna Walter **Date:** 10/12/26

STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • *PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000*
www.commerce.wa.gov

10/13/2026

Ms. Deanna Walter
Director
Chelan County
316 Washington Street Suite 301
Wenatchee, WA 98801

Sent Via Electronic Mail

Re: Chelan County--2026-S-15543--60-day Notice of Intent to Adopt Amendment

Dear Ms. Walter:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under RCW 36.70A.106. We received your submittal with the following description.

Proposed development regulation amendment to add definition of Food Truck and adoption of regulations for placement.

We received your submittal on 10/12/2026 and processed it with the Submittal ID 2026-S-15543. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 12/11/2026.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Jo Anne Wright, (509) 601-0385.

Sincerely,

Review Team
Growth Management Services

New Definition:

14.98.XXX Food Truck-a business that, as its principal function prepares and sells food and beverages from a licensed motor vehicle or trailer whose sales are temporary in nature and not permanently affixed to real property.

District Use Chart Addition

	RR20	RR10	RR5	RR2.5	RW	RW	RRR	RV	RC	RI	RP	AC	FC	MC
Food Truck	A(3)	A(3)	A(3)	A(3)	A(3)	A(3)	A(3)	A(3)	A(3)		A(3)	A(3)	A(3)	

(3) Only allowed as an accessory use on property with a CUP for a Place of Public and Private Assembly. See Section 11.93.315(11) for specific regulations.

11.93.315

(11) Food Trucks are allowed as an accessory use subject to the following conditions:

(i) All Food Trucks must be licensed to operate in the State of Washington and Chelan County. Required licenses/permits include, but may not be limited to: Business License, WA Labor & Industries, Chelan Douglas Health District, Chelan County Fire Marshal.

(ii) Food Trucks are only allowed during events being held on the property. Food Trucks must be removed from the site at the end of each day.

(iii) Food Trucks are only allowed to provide service to event attendees and are not open to the general public.

(iv) Food Trucks must be located entirely within private property and may not encroach on either the public right of way or required setbacks in the zone.

(v) Food Trucks cannot utilize required parking spaces for the size of the event.

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

SEPA NOTICE ISSUANCE OF DETERMINATION OF SIGNIFICANCE (DNS)

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File Numbers:	ZTA 26- 246, ZTA 26-248, ZTA 26-250, ZTA 26-251, ZTA 26-252, ZTA 26-254, ZTA 26-255, ZTA 26-256 and ZTA 26-264.
Parcel Number:	Countywide
Parcel Address:	N/A
Owner/Applicant:	Chelan County 316 Washington St. Ste. 201 Wenatchee, WA 98801
Lead Agency:	Chelan County Community Development

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request. Pursuant to WAC 197-11-800(1)(b) the proposed development is not exempt from environmental review.

This DNS is issued under WAC 197-11-340(2), and the comment period will end at 5:00 p.m. on October 31, 2026.

Responsible Official:	Deanna Walter – SEPA Responsible Official
Address:	Chelan County Community Development 316 Washington St, Suite 301 Wenatchee, WA 98801
Phone:	(509) 667-6225

Signature: Deanna Walter **Date:** 10/12/26

STATE OF WASHINGTON
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10/13/2026

Ms. Deanna Walter
Director
Chelan County
316 Washington Street Suite 301
Wenatchee, WA 98801

Sent Via Electronic Mail

Re: Chelan County--2026-S-15548--60-day Notice of Intent to Adopt Amendment

Dear Ms. Walter:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under RCW 36.70A.106. We received your submittal with the following description.

Proposed development regulation amendment to revised subdivision code regarding utilities and build-able lots

We received your submittal on 10/12/2026 and processed it with the Submittal ID 2026-S-15548. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 12/11/2026.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Jo Anne Wright, (509) 601-0385.

Sincerely,

Review Team
Growth Management Services

STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • *PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000*
www.commerce.wa.gov

10/13/2026

Ms. Deanna Walter
Director
Chelan County
316 Washington Street Suite 301
Wenatchee, WA 98801

Sent Via Electronic Mail

Re: Chelan County--2026-S-15549--60-day Notice of Intent to Adopt Amendment

Dear Ms. Walter:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under RCW 36.70A.106. We received your submittal with the following description.

Proposed development regulation amendment to codify policy regarding regulations applicable to lots with split zoning.

We received your submittal on 10/12/2026 and processed it with the Submittal ID 2026-S-15549. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 12/11/2026.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Jo Anne Wright, (509) 601-0385.

Sincerely,

Review Team
Growth Management Services

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301
WENATCHEE, WA 98801
(509) 667-6225

TO: Chelan County Planning Commission
FROM: Chelan County Community Development
HEARING DATE: November 18, 2026
FILE NUMBER: ZTA 26-246 Affordable Housing Developments/Religious Organization Text Amendment

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RECOMMENDED MOTION

The Chelan County Planning Commission may make a motion to recommend approval or denial to the Chelan County Board of County Commissioners of proposed Development Regulation Text Amendments, pursuant to Chelan County Code Section 14.10.050. Suggested Findings of Fact and Conclusions of Law, which may be modified, are included in this staff report.

Staff finds that the proposed Development Regulation Text Amendment to add definitions to CCC Section 14.98 for Affordable housing, Affordable housing development and Religious Organization, amend the district use charts for Peshastin and Manson urban growth areas, and adding Section 1.88.300 Affordable Housing Development to Title 11 CCC, given file number ZTA 2026-246, complies with Chelan County Countywide Planning Policies and the Growth Management Act based upon the findings of fact and conclusions of law contained within this staff report.

GENERAL INFORMATION

Applicant	Chelan County
Planning Commission Notice of Hearing Published	November 7, 2026
Planning Commission Hearing	November 18, 2026
60-day State agency review	Initiated October 12, 2026
SEPA Determination	October 12, 2026

SEPA Environmental Review

A Determination of Non-Significance was issued under WAC 107-11-340 for ZTA 2026-246 on October 12, 2026 (Attachment 1). The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after a review of a completed environmental checklist and other information on file with the lead agency.

Agency Comments:

None received to date. (If received prior to hearing, will be Attachment 2)

Public Comment:
None received to date. (If received prior to hearing, will be Attachment 2)

60-Day Notice

Sent to Department of Commerce October 12, 2026 (Letter of acknowledgement included as Attachment 3).

PROJECT DESCRIPTION – ZTA 2026-246
The subject development regulation amendment is the local implementation of SSHB 1859 filed March 10, 2026, effective June 10, 2026. This amendment would add definitions to Section 14.98 CCC for the terms affordable housing, affordable housing development and religious organization as well as amending the district use charts of the Peshastin and Manson Urban Growth Areas to allow affordable housing developments on real property owned or controlled by a religious organization. The amendment would also add a new section to 11.88 CCC to add approval criteria for these developments.

COMPREHENSIVE PLAN

Chelan County conducts an annual review of development regulation text amendments for compliance with the adopted Comprehensive Plan. The Comprehensive Plan represents the long-term vision for future land uses and development. For the county-initiated text amendments, the merits of the requested change must be demonstrated as being consistent with adopted goals and policies.

The following Comprehensive Plan goals and policies are relevant to the proposed request for ZTA 2026-246:

Goal LU 1: Residential designations shall provide for an adequate supply of land to accommodate the housing needs and strategies outlined by the comprehensive plan. Implementation regulations shall provide for a variety of residential opportunities to serve a full range of income levels.

Policy LU 1.4: Except as provided for by the Rural Element, new residential development which requires urban services and facilities must be located within urban growth areas or LAMIRDs.

Policy LU 1.5: Encourage infill of vacant and underdeveloped land in existing residential areas within urban growth areas and rural communities, such as LAMIRDs.

REVIEW CRITERIA
The proposals were analyzed based on existing code provisions and past practices or when readily available, within existing County resources. While each proposed amendment may or may not have met all the criteria, the proposals must be weighed by their individual and collective impacts. Additionally, agency and public comment play a role in understanding potential impacts to surrounding land uses, impacts to rural character, and how the amendment may serve the general public's interest.

Pursuant to Chelan County Code (CCC) Section 14.13.040, the following review criteria were used to evaluate the proposed amendments:

1. *The amendment is necessary to resolve a public land issue or problem (CCC 14.13.040(1)) (code amendment)*

Finding of Fact: Chelan County, along with the rest of Washington State is experiencing a shortage of affordable housing for its low- and moderate-income residents. SSHB 1859 was designed to address this issue in part by requiring city and county development regulations to allow an increased density bonus of any affordable housing development consisting of single-family or multi-family residences located on real property owned or controlled by a religious organization.

Housing options that target low- and moderate-income individuals, help to alleviate the pressure on housing availability and affordability.

Conclusion: The amendments are necessary to resolve a public land use issue or problem.

2. *The amendment is consistent with goals of the Growth Management Act, Chapter 36.70A RCW. (CCC 14.13.040(2)).* (code amendment) *The amendment complies with or supports…county-wide planning policies.* (CCC 14.13.040(3)) (code amendment)

   Finding of Fact: RCW 36.70A.020 describes 13 planning goals to guide the adoption of comprehensive plans and development regulations for counties and cities planning under the Growth Management Act. These goals include, but are not limited to:

   (2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

   Affordable housing developments on property owned or controlled by religious organizations would only be permitted in urban growth areas through this action, thereby not contributing to sprawl.

   (4) Housing. Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

   Providing an option for a density bonus to affordable housing developments on property owned or controlled by religious organizations, serves to promote a variety of housing types.

   Conclusion: The proposal is consistent with the goals of the Growth Management Act and any applicable county-wide planning policies.

3. *The amendment complies with or supports comprehensive plan goals and policies…* (CCC 14.13.040(3)) (code amendment)

   Finding of Fact: The proposed amendments to the development regulations would support numerous goals and policies within the Land Use and Housing Elements of the Comprehensive Plan by providing options for a variety of housing types that would target low- and middle-income residents.

   Conclusion: The proposed amendments support the Chelan County comprehensive plan goals and policies.

4. *The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated;* CCC 14.13.040(4) (code amendment)

Finding of Fact: The amendment would allow for the development of new housing types in the urban growth areas of Peshastin and Manson. All proposed developed would be required to comply with relevant critical area regulations.

Conclusion: This amendment would not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

5. *The development regulation amendment is based on sound land use planning practices and would further the general public health, safety and welfare.* (CCC 14.13.040 (5)) (code amendment)

Finding of Fact: The amendment is required by the passage of SSHB 1859 which became effective June 11, 2026.

Conclusion: The proposed amendment serves the interests of the general public, including public health, safety, and welfare.

FINDINGS OF FACT

1. Chelan County adopted Title 14, Development Permit Procedures and Administration outlining provisions relating to the amendment of the Development Regulations consistent with RCW 36.70A. The County followed the procedures required for amendment of the development regulations.
2. The requirements of RCW 43.21C, the State Environmental Policy Act, and WAC 197-11, SEPA Rules, have been satisfied. To comply with the requirements of the State Environmental Policy Act for environmental review of a non-project action, the County, as lead agency issued a Determination of Non-significance on October 12, 2026.
3. The required State agency review with the Department of Commerce (COM) and other State agencies, pursuant to RCW 36.70A.106 was initiated on October 12, 2026.
4. A request for amendments to Chelan County Code was made by Chelan County to comply with the provisions of SSHB 1859.

CONCLUSIONS OF LAW

1. The amendment to the Chelan County development regulations are consistent with the requirements of the Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and County-Wide Planning Policies.
2. The amendment is necessary to address a public land use issue or problem.
3. The amendments do not adversely affect designated resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.
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 WAC 197-11 SEPA Rules have been satisfied.
7. The adoption of this amendment is in the best interest of the public and furthers the health, safety, and welfare of the citizens of Chelan County.

ATTACHMENTS

1. SEPA Determination

2. Agency and Public Comments (none at time of staff report issuance)
3. 60-day Review Acknowledgment Letter from WA Dept. of Commerce
4. Proposed Code Amendment

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

STAFF REPORT

Malaga-Colockum Community Council

TO: Planning Commission

FROM: Chelan County Community Development

HEARING DATE: November 18, 2026

FILE NUMBER: PBRS 2026-068 – Malaga-Colockum Community Council

PROPOSAL: An application requesting approval of an 'open space' classification for 24.1 acres of land pursuant to CCC Section 14.22 Open Space Public Benefit. The application was submitted on March 3, 2026.

GENERAL INFORMATION:

Property location:	3677 Malaga Alcoa Hwy, Malaga, WA
Applicant:	Malaga-Colockum Community Council
Assessor Parcel Number:	22-21-28-240-050
Total acreage involved:	24.1
Comprehensive Plan designation & Zoning district:	Rural Village (RV)
Existing land uses:	Community Park/Vacant
SEPA:	Exempt pursuant to WAC 197-11-80014(k)

Chelan County Code Chapter 14.22.060 Open Space Public Benefit:

Eligibility. The following must be met in order to be eligible for a tax reduction under the Public Benefit Rating System:

1.The site for consideration must contain a minimum of ten contiguous acres of defined priority resource.

Finding: The property is a single parcel consisting of 24.1 acres.

2. Public access, or limited public access, as defined in CCC 14.22.060(E), shall be provided to the open space resource.

Finding: Access to the parking and recreation area will be limited by inclement weather and

snow removal on a seasonal basis.

3. The proposed open space cannot be required under CCC Sections 11.77, 11.78, 11.80, 11.82, 11.84, or 11.86.

Finding: The open space proposed for tax reduction is not required pursuant to Section 11.77.

The applicant is seeking approval for the Public Benefit Open Space program for the following Open Space classifications:

High Priority Resources: 1 Point Each

Significant Wildlife Habitat Area. An area which is characterized by the presence of important habitats and species or other animals in such frequency and diversity for critical ecological processes occurring, such as breeding, nesting, nursery, feeding, migration, and resting.

Historical Sites. A building, structure, or site which is of significance to the county's cultural heritage, including, but not limited to, Native American and pioneer settlements, old buildings, forts, trails, landings, bridges, or the sites thereof, together with interpretive facilities, and which is identified on a local, state, or national register of historic places.

Medium Priority Resource: 0.5 points

Recreation and Public Access Parking. An area that has designated parking for the public and recreational activities. All recreational activities must be administered by a nonprofit organization. The nonprofit organization shall have qualified and be certified as a nonprofit organization under subsection 501(c)(3) of the Internal Revenue Code.

Finding: Canada Geese use the site for resting and feeding during migration meeting the definition of Significant Wildlife Habitat Area.

An historic wagon trail that was used by the pioneers to travel to the Colockum area and then over Colockum Pass to Ellensburg is located on the lower portion of the site which is proposed to be preserved and a historical marker is proposed to identify the resource.

The Malaga-Colockum Community Council is a non-profit organization who owns and maintains the site as a community park.

Public Access:

Limited public access one-half (0.5)-point. When access is provided for any period of less than the full year (seasonal access)

Finding: The parking and playground will have limited access during winter months due to lack of snow removal equipment.

Conclusion: Staff finds the following are consistent with Chelan County Code:

- Historic Site-1 point
- Significant Wildlife Habitat Area-1 point
- Recreation and Public Access Parking- 0.5 points
- Limited Public Access- 0.5 points

The applicant has met the criteria for a 60% reduction due to the land containing two high

priority resources, one medium priority resource and the provision of limited public access. Staff finds the application and properties are consistent with the criteria found in Chelan County Code Section 14.22.

CONDITIONS OF APPROVAL:

1. Pursuant to RCW 84.34, the applicant shall sign the “Open Space Taxation Agreement” and return to the Chelan County Assessor’s office.

EXHIBITS

A. File of record

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

SEPA NOTICE ISSUANCE OF DETERMINATION OF SIGNIFICANCE (DNS)

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Parcel Number:	Countywide
Parcel Address:	N/A
Owner/Applicant:	Chelan County 316 Washington St. Ste. 201 Wenatchee, WA 98801
Lead Agency:	Chelan County Community Development

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request. Pursuant to WAC 197-11-800(1)(b) the proposed development is not exempt from environmental review.

This DNS is issued under WAC 197-11-340(2), and the comment period will end at 5:00 p.m. on October 31, 2026.

Responsible Official:	Deanna Walter – SEPA Responsible Official
Address:	Chelan County Community Development 316 Washington St, Suite 301 Wenatchee, WA 98801
Phone:	(509) 667-6225

Signature: Deanna Walter **Date:** 10/12/26

STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • *PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000*
www.commerce.wa.gov

10/13/2026

Ms. Deanna Walter
Director
Chelan County
316 Washington Street Suite 301
Wenatchee, WA 98801

Sent Via Electronic Mail

Re: Chelan County--2026-S-15541--60-day Notice of Intent to Adopt Amendment

Dear Ms. Walter:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under RCW 36.70A.106. We received your submittal with the following description.

Proposed development regulation amendment to add new definitions for Affordable Housing and Affordable Housing Development, and Religious Organization and amend District Use Charts for Peshastin and Manson UGAs to allow same.

We received your submittal on 10/12/2026 and processed it with the Submittal ID 2026-S-15541. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 12/11/2026.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Jo Anne Wright, (509) 601-0385.

Sincerely,

Review Team
Growth Management Services

14.98.096 – Affordable Housing

Affordable Housing means, unless the context clearly indicates otherwise, residential housing whose monthly costs, including utilities other than telephone, do not exceed 30 percent of the monthly income of a household whose income is:

(a) For rental housing, 60 percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development; or

(b) For owner-occupied housing, 80 percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.

14.98.097 Affordable Housing Development

Affordable Housing Development means a proposed or existing structure in which ** percent of all single family or multifamily residential dwelling units within the development are set aside for or are occupied by low-income households or ** percent of all single family or multifamily residential dwelling units within the development are set aside for or occupied by very low-income households, on land owned or controlled by a religious organization.

14.98.1547 Religious Organization

means the federally protected practice of a recognized religious assembly, school, or institution that owns or controls real property.

CCC 11.22.030 Peshastin District Use Chart (portion)

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	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			

Land Uses	R-1	R-2	R-3	C-D	C-H	I	I-C	P-U
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	
Single-Family Dwelling	PRM	PRM	PRM					
Existing Single-Family Dwelling as of July 1, 2008								
Affordable Housing Development[5]	PRM	PRM	PRM	PRM	PRM			

5 See 11.88.300 for development standards

CCC 11.23.030 Manson District Use Chart (portion)

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				

Table 9.1 – District Use Chart							
Use/Activity	**UR1**	**UR2**	**UR3**	**CT**	**CD**	**MLI**	**UP**
Multifamily Dwellings (Apartments)			P				
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							
Affordable Housing Development	P[1]	P[1]	P[1]	P[1]	P[1]		

CCC 11.88.300 Affordable Housing Development

1) Development site must be owned or controlled by a Religious Organization; and
2) The site must be located in an Urban Growth Area; and
3) At least 50 percent of the affordable housing development is set aside for or occupied exclusively by low-income households or at least 20 percent of the development is set aside for or occupied by very low-income households; and
4) The development is part of a lease or other binding obligation that requires the affordability requirements and other conditions for at least 50 years, even if the religious organization no longer owns the property.
5) The site must be accessible from a public road meeting the standards found in Chapter 15.30 and;
6) An affordable housing development requesting a density greater than provided for by the underlying zoning is allowed a 50 percent density bonus, provided the following conditions are met:
    a. 50 percent of the property is set aside for or occupied exclusively by low-income households; or
    b. 20 percent of the property is set aside for or occupied exclusively by very low-income households; and
    c. The site is within ¼ mile walking distance from the nearest transit stop.

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301
WENATCHEE, WA 98801
(509) 667-6225

TO: Chelan County Planning Commission
FROM: Chelan County Community Development
HEARING DATE: November 18, 2026
FILE NUMBER: ZTA 26-248 Minimum Required Parking Text Amendment

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RECOMMENDED MOTION

The Chelan County Planning Commission may make a motion to recommend approval or denial to the Chelan County Board of County Commissioners of proposed Development Regulation Text Amendments, pursuant to Chelan County Code Section 14.10.050. Suggested Findings of Fact and Conclusions of Law, which may be modified, are included in this staff report.

Staff finds that the proposed Development Regulation Text Amendment to amend Section CCC 11.90, Off-Street Parking and Loading given file number ZTA 2026-248, complies with Chelan County Countywide Planning Policies and the Growth Management Act based upon the findings of fact and conclusions of law contained within this staff report.

GENERAL INFORMATION

Applicant	Chelan County
Planning Commission Notice of Hearing Published	November 7, 2026
Planning Commission Hearing	November 18, 2026
60-day State agency review	Initiated October 12, 2026
SEPA Determination	October 12, 2026

SEPA Environmental Review

A Determination of Non-Significance was issued under WAC 107-11-340 for ZTA 2026-248 on October 12, 2026 (Attachment 1). The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after a review of a completed environmental checklist and other information on file with the lead agency.

Agency Comments:

None received to date. (If received prior to hearing, will be Attachment 2)

Public Comment:

None received to date. (If received prior to hearing, will be Attachment 2)

60-Day Notice

Sent to Department of Commerce October 12, 2026 (Letter of acknowledgement included as Attachment 3).

PROJECT DESCRIPTION – ZTA 2026-248

The subject development regulation amendment is the local implementation of ESSB 5184, The parking Reform and Modernization Act filed May 12, 2025, effective July 27, 2025, becoming preemptive for implementation January 27, 2027. This amendment would reduce minimum off-street parking requirements for residential and commercial uses county-wide.

COMPREHENSIVE PLAN

Chelan County conducts an annual review of development regulation text amendments for compliance with the adopted Comprehensive Plan. The Comprehensive Plan represents the long-term vision for future land uses and development. For the county-initiated text amendments, the merits of the requested change must be demonstrated as being consistent with adopted goals and policies.

The following Comprehensive Plan goals and policies are relevant to the proposed request for ZTA 2026-248:

GOAL LU 2 Physical Activity: Encourage active communities through land use decisions and designs that support bikeways, pedestrian, equestrian and other non-motorized transportation modes

Policy LU 2.1: Encourage physical activity through land use policies, regulations, design and, when feasible, community awareness and education.

Policy LU 2.2: Support implementation of multi-modal transportation facilities, continued use of public lands, and land uses such as parks, trail systems, sidewalks, road ways and other transportation systems, when reviewing land use designations, development permits and land divisions.

Policy LU 5.11: Promote infill of vacant, partially used, and underutilized land as an important aspect of the efficient development of urban growth.

REVIEW CRITERIA

The proposed amendment was analyzed based on existing code provisions and past practices or when readily available, within existing County resources. While the proposed amendment may or may not meet all the criteria, the proposal must be weighed by individual and collective impacts. Additionally, agency and public comment play a role in understanding potential impacts to surrounding land uses, impacts to rural character, and how the amendment may serve the general public's interest.

Pursuant to Chelan County Code (CCC) Section 14.13.040, the following review criteria were used to evaluate the proposed amendments:

1. *The amendment is necessary to resolve a public land issue or problem (CCC 14.13.040(1)) (code amendment)*

   Finding of Fact: In 2025, the Washington state legislature passed Engrossed Substitute Senate Bill 5184, the Parking Reform and Modernization Act which reduced the minimum number of off-street parking spaces that could be required by local jurisdictions. The legislature found that "predetermined on-site parking requirements needlessly drive up the cost of development, particularly housing; discourage walking and multimodal transit usage; and encourage excessive reliance of automobiles with attendant impacts on human health and greenhouse gas emissions. The legislature further finds that the amount of parking that a

project actually needs should be determined on a case-by-case basis by permit applicants sensitive to actual market conditions rather than a one-size-fits-all regulation." The proposed amendment would reduce the number of minimum required parking spaces for housing and commercial uses.

Conclusion: The amendments are necessary to resolve a public land use issue or problem.

2. *The amendment is consistent with goals of the Growth Management Act, Chapter 36.70A RCW. (CCC 14.13.040(2)).* (code amendment) *The amendment complies with or supports…county-wide planning policies.* (CCC 14.13.040(3)) (code amendment)

   Finding of Fact: RCW 36.70A.020 describes 13 planning goals to guide the adoption of comprehensive plans and development regulations for counties and cities planning under the Growth Management Act. These goals include, but are not limited to:

   (2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

   Reducing the number of required parking space could allow more infill development in spaces where parking once would have been required. Reducing parking could encourage more walkable types of developments to be constructed.

   (4) Housing. Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

   Providing less parking could lead to higher density housing units being developed, particularly in areas with reliable transit service.

   Conclusion: The proposal is consistent with the goals of the Growth Management Act and any applicable county-wide planning policies.

3. *The amendment complies with or supports comprehensive plan goals and policies…* (CCC 14.13.040(3)) (code amendment)

   Finding of Fact: The proposed amendments to the development regulations would support numerous goals and policies within the Land Use, Housing and Transportation Elements of the Comprehensive Plan by providing options for parking that would be determined on a case-by case basis.

   Conclusion: The proposed amendments support the Chelan County comprehensive plan goals and policies.

4. *The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated;* CCC 14.13.040(4) (code amendment)

   Finding of Fact: The amendment would reduce minimum parking requirements which could also serve to protect areas that would previously have been required for parking.

Conclusion: This amendment would not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

5. *The development regulation amendment is based on sound land use planning practices and would further the general public health, safety and welfare.* (CCC 14.13.040 (5)) (code amendment)

   Finding of Fact: The amendment is required by the passage of ESSB 5184 which became effective July 27, 2025.

   Conclusion: The proposed amendment serves the interests of the general public, including public health, safety, and welfare.

FINDINGS OF FACT

1. Chelan County adopted Title 14, Development Permit Procedures and Administration outlining provisions relating to the amendment of the Development Regulations consistent with RCW 36.70A. The County followed the procedures required for amendment of the development regulations.
2. The requirements of RCW 43.21C, the State Environmental Policy Act, and WAC 197-11, SEPA Rules, have been satisfied. To comply with the requirements of the State Environmental Policy Act for environmental review of a non-project action, the County, as lead agency issued a Determination of Non-significance on October 12, 2026.
3. The required State agency review with the Department of Commerce (COM) and other State agencies, pursuant to RCW 36.70A.106 was initiated on October 12, 2026.
4. A request for amendments to Chelan County Code was made by Chelan County to comply with the provisions of ESSB 5184.

CONCLUSIONS OF LAW

1. The amendment to the Chelan County development regulations are consistent with the requirements of the Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and County-Wide Planning Policies.
2. The amendment is necessary to address a public land use issue or problem.
3. The amendments do not adversely affect designated resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.
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 WAC 197-11 SEPA Rules have been satisfied.
7. The adoption of this amendment is in the best interest of the public and furthers the health, safety, and welfare of the citizens of Chelan County.

ATTACHMENTS

1. SEPA Determination
2. Agency and Public Comments (none at time of staff report issuance)
3. 60-day Review Acknowledgment Letter from WA Dept. of Commerce
4. Proposed Code Amendment

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

SEPA NOTICE ISSUANCE OF DETERMINATION OF SIGNIFICANCE (DNS)

Pursuant to Title 14, Development Permit Procedures & Administration Section 14.08.030, Determination of Completeness, Chelan County Board of County Commissioners Resolution No. 2004-16, as amended.

Project Description: Proposed code amendments to Chelan County Code Titles 11, 12 and 14.

File Numbers:	ZTA 26- 246, ZTA 26-248, ZTA 26-250, ZTA 26-251, ZTA 26-252, ZTA 26-254, ZTA 26-255, ZTA 26-256 and ZTA 26-264.
Parcel Number:	Countywide
Parcel Address:	N/A
Owner/Applicant:	Chelan County 316 Washington St. Ste. 201 Wenatchee, WA 98801
Lead Agency:	Chelan County Community Development

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request. Pursuant to WAC 197-11-800(1)(b) the proposed development is not exempt from environmental review.

This DNS is issued under WAC 197-11-340(2), and the comment period will end at 5:00 p.m. on October 31, 2026.

Responsible Official:	Deanna Walter – SEPA Responsible Official
Address:	Chelan County Community Development 316 Washington St, Suite 301 Wenatchee, WA 98801
Phone:	(509) 667-6225

Signature: Deanna Walter **Date:** 10/12/26

STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • *PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000*
www.commerce.wa.gov

10/13/2026

Ms. Deanna Walter
Director
Chelan County
316 Washington Street Suite 301
Wenatchee, WA 98801

Sent Via Electronic Mail

Re: Chelan County--2026-S-15542--60-day Notice of Intent to Adopt Amendment

Dear Ms. Walter:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under RCW 36.70A.106. We received your submittal with the following description.

Proposed development regulation amendment to revise parking requirements to align with state mandated regulations

We received your submittal on 10/12/2026 and processed it with the Submittal ID 2026-S-15542. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 12/11/2026.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Jo Anne Wright, (509) 601-0385.

Sincerely,

Review Team
Growth Management Services

11.90.010 Applicability.

Off-street parking and/or loading space, as outlined in this chapter, is required in all zoning districts within Chelan County ~~except within the pedestrian-oriented commercial (CP) zoning district, where the parking space requirements of this title do not apply. The loading space requirements shall apply to the pedestrian-oriented commercial zoning district.~~

11.90.020 Parking/Loading Plan requirements.

A scaled drawing, indicating how all applicable regulations for ~~the~~ parking and loading requirements ~~of this chapter and the barrier-free parking facilities, Washington State amendments to the 1997 Uniform Building Code ????are to be fulfilled,~~ shall be submitted with development and building permit applications. All traffic control devices such as parking stripes designating car stalls, directional arrows, signs, curbs, wheel stops, and other improvements shall be installed as shown on the approved plans and approved in conformance with the provisions in this chapter.

11.90.060 Required off-street parking.

(1) The following shall not be required to provide any minimum parking spaces:

Construction Method or Standard (examples include but are not limited to those below)	**Specific Use of Building**	**Building Characteristics**
Passive house design	Affordable housing	Residences under 1,200 sf
Modular construction	Senior housing	Commercial spaces under 3,000 sf
Mass timber construction	Childcare center	
	ADUs in Urban Growth Areas if within ½ mile walking distance of major transit stop	

~~(1)~~ (2)Parking space shall be provided as shown in Table 11.90-3 for the land uses listed. The number of required parking spaces shall be rounded upward to the nearest whole number if the calculation results in a fractional space requirement of one-half space or more.

~~(2)~~ (3) When parking standards require ten or more parking spaces twenty-five percent of the spaces may be compact spaces and shall be marked “COMPACT ONLY.”

Table 11.90-3

Table 11.90-3		
Land Use	Minimum Required Parking	Maximum Required Parking
Residential		
Single-family, two-family, (each dwelling unit 1,200 sf or greater) and manufactured home parks*	~~2 spaces per dwelling unit*~~ 1 space per dwelling unit*	

Accessory dwelling unit, ~~guest houses~~*	1 additional space if greater than one half mile walking distance from major transit stop	
Bed and breakfasts, guest inns, and Tier 1 and Tier 2, and Tier 3-overnight-lodging use-only, short-term rentals	1 space per bedroom and 1 space for any on-site manager	
Institutional or group homes: nursing home, correctional, retirement	1 space per 5 beds and 1 space per staff person	
Multifamily (3 or more units)	~~1-1/2 spaces per dwelling unit~~ 0.5 spaces per dwelling unit	
Co-living Housing	0.25 spaces per sleeping unit	
Medical Facilities		
Hospitals	1-1/2 spaces per bed	
Medical or dental clinics and offices (3,000 sf or greater)	~~1 space per 200 square feet~~ 1 space per 500 sf gross floor area	
Public Assembly		
Auditoriums, gyms, clubs, ~~lodges~~, any tier short-term rental event venue or exceeding daytime occupancy uses	1 space per 4 seats or 8 feet of bench	
Churches, funeral homes	1 space per 4 seats or 8 feet of bench	
Libraries, museums, galleries, municipal buildings (greater than 3,000 sf)	~~1 space per 300 square feet~~ 1 space per 500 square feet gross floor area	
Schools		
Pre-school, daycare, kindergarten	0.07 pickup/drop-off spaces per enrolled student and 1 space per staff person	
Elementary schools	0.05 parking spaces and 0.07 pickup/drop-off spaces per enrolled student	
Junior high schools	0.08 parking spaces and 0.06 pickup/drop-off spaces per enrolled student	
High school, vocational schools, colleges	0.20 parking spaces and 0.03 pickup/drop-off spaces per enrolled student	
Commercial and Public Recreation		
Archery, gun, swimming and tennis clubs or similar outdoor recreation use	0.3 parking spaces for every attendee (use maximum occupancy)	
Bowling alleys	~~5 spaces per lane~~	

	1 space per 500 sf gross floor area	
~~Golf courses~~	~~2 spaces per each 100 yards length plus 1 space per 200 square feet of club house~~	
Hotels, motels, resorts, lodging facilities (greater than 6 units)	1 space per guest room or suite and 1/2 space per employee	
~~Outdoor amusement area~~	~~0.3 spaces for every attendee~~	
~~Sports field~~	~~1 space per participant (est. 45 participants per ball field)~~	
Developed Open Space	2 spaces per acre	
Stadiums, arenas, theaters, race tracks	1 space per 4 seats or 8 feet of bench	
Swimming pools, skating rinks, dance halls or similar indoor recreation use	0.3 spaces for every attendee (use maximum occupancy)	
Commercial		
Banks, personal and professional services (3,000 sf or greater)	~~1 space per 300 square feet of floor area~~ 1 space per 500 sf of gross floor area	
Eating and drinking establishments (3,000 sf or greater)	~~1 space per 100 square feet of floor area~~ 1 space per 500 sf of gross floor area	
Retail (3,000 sf or greater)	~~1 space per 300 square feet of floor area~~ 1 space per 500 sf of floor area	
Retail handling bulky merchandise(3,000 sf or greater)	~~1 space per 600 sf of floor area~~ 1 space per 500 sf of gross floor area	
Service and repair shops (3,000 sf or greater)	~~1 space per 600 square feet of floor area~~ 1 space per 500 sf of floor area	
Industrial		
Auto salvage yard	5 spaces plus 1 space per each 2 acres	
Manufacturing, assembly, freight terminal, wholesale, packing, storage, warehouse	1 space per employee at peak shift and 1 space per ~~300~~ 500 square feet office space	
Transportation terminals	1 space per 100 square feet waiting area	

*Where a single-family residence or accessory dwelling unit is used as a short-term rental in conformity with Section 11.88.290, the parking standards for short-term rentals shall supersede.

**Innovative construction includes the use of passive house requirements, modular construction, and mass timber construction.

11.22.040 (12) Multifamily Development

(12) Multifamily Development. The following regulations shall apply to all multifamily housing developments that may be authorized by this chapter:

(A) Parking and Storage.

(i) All parking shall be screened from public streets and adjacent residential uses by landscaping and/or architectural screening. No solid board fencing shall be allowed as architectural screening.

(ii) Parking may not be located in the front yard.

(iii) Each multifamily dwelling unit shall provide at least ~~one~~ 0.5 on-site parking stall together with a minimum of two hundred forty cubic feet of enclosed storage area. The storage area shall be accessible from outside of the dwelling unit and may be provided in conjunction with the required parking, combined with the multifamily building complex or other means as approved by the review authority subject to the following:

(a) All permitted storage shall be considered accessory. Storage of materials shall be located entirely within an enclosed building except that patio and deck areas are permitted to have outdoor furniture; provided, that furniture does not exceed the size of the patio or deck area.

(b) No storage of materials shall be located within any required setback area.

(iv) Parking between structures is only allowed when it is located toward the rear of the principal structure and is served by an alley or private driveway.

(v) Surface parking lots shall be broken into sublots of no more than six parking spaces

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301
WENATCHEE, WA 98801
(509) 667-6225

TO: Chelan County Planning Commission
FROM: Chelan County Community Development
HEARING DATE: November 18, 2026
FILE NUMBER: ZTA 26-251 Subdivision Text Amendment

RECOMMENDED MOTION

The Chelan County Planning Commission may make a motion to recommend approval or denial to the Chelan County Board of County Commissioners of proposed Development Regulation Text Amendments, pursuant to Chelan County Code Section 14.10.050. Suggested Findings of Fact and Conclusions of Law, which may be modified, are included in this staff report.

Staff finds that the proposed Development Regulation Text Amendment to add clarifying language to CCC Section 12.24.015, given file number ZTA 2026-251, complies with Chelan County Countywide Planning Policies and the Growth Management Act based upon the findings of fact and conclusions of law contained within this staff report.

GENERAL INFORMATION

Applicant	Chelan County
Planning Commission Notice of Hearing Published	November 7, 2026
Planning Commission Hearing	November 18, 2026
60-day State agency review	Initiated October 12, 2026
SEPA Determination	October 12, 2026

SEPA Environmental Review

A Determination of Non-Significance was issued under WAC 107-11-340 for ZTA 2026-251 on October 12, 2026 (Attachment 1). The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after a review of a completed environmental checklist and other information on file with the lead agency.

Agency Comments:

None received to date. (If received prior to hearing, will be Attachment 2)

Public Comment:

None received to date. (If received prior to hearing, will be Attachment 2)

60-Day Notice

Sent to Department of Commerce October 12, 2026 (Letter of acknowledgement included as Attachment 3).

PROJECT DESCRIPTION – ZTA 2026-251
The proposal is to clarify language in the Chelan County Subdivision code regarding the extension of approval for preliminary plats prior to final plat recording. The changes focus on the requirement of fees for requesting the extension and the timeframe in which those requests must be made to the county.

COMPREHENSIVE PLAN

Chelan County conducts an annual review of development regulation text amendments for compliance with the adopted Comprehensive Plan. The Comprehensive Plan represents the long-term vision for future land uses and development. For the county-initiated text amendments, the merits of the requested change must be demonstrated as being consistent with adopted goals and policies.

Goal H 1: Encourage the availability of affordable housing to all economic segments of the population of the county. This amendment is to clarify the plat approval extension process which will which support the market's ability to provide building lots as the need arises, or as the economy dictates market pressure.

REVIEW CRITERIA
The proposals were analyzed based on existing code provisions and past practices or when readily available, within existing County resources. While each proposed amendment may or may not have met all the criteria, proposals must be weighed by their individual and collective impacts. Additionally, agency and public comment play a role in understanding potential impacts to surrounding land uses, impacts to rural character, and how the amendment may serve the general public's interest.

Pursuant to Chelan County Code (CCC) Section 14.13.040, the following review criteria were used to evaluate the proposed amendments:

1. *The amendment is necessary to resolve a public land issue or problem (CCC 14.13.040(1)) (code amendment)*

   Finding of Fact: Clarity in code provisions, particularly when impacting residential development, can cause unnecessary delay in bringing new housing to the market. Processing in a timely manner is essential to meeting housing needs in the current housing shortage environment.

   Conclusion: The amendments are necessary to resolve a public land use issue or problem.

2. *The amendment is consistent with goals of the Growth Management Act, Chapter 36.70A RCW. (CCC 14.13.040(2)).* (code amendment) *The amendment complies with or supports…county-wide planning policies.* (CCC 14.13.040(3)) (code amendment)

   Finding of Fact: RCW 36.70A.020 describes 13 planning goals to guide the adoption of comprehensive plans and development regulations for counties and cities planning under the Growth Management Act. These goals include, but are not limited to:

(4) Housing. Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

The subject amendment would clarify existing language regarding extensions for preliminary plat approval.

Conclusion: The proposal is consistent with the goals of the Growth Management Act and any applicable county-wide planning policies.

3. *The amendment complies with or supports comprehensive plan goals and policies…* (CCC 14.13.040(3)) (code amendment)

   Finding of Fact: The proposed amendments to the development regulations would support numerous goals and policies within the Land Use and Housing Elements of the Comprehensive Plan by providing regulatory clarity for plat approval extensions.

   Conclusion: The proposed amendments support the Chelan County comprehensive plan goals and policies.

4. *The amendment does not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated;* CCC 14.13.040(4) (code amendment)

   Finding of Fact: The amendment would provide clarification of existing language regarding the extension of preliminary plat approval.

   Conclusion: This amendment would not adversely affect lands designated as resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.

5. *The development regulation amendment is based on sound land use planning practices and would further the general public health, safety and welfare.* (CCC 14.13.040 (5)) (code amendment)

   Finding of Fact: The amendment is based on planning practices of writing code that is common sense and easily understood.

   Conclusion: The proposed amendment serves the interests of the general public, including public health, safety, and welfare.

FINDINGS OF FACT

1. Chelan County adopted Title 14, Development Permit Procedures and Administration outlining provisions relating to the amendment of the Development Regulations consistent with RCW 36.70A. The County followed the procedures required for amendment of the development regulations.
2. The requirements of RCW 43.21C, the State Environmental Policy Act, and WAC 197-11, SEPA Rules, have been satisfied. To comply with the requirements of the State Environmental Policy Act for environmental review of a non-project action, the County, as lead agency issued a Determination of Non-significance on October 12, 2026.

3. The required State agency review with the Department of Commerce (COM) and other State agencies, pursuant to RCW 36.70A.106 was initiated on October 12, 2026.

CONCLUSIONS OF LAW

1. The amendment to the Chelan County development regulations are consistent with the requirements of the Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and County-Wide Planning Policies.
2. The amendment is necessary to address a public land use issue or problem.
3. The amendments do not adversely affect designated resource lands of long-term commercial significance or designated critical areas in ways that cannot be mitigated.
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 WAC 197-11 SEPA Rules have been satisfied.
7. The adoption of this amendment is in the best interest of the public and furthers the health, safety, and welfare of the citizens of Chelan County.

ATTACHMENTS

1. SEPA Determination
2. Agency and Public Comments (none at time of staff report issuance)
3. 60-day Review Acknowledgment Letter from WA Dept. of Commerce
4. Proposed Code Amendment

CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225

SEPA NOTICE ISSUANCE OF DETERMINATION OF SIGNIFICANCE (DNS)

Pursuant to Title 14, Development Permit Procedures & Administration Section 14.08.030, Determination of Completeness, Chelan County Board of County Commissioners Resolution No. 2004-16, as amended.

Project Description: Proposed code amendments to Chelan County Code Titles 11, 12 and 14.

File Numbers:	ZTA 26- 246, ZTA 26-248, ZTA 26-250, ZTA 26-251, ZTA 26-252, ZTA 26-254, ZTA 26-255, ZTA 26-256 and ZTA 26-264.
Parcel Number:	Countywide
Parcel Address:	N/A
Owner/Applicant:	Chelan County 316 Washington St. Ste. 201 Wenatchee, WA 98801
Lead Agency:	Chelan County Community Development

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request. Pursuant to WAC 197-11-800(1)(b) the proposed development is not exempt from environmental review.

This DNS is issued under WAC 197-11-340(2), and the comment period will end at 5:00 p.m. on October 31, 2026.

Responsible Official:	Deanna Walter – SEPA Responsible Official
Address:	Chelan County Community Development 316 Washington St, Suite 301 Wenatchee, WA 98801
Phone:	(509) 667-6225

Signature: Deanna Walter **Date:** 10/12/26

STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • *PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000*
www.commerce.wa.gov

10/13/2026

Ms. Deanna Walter
Director
Chelan County
316 Washington Street Suite 301
Wenatchee, WA 98801

Sent Via Electronic Mail

Re: Chelan County--2026-S-15544--60-day Notice of Intent to Adopt Amendment

Dear Ms. Walter:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under RCW 36.70A.106. We received your submittal with the following description.

Proposed development regulation amendment to amend subdivision code clarifying requirement of fees and timing of request for extensions

We received your submittal on 10/12/2026 and processed it with the Submittal ID 2026-S-15544. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 12/11/2026.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Jo Anne Wright, (509) 601-0385.

Sincerely,

Review Team
Growth Management Services

12.24.015 All final land division review and approval requirements

(1) All requests for final approval of a preliminarily approved land division must be submitted to the legislative body of Chelan County for final approval, affixed with the required signatures of signing agencies of jurisdiction within five years, unless otherwise defined by RCW 58.17.140, of said preliminary approval, after which time the preliminary approval is void. However, extensions may be granted by the administrator as follows:

(A) A ~~request for a~~ two-year extension may be granted if the applicant has attempted in good faith to submit the final land division within the five-year time period~~.; provided, however, t~~The applicant must file a written request ~~with~~ and remit all required associated fees ~~the county~~ requesting the extension at least thirty days, but no more than 60 days ~~before~~ prior to expiration of the five-year period.

(B) A second one-year extension may be granted ~~for one year~~, provided the applicant files a written request with associated fees requesting the extension at least thirty days, but no more than 60 days prior to expiration of the first extension and if one or more of the following criteria can be met:

(i) Surveying of lots within the development has been completed;

(ii) Arranged for public services to the site;

(iii) Obtain necessary financing for all or a portion of the preliminary land division;

(iv) Completion of studies or other requirements required by the preliminary approval.