



# CHELAN COUNTY PLANNING COMMISSION MINUTES

Chelan County Planning Commission  
Chelan County Community Development VIA ZOOM

Date: December 16, 2020

Called to Order: 6:01 PM  
316 Washington St., Suite 301  
Wenatchee, WA 98801

## CALL TO ORDER

Meeting was called to order at 6:01 pm.

## COMMISSIONER PRESENT/ABSENT

<b>Ryan Kelso</b>	Present	<b>Carl Blum</b>	Present
<b>Vicki Malloy</b>	Present	<b>Jim Newberry</b>	Present
<b>Pat Hammersmith</b>	Present	<b>Ed Martinez</b>	Present
<b>James Wiggs</b>	Present	<b>Joel Walinski</b>	Present

## STAFF PRESENT

**Jim Brown, Director**  
**Catherine Lorbeer, Assistant Director**  
**Wendy Lane, Permit Clerk**

## PUBLIC PRESENT

ZOOM MEETING – 24 PARTICIPANTS INCLUDING STAFF AND PC MEMBERS

Chairman Ryan Kelso asked the Planning Commission members if all had read the minutes from the November 18, 2020, meeting.

## **MOTION:**

Motion made by Commissioner Joel Walinski, second by Commissioner Jim Newberry, to approve the minutes from the November 18, 2020, meeting.

Vote – Unanimous

Motion carries.

## PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA

None

Commissioner Ed Martinez wanted make a point of personal privilege. He stated that when decisions are made in the Planning Commission, they are validating goals, the GMA, and the Comprehensive Plan and that is the purpose. Continuing to override the Community Development staff, who have already investigated GMA decisions, doesn't do anyone any good. He stated that it degrades the value of the Planning Commission with the community, causes unnecessary litigation beyond, and may, in time, cause our County to default with the state. He used the example of Resolution 2020-31, Riverstone Ranch, and how it was overridden by the Planning Commission and passed by the County Commissioners, only to be taken to court and it was found not to follow the GMA. He asked that future decisions be based on the fourteen goals laid out by the Comprehensive Plan and use reasonable and repeatable logic.

**OLD BUSINESS:**

**Hearing for CPA 20-005 Joya**

Assistant Director Catherine Lorbeer explained the application. Staff recommends denial.

Chairman Ryan Kelso opened the hearing for public testimony.

Ryan Walker presented the application on behalf of the applicant. He gave a presentation on why he believed the application should be approved. Several Commissioners made statements and had questions for Mr. Walker, which he addressed. During the exchange, Assistant Director Catherine Lorbeer contributed to the conversation and issued a point of clarification.

Sheryl Carson spoke to the Commissioners on behalf of Karen Carson, who submitted a public comment with regard to the application. She is opposed to the application and stated reasons why. Jake Carson also spoke on how the zone change would impact a neighboring property and the ability to farm it. There was a dispute on whether or not the property was previously used as an agriculture property or open space.

Ryan Walker countered comments made by the Commissioners and the public. He reinforced his position on the number of lots that would be created due to the constraints of development.

Rudy and Bethany Joya spoke on behalf of their application. They spoke on the history of the property and what they would like to do with it in the future.

Sheryl Carson spoke again about trusting the process with this application and reiterated her concern on the number of lots to be developed as a result of a favorable decision.

Chairman Ryan Kelso closed the public portion of the meeting for CPA 20-005 Joya.

Commissioner Ed Martinez spoke on adhering the staff recommendation and asked that any Planning Commission member who would go against it to explain their rationale so he can understand it and agree in the future. Commissioner Vicki Malloy also agrees, for the most part, with the recommendation in

agreeing with staff on individual applications. She then gave examples on where and when the Planning Commissioners might choose a different outcome for an application. Commissioner Jim Newberry gave his input on zoning matters and keeping the boundaries reasonable and consistent.

There was a discussion among the Commissioners about the type of zone change requested and the number of lots to be created as a result of approval of the application.

**MOTION:**

Motion made by Commissioner Carl Blum, second by Commissioner James Wiggs, to deny CPA 20-005 Joya.

Vote – Commissioners Blum, Wiggs, Malloy, Martinez, Walinski, Hammersmith approve; Commissioners Newberry and Kelso oppose.

Motion carries.

**Hearing for CPA 20-007 SSRT Text Amendment**

Assistant Director Catherine Lorbeer explained the application. Staff recommends three options to consider with regard to the application.

Option 1: Move to recommend **denial** of the Text Amendment to change Chapter 4

Option 2: Move to recommend **approval** of Text Amendment to change Chapter 3

Option 3: Move to recommend **denial** of the Text Amendment to change Chapter 3 and Chapter 4, and direct Staff to conduct additional research on Type 1 and Type 2 LAMIRDs

Chairman Ryan Kelso opened the floor for the Commissioners to ask questions about the application. Questions were asked and answered about the application and how it came to be. The history behind the application was explained by Assistant Director Catherine Lorbeer and the logic used to select the best method to move forward. She also gave examples on what would be allowed if the language was indeed changed.

Chairman Ryan Kelso opened the hearing for public testimony.

Dwight Hume spoke on benefit of changing the language for the text amendment. He gave background on how he concluded that such a change was needed. He also explained the difference between Option 1 and Option 2. He would like Option 2 approved.

The Commissioners spoke among themselves with regard to agriculture lands. There was a back and forth with Mr. Hume that included questions and answers concerning new developments. The group also discussed the pros and cons for Option 1 and Option 2. It was also discussed adding an Option 4, to approve adding new development of SSRTs under Commercial Ag, to the list of options.

Raye Evans strongly urged the Commissioners to prohibit Small Scale Recreational Tourist uses in area currently zoned as commercial ag lands. She went on to explain why she believed the zoned area should remain as is. She is concerned that her ag property will be devalued as a result of the Text Amendment.

Natalie Kuehler spoke to the Commissioners on why SSRTs should not be allowed on commercial ag lands. She continued to explain her position on the issue using the definitions found in the Comprehensive Plan, Chapter 14. She also referenced Chapter 11 in her statements. She concluded by stating that agriculturally zoned areas are truly important to the area and there is a reason why the Code spends so much time defining and protecting them.

Taude Hume spoke in support of Dwight Hume's comments. He believes that flexibility should be built into and to reconcile the Code. He continued by stating that it is in the discretion of the Planning Commission, and ultimately with the County Commissioners, to make the legislative change here to reconcile these two provisions and provide some flexibility.

Chairman Ryan Kelso closed the public portion of the meeting for CPA 20-007 SSRT Text Amendment.

Commissioner Carl Blum asked Assistant Director Catherine Lorbeer to display the Options again for review. There was discussion among the Commissioners on which one(s) to pursue.

**MOTION:**

Motion made by Commissioner Carl Blum, second by Commissioner Ed Martinez, to approve (Option 2) of the Text Amendment to change Chapter 3.

Vote – unanimous

Motion carries.

**MOTION:**

Motion made by Commissioner Joel Walinski, second by Commissioner Carl Blum, to deny (Option 1) of the Text Amendment to change Chapter 4.

Vote – Commissioners Walinski, Blum, Malloy, Martinez, Wiggs, Hammersmith, Kelso approve; Commissioner Newberry opposes.

Motion carries.

**DISCUSSION, at the CHAIR's DISCRETION:**

Chairman Ryan Kelso inquired about the filling of the ninth position on the Planning Commission Board. Director Jim Brown stated that the position was being held open until the new Chelan County Commissioner, Tiffany Gehring, is seated.

**NEW BUSINESS:**

## **Proposed Planning Commission schedule for 2021**

Director Jim Brown presented the proposed 2021 Planning Commission schedule with the months of November and December augmented, with an administrative move, to avoid the holidays, by moving the meetings up by the prior week.

### **MOTION:**

Motion made by Commissioner Vicki Malloy, second by Commissioner Jim Newberry, to approve the proposed Planning Commission schedule for 2021.

Vote – unanimous

Motion carries.

Commissioner Carl Blum expressed appreciation to staff for getting the packet out well ahead of time and also a thank you to Assistant Director Catherine Lorbeer with the bookmarks that were requested for large documents.

Commissioner Vicki Malloy wanted to thank all for the hard work and expressed a Merry Christmas to everyone. Other Commissioners issued greetings as well.

### **ADJOURNMENT**

### **MOTION:**

Motion made by Commissioner Jim Newberry, seconded by Commissioner Carl Blum, to adjourn the meeting.

Vote – unanimous

Motion carries.

Meeting Adjourned at 8:10 pm.

Next Planning Commission Meeting to be held on January 27, 2021, at 6:00 pm, – a Zoom meeting.

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