



# CHELAN COUNTY PLANNING COMMISSION MINUTES

Chelan County Planning Commission  
Chelan County Community Development VIA ZOOM

Date: October 27, 2021

Called to Order: 6:08 PM  
316 Washington St., Suite 301  
Wenatchee, WA 98801

## CALL TO ORDER

Meeting was called to order at 6:08 pm

## COMMISSIONER PRESENT/ABSENT

<b>Carl Blum</b>	Present	<b>Joel Walinski</b>	Present
<b>Vicki Malloy</b>	Present	<b>Ed Martinez</b>	Absent
<b>Ryan Kelso</b>	Present	<b>Doug England</b>	Present
<b>Jim Newberry</b>	Present	<b>Jesse Redell</b>	Present
<b>James Wiggs</b>	Present		

## STAFF PRESENT

**Jim Brown, Director**  
**Catherine Lorbeer, Assistant Director**  
**Jamie Strother, Senior Planner**  
**Alex White, Planner II**  
**Wendy Lane, Permit Clerk**

## PUBLIC PRESENT

ZOOM MEETING – 45 PARTICIPANTS INCLUDING STAFF AND PC MEMBERS

## MINUTES

Chairman Carl Blum asked the Planning Commission if they had read the minutes from the September 22, 2021, meeting.

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

## PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA

None

## OLD BUSINESS:

None

**NEW BUSINESS:**

**Public Hearing CPA 21-118 Chelan Co Rural Industrial, to change the land use designations from RR5 to RI.**

Assistant Director Catherine Lorbeer presented, along with Sasha Sleiman, Economic Development Director for Chelan County. Jim Kuntz, CEO of the Chelan Douglas Regional Port Authority also contributed to the presentation. Staff recommends approval.

Chairman Carl Blum opened the hearing for public comment.

Craig Quilter was concerned about how the zoning change would impact wildlife, in the area, and whether it would affect the operation of the nearby peace officer's training gun range.

Scott Kuhta, Washington Department of Commerce, Growth Management Services, senior planner out of the Spokane office. The Department of Commerce does not approve of this zone change and gave an explanation on why.

Amanda Barg, Washington Department of Fish and Wildlife, her department did comment on the application and identified the species and habitats that might be affected. They are available to provide technical assistance in the matter.

Chairman Carl Blum closed the public portion of the hearing.

Staff addressed questions and comments from the public. There was a discussion among the Commissioners.

**MOTION:**

Motion made by Commissioner Vicki Malloy, seconded by Commissioner James Wiggs, to approve as presented.

Vote – unanimous

Motion carries.

**Public Hearing ZTA 21-075 LocalTel, to modify the application and review standards for constructing wireless communication facilities (WCF).**

Assistant Director Catherine Lorbeer presented. Staff makes an amended approval

Adam Haynie, attorney for LocalTel, spoke on behalf of the applicant. He discussed areas where he disagreed with staff on the amended approval. LocalTel CEO, Dimitri Mandelis, also spoke, agreeing with Mr. Haynie's statements.

Chairman Carl Blum opened the hearing for public comment. There were none.

Chairman Carl Blum closed the hearing for public comment.

There was discussion among the Commissioners concerning the application. Applicant Dimitri Mandelis and Attorney Adam Haynie answered questions and addressed comments. Assistant Director Catherine Lorbeer contributed as needed.

**MOTION:**

Motion made by Commissioner Joel Walinski, seconded by Commissioner Doug England, to approve with staff's recommended amendments.

Vote – unanimous

Motion carries

**Public Hearing ZTA 21-354 Chelan UGA, to adopt the land use plans, maps and regulations in the Chelan Urban Growth Area (UGA) as approved by the City under multiple ordinances.**

Lisa Johnson, from Berk, presented the application. Staff recommends approval

Chairman Carl Blum opened the hearing for public comment. There were none.

Chairman Carl Blum closed the hearing for public comment.

**MOTION:**

Motion made by Commissioner Doug England, seconded by Commissioner Ryan Kelso, to approve as presented.

Vote – unanimous

Motion carries.

**Public Hearing CPA 21-070 Medina Vacation Rentals, to change the land use designation from UR3 to CD within the Manson Urban Growth Area.**

Senior Planner Jamie Strother presented the application. Staff recommends approval.

Kelly Medina spoke as the applicant. She explained why the zone change was needed.

Chairman Carl Blum opened the hearing for public comment.

Dom Amor wanted to confirm the location of the properties.

With no additional public comment, Chairman Carl Blum closed the hearing for public comment.

There was a discussion among the Commissioner and questions and comments were addressed by Ms. Strother and Director Jim Brown.

**MOTION:**

Motion made by Commissioner Ryan Kelso, seconded by Commissioner Vicki Malloy to approve the application

There was a discussion among the group and changes were made to Mr. Kelso's motion.

Commissioner Ryan Kelso amended his motion to state that the zone be changed to CD with the caveat that as this moves up to the County Commissioners, they put it on their docket for next year to change the zoning from CD to CT (Commercial Tourism) to make this a conforming property. The amended motion was seconded by Commissioner Vicki Malloy.

The vote that followed was on the amendment.

Vote – unanimous

Motion carries.

Vote to change the zone from UR to CD and asking the County Commissioners to put on the docket to change the CD to CT if they approve it to CD.

Vote – in favor: Commissioners Kelso, Malloy, Walinski, Newberry, Wiggs, Redell, England  
opposed – Chairman Blum

Motion carries.

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

Chairman Carl Blum gave updates on the change of Title 3 permitting fees and a legal challenge to the Short-term Rental Resolution.

Assistant Director Catherine Lorbeer wanted to inform the public in attendance that applications CPA 21-071 Henderson, CPA 21-078 Tait and CPA 21-084 Climate Resilience are all continued to the next Planning Commission meeting on November 17, 2021, at 6:00 pm.

**ADJOURNMENT**

**Meeting Adjourned at 8:03 pm.**

Next Planning Commission Meeting to be held on November 17, 2021, at 6:00 pm, – a Zoom meeting.  
**All Planning Commission meetings and hearings are open to the public.**