



## Chelan County Planning Commission

Chair: Jesse Redell Vice Chair: Cherie Warren

Commissioners District 1: Vicki Malloy, Ryan Kelso, James Wiggs

Commissioners District 2: Cherié Warren, Mike Sines, Christopher Dye

Commissioners District 3: David Donovick, Jesse Redell, Doug England

## Meeting Agenda

Wednesday, September 25, 2024 at 6:30 PM

Chelan County Community Development

**400 Douglas Street, Wenatchee, WA**

**Or via Zoom- details listed below:**

### Join Zoom Meeting

<https://us02web.zoom.us/j/86598620744?pwd=0xJSWBLhWG5aBsaFaPvqKG5aZD0HbY.1>

**Meeting ID: 865 9862 0744**

**Passcode: 366938**

### Meeting to Order

#### I. Administrative

- A. Review/Approval of Minutes from September 12<sup>th</sup> and August 28<sup>th</sup>, 2024 Planning Commission Meetings

#### II. Public Comment Period

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

#### III. Old Business

- A. **Hearing/Continued Workshop:** ZTA 24-328 - Proposed amendments to the Short-Term Rental provision in the Chelan County Code, specifically Section 11.88.290.

#### IV. New Business

- A. **Hearing:** Review of ZTA 23-260 Remanded Language: Titles 11 & 14 RE: new highway limited commercial use, with definitions and standards.

#### V. Discussion, at the Chair's discretion

**VI. Adjournment \*Meeting will 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  
October 23, 2024 at 6:00 PM**

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



# CHELAN COUNTY PLANNING COMMISSION MINUTES

Chelan County Planning Commission Date: September 12, 2024  
Chelan County Community Development  
Called to Order: 6:30 PM  
400 Douglas St., Suite 201  
Wenatchee, WA 98801

**CALL TO ORDER**

Meeting was called to order at 6:30 PM

**COMMISSIONER PRESENT/ABSENT**

<b>Vicki Malloy</b>	Present	<b>James Wiggs</b>	Present
<b>Doug Englund</b>	Present	<b>Christopher Dye</b>	Present
<b>Ryan Kelso</b>	Present	<b>Jesse Redell</b>	Present
<b>Cherie Warren</b>	Present - zoom	<b>David Donovick</b>	Present
<b>Mike Sines</b>	Present		

**STAFF PRESENT**

Jessica Thompson, Permit Clerk  
Deanna Walter, CD Director  
Cindy Wright, CD Manager  
Chris Pedersen, CC Fire Marshal  
Marcus Foster, CC Deputy Prosecuting Attorney

**PUBLIC PRESENT:** Sean Lynn, Chelan Douglas Health District- Richmond Petty

**PUBLIC PRESENT VIA ZOOM:** Mike Kirk, Kirvil Skinnarland, WDC, Brian Patterson, Sean Reid, Joni, Aubrey, Kari Sorensen, Katie Hanson, Cindy Smith, Carissa Reid, Chiwawa Communities Association, --, DJM iphone, WW, Mark Lord.

**Minutes:**

None

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

None

### **Old Business:**

None

### **New Business**

#### **Workshop for ZTA 24-328 - Proposed amendments to the Short-Term Rental provision in the Chelan County Code, specifically Section 11.88.290.**

Community Development Director Deanna Walter opens the meeting and introduces Chelan County Deputy Prosecuting Attorney Marcus Foster, who addresses the reasoning behind the existing non-conforming provisions currently in the STR code.

Director Walter introduces Manson Community Council Member Kari Sorensen, who addresses the reason a 9% cap was originally proposed and what is now prompting the reduction to 6% in the Manson UGA.

Director Walter introduces Chelan Douglas Health Districts, Richmond Petty, who addresses questions on how septic tanks are approved, what causes a surge alarm, and other issues.

Director Walter introduces Chelan County Fire Marshal Chris Pedersen, who addresses how her department enforces the occupancy code, fee structure, and inspection load.

Commissioners continue to debate which individual STR code amendments are more effective than ineffective and what problems need be solved.

Workshop for ZTA 24-328 has been continued to September 25<sup>th</sup> planning commission meeting.

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

Commissioners discuss strategy for the upcoming planning commission meetings.

**ADJOURNMENT**

Meeting Adjourned at 8:43 pm.

Next Planning Commission Meeting to be held on September  
25, 2024, 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 Called to Order: 6:30 PM 400 Douglas St., Suite 201 Wenatchee, WA 98801	Date: August 28, 2024
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## CALL TO ORDER

Meeting was called to order at 6:30 PM

## COMMISSIONER PRESENT/ABSENT

<b>Vicki Malloy</b>	Present	<b>James Wiggs</b>	Present
<b>Doug Englund</b>	Present- zoom	<b>Christopher Dye</b>	Present
<b>Ryan Kelso</b>	Present	<b>Jesse Redell</b>	Present
<b>Cherie Warren</b>	Present	<b>David Donovick</b>	Present - zoom
<b>Mike Sines</b>	Present		

## STAFF PRESENT

Jessica Thompson, Permit Clerk  
Kirsten Ryles, CD Assistant Director  
Deanna Walter CD Director

PUBLIC PRESENT: Sean Lynn, Kate Redell

PUBLIC PRESENT VIA ZOOM: Ted Hanika, Sean’s AI notetaker, Michelle-vortex, Jerri Barkley, Art Alley, Dave Bartholomew, Matthew Oaks, Jim Wright(x2), Chiwawa Communities Association, Peggy, Patthirlby, Krivil Skinnarland, Chase K. Lak, Marypat.barton@gmail.com, Samsung sm-s911u, Roger&Rita, Reilly, Danbe, Hans, Brian Patterson, Chris Wille, William May, Mike Cushman, Dan B, Cindy, Jerry Isenhardt, Leesa, Mimi Reid, David Odom, Tom Martin, Lorie Witmer, Brittany, Katie Hanson, Sgg, Maureen, Robert C, Sean Reid, Jeff Judy, L A, Joni, Betsy Steele, Heather Tromp, William Cagle, Richard Nicklas, Jake, Brad, I media, Dorothy Johnston, KateQuinn, Kristine Peterson, Brad S, Jonathan Strahl, Andy Day-rc3, 12066180697, Stephanie, Homeowner, Jessica Sellers, Jesse NWPMC, Mike Kirk, Carissa Reid and Bobby.

## **Minutes:**

Chairman Jesse Redell starts the meeting and takes roll.

He proceeds, asking the commissioners if they had read the minutes from the July 24, 2024, meeting.

Hearing no corrections, changes or additions, the minutes were approved.

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

### **Public Testimony**

- Sean Lynn – Attachment A of minutes
- Stellen Giffin

### **Old Business:**

None

### **New Business**

#### **ZTA 24-328 - Proposed amendments to the Short-Term Rental provision in the Chelan County Code, specifically Section 11.88.290.**

Community Development Director Deanna Walter presents the proposed changes from the August 28<sup>th</sup> 2024 agenda packet.

Continued discussion between commissioners and Mrs. Walter on the specific STR code change proposals for Title 11.

### **Public Testimony**

- Marypat.barton@gmail.com
- Jesse Kensington

- Tom Martin
- Brian Patterson
- Lorie Witmer
- Nicole Wright
- Sean Reid
- David Odom
- Chiwawa Communities Association – Matthew Oaks
- Sean Lynn
- Jesse NWPMC Patrick Dugan
- Chase K. Lak
- Roger & Rita Thomas

**Public Testimony - closed**

Commissioner Warren asked for more details about the issue that was brought up and led to the modifications to the STR code.

**Public Hearing Closed**

**Workshop for ZTA 24-328 - Proposed amendments to the Short-Term Rental provision in the Chelan County Code, specifically Section 11.88.290.**

Commissioners review and discuss thoughts on the proposed changes for Title 11.

**Workshop continued to September 12<sup>th</sup> at 6:30 p.m.**

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

None

**ADJOURNMENT**

Meeting Adjourned at 8:37 pm.



Next Planning Commission Meeting to be held on September  
12, 2024, at 6:30 pm

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

DRAFT



**CHELAN COUNTY**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**

**2023 Development Text Amendments to  
Titles 11 & 14  
Staff Report**

**TO:** Chelan County Planning Commission  
**FROM:** Chelan County Community Development  
**HEARING DATE:** September 25, 2024  
**FILE NUMBER:** PTN PL 2023-260 (Text Amendments)

**GENERAL INFORMATION**

<b>Applicant</b>	Chelan County
<b>Planning Commission Workshop</b>	May 24, 2023
<b>Planning Commission Notice of Hearing Published</b>	June 18, 2023
<b>Planning Commission Hearing</b>	June 28, 2023, continued to July 26, 2023
<b>Planning Commission Deliberation &amp; Recommendation</b>	August 23, 2023
<b>BoCC Notice of Hearing Published</b>	September 9, 2023
<b>BoCC Hearing</b>	September 19, 2023
<b>BoCC Workshop &amp; Remand</b>	October 3, 2023
<b>Planning Commission Workshop</b>	December 20, 2023
<b>Planning Commission Notice of Hearing Published</b>	May 12, 2024
<b>Planning Commission Hearing Re: Remand</b>	May 22, 2024, Continued to June 26, 2024 for recommendation
<b>BoCC Notice of Hearing Published</b>	
<b>BoCC Hearing &amp; Remand</b>	August 20, 2024
<b>Planning Commission Notice of Hearing Published</b>	September 9, 2024
<b>Planning Commission Hearing Re: Remand</b>	September 25, 2024

<b>BoCC Notice of Hearing Published</b>	
<b>BoCC hearing</b>	
<b>60-day State agency review</b>	Initiated: June 13, 2023
<b>SEPA Determination</b>	June 12, 2023

### SEPA Environmental Review

A Determination of Non-Significance was issued under WAC 197-11-340 for PL 2023-260 on June 12, 2023 (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.

#### 60-Day Notice:

Sent to Department of Commerce June 13, 2023. Letter of acknowledgement included as Attachment 2.

### PROJECT DESCRIPTION – PL 2023-260

**Proposal:** The Board of County Commissioners has requested regulation text amendments to the Chelan Code, Titles 11 & 14, specifically regarding the addition of a new Conditional Use. The proposed amendment includes a new land use: Highway Low Impact Business Activity, to include a new Definition (14.98.957), new Development Standards (11.93.193), and revision to the District Use Chart (11.04.020). **This new use is specifically NOT included along SR 150 as the transportation corridor is already below standard. At such time as improvements are made to SR 150, the locational standards for this use may be readdressed.** The following Chelan County Code Titles and Sections are proposed to be amended:

#### 11.04.020 District Use Chart

USE/ACTIVITY	RR20	RR10	RR5	RR2.5	RW	RRR	RV	RC	RI	RP	AC	FC	MC
<u>Highway Low Impact Business Activity</u>	P(1)	P(1)	CUP	CUP									

#### 11.93 Conditional Uses

##### 11.93.193 Highway low impact business activity (Development Standards):

1. The property/parcel must be existing in it's current legally described configuration as of the date of adoption (August 20, 2024)
2. The property shall meet the minimum lot size of the underlying zoning designation as of the date of adoption (August 20, 2024)
3. The property shall have existing approved access from either a private road or direct access to the US or state highway – no new access shall be permitted

4. No use requiring required access improvements will be permitted
5. The property shall be adjacent to a US or State Route (US2, US97, US97A, SR207, SR971) and have 200 feet of continuous frontage on said US or State Route
6. The proposed commercial use shall not be elsewhere defined in the CCC
7. The applicant shall provide a narrative of the potential impact to surrounding properties and proposed mitigation
8. No retail sales on site
9. The applicant shall provide a lighting plan. Only areas immediately surrounding structures may be illuminated after dusk, with only indirect, shielded lighting.
10. The applicant shall provide hours of operation compatible with the surrounding uses
11. The business shall identify the proposed number of employees (including the owner/manager) on site at one time, and provide a parking plan to accommodate employee on-site parking
12. Building footprint (cumulative for all structures) may not exceed 10,000 sf or the maximum lot coverage for the zone, whichever is smaller
13. No outdoor storage of materials or vehicles/machinery waiting for repair shall be permitted
14. Parking of commercial vehicles in use for the business shall be reasonably screened from all adjacent residentially zoned properties.
15. The applicant shall identify how noise, light, heat, steam, erosion, water quality, glare, odors, air pollution, smoke, wastes, dust, vibration, electrical disturbance, physical hazards and related impacts on adjacent properties and to the vicinity can be mitigated or avoided.

**New Definition:**

**14.98.957 Highway low impact business activity**

Commercial activity adjacent to State Highways that have minimal impact on adjacent residential uses, and does not require upgraded existing access. This use is not designed for businesses that offer retail services generating daily customer traffic. Examples of this use may be an office headquarters for property owners' business where no customers are onsite, or businesses where all activity occurs within a wholly enclosed structure, such as owner operated boat/vehicle repair or small scale manufacturing. This use is intended to buffer residential uses in the Rural Residential zones from the impacts of being an adjacent or secondary lot along the State Highway.

**COMPREHENSIVE PLAN**

Chelan County conducts an annual concurrent review of proposals to amend the Comprehensive Plan. The Plan represents the long-term vision for future land uses and development. Applicants must demonstrate the merits of the requested change as being consistent with adopted goals and policies.

The following Comprehensive Plan goals and policies are relevant to the request:

*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 1.2: Protect residential neighborhoods from impacts associated with incompatible land uses through application of development standards and permit conditioning.*

*Goal RE 2: Maintain natural environment features that support and enhance natural resource-based economic activities, wildlife habitats, traditional rural lifestyles, outdoor recreation, and open space.*

*Policy RE 2.2: Rural development should not preclude use of rural lands for agriculture and timber production and should avoid or mitigate impacts on existing agriculture or timber operations.*

*Policy RE 2.3: Ensure that rural development (residential, commercial and industrial) near designated resource lands occurs in a manner that minimizes potential conflicts and reduces conversion of farm and forest land to non-resource uses. Develop mitigating measures to provide adequate protection against potential conflicts*

*Goal ED 1: Encourage efforts to diversify the existing economic base to focus on long-term sustainable economic development throughout the County*

*Policy ED 1.1: Seek to attract businesses and industries that complement and build upon existing business and industry.*

*Policy ED 1.2: Incentivize development that creates local re-investment funds and provides jobs in the local community.*

*Goal ED 4: Local economic development efforts should promote the advantages of working and living in Chelan County, such as availability of work, job security and stability, access to recreational and cultural activities, educational opportunities, quality health care, and affordable housing.*

*Policy ED 4.2: Encourage economic development efforts that invite broad community participation and address the needs, concerns, rights and resources of a diversity of cultural groups.*

*Policy ED 4.3: Foster a diverse private-sector job base that supports attractive wages and facilitates the retention and expansion of existing businesses.*

*Goal ED 6: Establish a regulatory climate favorable for economic development.*

## **REVIEW CRITERIA**

The proposal was analyzed based on information provided by the applicant or when readily available, within existing County resources. While each application may or may not have met all the criteria, the applications 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 and Section 14.14.047, the following review criteria were used to evaluate the proposed amendments:

1. *The proposal is necessary to address a public land use issue or problem; and* [\(CCC 14.14.047\(1\)\)](#) (comprehensive plan text amendment)

*The amendment is necessary to resolve a public land use issue or problem* [\(CCC 14.13.040\(1\)\)](#) (code amendment)

Finding of Fact: There are no existing provisions in the Chelan County Code that support low impact commercial activities in the transitional rural areas where there is direct access to US or State Routes. Allowing crossover commercial activity in these transition areas will buffer residential uses from the impacts of the adjacent large public thoroughfares. Such a use would create opportunities for small businesses to grow and generate income and jobs. This new use will serve to strengthen the local economy. The proposed amendment would create policy support for and remove regulatory barriers for small businesses along specific US and State Routes within Chelan County.

Conclusion: The amendment is necessary to resolve a public land use issue or problem.

2. *The proposed amendment is consistent with the requirements of the Washington State Growth Management Act (Chapter 36.70A RCW as amended) and any applicable county-wide planning policies; and* [\(CCC 14.14.047\(2\)\)](#) (comprehensive plan text amendment)

*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:

- (1) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

The following policy from the Countywide Planning Policies is also relevant to this proposal:

CPP 7 VIII. Encourage the retention and growth of existing industries and businesses by promoting the establishment of commercial/industrial, research, and educational activities which support those industries and businesses.

This proposal intends to amend the development regulations to conditionally allow Highway Low Impact Business Activity. If created, it would help existing and new entrepreneurs and small businesses to develop by providing a location with appropriate access and will serve as a buffer for existing residential uses on secondary or tertiary lots from the US or State Route highway.

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

3. *The text amendment complies with or supports the comprehensive plan's goals and policies or how amendment of the plan's goals or policies is supported by changing conditions or state or federal mandates; and [\(CCC 14.14.047\(3\)\)](#) (comprehensive plan text amendment)*

*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 ED Goals 1, 4, and 6 and ED Policies 1.1, 1.2, 4.2, 4.3, and 6.2 by allowing for a new low impact business activity that would support the needs of entrepreneurs and small businesses.

The proposed amendments would support LU Goal 1 and LU Policy 1.2 through the conditional use permit process, which, as proposed, would require mitigation of any impacts, and limited hours compatible with surrounding uses.

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; and [\(CCC 14.14.047\(4\)\)](#) (comprehensive plan text amendment) and [CCC 14.13.040\(4\)](#) (code amendment)*

Finding of Fact: This amendment would conditionally allow the business uses with appropriate development standards. As proposed, the Highway Low Impact Business Activity would be permitted as a Conditional Use, and only in rural areas of the county, This proposed amendment does not support the conversion of agricultural or resource land. Required buffers for uses adjacent to AC zoning would still be applicable to protect agriculture from incompatible uses.

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

5. *The proposed text amendments to the Chelan County comprehensive plan would serve the interests of not only the applicant, but the public as a whole, including health, safety or welfare. [\(CCC 14.14.047\(5\)\)](#) (comprehensive plan text amendment)*

*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 applicant is Chelan County. The proposed Comprehensive Plan and Development Regulation Code amendments would serve the applicant's interest to create a regulatory framework in which a commercial activity could be implemented on rural property where such uses would be compatible and more appropriate to the built environment (adjacent to a US or State Route Highway). This use is not expected to adversely affect public health, safety, or welfare, and proposed development standards would limit the size and scope of the activities to be compatible with the primary use of lands in the surrounding uses. The implementation of a Highway Low Impact Business Activity would benefit the general public by creating opportunities for residents to generate income and, depending on the types of businesses occupying the space, could also improve the local economy.

This proposal would conditionally allow the business use in multiple zones with a wide range of possible surrounding land uses, such as single-family residential, agricultural, or commercial uses. Conditions for this use, including existing frontage, operations plans, parking plans, lighting plans, etc.

and are intended to minimize any negative noise, aesthetic, or traffic impacts of a business use on surrounding land uses.

Conclusion: The proposed amendment serves the interests of both the applicant and 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 Comprehensive Plan consistent with RCW 36.70A. The County followed the procedures required for amendment of the Comprehensive Plan.
2. Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and Chelan County Code outline provisions relating to the adoption and amendments to the Comprehensive Plan. The County used the applicable guidelines and regulatory review criteria for each amendment.
3. RCW 36.70A.210 requires that the Comprehensive Plan be consistent with the provisions of the adopted County-Wide Planning Policies.
4. 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 June 12, 2023.
5. The required State agency review with the Department of Commerce (COM) and other State agencies initiated on June 13, 2023, pursuant to RCW 36.70A.106.
6. A request for a Comprehensive Plan Text Amendment and amendments to Chelan County Code was made by Chelan County to provide policy and regulatory support to conditionally allow a Highway Low Impact Business Activity on parcels adjacent to a US or State Route highway in some rural zones.

## **CONCLUSIONS OF LAW**

1. The amendments to the Chelan County Comprehensive Plan are consistent with the requirements of the Growth Management Act (RCW 36.70A), Chelan County Comprehensive Plan and County-Wide Planning Policies.
2. The amendments are 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 these amendments 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 of NonSignificance date June 12, 2023
2. 60 Day Department of Commerce Agency Review Letter dated June 13, 2023





# CHELAN COUNTY

Department of Community Development  
 316 Washington Street, Suite 301, Wenatchee, WA 98801  
 Telephone: (509) 667-6225 Fax: (509) 667-6475

## SEPA NOTICE ISSUANCE OF DETERMINATION OF NON-SIGNIFICANCE (DNS)

**Project** Minor Text Amendments to Chelan County Titles 3, 11, 12, 13 & 14  
**Description:**  
**File Number:** PL 2023-260 (Code Text Amendments)  
**Lead Agency:** CHELAN COUNTY

An application for a minor text amendments to Chelan County Titles 3, 11, 12, 13, and 14. Minor amendments will include:

**Title 3** – clarification of expedited single-family permit review

**Title 11** – adding a new use, Highway Low Impact Business Activity into the District Use Chart, clarification regarding livestock provisions in 11.88.030, updating criteria dfor Accessory Dwelling Units within 11.88.200, clarifying fence height within 11.88.170, updating development criteria for Small-scale Recreational or Tourist Use within 11.93.370

**Title 12** – clarifying Division by Intervention within 12.14.050, clarifying when final plats/SP shall be recorded

**Title 13** – updating SEPA noticing provisions for site specific proposals

**Title 14** – updating and adding new definitions for existing and proposed uses

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.

This Determination of Non-Significance is issued under WAC 197-11-340. Comment period ends 14 days from date of publication.

**Responsible Official:** Deanna Walter, Director / SEPA Responsible Official  
**Address:** Chelan County Department of Community Development  
 316 Washington Street, Suite 301  
 Wenatchee, WA 98801  
**Phone:** (509) 667-6225

**Signature:**   
 Deanna Walter, SEPA Responsible Official

**Date:** 6/12/23



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

06/13/2023

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

Sent Via Electronic Mail

Re: Chelan County--2023-S-6167--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.

**An application for a minor text amendments to Chelan County Titles 3, 11, 12, 13, and 14.**

We received your submittal on 06/13/2023 and processed it with the Submittal ID 2023-S-6167. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 08/12/2023.

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](mailto:reviewteam@commerce.wa.gov), or call Jo Anne Wright, (509) 601-0385.

Sincerely,

Review Team  
Growth Management Services