



# CHELAN COUNTY PLANNING COMMISSION MINUTES

Chelan County Planning Commission Date: October 16, 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 England</b>	Present	<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>	Absent		

## STAFF PRESENT

Jessica Thompson, Permit Clerk  
Deanna Walter, CD Director

PUBLIC PRESENT: Sean Lynn & Sean Reid

PUBLIC PRESENT VIA ZOOM: Bob Keller, Jeff Bartee, Kristine Peterson, Kirvil Skinnarland, Jerri Barkley, Carissa Reid, Joni, Mark Lord, Leslie Savina

## Minutes:

Chairman Jesse Redell starts the meeting and takes roll.

He proceeds, asking the commissioners if they had read the minutes from the September 25, meeting.

A correction to the spelling of a public person's name was requested.

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

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

None

### **New Business**

None

### **Old Business:**

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

Chairman Redell opens the continued workshop for ZTA 24-328.

Director Walter presents the updated proposed changes and problem statements from the Board of County Commissioners workshop.

Commissioners discuss 11.88.290 short-term rental regulations *(1) purpose: to strike out "be detrimental to the affordable residential housing inventory" in section (A) and "by minimizing the detrimental impact of excessive short-term rentals on the affordable housing supply" in section (C).*

Continued discussion between commissioners of Section (2)(A)(i) Tier 1. on adding *Manager/Operator, title holders, corporate officers, and contract purchasers to the code.*

Commissioners take consensus and, with all in agreement, not add *manager/operator, title holders, corporate officers, and contract purchasers.*

Continued discussion on section (2)(B) *revisiting/reassessing/removing all cap numbers.* Commissioners suggest having a third-party study on STR's in Chelan County that would provide accurate data on the impact they are having on each community.

Commissioners take consensus, with all in agreement of not changing any cap numbers.

Commissioners agree with the removal of the existing non-conforming language throughout the code and it being memorialized by footnote/resolution. They are also in agreement with adding *AC zoning to the "minimum lot area (acres) required to accommodate new short-term rental" table (D)(i).*

Commissioners agree in adding, *“The property owner (which includes title holders, corporate officers, and contract purchasers) shall occupy either the primary unit or the accessory unit as their permanent residence if property is permitted and used as a short-term rental. In the case a corporate entity owns the property, at least one principle officer must be a permanent resident of the property. Proof of residence includes, but is not limited to, government-issued identification, voter’s registration, or utility bills.”* to section (3)(A)(ii).

Commissioners take a consensus and agree to not add *“limits are based off to two persons per bedroom, not including children under 24 months of age.”* to sections (3)(B)(i), (b), and (ii)(a).

Discussion between commissioners on Section (3)(C) *Parking* (i) to strike out *“not located within a setback.”* They agree to strike out proposed section (i) and add the language proposed for (ii) excluding the following sentence; *“The permit is assigned to the parcel, so for the county to regulate the STR code, it all needs to be on the same parcel.”*

Commissioners agree the sign letters must be permanent set/posted. (3)(G)(i).

Commissioners discuss the proposed changes to Section (O). They agree to strike out the proposed language.

Commissioners agree with the proposed language of Section (4)(B)(i) *“Reminders are a courtesy to short term rental operators, and failure to receive a reminder does not relieve the owner of any duty under the Chelan County Code or act as a defense to any action by the County to enforce this section.”*. They also agree with the change of (4)(B)(iv)(a) *“Annual renewal applications will be considered on time if received between September 1 – October 31 each year. Renewal applications received between November 1 – November 30 will be considered late and pay a late fee of \$--- in addition to the renewal fee. Renewal applications received between December 1 – December 31 will be considered very late and pay a late fee of \$--- in addition to the renewal fee. The late renewals will be processed provided the short-term rental may not continue operation past December 31st until the permit application is approved and a permit issued. This applies to all permit tier levels.”* Commissioners suggest charging a 100% late fee and 200% very late fee on renewals. Commissioners agree with the proposed additions to (4)(B)(b).

Commissioners agree with the removal of the existing non-conforming language throughout the code and it being memorialized by footnote/resolution.

Commissioners agree with the changes to (4)(I)(ii) and (iii).

Chairman Redell closes the workshop for ZTA 24-328: Proposed amendments to the Short-Term Rental provision in the Chelan County Code, specifically Section 11.88.290.

### **Discussion at the Chair’s Discretion:**

Commissioners discuss a special hearing to be held on November 13<sup>th</sup> at 6:30 p.m. regarding ZTA 24-328: Proposed amendments to the Short-Term Rental provision in the Chelan County Code, specifically Section 11.88.290.

## **ADJOURNMENT**

Meeting Adjourned at 8:55 pm.

Next Planning Commission Meeting to be held on October  
23, 2024, at 6:30 pm

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

