



CHELAN COUNTY PLANNING COMMISSION MINUTES

Chelan County Planning Commission Date: October 23, 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

Vicki Malloy	Present	James Wiggs	Present
Doug England	Present	Christopher Dye	Present
Ryan Kelso	Present	Jesse Redell	Present
Cherie Warren	Present	David Donovanick	Absent
Mike Sines	Present		

STAFF PRESENT

Jessica Thompson, Permit Clerk
Deanna Walter, CD Director
Jamie Strother, Senior Planner
Mike Kaputa, NR Director

PUBLIC PRESENT: Jabe Blumenthal, Julie Edsforth

PUBLIC PRESENT VIA ZOOM: N/A

Minutes:

Chairman Jesse Redell starts the meeting and takes roll.

He proceeds, asking the commissioners if they had read the minutes from the October 16, meeting.

Commissioner Warren address corrections to the Oct. 16th minutes.

Hearing no further corrections, changes or additions.

Motion:

Motion made by Commissioner England, second by Commissioner Malloy to approve Oct. 16th minutes with changes.

Vote- Unanimous

Motion Carries

Commissioners review the 2025 Planning Commission schedule. Chairman Redell address corrections to the Nov. and Dec. time to match 6:30.

Motion:

Motion made by Commissioner England, second by Commissioner Malloy to approve the 2025 Planning Commission schedule with corrections.

Vote- Unanimous

Motion Carries

PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA

None

Old Business:

Hearing: ZTA 24-105 - District Use Chart (11.04.020) is proposed to be amended to include RV parks as a permitted use, with standards in the Rural Industrial (RI) zoning designation

Chairman Redell opens the public hearing for ZTA 2024-105.

Director Walter presents the staff report for ZTA 24-105 and discusses the recommended motion. Continued discussion between commissioners and director Walter.

Chairman Redell closes the public hearing for ZTA 2024-105

Public Comment:

None

Motion:

Motion made by Commissioner Sines, second by Commissioner Warren to approve ZTA 24-105: District Use Chart (11.04.020).

Vote- Unanimous

Motion Carries

New Business:

Hearing: PBRs 24-338 Hay Canyon Ranch - An application requesting approval of an 'open space' classification for 2,182.97 acres of land to the Public Benefit Rating System.

Chairman Redell opens the public hearing for PBRs 2024-338.

Senior Planner Jamie Strother presents the staff report and exhibits for PBRs 2024-338.

Property owner Jabe Blumenthal addresses additional questions from planning commission members. Continued discussion between commissioners, Mrs. Strother, Mr. Blumenthal, and Director Walter.

Chairman Redell closes the public hearing for PBRs 2024-338.

Public Comment:

None

Motion:

Motion made by Commissioner Kelso, second by Commissioner England to approve PBRs 24-338 Hay Canyon Ranch.

Vote- The following commissioners cast yes votes: Malloy, England, Wiggs, Warren, Redell, and Kelso respectively. Commissioners Dye and Sines do not approve.

Motion Carries

Hearing: PBRs 24-354 Atam - An application requesting/amending approval of an 'open space' classification for 221.61 acres of land to the Public Benefit Rating System.

Chairman Redell opens the public hearing for PBRs 2024-354.

Senior Planner Jamie Strother presents the staff report and exhibits for PBRs 2024-354.

Commissioners discuss the open space qualifications and if the application meets those requirements.

Chairman Redell closes the public hearing for PBRs 2024-354.

Public Comment:

None

Motion:

Motion made by Commissioner Warren, second by Commissioner England to approve PBRs 24-354 Atam.

Vote- The following commissioners cast yes votes: Malloy, England, Warren, Redell, and Kelso respectively. Commissioners Dye, Wiggs, and Sines do not approve.

Motion Carries

Hearing: Title 14 ZTA 24-197 - Permitting Timeline Amendments to Title 14 (Development Permit Procedures and Administration) pursuant to Senate Bill 5290.

Chairman Redell opens the public hearing for ZTA 24-197.

Director Walter presents the staff report for ZTA 24-197.

Commissioners discuss proposed changes presented by Director Walter on sections 14.06.030 application forms, 14.08.005 application process, 14-08.010 Pre-application meetings, 14.08.030 Determination of Completeness, 14.08.050 Notice of application, 14.10.040 Quasi-judicial review of applications, 14.10.050 Legislative review of applications, 14.10.060 Notice of final decision, and 14.14.090 Staff reports.

Chairman Redell closes the public hearing for ZTA 2024-197.

Public Comment:

None

Motion:

Motion made by Commissioner Malloy, second by Commissioner Warren to approve ZTA 24-197 Permitting Timeline Amendments to Title 14 (Development Permit Procedures and Administration) pursuant to Senate Bill 5290.

Vote- The following commissioners cast yes votes: Malloy, England, Warren, Redell, Sines, Dye, and Wiggs respectively. Commissioner Kelso does not approve.

Motion Carries

Discussion at the Chair's Discretion:

Natural Resources Director Mike Kaputa invites all Planning Commissioners to be part of the Climate Resilience planning committee.

ADJOURNMENT

Meeting Adjourned at 8:27 pm.

Next Planning Commission Meeting to be held on November 13, 2024, at 6:30 pm at the Confluence Technology Center, 285 Technology Center Way, Wenatchee, WA 98801.

All Planning Commission meetings and hearings are open to the public

