



CHELAN COUNTY PLANNING COMMISSION MINUTES

Chelan County Planning Commission Date: November 13, 2024
Chelan County Community Development

285 Technology Center Way #102
Wenatchee, WA 98801

CALL TO ORDER

Meeting was called to order at 6:32 PM

COMMISSIONER PRESENT/ABSENT

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

STAFF PRESENT

Jessica Thompson, Permit Clerk
Kirsten Ryles, Assistant Director
Cindy Wright, Office Manager
Chris Pedersen, Fire Marshal
Jill FitzSimmons, Public Information Officer

PUBLIC PRESENT: Steve Buckingham, George Wilson, John Agnew, Zeke Reister, Sloane Schubert, Bob Bugert, Kristin Kuchler, Paul Kuchler, Lara Houda, Greg Steeber, Barbara Rossing, Lauren Johnson, David Smith, Sterling Bartholomew, Bruce Williams, Mara Bohman, Kirvil Skinnarland, Gro Buer, Carl Florea, Travis Dolge, Laura, Kay Steela, Sean Lynn, Sean Reid, Shawn Johnson, Brad Hawkins, Jennifer Mullins, Christine & Dan Cassayre, Barry & Leah Noats, Kurt Peterson, Robert Cleason, Karl Kranz, Dawn Kranz, Celeste Peterson, Paul K. Grey,

PUBLIC PRESENT VIA ZOOM: Anita's Ipad, Greg, Support for Victims, your name, David, Ken Longley, Linda Wood, Carl Leuck, Theresa D. Litzengerger, Rochelle Shugrue, Sharon, Lance Jones, Mike Kirk, homefolder, Susan Butruille, Mike Cushman, Gary Bell, Brian Shugrue, Marty, William May, Connie Smith, LA, George, Kyle, Maureen Mitchell, Emily's iphone, Barb's phone, read.ai.meetingnotes, fireflies.ai.notetaker Natalia, RT, Robert Kendall, Brian Patterson, Sheri, Bob Fallon, Jose.paeasio_KH, David Odom, Heather Mundini, Shon Smith iphone, Tammy, Dylan,

Scotts Schorn, JG, Greg Harris, Robert & Rita, Dorothy Johnson, Theresa Stone, Janet Bowen, Carissa Reid, Tom, Colin Campbell, Sherry Thompson, Cynthia N, mishe, Nadia, Ellen Webb, Carmella Riggio, Bob Keller, Susan Mitchell, Sandy, Brad Schmidt, Kristin, Observer, Maureen Boctor, Vicki Fisher, iphone, Cary Ecker – WSRMP, Ellen Webb, Jennifer L., Raminta Hanzelka, pollymeintyre, Scott Huson, Paul Furmanczyk, iphone, Jennifer Moraski x2, Richard Nicklas x2, Dick Nicklas, Janice Wakefield, WW, Mary Katherine Bach, Tim Worcester, Kphone, Jackie Galbaldo, Benjamin's iphone, Connie Smith, Nova's iphone, Sharon Lunz, Sandy Walker, Greg Harris, Support neighborhood, Maureen Mitchell, Tom.

Minutes:

Chairman Jesse Redell starts the meeting and takes roll.

PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA

None

Old Business:

Hearing: 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 Hearing for ZTA 24-328.

Assistant Director Kirsten Ryles presents the Staff Report for 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 public comment for ZTA 24-328.

Public Testimony:

- **Steve Buckingham**
- **John Agnew**
- **Zeke Reister**
- **Bob Bugert**
- **George Wilson**
- **Greg Steeber**
- **Barbra Rossing**
- **Lauren Johnson**

- **Sterling Bartholomew**
- **David Smith**
- **Bruce Williams**
- **Mara Bowman**
- **Krivil Skinnarland – (attachment A)**
- **Gro Buer**
- **Carl Florea**
- **Sean Lynn**
- **Jennifer Mullins**
- **Shawn Johnson**
- **Christine Cassayre**
- **Sean Reid**
- **Robert Clawson**
- **Celeste Peterson**
- **Paul Grey**
- **Kurt Peterson**

Public Zoom Testimony:

- **Brian Shugrue**
- **Brian Patterson**
- **Sharon Lunz**
- **Sandy Walker**
- **Linda Wood**
- **Greg Harris**
- **Carissa Reid**
- **Support Neighborhood preservation**
- **Susan Butruille**
- **David Odom**
- **Colin Campbell**
- **Tom**
- **Maureen Mitchell**

Chairman Redell invites anyone else who wants to testify in person or online to do so.
Chairman Redell ends the hearing's public comment period after receiving no more comments.

Chairman Redell presents the recommended wording strikeout of (1)(A) and (C).

Commissioners deliberate.

MOTION:

Motion made by Commissioner Dye, second by Commissioner Wiggs to approve recommended wording strikeouts in sections (1)(A) and (C).

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

Motion Failed

Chairman Redell presents the recommended language additions to (2)(A)(i).

Commissioners deliberate.

MOTION:

Motion made by Commissioner Warren, second by Commissioner England to add proposed language to (2)(A)(i) and to the definition (14.98.1363).

Vote- Unanimous

Motion Carries

Chairman Redell presents the recommendation to adjust STR cap percentages.

Commissioners Dye proposes to increase cap numbers under “other zip codes” to 10%.

Commissioner England raises concerns of the current problem in the Leavenworth area and the increase potentially becoming a problem in the areas under “other zip codes”.

MOTION:

Motion made by Commissioner Warren, second by Commissioner Malloy, to leave the maximum share of Short-term rental percentages the same.

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

Motion Carries

Chairman Redell presents the recommendation to add AC zoning to the “Minimum lot area required to accommodate new STR’s” chart.

Commissioners deliberate.

MOTION:

Motion made by Commissioner Warren, second by Commissioner Malloy, to add AC zoning to the “Minimum lot area required to accommodate new STR’s” chart.

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

Motion Carries

Chairman Redell presents the recommended strikeouts for the “existing non-conforming” language.

Commissioners deliberate.

MOTION:

Motion made by Commissioner England, second by Commissioner Warren, to strikeout the “existing non-conforming” language on pages 6-11 of proposed changes.

Vote- Unanimous

Motion Carries

Chairman Redell presents the recommended language additions to (3)(A)(ii).

Commissioners deliberate.

MOTION:

Motion made by Commissioner Dye, second by Commissioner Malloy, to accept the proposed language additions to (3)(A)(ii).

Vote- Unanimous

Motion Carries

Chairman Redell presents the recommended language changes and additions to section (3)(B).

Commissioners deliberate.

MOTION:

Motion made by Commissioner England, second by Commissioner Sines, to recommend a study group to advise before making changes/additions to (3)(B).

Vote- Unanimous

Motion Carries

Chairman Redell presents the recommended wording strikeout of (3)(C)(i) “not located within a setback”.

Commissioners deliberate.

MOTION:

Motion made by Commissioner Warren, second by Commissioner Dye, to recommend wording strikeout of (3)(C)(i) “not located within a setback”.

Vote- Unanimous

Motion Carries

Chairman Redell presents the recommended language additions to (3)(C)(ii).

Commissioners deliberate.

MOTION:

Motion made by Commissioner England, second by Commissioner Malloy, to recommend adding proposed language to (3)(C)(ii).

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

Motion Carries

Chairman Redell presents the recommended language changes and additions to (3)(G)(i) and (ii (a & b)).

Commissioners deliberate.

MOTION:

Motion made by Commissioner England, second by Commissioner Dye, to recommend changing and adding proposed language to (3)(G)(i) and (ii(b)).

Vote- Unanimous

Motion Carries

Chairman Redell presents the recommended language addition to (3)(J) “Local Contact” and striking out “by any” language under (3)(J)(iii).

Commissioners deliberate.

MOTION:

Motion made by Commissioner England, second by Commissioner Warren, to recommend adding proposed language to (3)(J) “Local Contact” and striking out “by any” language under (3)(J)(iii).

Vote- Unanimous

Motion Carries

Chairman Redell presents the recommended language addition to (3)(K)(i).

Commissioners deliberate.

MOTION:

Motion made by Commissioner Malloy, second by Commissioner Dye, to recommend adding proposed language to (3)(K)(i).

Vote- Unanimous

Motion Carries

Chairman Redell presents the proposed changes for pages 19-24.

Commissioners deliberate.

MOTION:

Motion made by Commissioner England, second by Commissioner Sines, to accept the proposed changes for pages 19-24 except for (4)(H) (i and iii) and (4)(I)(iii) and refer those proposed changes to counsel and staff.

Vote- Unanimous

Motion Carries

Discussion at the Chair's Discretion:

None

ADJOURNMENT

Meeting Adjourned at 10:01 p.m.

Next Planning Commission Meeting to be held on November
20, 2024, at 6:30 p.m.

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

