



CHELAN COUNTY PLANNING COMMISSION MINUTES

Chelan County Planning Commission
Chelan County Community Development

Date: June 25, 2025

400 Douglas Street
Wenatchee, WA 98801

CALL TO ORDER

Meeting was called to order at 6:30 PM

COMMISSIONER PRESENT/ABSENT

Doug England	Present	James Wiggs	Present
Tammy Donaghue	Present	Christopher Dye	Present
Cherie Warren	Present	Jesse Redell	Absent
Chris Willoughby	Present - zoom	Mike Sines	Absent
Nik Moushon	Present		

STAFF PRESENT

Jessica Thompson, Permit Clerk
Susan Dretke, Planner
Marcus Foster, Deputy Prosecuting Attorney

PUBLIC PRESENT: None

PUBLIC PRESENT VIA ZOOM: Angela, Grant, JOE

Minutes:

Chairwoman Cherie Warren starts the meeting and takes roll.

She proceeds, asking the commissioners if they had read the minutes from the May 28th meeting.

Hearing no corrections, changes, or additions.

Motion:

Motion made by commissioner Donaghue, second by commissioner Wiggs, to approve meeting minutes from May 28th Planning Commission Meeting.

Vote – Unanimous

Motion carries

PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA

No public comment.

New Business:

HEARING: ZTA 24-430: Adoption of Ordinance No. 1710-25 amending portions of the Leavenworth Municipal Code concerning the utility connection requirements for Accessory Dwelling Units (ADU) in the Urban Growth Area

Community Development Planner Susan Dretke presents the adoption ordinance of the Leavenworth Municipal Code.

Commissioners obtain clarification on ADU language noted in the staff report.

Commissioners deliberate.

Motion:

Motion made by commissioner England, second by commissioner Moushon, to recommend the adoption of ordinance No. 1710-25 amending portions of the Leavenworth Municipal code concerning the utility connection requirements for accessory dwelling units (ADU) in the urban growth area given file number ZTA 24-430.

Vote – Unanimous

Motion carries

Old Business:

CONTINUED WORKSHOP: ZTA 25-101 PBRS - Code text amendment for Title 14.22, Open Space Public Benefit regarding text amendments to address public benefit, criteria for rating, adjust maximum allowable tax reductions and allow for periodic review of open space designated parcels.

Community Development Planner Susan Dretke presents the materials requested by the commissioners from the May 28th meeting regarding PBRS ZTA 25-101.

Commissioners ask Mr. Foster legal questions about parcels that may no longer comply with the proposed PBRS requirements.

Commissioners deliberate.

Commissioners hold a vote to determine who would favor and who would oppose any form of open space tax incentive. Commissioners discuss the results of recently proposed requirements.

Chairwoman Warren asks commissioners what cap percentage they would like to propose.

Commissioner Wiggs – 50%

Commissioner Donaghue – 50%

Commissioner Moushon – 50%

Commissioner Willoughby – 50%

Commissioner England – 50%

Commissioner Dye – 0%

Commissioner Warren – 50%

Commissioner Wiggs decides to revise his vote on a cap percentage to 0% after more consideration. Additionally, Commissioners Willoughby and Moushon decide they are also inclined to support a 0% cap.

Commissioners agree that participants in the PBRS program should have five years to comply with the amended program.

Before deciding on any proposals, commissioners agree to obtain input from the Chelan County Assessor, the BOCC, and additional legal counsel.

Discussion at the Chair's Discretion:

ADJOURNMENT

Meeting Adjourned at 8:30 p.m.

Next Planning Commission Meeting to be held on July 23,
2025, at 6:30 pm

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

DRAFT

