



Chelan County Planning Commission

Chair: Cherié Warren Vice Chair: Doug England

Commissioners District 1: Tammy Donaghue, James Wiggs, Nik Moushon

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

Commissioners District 3: Christopher Willoughby, Jesse Redell, Doug England

Meeting Agenda

Wednesday, November 19th, 2025 at 6:30 PM

Chelan County Community Development

400 Douglas Street,

Wenatchee WA, 98801

Or via Zoom- details listed below:

Join Zoom Meeting

<https://us02web.zoom.us/j/84275499154?pwd=DkUTFsZlAswy1l4JZs6o6BMXdy6lu1.1>

Meeting ID: 842 7549 9154

Passcode: 623064

Meeting to Order

I. Administrative

- A.** Review/Approval of Minutes from November 5th, 2025 Planning Commission Meeting.

II. Public Comment Period

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

III. Old Business

- IV. CONTINUED HEARING: ZTA 25-248** - An application for text amendments to Chelan County Titles 7, 11, 12 and 14. Amendments will include:

Title 7 - Repeal existing language and replace with more specific language regarding public disturbance noise.

Title 11 – Delete Small Scale Recreation and Tourist Uses from RV park/campground requirements. Revised Small Scale Recreation and Tourist uses to delete lodging and to add Farmstays on agricultural and forest lands. Revise nonconforming structure regulations to allow Accessory Dwelling Units in nonconforming setbacks as to structures. Revise storage regulations to clarify the number of cars per lot instead of per dwelling. Allow shipping containers as permanent storage in residential zones. Revised District Use Chart regarding Wireless Communication Facilities and clarify Small Scale Recreation and Tourist Use.

Title 12 – Revise the Boundary Line Adjustment purpose, approval

criteria and application sections.

Title 14 – Adds a definition of a boundary line adjustment.

A.

V. New Business

VI. Discussion, at the Chair's discretion

VII. Adjournment *Meeting will go 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
December 17, 2025 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

Date: November 5, 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	Absent
Cherie Warren	Present - zoom	Jesse Redell	Present - zoom
Chris Willoughby	Present - zoom	Mike Sines	Present - zoom
Nik Moushon	Present		

STAFF PRESENT

Jessica Thompson
Susan Dretke
Maddy Treat
Deanna Walter

PUBLIC PRESENT:

PUBLIC PRESENT VIA ZOOM: Cindy

Minutes:

Chairwoman Cherie Warren starts the meeting and takes roll.

She proceeds, asking the commissioners if they had read the minutes from the

October 22nd meeting.

Hearing no corrections, changes, or additions.

Motion:

Motion made by commissioner Donaghue, second by commissioner Willoughby, to approve meeting minutes with corrections from October 22nd Planning Commission Meeting.

Vote – Unanimous

Motion carries

PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA

No public comment.

New Business:

Old Business:

CONTINUED HEARING: ZTA 25-248 - An application for text amendments to Chelan County Titles 7, 11, 12 and 14. Amendments will include:

Title 7 - Repeal existing language and replace with more specific language regarding public disturbance noise.

Title 11 – Delete Small Scale Recreation and Tourist Uses from RV park/campground requirements. Revised Small Scale Recreation and Tourist uses to delete lodging and to add Farmstays on agricultural and forest lands. Revise nonconforming structure regulations to allow Accessory Dwelling Units in nonconforming setbacks as to structures. Revise storage regulations to clarify the number of cars per lot instead of per dwelling. Allow shipping containers as permanent storage in residential zones. Revised District Use Chart regarding Wireless Communication Facilities and clarify Small Scale Recreation and Tourist Use.

Title 12 – Revise the Boundary Line Adjustment purpose, approval criteria and application sections.

Title 14 – Adds a definition of a boundary line adjustment.

Community Development Planner Susan Dretke presents the proposed revisions to Titles 7, 11, 12, and 14.

Commissioners address questions to staff and deliberate through Titles 7, 11, 12, and 14.

Chairwoman Warren continued the hearing for ZTA 25-248 to November 19th, 2025 at 6:30 p.m.

Discussion at the Chair's Discretion:

ADJOURNMENT

Meeting Adjourned at 8:28 p.m.

Next Planning Commission Meeting to be held on November
19, 2025, at 6:30 pm

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

Section 11.88.170

(10) Vehicle and Other Storage.

(A) Outside storage shall be maintained in an orderly manner and shall create no fire, safety, health or sanitary hazard;

(B) Required front yard areas shall not be used for storage;

(C) Commercial/Industrial Storage. Every reasonable effort shall be made by persons operating a business to store all such materials within an enclosed building with the following exceptions:

(i) Where inside storage is not practical or desired for reasons related to health, fire or safety codes;

(ii) Where outside storage of merchandise is a normal and standard practice;

(D) Uninstalled mobile/manufactured homes or buildings from other sites, see Section 11.88.160;

(E) Vehicles. Unless addressed within a municipal urban growth area, no more than a combined total of five cars, boats, trucks or recreational vehicles per dwelling unit per parcel may be stored outside of an enclosed building on any lot, with no more than three of the five being inoperable vehicles regulated under Section 11.88.100. An exemption to this provision is the storage of operable agricultural equipment used for agricultural purpose.

(F) Placement of ~~Temporary~~ Storage Containers:

(i) Zoning Districts. ~~Temporary Sstorage~~ containers on rural residential zoned property are permitted only for the purpose of storage of household goods or personal items and not for commercial use or rent. ~~during construction of the permanent residence.~~

(ii) Duration. ~~During construction on a lot or parcel pursuant to a valid building permit.~~ No limits

(iii) Size. ~~No greater than two hundred eighty-eight square feet total~~ A building permit is required for any Storage Container larger than 288 square feet.

~~(iv) Removal. Temporary storage containers must be removed prior to final building inspection or the issuance of a certificate of occupancy for the permanent residence.it~~

(iv) Cargo container, railroad cars and semi-truck trailers and other similar storage containers shall be modified to reflect the residential character of the lot and surrounding neighborhood in all material respects, including but not limited to; siding materials, roof pitch, and other material aesthetics. Wheels must be removed from all such storage containers.

11.04.020 District Use Chart

PUBLIC/GOVERNMENT USES													
	RR20	RR10	RR5	RR2.5	RW	RRR	RV	RC	RI	RP	AC	FC	MC
Wireless Communication Facilities	P(4)	P(4)	CUP(4)	CUP(4)	P(4)	P(4)	P(4)	P(4)	P(4)	P(4)	CUP(4)	P(4)	

11.97.015 Nonconforming structures.

(1) No structure or part of a structure shall be erected, moved, reconstructed, extended, enlarged, remodeled, repaired, or altered, except in conformity with all current Chelan County development regulations, except as permitted in this chapter.

(2) Remodeling, alterations, or repairs to a nonconforming structure may occur so long as the construction is in compliance with current building codes. Conversion of an existing accessory nonconforming structure due to setbacks maybe converted into an Accessory Dwelling Unit so long as it meets building requirements.

(3) That portion of a nonconforming structure which is conforming to all Chelan County regulations may be expanded so long as the use of the structure is also conforming. For example, if a structure is nonconforming due to a front yard setback encroachment, that portion of the structure outside of the front yard setback may be expanded.

(4) If required to meet the snow load requirements, a mobile or manufactured home may place a snow cover, meeting the building requirements, over an existing nonconforming mobile or manufactured home at the minimum size necessary to cover the home.

(5) If a nonconforming structure is damaged or destroyed by accident, act of nature, or public enemy, it may be permitted to be rebuilt in the same footprint, and equal to or less than the square footage prior to damage, and for the same use; provided, a building permit application is submitted to Chelan County community development within three years after the structure(s) has been destroyed. If a building permit application is not submitted within three years, all future structures shall be in conformity with current Chelan County regulations.

(6) No expansion shall encroach on setbacks or critical areas, unless allowed by code. (Res. 2018-8 (Att. A) (part), 1/30/18).

14.98.XXX Farmstay

Farmstay means RV sites used for short term accommodation on property which meets the definition of Farm and Agricultural land found in RCW 84.34.020(2).

11.04.020 District Use Chart

USE/ACTIVITY	RR20	RR10	RR5	RR2.5	RW	RRR	RV	RC	RI	RP	AC	FC	MC
<u>Farmstay</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>							<u>CUP</u>	<u>CUP</u>	
<u>Small Scale Recreation and Tourism²</u>	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP	CUP	CUP	

11.04020 District Use Footnote

May be limited to intensification of existing areas; see SSRT in comprehensive plan and CCC 11.93.370

11.93.330 Recreational vehicle parks/campground.

The following minimum conditions shall apply to major recreational vehicle (RV) parks/campgrounds, and minor recreational vehicle (RV) parks/campgrounds, ~~and small-scale recreational and tourist uses:~~

Farmstays

The following uses and respective conditions shall apply to short term accommodations on lands defined as Farm and Agriculture lands pursuant to RCW 84.34.020(2).

(i) Facilities and activities that may occur include agricultural accessory buildings, recreational facilities including but not limited to trails, interpretive and/or educational facilities for agritourism experiences, and Farmstay accommodations in the form of self-contained RV camp sites, consistent with applicable building codes and the requirements of this code.

(ii) No more than three thousand square feet of gross floor area shall be devoted to agricultural structures within the project site.

(iii) Self-contained RV sites are subject to the following conditions:

(a) RV sites shall not be permitted in any area determined by the County to be unsuitable for such development because of poor drainage, physical topography, soil characteristics, rock formations, or other features that may be harmful to the public health, safety or general welfare.

(b) The number of RV sites is limited to 5 per agricultural operation and they must be located in a single cluster.

(c) As approved by the hearing examiner, temporary occupancy of recreational vehicles for a time period of not more than ten days during any sixty-day period is permitted.

(d) Utility provision is limited to electrical hookups only.

(e) The minimum area of an RV site shall be one thousand two hundred fifty square feet.

(f) All RV sites shall meet the applicable zoning requirements for setbacks from public and private roads, side and rear property lines.

(g) Screening landscaping shall be provided such that the project site remains visually compatible with the surrounding rural residential and agricultural views.

(h) All lighting shall be designed so as to prevent light and glare spillover onto adjoining properties pursuant to CCC 11.88.080.

(i) At a minimum, all access roads shall be approved by the Department of Public Works, Washington State Department of Transportation and/or the Fire Marshal's office.

(j) All overnight guests must be provided the opportunity to participate in an agricultural tourism experience related to existing farm operations including but not limited to: U-pick, classes related to farming activities, guided tours, farm product tasting, farm product production, etc.

14.98.1795 Small scale recreation and tourism.

“Small scale recreation and tourism” means a land use that relies on a setting to provide recreational or tourist use, including recreational center and commercial facilities to serve those uses, but that does not include new residential development. It includes activities and facilities such as, but not limited to, cultural/religious camps, retreat centers, ~~campgrounds, RV parks, lodges and cabin rentals, camping units~~, outdoor equipment rentals, guide services, trails and trailhead facilities, and similar uses. Small scale recreational and tourist uses are of a size or intensity which has minimal impacts on the surrounding area and which makes minimal demands on the existing infrastructure and public service. (Res. 2020-68 (Exh. C) (part), 6/16/20; Res. 2014-38 (Atts. A, B) (part), 4/15/14; Res. 2012-78 (part), 8/14/12)

11.93.370 Small-scale recreational or tourist use.

The following uses and respective conditions shall apply:

(1) Small-scale recreational and tourism uses include activities and facilities defined in Section [14.98.1795](#), ~~except on lands meeting the definition of Farm and Agricultural Lands as defined in RCW 84.34.020(2).~~

(2) Facilities and activities that may occur within small-scale recreational or tourist uses include administrative and storage buildings, meeting/conference facilities, recreational facilities including but not limited to trails, equestrian facilities, interpretive and/or educational facilities, ball fields, swimming pools, and exercise facilities/gymnasiums, ~~as well as short-term visitor accommodations such as lodges, cabins, tent and RV camp sites,~~ consistent with applicable building codes and the requirements of this code.

(3) No more than six thousand five hundred square feet of gross floor area shall be devoted to buildings and structures for each ten acres of land area within the project site. Caretakers' residences authorized herein may be in addition to the six thousand five hundred square feet of gross floor area for other buildings and structures.

(4) One single-family dwelling unit may be allowed for each twenty acres of land within the project site for the use of on-site staff or landowner. ~~The permitted residence may be a detached residential unit, or it may be part of an overall structure that includes additional services, as allowed by existing building codes, including but not limited to: an office, convenience store, recreation/game room, laundry, bathrooms/showers, etc. Such facilities are intended to serve the needs of the park facility users and staff only.~~ New residential development shall not be permitted on the site for year-round or second home residential housing, except as permitted herein for an on-site manager, caretaker, or landowner.

~~(5) Lodging facilities associated with small-scale recreational or tourist uses shall meet the following standards:~~

~~(A) Permitted lodges may include additional services to be located within the structure, as allowed by existing building codes, including but not limited to the following: office, convenience store, recreation/game facilities, laundry, bathrooms, showers, etc. Such facilities are intended to serve the needs of the park facility users and staff only. Commercial uses shall not be opened and/or available for use by the general public.~~

~~(B) Campground/RV parks shall have no more than twenty camp or RV sites or any combination thereof to the maximum of twenty.~~

~~(C) As approved by the hearing examiner, short-term/temporary occupancy of recreational vehicles for a time period of not more than ten days during any sixty-day period is permitted.~~

~~(D) Mixed use development allows the option to create up to five units within a lodge or five cabin units, and fifteen RV or tent sites, provided all other applicable provisions of this section are met.~~

12.14.050 Exemption categories and criteria.

The administrator may approve certificates of exemption based on one or more of the following exemption categories:

- (1) Platted Lots of Record. Any lot that is wholly within the boundaries of a recorded major subdivision, short plat or assessor's plats.
- (2) Over Twenty-Acre Lots. Any lot that is twenty or more acres or one-thirty-second of a section (RCW [58.17.040\(2\)](#)). Any portion of a lot recognized through this method may not be included in an application for another Certificate of Exemption.
- (3) Laws of Descent. Any lot created by testamentary provisions or the laws of descent (RCW [58.17.040\(3\)](#)).
- (4) Division by Intervention. A lot created or reconfigured by a public road or intervening ownership. An open, maintained, forest service road is considered a public road for purposes of this exemption.
- (5) Public Use and Interest. A certificate of exemption may be issued for the purpose of dividing property to be deeded to the county, any city, taxing district, governmental body or utility provider authorized to hold land for public use and benefit based on such public use and interest when the administrator can determine that the general public health, safety, and welfare will not be compromised by issuing a certificate of exemption; and provided, that:
 - (A) The remaining portion of property has sufficient lot area, and meets all other criteria to comply with applicable Chelan County regulations; and
 - (B) A notice to title is recorded with the Chelan County auditor's office stating, "This public use land segregation was created solely for purposes of public use and benefit, in conformance with the provisions of Section [12.14.050\(9\)](#). Any subsequent conveyance of this property for purposes other than that approved pursuant to Section [12.14.050\(9\)](#) shall comply with all current Chelan County Code requirements for subdivision and development at the time of such conveyance and subsequent property development"; and
 - (C) A record of survey for the segregated property, prepared by a professional land surveyor licensed by the state of Washington, shall be submitted.
- (6) Historic Division. A lot created prior to October 17, 2000. The applicant shall provide recorded documentation to the administrator and/or other evidence to demonstrate the date of lot origination.
- (7) Reasonable Use. A lot that exhibits an extraordinary history or unusual circumstances that, in the judgment of the administrator, warrants issuance of a certificate of exemption to cure an inequity based on an unreasonable private loss when compared to relatively insignificant public benefit by maintaining the status quo. The administrator must enter a finding that the general

DRAFT Certificate of Exemptions Changes

public health, safety, and welfare will not be compromised by issuing a certificate of exemption. May be processed through Chapter [11.98](#) when deemed appropriate by the administrator.

(8) Innocent purchaser pursuant to RCW [58.17.210](#).

~~(9) Improved Lots. A lot that has previously received a building permit or land use permit from community development; provided, that the lot configuration is identical to the configuration at the time of building permit issuance.~~

~~(10 9)~~ Parcel Remnant. A lot that originated as a result of being left over from an original parent parcel as a result of county approval of a short plat or major subdivision.

~~(11 10)~~ Cemeteries and other burial plots while used for that purpose

DEFINITION (new):

14.98 XXXX Boundary Line Adjustment

Minor adjustment to property lines where at least two (2) existing property lines remain in their original location, although their length may change.

12.18.005 Purpose.

The purpose of this chapter is to provide a process and standards for boundary line adjustments consistent with RCW 58.17.040(6). Boundary line adjustments are exempt from Washington State and Chelan County's subdivision requirements under certain specific conditions. This procedure is intended to provide an efficient, low-cost procedure to affirm changes to existing property lines. ~~Chelan County shall issue a certificate of exemption for boundary line adjustments in conformance with the requirements and/or provisions of this title or to aggregate existing lots.~~ The boundary line adjustment may not be used to accomplish the purposes for which platting, replatting, plat alterations, or plat vacations were intended and required. (Res. 2010-68 (Exh. A) (part), 7/13/10).

12.18.020 Boundary line adjustments applications.

The following items shall be submitted for proposed boundary line adjustments on eight and one-half inch by eleven inch or eight and one-half inch by fourteen-inch sheets with one-inch margins on all sides and a three-inch top margin on the first page:

- (1) A written narrative describing the proposal including, but not limited to, the number of lots involved, the nature of surrounding properties and existing access, unless waived by the county;
- (2) A signed, dated, and notarized statement of indemnification, consent and waiver of claims, executed by the deeded owner of record. (Lien holders and other parties of interest are not required to sign the application.);
- (3) Written legal descriptions for the existing parcel(s) and written legal descriptions for the proposed adjusted or combined parcel(s);
- ~~(4) A plat certificate, dated within one hundred twenty days. The administrator may waive this requirement when it is determined by the administrator that the boundary line adjustment is minor;~~
- ~~(5) A copy of an original plat (or portion showing subject area) or the plat number/name for the subject property, as applicable;~~
- (4) Evidence that all lots within the proposed boundary line adjustment are legal lots of record pursuant to 14.98.1090.
- ~~(6)~~ (5) A scale drawing of the existing and proposed lots indicating present boundary lines as dashed and proposed boundary lines as solid; all lot measurements in feet; zoning; existing and proposed lot areas; the location of existing improvements such as buildings, wells and drainfields, if known; roads, easements, and other pertinent features.

~~(7)~~ (6) The applicant shall agree to and sign, on forms provided by Chelan County, an agreement to indemnify, release and hold Chelan County harmless for any losses or claims which may result from the inability of Chelan County to issue building/development permits for lots, tracts or parcels for which approval of a boundary line adjustment has been issued including but not limited to the following: lack of legal or physical access; water availability for domestic and/or irrigation purposes; and suitability of parcels for on-site sewage disposal. (Res. 2010-68 (Exh. A) (part), 7/13/10).

12.18.030 Boundary Line Adjustment Criteria

All boundary line adjustment requests shall be subject to the following criteria:

(1) A boundary line adjustment shall not result in the creation of any additional lots, sites, tracts, or parcels.

~~(2) A boundary line adjustment shall not create any lot, tract, parcel or division which contains insufficient area and dimension to meet minimum requirements for width and area for a building site as established herein, except as allowed in subsection (6) of this section, nor shall such adjustment or adjustments create a building setback violation.~~

~~(3) Lots may be reoriented within the perimeter of the contiguous lots.~~

~~(4) A boundary line adjustment shall not violate or be inconsistent with any conditions for approval of a previously filed plat or binding site plan.~~

~~(5) Only legal lots of record shall qualify for a boundary line adjustment.~~

~~(6) Lots resulting from a boundary line adjustment shall conform with the minimum lot size requirements of Title 11, Zoning, in effect at the time the application is submitted except:~~

~~(A) Whenever the boundary adjustment includes one or more existing parcels that do not conform with the lot size requirements; provided, that no lot becomes smaller than the smallest nonconforming lot, and the change does not result in more than one additional conforming lot becoming nonconforming; or~~

~~(B) Whenever deviations from the lot size requirements are required to accommodate natural features related to topography and/or terrain that establish natural physical barriers or boundaries; or~~

~~(C) Whenever deviations from the lot size requirements are required to accommodate structures such as buildings, roads, driveways, fences, utilities, drain fields, ditches or similar structures in existence prior to June 20, 2006; or~~

~~(D) Whenever deviations from the lot size requirements are required to accommodate developed open space such as orchards, parks or similar improved, cultivated or developed open space areas; or~~

~~(E) Whenever the boundary adjustment includes two or more existing parcels the parcels may be adjusted to provide one or more lots which meet or exceed the minimum lot size for the associated zoning district and only one parcel may be adjusted to result in a fractional lot, if permitted within the zoning district minimum lot size standard. No future fractional lot(s) may be created for any parcel associated with a boundary line adjustment completed using this criteria.~~

DRAFT BLA Changes

(2) The proposed BLA is consistent with applicable development restrictions and the requirements of the general development standards of CCC Title 11.

(3) The proposed BLA will not cause boundary lines to cross a UGA boundary, cross or bisect on-site sewage disposal systems, prevent adequate access to water supplies, or obstruct fire lanes.

(4) The proposed BLA will not detrimentally affect access, access design, or other public safety and welfare concerns. The evaluation of detrimental effects may include review by the county health department, the department of public works, the county fire marshal or any other agency or department with expertise.

(5) The proposed BLA will not change existing access to the properties or create new access which is unsafe or detrimental to the existing road system because of sight distance, grade, road geometry, or other safety concerns, as determined by the department of public works.

(6) If within an approved subdivision, short subdivision, or binding site plan, the proposed BLA will not violate conditions of approval of that subdivision, short subdivision or binding site plan.

(7) The proposed BLA will not cause any lot that conforms with lot area or lot width requirements to become substandard.

(8) The proposed BLA may not increase the nonconformity of lots that are substandard as to lot area and/or lot width requirements.

7.35.030 Public Disturbance Noises.

It is unlawful for any person to unreasonably cause or make, or for any person in possession of property to allow to originate from the property, sound which is a public disturbance noise. Public disturbance noises include the creation of loud, raucous, frequent, repetitive or continuous sounds that exceed a reasonable person standard so as to disturb or interfere with the peace, comfort and repose of another. (Res. 2012-36 (part), 4/30/12).

In order for an establishment to provide outdoor amplified music, a CUP will be required for a Place of Public and Private Assembly when required by code.

All outdoor amplified music shall end at 10:00 pm unless special provisions have been made through the Conditional Use Permit process.