



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, December 17th, 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/85755547667?pwd=gi1Pd6dBIC5VNcMH1bDlz88VulgKbp.1>

Meeting ID: 857 5554 7667

Passcode: 016516

Meeting to Order

I. Administrative

- A.** Review/Approval of Minutes from November 19th, 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

A. Election of 2026 Planning Commission Chair & Vice Chair

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
January 22, 2026 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 19, 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 - zoom	James Wiggs	Present
Tammy Donaghue	Present	Christopher Dye	Absent
Cherie Warren	Absent	Jesse Redell	Present - zoom
Chris Willoughby	Present - zoom	Mike Sines	Absent
Nik Moushon	Present		

STAFF PRESENT

Jessica Thompson
Susan Dretke
Maddy Treat

PUBLIC PRESENT:

PUBLIC PRESENT VIA ZOOM: Danbe

Minutes:

Vice Chairman Doug England starts the meeting and takes roll.

He proceeds, asking the commissioners if they had read the minutes from the November 5th meeting.

Hearing no corrections, changes, or additions. Minutes were approved.

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 addresses Commissioners questions from the November 5th meeting.

Commissioners deliberate section 11.88170.

Motion:

Motion made by commissioner Moushon, second by commissioner Donaghue, to approve revised section 11.88.170 10 (D, E, & F) Storage-Vehicles and Storage Containers.

Vote – Unanimous

Motion carries

Commissioners deliberate section 11.04.020.

Motion:

Motion made by commissioner Moushon, second by commissioner Redell, to approve a CUP requirement for all zones listed in the 11.04.020 District Use Chart – Wireless Communication Facilities.

Vote – Unanimous

Motion carries

Commissioners deliberate section 11.97.015.

Motion:

Motion made by commissioner Redell, second by commissioner Moushon, to approve proposed language for section 11.97.015 Nonconforming Structures.

Vote – Unanimous

Motion carries

Commissioners deliberate on section 12.14.050. Commissioners decide to pass on the proposed language for 12.14.050 exemption categories and criteria.

Commissioners discuss the definitions for Farmstay.

Motion:

Motion made by commissioner Redell, second by commissioner Moushon, to approve proposed language for 14.98.XXX Farmstay and subsequent Farmstay language as discussed.

Vote – Unanimous

Motion carries

Commissioners discuss 14.98.1795 Small scale recreation and tourism & 11.93.370 Small-scale recreational or tourist use proposed language changes.

Motion:

Motion made by commissioner Redell, second by commissioner Donaghue, to approve proposed changes to 14.98.1795 and 11.93.370.

Vote – Unanimous

Motion carries

Motion:

Motion made by commissioner Donaghue, second by commissioner Wiggs, to accept proposed changes to 7.35.030 public disturbance noises.

Vote – Unanimous

Motion carries

Commissioners discuss proposed additions and changes to 12.18.030, 12.18.005, 12.18.020 and adding a new definition 14.98.xxx Boundary line adjustment.

PUBLIC COMMENT:

- Dan Beardslee

Commissioners continue deliberation.

Vice Chairman Doug England continues the hearing and public comment to December 17th at 6:30 pm.

Discussion at the Chair's Discretion:

ADJOURNMENT

Meeting Adjourned at 8:39 p.m.

Next Planning Commission Meeting to be held on December
17, 2025, at 6:30 pm

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

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 so long as 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; and 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.

(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 the BLA does not increase the nonconformity of lots that are substandard as to lot area and/or lot width requirements. ~~no lot becomes smaller than the smallest noneonforming lot, and the change does not result in more than one additional conforming lot becoming noneonforming; 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~~ features ~~in existence prior to June 20, 2006; or~~

~~(D) Whenever deviations from the lot size requirements are required to~~ accommodate existing cultivated farmland; or

DRAFT BLA Changes

~~(ED)~~ 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 criterion.