

City of Chelan Planning Commission *Draft Minutes*

*August 19, 2015
6:00 p.m.*

Attendance: Ray Dobbs, Myrt Griffith, Joe Collins, Tim Hollingsworth, Kathy Eier,
Staff: Director Craig Gildroy, Associate Planner John Ajax
Commissioner Collins called the meeting to order at 6:04 pm.

1. Review minutes

- a. Commissioner Dobbs moved to approve the minutes of the regularly scheduled July 15, 2015 Planning Commission meeting. The motion was seconded by Commissioner Eier. Motion passed unanimously.

2. Public comment (limited to 15 minutes)

- a. No public testimony

3. Public Hearing – 2015 Text Amendments

Chairman Collins explained the hearing process, stated no members of the Commission had no personal interests in any of the proposals and would consider each of the items in a fair and objective manner.

- a. TA2015-01 – Campground and Recreational Vehicle Parks proposed code. Staff presented an overview of comments received during the public notice process; Guy Evans, Jim Busey, Melissa Dietrich, David and Jennifer Soderstrom, and Diana Johnson. Commissioners asked questions of staff.

The hearing was opened to public testimony. Testimony was presented by: Mary Shearer – Dietrich Road, Chelan; Guy Evans – PO Box 2700, Chelan; Robert Pfeiffer, PO Box 357, Chelan; Sheri Dietrich, 12 Dietrich Rd, Chelan.

The Commission deliberated. *Commissioner Hollingsworth moved to approve TA2015-01 with the following amended language:*

- Clarify language to state no resident can stay in the park more than 180 days in a 12 month period.
- Storage areas shall be properly screened.
- 1,200 square feet of space required per unit with a maximum density of 15 units per acre.

The motion was seconded by Commissioner Dobbs; motion was approved unanimously.

Bold- Action Item

- b. TA2015-02 – Bed and Breakfast Conditional Use Permit regulations revision. Staff presented the proposed amendment to the conditional use criteria for a bed and breakfast requiring the property owner to reside full time on site.

The Commission deliberated. *Commissioner Eier moved to approve TA2015-02 with the following amended language:*

- The owner must full time occupy the residence while the bed and breakfast is in operation.

The motion was seconded by Commissioner Hollingsworth; motion was approved unanimously.

4. 2015 Comprehensive Plan Amendment Public Hearing

- a. Vesting – Staff presented the proposed revisions. The Commission asked questions of Staff.
- b. Community Waterfront Parks – Staff presented the proposed revisions – noting the language under the conditional use criteria and which zoning the proposal is allowed is corrected to include only the districts T-A, SUD, and R-L. The Commission asked questions of Staff.
- c. Capital Facilities Element – Staff presented an overview of the CFP with a request the Planning Commission recommend approval subject to any changes by the City Council.
- d. Urban Growth Boundary Modification – Removal of “Veroske” property. Staff provided an overview of the request. The Commission asked questions of Staff.

Commissioner Hollingsworth moved to recommend approval the 2015 Comprehensive Plan Amendments as presented with no comment on the Capital Improvement Plan. The motion was seconded by Commissioner Eier; motion was approved unanimously.

5. Other Business

6. Next meeting date

- a. September 16, 2015 - *CANCELLED*

7. Adjourn

Chairperson Collins adjourned the meeting at 7:30 p.m.