



DOUGLAS COUNTY
TRANSPORTATION & LAND SERVICES

140 19TH STREET NW, SUITE A • EAST WENATCHEE, WA 98802
PHONE: 509/884-7173 • FAX: 509/886-3954
www.douglascountywa.net

Douglas County Planning Commission

ACTION MINUTES

Wednesday, July 14, 2021

Meeting held via Zoom online meeting platform

I. CALL MEETING TO ORDER

The meeting was called to order at 5:31 P.M.

Douglas County Planning Commission Members Present:

Tanya Davis, Molly Linville, David Dufenhorst and Michelle Taylor

Douglas County Planning Commission Members Not Present:

Dan Beardslee, Michael Machado, Robert Knowles

Douglas County Staff Present:

Land Services Director, Mark Botello

Nathan Pate, Principal Planner

Port Authority of Chelan/ Douglas County Consult Present:

Lisa Johnson-Berk Consulting

Lisa Grueter-Berk Consulting

Pete Fraley was in attendance

DD Vineyard C, LLC Consultant:

William (Bill) Grimes- SCJ Alliance

II. ADMINISTRATIVE PROCEDURES

Because Vice Chair Michael Machado was absent Tanya Davis was selected to act as Chair Pro-Tem for this meeting

- a) Review minutes from the May 12, 2021 Planning Commission meeting.

Commissioner Molly Linville made a motion to approve the minutes. Commissioner Michelle Taylor seconded the motion. The motion passed unanimously.

III. CITIZEN COMMENT - None

IV. OLD BUSINESS -

Commissioner Taylor had questions on the proposed City of East Wenatchee Code text amendments, which was presented and discussed with Curtis Lillquist at the May 12th Planning Commission Meeting. Director Botello stated he will look into this and get back to the Planning Commissioners.

V. NEW BUSINESS -

Prior to the Planning Commission meeting, Director Botello stated that the DD Vineyard C, LLC change application is Commissioner Dufenhorst proposal. He also stated that Commissioner Dufenhorst will have to recuse himself from his application proposal and from any discussion.

Director Botello also stated that Commissioner Taylor is an employee of Northwest Geodimensions and they are the surveying company for DD Vineyard C, LLC. Director Botello stated that there would be not conflict with Commissioner Taylor participating on the DD Vineyards C workshop.

- a. A workshop for property to be added to the Pangborn Industrial Service Boundary. This includes identified parcels to the west and southeast of current boundaries, as identified Douglas County Parcel's 22210840024, 22210840010, 22210840011, 42900800302, 42900800400, 42900800500, 42900800600, 42900800700, 42900801000, 42900800900, 42900800800, 42900802100, 22211530011, 22211520012, 22211530011, 22211530017, 22211530019, 22212220005, 22212220008, 22212220008 and portion of 22212220005 and properties owned by 22210840018, 22210840019 also ad depicted on attached map. Approximately 83 acres will be added to the Pangborn Industrial Service Area (PISA). This amends the County Comprehensive Plan, the PISA UGA boundaries, associated zoning, and all associated ordinances such as the PISA Planned Action Ordinance (2012). There are approximately 3 acres zoned Rural Resource 5 (RR-5) with proposed classification as General Industrial (I-G). There are approximately 80 acres zoned as Commercial Agriculture (AC-10) which will be de-designated for agricultural use with proposed classification as General Industrial (I-G). From the 83 total acres being added to the PISA boundary, approximately 61.5 acres will become part of Pangborn runway and protective zones for Pangborn Memorial Airport and owned by the Chelan Douglas Regional Port Authority, not further developed for industrial purposes.

Director Botello provided a brief overview of the zone change proposal and he also introduced the Port Authority of Chelan / Douglas County consultants Lisa Grueter and Lisa Johnson both of Berk Consulting.

Lisa Johnson briefly discussed the Pangborn Industrial Service Area Expansion (PISA), and the Industrial Land Capacity Analysis. She also stated that the expansion analysis reflects the methodology of the 2018 land capacity analysis. This would provide consistency between the 2018 and the 2021 industrial expansion. She also stated that this proposal will require a de-designation of commercial agricultural lands. The de-designation will be presented at the August Planning Commission meeting.

- b) Workshop on CPRZ-2021-01 DD Vineyards C, LLC, for property generally located at 116 Orchard Place Orondo, WA. 98843, also identified by Douglas County Assessor's parcel #'s 26211230025 and 26211230026. The subject site is approximately 41.72 acres in size. The current zoning classification is Rural Resource 5 and proposed zoning classification is Rural Service Center (RSC). The current Comprehensive Plan designation is Rural Resource 5 (RR-5) and the proposed designation to be Rural Service Center (RSC).

Director Botello provided a brief overview of the proposed CPRZ-2021-01 DD Vineyard C, LLC proposal. He explained that the proposal appears to be consistent with Douglas County Comprehensive and Growth Management Act, but he will provide further analysis at the August Planning Commission meeting.

William Grimes, of SCJ Alliance Consulting, provided a brief overview of the potential development project. This included graphics of the site layout, vineyard and hotel.

- a) Workshop on amendments to the Chapter 18.32 Rural Service Center District (RSC) of Douglas County Code.

Principal Planner Nathan Pate provided a brief overview of the proposed amendments to the Rural Service Center District code.

VI. ADJOURNMENT -

The meeting adjourned at 6:48 P.M.



Land Services Director