



DOUGLAS COUNTY
TRANSPORTATION & LAND SERVICES

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Douglas County Planning Commission

ACTION MINUTES

Wednesday, August 11, 2021

Meeting held via Zoom online meeting platform

I. CALL MEETING TO ORDER

Chair Michael Machado called the meeting to order at 5:30 P.M.

Douglas County Planning Commission Members Present:

Tanya Davis, David Dufenhorst and Michelle Taylor, Dan Beardslee, Michael Machado, Robert Knowles

Douglas County Planning Commission Members Not Present:

Molly Linville

Douglas County Staff Present:

Mark Botello, Land Services Director
Nathan Pate, Principal Planner
Tanner Aceley, Senior Planner

Port Authority of Chelan/ Douglas County Consult Present:

Lisa Johnson-Berk Consulting
Lisa Grueter-Berk Consulting
Pete Fraley, Chelan/ Douglas Port Authority

DD Vineyard C, LLC Consultant:

William (Bill) Grimes- SCJ Alliance

General Public:

Mark Wavra (39 S. Union Ave, East Wenatchee)

II. ADMINISTRATIVE PROCEDURES

- a) Review minutes from the July 11, 2021 Planning Commission meeting.

Commissioner David Dufenhorst made a motion to approve the July 11, 2021 minutes. Commissioner Michelle Taylor seconded the motion. The motion passed unanimously.

III. CITIZEN COMMENT -

No general comments from the public.

IV. OLD BUSINESS -

No old business items.

V. NEW BUSINESS -

Planning Commissioner Chair Michael Machado opened the public hearing at 5:35 PM, and read the planning commissioner land use public hearing script for the three items on the agenda.

Prior to the public hearing, Land Services Director Mark Botello stated that the DD Vineyard C, LLC zone change and comprehensive plan amendment application is Commissioner David Dufenhorst proposal. He also stated that Commissioner David Dufenhorst will have to recuse himself from his application proposal and from any discussion.

Director Botello also stated that Commissioner Michelle 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.

First public hearing item on the Agenda:

Public hearing 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.

Land Services Director briefly presented the staff report.

Director Botello 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 and the de-designation of commerial Agricultural lands. 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.

Mark Wavra, 39 S. Union Ave, asked question to Planning Staff regarding nonconforming use and / or structure of his home and property if the zone and comprehensive plan changes to General Industrial. Land Services Director Mark Botello stated that Mr. Wavra would have a legal nonconforming use and / or structure.

Pete Fraley, representing the Port Authority of Chelan / Douglas County, stated that he agrees with the Suggested Findings of Fact and Suggested Conclusions of Law in the staff report.

With no additional public comment, Planning Commissioner Chair Michael Machado closed the public hearing at 5:55PM.

Commissioner Dan Beardslee made the following motion:

I move to recommend approval of the Pangborn Industrial Service Area expansion, and associated Planned Action for PISA, based upon the findings of fact and conclusions of law within the August 11, 2021 staff report.

Motion seconded by David Dufenhorst. Motion passed all in favor. Proposal is forwarded to Board of County Commissioners as approval

Second public hearing item on the agenda.

Planning Commissioner Chair Michael Machado opened this public hearing at 5:58 PM

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).

Land Services Director Mark 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 goals and policies and Growth Management Act.

Land Services Director Mark Botello introduced William Grimes, of SCJ Alliance Consulting, and Mr. Grimes provided a brief overview of the potential development project. Mr. Grimes thanked staff for assisting them with this application.

Mr. Grimes representing DD Vineyard C, LLC, stated that he agrees with the Suggested Findings of Fact and Suggested Conclusions of Law in the staff report.

No public comment on this agenda item.

With no additional comment, Planning Commissioner Chair Michael Machado closed the public hearing at 6:15 PM.

Commissioner Tanya Davis made the following motion:

I move to recommend approval of CPRZ-2021-01, application submitted by DD Vineyard C, LLC, based upon the findings of fact and conclusions of law contained within the August 11, 2021 staff report.

Motion seconded by Robert Knowles. Motion passed all in favor. Proposal is forwarded to Board of County Commissioners as approval.

Third public hearing on the agenda item

Planning Commissioner Chair Michael Machado opened this public hearing at 6:16 PM

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 of Douglas County Code.

Commissioner Dan Beardslee recommend that we allow manufactured home parks as a conditional use permit. The other Planning Commissioners agreed.

No public comment on this agenda item.

With no additional comment, Planning Commissioner Chair Michael Machado closed the public hearing at 6:30 PM.

Commissioner Robert Knowles made the following motions:

I move to recommend approval of Chapter 18.32 Rural Service Center District amendments, based upon the findings of fact and conclusions of law contained within the August 11, 2021 staff report and manufactured home parks as a conditional use permit.

Motion seconded by Commissioner David Dufenhorst. Motion passed all in favor. Proposal is forwarded to Board of County Commissioners as approval.

VI. ADJOURNMENT -

The meeting adjourned at 6:45 P.M.