



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 AGENDA WEDNESDAY – MARCH 22, 2023 – 6:30 PM

DISTRICT COURTROOM LOCATED AT THE DOUGLAS COUNTY LAW AND
JUSTICE CENTER, 100 19TH ST NW SUITE C, EAST WENATCHEE, WA 98802

Remote access accommodations can be made upon request

I. CALL MEETING TO ORDER

II. ADMINISTRATIVE PROCEDURES

- a) Review minutes from the February 8, 2023 Planning Commission meeting.

III. CITIZEN COMMENT

The Planning Commission will allocate 15 minutes for citizen comments regarding items not related to the current agenda.

IV. OLD BUSINESS:

- a) Continuation of a public hearing on an amendment to Douglas County Code 17.04.020 which, if adopted, will reduce the minimum lot size for an exempt segregation from 20 acres to 5 acres consistent with RCW 58.17.040. The public testimony portion of the hearing has been closed. The Douglas County Board of County Commissioners have adopted the proposal as an interim control.

V. NEW BUSINESS:

- b) Public Hearing to receive and review public testimony on proposed amendments to the Douglas County Capital Facilities Plan.
- c) Public hearing to receive and review public testimony on a Comprehensive Plan Amendment/ Rezone. **CPRZ-2022-07 - Applicant: Fraley Ranch LLC.** The proposal involves four parcels of land located north of the intersection of N Lyle Ave and 10th St NE (APN 22210630001, 22210610005, 22210610004, 22210610003). The parcels are currently zoned Mixed Use (MU). The applicant is proposing to change approximately 102 acres of Mixed Use (MU) zoning to Residential Medium (R-M).
- d) Public hearing to receive and review public testimony on a Comprehensive Plan Amendment/ Rezone. **CPRZ-2022-01 - Applicant: Doneen/ Brennon.** The proposal involves two parcels of land located just west of the intersection of

Grant Rd and N Perry Ave (APN 22210830056 and 22210830055). The parcels total 4.7 acres in size and are currently located in the Residential Low Density (R-L) zoning district. The applicant is proposing a rezone from Residential Low Density (R-L) to Residential Medium Density (R-M).

- e) Public hearing to receive and review public testimony on a Comprehensive Plan Amendment/ Rezone. **CPRZ-2022-02 - Applicant: Finest Kind Investments LLC.** The proposal involves two parcels of land located south of the intersection Grant Rd and N Perry Ave (APN 75000000300 and 75000000400). The parcels total approximately 18.2 acres in size and are currently located in the Residential Medium Density (R-M) zoning district. The applicant is proposing a rezone from Residential Medium (R-M) to Residential High Density/ Office (R-H).
- f) Public hearing to receive and review public testimony on a Comprehensive Plan Amendment/ Rezone. **CPRZ-2022-05 – Applicant: Fourth Street Development LLC.** The proposal involves one parcel of land located 500' west of the intersection of S Kentucky and 6th St SE (APN 73400010205). The portion of the subject property is currently zoned Residential Low Density (R-L). The applicant is proposing to rezone approximately 1 acre of land from Residential Low Density (R-L) to Residential Medium Density (R-M).
- g) Public hearing to receive and review public testimony on a Comprehensive Plan Amendment/ Rezone. **CPRZ-2022-06 – Applicant: VZS Properties LLC.** The proposal involves one parcel of land located east of the intersection of Badger Mountain Rd and Sand Canyon Rd (APN 23203640001). The applicant is proposing to change approximately 22 acres of Residential Low Density (R-L) to 15 acres of Residential Medium (R-M) and 7 acres of General Commercial (G-C).
- h) Public hearing to receive and review public testimony on a Comprehensive Plan Amendment/ Rezone. **CPRZ-2022-03 – Applicant: DD Vineyards.** The proposal involves 15 parcels of land located off of Pond Ln/ Sandy Shores Dr in Douglas County (APN 26211210031, 26211230027, 26211210035, 26211210039, 26211210023, 26211210027, 26211210047, 26211210046, 65600000200, 70100000200, 78100000200, 82700000200, 71100000200, 49400000302, 95600000302). The parcels are currently zoned Rural Resource 5 (RR-5). The applicant is proposing to rezone approximately 115 acres from Rural Resource 5 (RR-5) to Rural Service Center (RSC)

VI. ADJOURN