



City of Chelan

Planning Commission Meeting
April 15, 2026

PLANNING COMMISSIONERS AND ADMINISTRATIVE PERSONNEL PRESENT

Commissioners:

Joe Collins
Vickie Heimark
Gary Myers
Ryan Peterson
Gaylen Willett

Administrative Personnel:

Community Development Director John Ajax
Senior Planner Monica Libbey
Code Compliance Officer Chris Baker

1. CALL TO ORDER

Planning Commission Chair Joe Collins called the meeting to order at 5:15 pm.

2. AGENDA CHANGES

3. MINUTES

A) March 18, 2026 Minutes of the Planning Commission

Suggested Motion: I move to approve the March 18, 2026 Minutes of the Planning Commission.

MOTION:	I move to approve the March 18, 2026 Minutes of the Planning Commission.
MOVER:	Commissioner Gaylen Willett
SECONDER:	Commissioner Gary Myers
AYES:	Commissioner Gaylen Willett , Commissioner Ryan Peterson, Chair Joe Collins, Vice Chair Vickie Heimark, Commissioner Gary Myers
NAYS:	None
RESULT:	Passed

4. ADMINISTRATIVE REPORTS

A.) Community Development Director Ajax reported that the City's Code Compliance Officer, Chris Baker, is present tonight. Director Ajax also reported on new ESHB 2266 STEP Program requiring jurisdictions to allow transitional and emergency housing in zones where residential and/or hotels are allowed.

B.) Code Compliance Officer Baker discussed with the Planning Commission common code compliance issues in the City: dark sky violations, signs, overgrown vegetation, accessory structures, grading and roofs without permits, short-term rentals.

A) Sign Code Update Work Session continued

Senior Planner Libbey presented a Sign Code Update work session. Commissioners and staff discussed draft rules for Temporary Signs, Murals, Freestanding Signs, Fuel Price displays, Lighting standards.

5. CITIZEN COMMENTS

A.) Lynette Grandy, Chelan Resident, commented in opposition to Electronically Changeable Message signs, stating they should not be allowed for fuel display and should not be allowed in Downtown Public, raised concern about private reuse of DP/PLF zoned properties, referencing the former hospital as an example. Downtown planning area Northwest theme

B.) John Olson, Chelan Resident, commented about Our Valley, Our Future recent flyer illustrating local housing affordability facts. Tourism does affect housing affordability, short-term rentals drive real estate prices.

C.) Jacquelin McMullen, Chelan Resident, commented that she agrees with what Lynette said regarding signs, tourist-driven economy, and the need for affordable housing.

6. COMMISSIONER COMMENTS

A.) Gaylen Willett commented that she likes the sports field banner signs. Feel frustration with housing also; CVHT affordable housing why priced so high?
Tim Hollingsworth, CVHT board member, replied priced initially at the cost to build houses, then lowered prices further, affordable to households earning 120% or less of AMI

B.) Vicki Heimark inquired about any new construction projects going on. Community Development Director Ajax responded highlighting a few projects: Prospect St apartments, Apple Blossom Center apartments project, Anderson Rd CVHT short subdivision

C.) Joe Collins inquired about new state law provision for ADUs in rural county areas

D.) Gary Myers inquired about Comprehensive Plan update Open House at Community Center, next Tuesday, April 21st

7. ADJOURNMENT

MOTION:	I move to adjourn the Planning Commission meeting.
MOVER:	Commissioner Gary Myers
SECONDER:	Vice Chair Vickie Heimark
AYES:	Commissioner Gaylen Willett , Commissioner Ryan Peterson, Chair Joe Collins, Vice Chair Vickie Heimark, Commissioner Gary Myers
NAYS:	None
RESULT:	Passed

**The meeting was adjourned
at 7:00 P.M.**

**Date
Approved:**

**John Ajax
Community Development
Director**

**[NAME]
Chair**