



City of Chelan

**Planning Commission Meeting
July 15, 2026**

PLANNING COMMISSIONERS AND ADMINISTRATIVE PERSONNEL PRESENT

Commissioners:

Joe Collins
Vicki Heimark
Gary Myers
Ryan Peterson
Gaylen Willett

Administrative Personnel:

Community Development Director John Ajax
Senior Planner Monica Libbey
Assistant Planner Linda Jo Williams
Council Members Shane Collins and Cesar
Rivera-Vargas

1. CALL TO ORDER

Meeting called to order at 5:15pm

2. AGENDA CHANGES

None

3. MINUTES

A) Approval of June 17, 2026 Minutes of the Planning Commission

MOTION:	I moved to approve the June 17, 2026 Minutes of the Planning Commission
MOVER:	Commissioner Myers
SECONDER:	Commissioner Heimark
AYES:	5
NAYS:	None
RESULT:	Passed

4. PUBLIC HEARINGS

A) City of Chelan Comprehensive Plan 2026: Chapter 3 Subarea Plans, Chapter 4 Housing

Staff Report (Director Ajax):

- Entered written public comments into the record: Citizens Review Committee (CRC)/Jacqueline McMullen (Ch. 3–4); Sue Goedde and Sam Lain (short-term rental cap, Ch. 2); Art Campbell/Campbell's Lodge (height limits, Ch. 2); CRC comment letter with 713-signature petition (short-term rentals/views).
- No action requested tonight — testimony only. Comprehensive plan sets a 20-year vision; implementation occurs later through zoning and subdivision code updates.
- **Chapter 3 (Sub-Area Plans):** new chapter; replaces the 2010 Downtown Master Plan. Establishes a framework for four future sub-areas – Waterfront Corridor, Downtown Corridor, Downtown-to-Apple Blossom, and Apple Blossom Center East (potential age-in-place retirement community). Detailed sub-area plans will be developed individually in future public processes.
- Chapter 4 (Housing): driven by state HB 1220. City needs approximately 151 additional homes by 2046 (133 in city limits, 18 in the UGA), concentrated in affordable/multifamily types. Six goals identified (H1–H6). New state “STEP housing” mandate will require a future code update, not part of tonight's action.

Commissioner Discussion:

- Questions on growth projections, and definitions of cottage and co-living housing (Myers).
- Discussion of how the plan will be implemented over 20 years and how state-mandated changes may affect consistency (Myers, Heimark).
- Overview of remaining review steps: SEPA environmental review (targeted before end of July) and the state's 60-day agency review (Ajax).

Public Testimony:

- Lynette Grandy – requested the sub-area plan chapter explicitly reference a “Northwest theme” design standard.
- John Olson – proposed exploring conversion of the Chelan Golf Course to affordable housing, citing financial losses documented in the National Golf Foundation report.
- Brian Patterson – provided a CRC update (~20 members); submitted comments on the short-term rental cap and Chapters 3–4 topics.

5. ADMINISTRATIVE REPORTS

A) Sign Code Update Work Session: Draft Sign Code 7.10.2026

Sr. Planner Libbey and Director Ajax presented the draft Sign code. The only change since

last month: signs tied to a specific event may now be displayed no earlier than 60 days prior to the event (previously unlimited).

- Reviewed non-residential temporary sign standards: max 32 sq ft, max 6 ft high, one sign per 200 ft of street frontage, max three signs per frontage.
- Draft would allow temporary signs in the downtown core, currently prohibited.
- Confirmed illegal portable signs near the Landing have been addressed and removed.
- Commissioners Heimark and Peterson requested additional public education on A-frame sign placement.

Commissioners agreed to schedule a public hearing on the draft sign code for next month's meeting.

6. CITIZEN COMMENTS

- Tammy Hauge suggested considering the golf course site as a potential future school campus location.
- Jacqueline McMullen raised concerns about wildfire risk in areas proposed for hillside development.

7. COMMISSIONER COMMENTS

Commissioner Myers thanked staff for their hard work.

Commissioner Willett thanked staff for some help text on the code.

8. ADJOURNMENT

Commissioner Myers moved to adjourn; Commissioner Willett seconded. Motion carried.

**The meeting was adjourned
at 6:20 p.m.**

**Date
Approved:**

**John Ajax
Community Development
Director**

**Joe Collins
Chair**