



# **DOUGLAS COUNTY**

## **TRANSPORTATION & LAND SERVICES**

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### **DOUGLAS COUNTY PLANNING COMMISSION AGENDA**

#### **WEDNESDAY – MAY 14, 2025 – 5:30 PM**

#### **DOUGLAS COUNTY PUBLIC SERVICES BUILDING – 140 19<sup>TH</sup> ST NW,**

#### **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 12, 2025 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 – NONE**

#### **V. NEW BUSINESS:**

- a) Discussion regarding the 2026 Periodic Comprehensive Plan update.
- b) Discussion regarding CLIHP Grant.

#### **VI. ADJOURN**



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### DOUGLAS COUNTY PLANNING COMMISSION SUMMARY MINUTES WEDNESDAY, February 12, 2025

**Members Present:** Ray Dobbs, Tanya Davis, Dan Beardslee, Brandon Littrel, Tammy Jo Nerby, Michelle Taylor

**Members Absent:** Betsy Irmer

**Staff Present:** Swati Rastogi, Principal Planner, Tanner Ackley, Principal Planner, Tiffany Prazer, Associate Planner Kazi Haque, Land Services Director, Kameron (Kami) Todd

**CALL MEETING TO ORDER:**

Brandon Littrel, Chair, called meeting to order at 5:30pm

**II. ADMINISTRATIVE PROCEDURES:** Review minutes from the January 8, 2025 meeting. Member Tanya Davis motion to approved minutes, Member Ray Dobbs seconded, unanimously approved.

**III. CITIZEN COMMENT:** None

**IV. OLD BUSINESS:** None

**V. NEW BUSINESS:**

- a.) Planning Commission Bylaws Update: Kazi H. presented a brief overview of past topics. Dan B had a couple of questions on pg 3, item F, Executive Secretary, Michelle T. had questions on pg 4, Ray D. had questions on pg 1,4c and pg 6, legal council shall or may?

Kameron (Kami) Todd answered questions to help clarify.

Kami T. Presented some suggestions on cleaning up inconsistent outdated language.

Discussion by the Board to clean up text language and bring back for adoption.



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b.) Comp Plan Update: Kazi H. presented a brief overview of first phase. July will begin 2<sup>nd</sup> half of plan update. Regional Council meeting will be held on February 25, 2025 and encouraged all members to attend if possible. Starts at 1pm at 19<sup>th</sup> St.

c.) Public Hearing:

Brandon L called hearing to order at 6:15pm, continued to read rules of the hearing to members and to public.

Tanner presented an overview of amendment. He stated that the public agencies disagreed with the amendment and the public supported the amendment. The full analysis is contained in the staff report presented.

Public comments-Doug Bromiley, land owner, stated he was in support of the amendment.

Board deliberations

Dan B Motioned "Recommend approval amendment of DC Code of code 17.04.020, subdivision applicably based on the findings of facts and conclusions of law contained in the staff report."

Tanya D. seconded, Unanimously confirmed approval.

Hearing concluded 6:36pm.

Meeting adjourned 6:36pm

# **DOUGLAS COUNTY LAND SERVICES DEPARTMENT**



**DATE:** April 14, 2025  
**TO:** City Council  
**FROM:** Douglas County Land Services Staff on behalf of  
Douglas County Regional Council  
**RE:** Recommended Updates to the  
Countywide Planning Policies (CWPP) – Affordable Housing

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Douglas County Regional Council voted to amend the affordable housing section of the countywide planning policies (Douglas County Regional Policy Plan) at the Regional Council Meeting held on April 14, 2025. The Regional Council recommends the following updates to comply with the Washington State regulations:

## **DOUGLAS COUNTY REGIONAL POLICY PLAN**

### **F. Policies on Affordable Housing**

Adequate housing, for all economic segments of the population, is a basic need of Douglas County's residents and an issue of countywide concern. Local governments working in cooperation with the private sector and nonprofit housing agencies must address affordable housing needs. The Growth Management Act requires countywide planning policies to address the distribution of affordable housing, including housing for all income groups.

Providing sufficient land for a variety of housing types and densities is an essential step in promoting affordable housing. Affordable housing can be encouraged by zoning additional land for higher residential densities, which helps provide needed capacity for growth, reduces land development cost per unit, and allows for lower cost construction types such as attached dwellings. Higher density housing includes a range of housing types: small-lot single-family, attached single family, manufactured home parks, apartments and condominiums. In addition, land use designations and implementation guidelines that permit additional housing in established areas, such as accessory units, and residences built above commercial uses, increases affordable housing opportunities.

The county and cities/towns need to provide for housing types that meet the intent of the Growth Management Act and at the same time recognizes the limitations within some cities/towns, communities, and areas in the county to provide infrastructure necessary to support higher density housing developments.

**POLICY F-1:** Comprehensive plans and implementing regulations shall make adequate provisions for emergency housing, emergency shelters and permanent supportive housing taking into account recommendations from the Chelan and Douglas County Homeless Housing Plan and population and housing allocations adopted by the Douglas County Regional Council.

**POLICY F-2:** In developing comprehensive plan land use designations, the county, cities and towns should provide appropriately designated lands and/or location criteria to provide opportunity for housing that accommodate individuals with special needs (elderly, low-to-moderate income families, etc).

**POLICY F-3:** Comprehensive plans should stress that housing developments that require urban levels of governmental services should be located within urban growth areas.

**POLICY F-4:** Implementation guidelines in the comprehensive plans should encourage development standards and permitting procedures, as needed, to provide opportunities for a range of housing types including seasonal agricultural and recreational housing of a permanent and/or temporary nature, accessory dwelling units, manufactured homes, multi-family buildings, townhouses, cottages and attached single family

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housing.

**POLICY F-5:** To facilitate capital facilities planning and comprehensive plan review, the county and cities/towns will monitor new and existing housing to ensure an equitable and rational distribution of low-income, seasonal, and affordable housing throughout the county in accordance with land use policies, infrastructure planning, transportation systems, and employment locations. The monitoring program should include:

- A process to monitor residential development within all jurisdictions and determine annually the total number of new and redeveloped units receiving permits and units constructed, housing types, affordability (identify median rent or housing unit market value) densities and remaining capacity for residential growth.
- Evaluate each jurisdiction's existing resources of subsidized and low-cost non-subsidized housing and identify housing that may be lost due to redevelopment, deteriorating housing conditions, or public policies or actions.

**POLICY F-6:** The county, cities and towns should work cooperatively to draft model development standards that may be used by all jurisdictions for the provision of housing types appropriate for the jurisdiction. Housing types considered may include seasonal housing, accessory housing, cluster developments, attached single-family developments, and a process to provide land use incentives or density bonuses for the development of low to moderate income housing.

**POLICY F-7:** The county, cities and towns:

- Recognize the countywide economic importance of providing housing for agricultural workers.
- Support a dispersed pattern of owner-provided agricultural housing.
- Recognize the limitations in the rural and agricultural areas for the provision of services to support higher density housing and encourage cooperation with the agricultural community, state and local agencies to develop criteria and a process for siting agricultural housing.