



DOUGLAS COUNTY

TRANSPORTATION & LAND SERVICES

140 19TH STREET NW, SUITE A • EAST WENATCHEE, WA 98802

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DOUGLAS COUNTY PLANNING COMMISSION AGENDA

WEDNESDAY – JANUARY 07, 2026 – 5:30 PM

DOUGLAS COUNTY PUBLIC SERVICES BUILDING – 140 19TH ST NW, EAST WENATCHEE, WA 98802

Remote access accommodation can be made upon request.

I. CALL MEETING TO ORDER.

II. PLEDGE OF ALLEGIANCE.

III. ADMINISTRATIVE PROCEDURES:

- a) Review minutes from December 03, 2025, Planning Commission meeting.

IV. CITIZEN COMMENT:

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

V. OLD BUSINESS: NONE

VI. NEW BUSINESS:

- a) Planning Commission Workshop on File TEXT-2025-02:

An application to amend Douglas County Code (DCC) Section 18A.72.190 – Accessory Dwelling Units. The proposed text amendment will allow for two accessory dwelling units per lot within residential zoning districts within the East Wenatchee Urban Growth Area in addition to the primary dwelling unit. The proposed text amendment will also remove owner occupancy requirements and dimensional standards for accessory dwelling units.

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

VII. ADJOURN.



DOUGLAS COUNTY

Transportation & Land Services

DOUGLAS COUNTY PLANNING COMMISSION SUMMARY MINUTES WEDNESDAY, December 3, 2025

MEMBERS PRESENT: Tanya Davis, Thomas Tupling, Tami Jo Nerby, Michelle Taylor, Dan Beardslee

MEMBERS ABSENT: Brandon Littrell, Betsy Irmer

STAFF PRESENT: Swati Rastogi (Principal Planner), Tanner Ackley (Principal Planner), Tiffany Prazer (Associate Planner), Pedro Murillo-Vera (Associate Planner), Shari Tincher (Permit Center Coordinator).

- I. **CALL MEETING TO ORDER:** Dan Beardslee, Vice-Chair, called meeting to order at 5:30pm, quorum established.
- II. **PLEDGE OF ALLEGIANCE**
- III. **ADMINISTRATIVE PROCEDURES:** Review minutes from the November 5, 2025, meeting. Member Tanya Davis motion to approved minutes, Thomas Tupling seconded the motion, motion unanimously approved.
- IV. **CITIZEN COMMENT:** None
- V. **OLD BUSINESS:** None
- VI. **NEW BUSINESS:**

- a) Hearing-TEXT-2025-02, 5:32pm.

Pedro Murillo-Vera presented an overview of staff report for the text amendment to DCC 18A.72.190. Staff found amendment to be consistent with the state codes and recommended approval of the proposed amendment. Planning Commission raised some concerns about the proposed language as noted in the state code such as setback problems from the alleys and similarities to zero lot line developments. Sixty-day review with the state agencies concluded for the proposed amendment. Planning Commission decided to review the proposed amendment in a workshop format in the next Planning Commission meeting. Member Michelle Taylor motioned to continue the hearing to a date and time uncertain, Tanya Davis seconded the motion. The motion to continue the hearing was unanimously approved.

Hearing Closed at 6:14pm.

- b) Bylaw Action item: Bylaws signed by attending members.

- c) 2026 Periodic Comprehensive Plan Update

Tanner Ackley presented overview of the current status of the plan with anticipation of conclusion at the end of 2026. Ag Analysis process overview as well.

Discussion and questions amongst Board members.

- VII. **MEETING ADJOURNED: 6:33pm**



DOUGLAS COUNTY APPLICATION TEXT-2025-02

Proposed Amendment to Douglas County Code Section 18A.72.190

Allowance of Two Accessory Dwelling Units Per Lot Within Residential Zoning Districts in the East Wenatchee Urban Growth Area in addition to the Primary Dwelling Unit

Note: The text in black ink is the current regulation. **The text in red ink is the proposed addition to the existing regulations.** The text in black and ~~struck out~~ is proposed to be removed. See below.

Douglas County Code, Title 18A East Wenatchee UGA Zoning
18A.72.190 Accessory Dwelling Units.

Accessory dwelling units are permitted within residential zoning districts. Accessory dwelling units shall be on the same lot as the primary residence and shall meet the following provisions:

- ~~A. Only one accessory dwelling unit shall be permitted per lot;~~
- A. The purposes of this section are to: (1) provide homeowners with flexibility in establishing separate living quarters within or adjacent to their homes for caring for seniors, providing housing for their children or obtaining rental income; (2) increase the range of housing choices and the supply of accessible and affordable housing.**
- ~~B. The owner of the property on which the accessory dwelling unit is located shall reside in either the primary unit or the accessory unit. "Owner" shall include title holders and contract purchasers;~~
- B. Applicability. Detached, attached, and interior accessory dwelling units (ADUs) are permitted within all residential and mixed-use zoning districts.**
- ~~C. One off-street parking space in addition to off-street parking spaces required for the primary dwelling shall be provided for use by the accessory dwelling;~~
- C. Development Standards. ADUs shall comply with the following standards:**
 - 1. Two ADUs are permitted on a lot in addition to the primary dwelling unit. ADUs are exempt from the density requirements of the underlying zone.**
 - 2. Minimum Lot Size. ADUs may be established on any legally established lot or parcel provided the standards of this section are met.**
 - 3. Maximum unit size: 1,200 square feet.**
 - 4. Minimum Unit Size. The gross floor area of an ADU shall not be less than the requirements of the Washington State Building Code.**
 - 5. One off-street parking space per accessory dwelling unit shall be provided in addition to the off-street parking spaces required for the primary dwelling unit.**

6. ADUs shall meet the maximum building height, maximum land coverage and minimum setback standards of the zoning district for the property with the following exception:

- a. Detached ADUs may be built on a property line if that property line abuts a public alley unless the city or county routinely plows snow in that alley.

~~D. The accessory dwelling unit shall comply with the minimum requirements of applicable city zoning and construction codes, health district, and all other local, state and federal agencies;~~

D. Only one home occupation permit shall be permitted on any lot containing an accessory dwelling.

~~E. The city may require the recording of title notices as appropriate to disclose the circumstances and conditions of an authorized accessory dwelling use;~~

~~F. An accessory dwelling may be established in either an existing or a new residence;~~

~~G. Only one home occupation permit shall be permitted on any lot containing an accessory dwelling;~~

~~H. Attached accessory dwelling units shall meet the following provisions:~~

~~1. The accessory dwelling unit size shall not exceed the gross floor area of the primary dwelling unit and shall not exceed 1,200 square feet in area;~~

~~2. The minimum lot area shall be 8,000 square feet;~~

~~3. An outside exit for the accessory dwelling must be provided; and~~

~~4. Exterior alterations or additions for the accessory dwelling shall be consistent with the design of the primary residence including matching materials, colors, window style, and existing facade.~~

~~I. Detached accessory dwelling units shall meet the following provisions:~~

~~1. The minimum lot area shall be equal to or greater than 10,000 square feet;~~

~~2. The accessory dwelling unit shall not exceed 1,200 square feet in area excluding any related garage or carport area;~~

~~3. The accessory dwelling shall meet the minimum provisions set forth in DCC 15.16A.030, except DCC 15.16A.030(F), unless the property is divided in accordance with DCC Title 17; and~~

~~4. The location, design and construction of the accessory dwelling shall be completed in a manner that will facilitate the eventual division of the property into two or more lots. General provisions that apply include access, building setbacks, lot coverage, and road improvements. Separate title to the accessory dwelling site shall be transferred only after the lot is divided in conformance with the provisions of DCC Title 17 for land divisions. (Ord. TLS 23-11-44B Att. A)~~

18A.72.190 Accessory dwelling units.

Accessory dwelling units are permitted within residential zoning districts. Accessory dwelling units shall be on the same lot as the primary residence and shall meet the following provisions:

- A. Only one accessory dwelling unit shall be permitted per lot;
- B. The owner of the property on which the accessory dwelling unit is located shall reside in either the primary unit or the accessory unit. "Owner" shall include title holders and contract purchasers;
- C. One off-street parking space in addition to off-street parking spaces required for the primary dwelling shall be provided for use by the accessory dwelling;
- D. The accessory dwelling unit shall comply with the minimum requirements of applicable city zoning and construction codes, health district, and all other local, state and federal agencies;
- E. The city may require the recording of title notices as appropriate to disclose the circumstances and conditions of an authorized accessory dwelling use;
- F. An accessory dwelling may be established in either an existing or a new residence;
- G. Only one home occupation permit shall be permitted on any lot containing an accessory dwelling;
- H. Attached accessory dwelling units shall meet the following provisions:
 - 1. The accessory dwelling unit size shall not exceed the gross floor area of the primary dwelling unit and shall not exceed 1,200 square feet in area;
 - 2. The minimum lot area shall be 8,000 square feet;
 - 3. An outside exit for the accessory dwelling must be provided; and
 - 4. Exterior alterations or additions for the accessory dwelling shall be consistent with the design of the primary residence including matching materials, colors, window style, and existing facade.
- I. Detached accessory dwelling units shall meet the following provisions:
 - 1. The minimum lot area shall be equal to or greater than 10,000 square feet;
 - 2. The accessory dwelling unit shall not exceed 1,200 square feet in area excluding any related garage or carport area;
 - 3. The accessory dwelling shall meet the minimum provisions set forth in DCC 15.16A.030, except DCC

15.16A.030(F), unless the property is divided in accordance with DCC Title 17; and

4. The location, design and construction of the accessory dwelling shall be completed in a manner that will facilitate the eventual division of the property into two or more lots. General provisions that apply include access, building setbacks, lot coverage, and road improvements. Separate title to the accessory dwelling site shall be transferred only after the lot is divided in conformance with the provisions of DCC Title 17 for land divisions. (Ord. TLS 23-11-44B Att. A)

RCW 36.70A.680**Accessory dwelling units—Local regulation.**

(1)(a) Cities and counties planning under this chapter must adopt or amend by ordinance, and incorporate into their development regulations, zoning regulations, and other official controls the requirements of this section and of RCW **36.70A.681**, to take effect at the same time as the jurisdiction's next periodic comprehensive plan update required under RCW **36.70A.130**.

(b) In any city or county that has not adopted or amended ordinances, regulations, or other official controls as required under this section, the requirements of this section and RCW **36.70A.681** supersede, preempt, and invalidate any conflicting local development regulations.

(2) Ordinances, development regulations, and other official controls adopted or amended pursuant to this section and RCW **36.70A.681** must only apply in the portions of towns, cities, and counties that are within urban growth areas designated under this chapter.

(3) Any action taken by a city or county to comply with the requirements of this section or RCW **36.70A.681** is not subject to legal challenge under this chapter or chapter **43.21C** RCW.

(4) Nothing in this section or RCW **36.70A.681** requires or authorizes a city or county to authorize the construction of an accessory dwelling unit in a location where development is restricted under other laws, rules, or ordinances as a result of physical proximity to on-site sewage system infrastructure, critical areas, or other unsuitable physical characteristics of a property.

(5) Nothing in this section or in RCW **36.70A.681** prohibits a city or county from:

(a) Restricting the use of accessory dwelling units for short-term rentals;

(b) Applying public health, safety, building code, and environmental permitting requirements to an accessory dwelling unit that would be applicable to the principal unit, including regulations to protect ground and surface waters from on-site wastewater;

(c) Applying generally applicable development regulations to the construction of an accessory unit, except when the application of such regulations would be contrary to this section or to RCW **36.70A.681**;

(d) Prohibiting the construction of accessory dwelling units on lots that are not connected to or served by public sewers; or

(e) Prohibiting or restricting the construction of accessory dwelling units in residential zones with a density of one dwelling unit per acre or less that are within areas designated as wetlands, fish and wildlife habitats, flood plains, or geologically hazardous areas.

[**2025 c 148 s 4**; **2023 c 334 s 3**.]

NOTES:

Findings—Intent—2023 c 334: "(1) The legislature makes the following findings:

(a) Washington state is experiencing a housing affordability crisis. Many communities across the state are in need of more housing for renters across the income spectrum.

(b) Many cities dedicate the majority of residentially zoned land to single detached houses that are increasingly financially out of reach for many households. Due to their smaller size, accessory dwelling units can provide a more affordable housing option in those single-family zones.

(c) Localities can start to correct for historic economic and racial exclusion in single-family zones by opening up these neighborhoods to more diverse housing types, including accessory dwelling units, that provide lower cost homes. Increasing housing options in expensive, high-opportunity neighborhoods will give more families access to schools, parks, and other public amenities otherwise accessible to only the wealthy.

(d) Accessory dwelling units are frequently rented below market rate, providing additional affordable housing options for renters.

(e) Accessory dwelling units can also help to provide housing for very low-income households. More than 10 percent of accessory dwelling units in some areas are occupied by tenants who pay no rent at all; among these tenants are grandparents, adult children, family members with disabilities, friends going through life transitions, and community members in need. Accessory dwelling units meet the needs of these people who might otherwise require subsidized housing space and resources.

(f) Accessory dwelling units can meet the needs of Washington's growing senior population, making it possible for this population to age in their communities by offering senior-friendly housing, which prioritizes physical accessibility, in walkable communities near amenities essential to successful aging in place, including transit and grocery stores, without requiring costly renovations of existing housing stock.

(g) Homeowners who add an accessory dwelling unit may benefit from added income and an increased sense of security.

(h) Accessory dwelling units provide environmental benefits. On average they are more energy efficient than single detached houses, and they incentivize adaptive reuse of existing homes and materials.

(i) Siting accessory dwelling units near transit hubs, employment centers, and public amenities can help to reduce greenhouse gas emissions by increasing walkability, shortening household commutes, and curtailing sprawl.

(2) The legislature intends to promote and encourage the creation of accessory dwelling units as a means to address the need for additional affordable housing options." [**2023 c 334 s 1.**]

RCW 36.70A.681**Accessory dwelling units—Limitations on local regulation.**

(1) In addition to ordinances, development regulations, and other official controls adopted or amended to comply with this section and RCW **36.70A.680**, a city or county must comply with all of the following policies:

(a) The city or county may not assess impact fees on the construction of accessory dwelling units that are greater than 50 percent of the impact fees that would be imposed on the principal unit;

(b) The city or county may not require the owner of a lot on which there is an accessory dwelling unit to reside in or occupy the accessory dwelling unit or another housing unit on the same lot;

(c) The city or county must allow at least two accessory dwelling units on all lots that are located in all zoning districts within an urban growth area that allow for single-family homes in the following configurations:

(i) One attached accessory dwelling unit and one detached accessory dwelling unit;

(ii) Two attached accessory dwelling units; or

(iii) Two detached accessory dwelling units, which may be comprised of either one or two detached structures;

(d) The city or county must permit accessory dwelling units in structures detached from the principal unit;

(e) The city or county must allow an accessory dwelling unit on any lot that meets the minimum lot size required for the principal unit;

(f) The city or county may not establish a maximum gross floor area requirement for accessory dwelling units that is less than 1,000 square feet;

(g) The city or county may not establish roof height limits on an accessory dwelling unit of less than 24 feet, unless the height limitation that applies to the principal unit is less than 24 feet, in which case a city or county may not impose roof height limitation on accessory dwelling units that is less than the height limitation that applies to the principal unit;

(h) A city or county may not impose setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, aesthetic requirements, or requirements for design review for accessory dwelling units that are more restrictive than those for principal units;

(i) A city or county must allow detached accessory dwelling units to be sited at a lot line if the lot line abuts a public alley, unless the city or county routinely plows snow on the public alley;

(j) A city or county must allow accessory dwelling units to be converted from existing structures, including but not limited to detached garages, even if they violate current code requirements for setbacks or lot coverage;

(k) A city or county may not prohibit the sale or other conveyance of a condominium unit independently of a principal unit solely on the grounds that the condominium unit was originally built as an accessory dwelling unit; and

(l) A city or county may not require public street improvements as a condition of permitting accessory dwelling units.

(2)(a) A city or county subject to the requirements of this section may not:

(i) Require off-street parking as a condition of permitting development of accessory dwelling units within one-half mile walking distance of a major transit stop;

(ii) Require more than one off-street parking space per unit as a condition of permitting development of accessory dwelling units on lots smaller than 6,000 square feet before any zero lot line subdivisions or lot splits; and

(iii) Require more than two off-street parking spaces per unit as a condition of permitting development of accessory dwelling units on lots greater than 6,000 square feet before any zero lot line subdivisions or lot splits.

(b) The provisions of (a) of this subsection do not apply:

(i) If a local government submits to the department an empirical study prepared by a credentialed transportation or land use planning expert that clearly demonstrates, and the department finds and certifies, that the application of the parking limitations of (a) of this subsection for accessory dwelling units will be significantly less safe for vehicle drivers or passengers, pedestrians, or bicyclists than if the jurisdiction's parking requirements were applied to the same location for the same number of detached houses. The department must develop guidance to assist cities and counties on items to include in the study; or

(ii) To portions of cities within a one mile radius of a commercial airport in Washington with at least 9,000,000 annual enplanements.

(3) When regulating accessory dwelling units, cities and counties may impose a limit of two accessory dwelling units, in addition to the principal unit, on a residential lot of 2,000 square feet or less.

(4) The provisions of this section do not apply to lots designated with critical areas or their buffers as designated in RCW **36.70A.060**, or to a watershed serving a reservoir for potable water if that watershed is or was listed, as of July 23, 2023, as impaired or threatened under section 303(d) of the federal clean water act (33 U.S.C. Sec. 1313(d)).

[**2023 c 334 s 4.**]

NOTES:

Findings—Intent—2023 c 334: See note following RCW **36.70A.680**.

RCW 36.70A.696**Accessory dwelling units—Definitions.**

The definitions in this section apply throughout RCW **36.70A.697**, **36.70A.698**, **36.70A.680**, and **36.70A.681** unless the context clearly requires otherwise.

(1) "Accessory dwelling unit" means a dwelling unit located on the same lot as a single-family housing unit, duplex, triplex, townhome, or other housing unit.

(2) "Attached accessory dwelling unit" means an accessory dwelling unit located within or attached to a single-family housing unit, duplex, triplex, townhome, or other housing unit.

(3) "City" means any city, code city, and town located in a county planning under RCW **36.70A.040**.

(4) "County" means any county planning under RCW **36.70A.040**.

(5) "Detached accessory dwelling unit" means an accessory dwelling unit that consists partly or entirely of a building that is separate and detached from a single-family housing unit, duplex, triplex, townhome, or other housing unit and is on the same property.

(6) "Dwelling unit" means a residential living unit that provides complete independent living facilities for one or more persons and that includes permanent provisions for living, sleeping, eating, cooking, and sanitation.

(7) "Gross floor area" means the interior habitable area of a dwelling unit including basements and attics but not including a garage or accessory structure.

(8) "Major transit stop" means:

(a) A stop on a high capacity transportation system funded or expanded under the provisions of chapter **81.104** RCW;

(b) Commuter rail stops;

(c) Stops on rail or fixed guideway systems, including transitways;

(d) Stops on bus rapid transit routes or routes that run on high occupancy vehicle lanes; or

(e) Stops for a bus or other transit mode providing actual fixed route service at intervals of at least fifteen minutes for at least five hours during the peak hours of operation on weekdays.

(9) "Owner" means any person who has at least 50 percent ownership in a property on which an accessory dwelling unit is located.

(10) "Principal unit" means the single-family housing unit, duplex, triplex, townhome, or other housing unit located on the same lot as an accessory dwelling unit.

(11) "Short-term rental" means a lodging use, that is not a hotel or motel or bed and breakfast, in which a dwelling unit, or portion thereof, is offered or provided to a guest by a short-term rental operator for a fee for fewer than 30 consecutive nights.

[**2023 c 334 s 2**; **2021 c 306 s 2**; **2020 c 217 s 2**.]

NOTES:

Findings—Intent—2023 c 334: See note following RCW **36.70A.680**.

Findings—Intent—2020 c 217: "(1) The legislature makes the following findings:

(a) Washington state is experiencing a housing affordability crisis. Many communities across the state are in need of more housing for renters, across the income spectrum. Accessory dwelling units are frequently rented at below market rate, providing additional affordable housing options for renters.

(b) Accessory dwelling units are often occupied by tenants who pay no rent at all; among these tenants are grandparents, adult children, family members with disabilities, friends going through life transitions, and community members in need. Accessory dwelling units meet the needs of these people who might otherwise require scarce subsidized housing space and resources.

(c) Accessory dwelling units can meet the needs of Washington's growing senior population, making it possible for this population to age in their communities by offering senior-friendly housing, which prioritizes physical accessibility, in walkable communities near amenities essential to successful aging in place, including transit and grocery stores, without requiring costly renovations of existing housing stock.

(d) Homeowners who add an accessory dwelling unit may benefit from added income and an increased sense of security.

(e) Siting accessory dwelling units near transit hubs and near public amenities can help to reduce greenhouse gas emissions by increasing walkability, shortening household commutes, and limiting sprawl.

(2) The legislature intends to promote and encourage the creation of accessory dwelling units as a means to address the need for additional affordable housing options." [**2020 c 217 s 1.**]

East Wenatchee Municipal Code: 17.72.190 Accessory dwelling units.

A. The purposes of this section are to: (1) provide homeowners with flexibility in establishing separate living quarters within or adjacent to their homes for caring for seniors, providing housing for their children or obtaining rental income; (2) increase the range of housing choices and the supply of accessible and affordable housing.

B. Applicability. Detached, attached, and interior accessory dwelling units (ADUs) shall be permitted within all residential and mixed-use zoning districts.

C. Development Standards. ADUs shall comply with the following standards:

1. Two ADUs are permitted on a lot in addition to the primary dwelling unit. ADUs are exempt from the density requirements of the underlying zone.

2. Minimum Lot Size. ADUs may be established on any legally established lot or parcel provided the standards of this section are met.

3. Maximum unit size: 1,200 square feet.

4. Minimum Unit Size. The gross floor area of an ADU shall not be less than the requirements of the Washington State Building Code.

5. One off-street parking space per accessory dwelling shall be provided in addition to the off-street parking spaces for the primary dwelling shall be provided.

6. ADUs shall meet the maximum building height, maximum land coverage and minimum setback standards of the zoning district for the property with the following exception:

a. Detached ADUs may be built on a property line if that property line abuts a public alley unless the city routinely plows snow in that alley.

D. Only one home occupation permit shall be permitted on any lot containing an accessory dwelling.

E. ADUs Used as Short-Term Rentals.

1. A short-term rental shall not be operated on any property where an ADU has been constructed using the city's pre-approved ADU plans program.

(Ord. [24-02](#) § 5 (Exh. A), 2024; Ord. [16-12](#) § 9, 2017; Ord. [07-05](#) § 7, 2007; Ord. [05-07](#) § 4, 2005)