

# STEHEKIN COMMUNITY PLAN - ADVISORY GROUP



## Meeting Summary

Meeting No. 3 - Tuesday, Feb. 3, 2026 - Zoom

### Attendees:

Barbara Gross	Joe Kitchell	Smith Powell
Carolyn McConnell	John Wilsey	Mike Kaputa (CCNR)
Chelsea Courtney	Katie Turner	Teka Sellers (ENCW)
Clancy Courtney	Krissa Jester	Shirley Shultz (AQEA)
Cynthia Nawalinski	Robert Kendall	<i>Suzanne Hartman - Visitor</i>
Dutch Story	Ron Scutt	

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### 1. Feedback:

- a. First round of comments has been categorized, reviewed, and summarized.
- b. First round of comments was intended to help the team draft the first iteration of the draft plan, specifically in the topic areas to begin drafting goals and policies to be implemented in the Comp Plan.
- c. These comments came from:
  - i. Survey responses after the 10/22 meeting
  - ii. Verbal comments from the 10/22 meeting
  - iii. Sticky notes from the 10/22 meeting
  - iv. Emails directly to Mike and Teka
  - v. Email to County Commissioners
  - vi. NPS worksheet that was handed out in May 2025
  - vii. 2011 Stehekin Heritage Response to LPP and SRCIP
- d. Once a draft plan is ready for broader community review, there will be additional opportunity for review, comments and feedback.

### 2. Zoning:

- a. We will be placing a priority on understanding potential changes to zoning to support the mission/vision/goals of the community plan.
- b. We discussed five(5) alternatives:
  - i. No changes to current zoning – enforcement of existing zoning codes
  - ii. Adoption of RR zoning
  - iii. Adoption of RV zoning
  - iv. Develop and adopt a new zoning type, specific to Stehekin
  - v. Develop and adopt a Stehekin overlay (works in conjunction with zoning)
- c. In order to narrow and choose a preferred alternative, the advisory group and broader community need more detailed understanding.

- d. The team will be working to provide more information on **existing zoning**, to include:
  - i. Full understanding of the existing zoning
  - ii. Existing zoning was not intentionally applied in the past
  - iii. Working to fix/adjust existing discrepancies/non-compliances as they are identified
  - iv. Full understanding of other allowable uses, requirements
    1. ADU allowances in WA State and Chelan Co.
    2. Building requirements/allowances in flood plain/zone
  - v. Maps that show existing parcels and zoning
    1. Need an understanding of what land is available where different zoning or overlay would be potentially possible
- e. The team will be working on a **table that shows a summarized comparison** of zoning alternatives, including RR and RV.
  - i. Better understand of lot sizes, usages, etc.
  - ii. An overlay is a tool, not a zoning option, can be used in combination with zoning

### 3. Timeline and Next Steps

- Priority being put on items that will be included in the Comp Plan
  - Other items/feedback that cannot be affected by the Comp Plan will be documented in the Community Plan for future community-led use
- Team is using existing feedback to formulate draft mission/vision and goals that will be supported by policies in the Comp Plan. Draft to be presented to the Advisory Group for review and editing.
- Community Communication –
  - Teka will develop an email to the broader community to include a status update, next steps on what to expect and how to provide feedback
- Next Advisory Group meeting –
  - Target the last week of February for next meeting
- Targeting the end of March for a final draft of the Community Plan
  - To include advisory group and broader community input
- Chelan PUD will attend the next advisory group meeting
  - Teka or Mike will provide update from the PUD with the advisory group for review prior to their attendance