

# STEHKIN COMMUNITY PLAN - ADVISORY GROUP



## Meeting Summary

Meeting No. 2 - Tuesday, Nov. 18, 2025 - Zoom

### Attendees:

Aaron	Robinson	Cynthia	Nawalinski	Phil	Fenner
Barbara	Gross	Dutch	Story	Robert	Kendall
Carolyn	McConnell	Joe	Kitchell	Smith	Powell
Charles	Raymond	John	Wilsey		
Chelsea	Courtney	Trapper	Robbins		

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### 1. Review of October 22 Community Meeting

### 2. Draft Community Plan: Status and Next Steps

- Staff outlined the process and timeline for compiling community feedback and revising the draft Community Plan.
- A second iteration of the draft plan will be developed based on feedback received to date.
- The Plan's Purpose - The finalized Stehekin Community Plan will be adopted as an attachment to Chelan County's Comprehensive Plan.

### Next Steps:

- The team will provide a draft of community goals and ask the advisory group to refine.
- These goals, along with related policies, will be implemented through the County's Comprehensive Plan.

### 3. Compiling and Sharing Community Feedback

Staff described the approach for gathering, organizing, and sharing public input:

- Feedback is being compiled from multiple sources, including:
  - Comments and notes from the Oct. 22 community meeting
  - The online survey (organized by topic area)
  - Direct emails and written correspondence
- Both raw (unedited) comments and a summarized version will be shared first with the advisory group and then with the broader community.
- Feedback will inform the second draft of the Community Plan.

- Staff will also evaluate which issues should be addressed through the Comprehensive Plan versus those that fall under the responsibility of other agencies or partners.

#### **4. Anchor QEA**

Josh and John from Anchor QEA:

- Reviewed presentation materials from the Oct. 22 meeting
- Provided additional detail on zoning topics, with a focus on Rural Residential Resource (RRR) and Recreation Vehicle (RV) zoning

Community members interested in scheduling additional time with Anchor QEA are encouraged to contact Teka or Mike.

#### **5. Advisory Group Process and Focus**

The group discussed the purpose and structure of advisory group meetings.

Going forward:

- Each meeting will include presentations from subject matter experts aligned with major plan topics.

#### **6. Mapping and Data Discrepancies**

Discrepancies were identified between tax assessment data, parcel data, zoning maps, and GIS layers:

- Chelan County is the source of the existing maps and datasets.
- Inconsistencies appear between zoning maps, parcel GIS data, and the current Comprehensive Plan.
- These issues will need to be addressed at the County level.
- Mike will submit a request to the Chelan County Community Development Department to review and resolve discrepancies and ensure consistency across datasets.

#### **7. Property Ownership and Mapping Questions**

The advisory group identified several data requests related to land ownership and development patterns:

- Comparison of private property versus National Park Service (NPS) ownership, including historical acreage changes (e.g., 1960s to present)
- Identification of encumbered versus buildable properties
- Percentage of private land already developed
- Percentage of buildable land that is privately owned

## 8. Chelan County PUD Update

Mike provided an update from a recent meeting with Chelan County PUD. Discussion topics included:

- Clarification of points of contact at the PUD
- We heard interest in hosting a future PUD-led community meeting
- Need for clear, shared data on energy load, historical and projected usage, and the potential impacts of increased density
- Concerns about infrastructure costs and how they would be funded
- Community desires to better understand short and long-term alternatives to support existing and growing electrical load
- Long-term goal related to reducing diesel reliance, exploring cleaner energy options, and increasing community self-sufficiency

## 9. Accessory Dwelling Units (ADUs)

The advisory group reviewed current regulations and state-level context related to ADUs:

- Chelan County Code 11.88.200 governs ADUs
- Maximum ADU size is 1,200 square feet
- HB 1337, 2023–24), intended to ease barriers to ADU construction to expand housing options statewide
- Up to two ADUs are allowed on parcels within an Urban Growth Area (UGA); one ADU is allowed outside a UGA
- Short-term rental regulations apply to ADUs in accordance with County code
- <https://www.codepublishing.com/WA/ChelanCounty/html/Chelco11/Chelco1188.html#11.88.200>
- <https://app.leg.wa.gov/billsummary?BillNumber=1337&Initiative=false&Year=2023>