



## CHELAN COUNTY HEARING EXAMINER

Chelan County Administration Building, Room 1

**This public hearing will be in a videoconferencing format due to the ongoing precautions associated COVID-19. Additional instruction to attend this hearing remotely will be posted on the website of Community Development. If you should have any questions, please contact the Planner, RJ Lott, at [RJ.Lott@co.chelan.wa.us](mailto:RJ.Lott@co.chelan.wa.us) or 509-667-6515.**

**July 1, 2020, 9:00 am**

**Chelan County Hearing Examiner:** Andrew Kottkamp

**Chelan County Staff:** Planner – Emily Morgan, Permit Clerk – Wendy Lane

**Public/Agencies:** Deb Krueger, Lori Withrow, John Fragnito, Sharon Waters

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### **AGENDA:**

#### **I. CALL TO ORDER**

Hearing Examiner Kottkamp called the Hearing to order at 9:00 am. No objections were given to Mr. Kottkamp running today's hearing. Instruction was given to attendees on how the hearing is conducted and how to participate, testify, and appeal a decision.

#### **II. PUBLIC HEARINGS**

**CUPA 20-002:** An application for a Conditional Use Permit Amendment has been requested by John Fragnito (owner) for the addition of (2) off-site agricultural worker housing duplexes. The application was submitted April 13, 2020 and deemed complete May 12, 2020. The proposed development is to occur in (2) phases; each phase would include the construction of a 20 ft. x 60 ft. (1,200 sq. ft.) duplex with (4) parking spaces per structure. The property is located at 921 Apple Acres Rd., Chelan, WA and identified as Assessor's Parcel No.: 28-23-33-440-100. The property is within the Commercial Agricultural Lands (AC) zoning district and located within a potential geological hazard area; a geological site assessment was provided with application. Pursuant to WAC 197-11-800, this proposal is SEPA exempt. **Planner - Emily Morgan**

Mr. Kottkamp discussed the application details, and entered the staff-report, attachments to the staff-report, application materials, site plans, and entire planning staff files into the record. Planner Emily Morgan explained the application. Staff recommends approval as conditioned.

John Fragnito was sworn in as the applicant. He stated that due to the lack of housing, especially for orchard workers, we wanted to add additional duplexes to his worker camp. He also agrees with the conditions of approval set forth in the Staff-Report.

With no members of the public present, Mr. Kottkamp closed the public portion of the record on the matter.

**CUP 20-005:** An application for a Conditional Use Permit has been requested by Deb Krueger & Lori Withrow (owners) for a dog boarding and daycare facility. The application was received on February 24, 2020 and deemed complete to process on March 24, 2020. The application proposes to convert an existing shop structure into the boarding facility with (13) indoor sleeping stalls and a small office/reception area. The application proposes a fenced outdoor run area; noise buffering vegetation is proposed to be added to the existing vegetation on site. The property is located at 30 Chapman Rd, Manson, WA and is identified by Assessor's Parcel number: 28-22-32-680-250. The subject property is located within the Commercial Agricultural Lands (AC) zoning district. Pursuant to WAC 197-11-800, this proposal is not SEPA exempt; a SEPA Checklist was submitted with application. **Planner – Emily Morgan**

Mr. Kottkamp discussed the application details, and entered the staff-report, attachments to the staff-report, application materials, site plans, and entire planning staff files into the record. Planner Emily Morgan explained the application. Staff recommends approval as conditioned.

Before swearing in the applicants, Mr. Kottkamp wanted to state that he was having a different interpretation of Chelan County Code, from that of staff, which dealt with the definition of kennels. Planner Emily Morgan explained how she interpreted the definition. She also stated that this application was similar to other kennel applications that have been granted in the past.

Deb Krueger and Lori Withrow were sworn in as applicants. Deb Krueger stated that she had operated at dog kennel in Seattle and wanted to establish the same time of business here now that she had moved to the Manson area.

Mr. Kottkamp asked about his interpretation of the definition of kennel and Lori Withrow answered that while she understood his interpretation, she hoped that the staff's interpretation will prevail in the decision.

Mr. Kottkamp stated that he will look further into the matter to see if he can get clarity on the matter.

Planner Emily Morgan stated that due to the indoor sleeping quarters and the fact that the dogs will be monitored 24/7 allows her view on the definition to be the correct one. She also stated that the owners will be living on site.

Mr. Kottkamp asked Deb Krueger and Lori Withrow if they had any problems with the Conditions of Approval stated in the Staff-Report. They did not.

With no members of the public present, Mr. Kottkamp closed the public portion of the record on the matter.

**III. ADJOURNMENT**

Hearing Examiner Kottkamp adjourned the July 1, 2020, meeting.