



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, Wendy Lane, at [Wendy Lane@co.chelan.wa.us](mailto:Wendy.Lane@co.chelan.wa.us) or 509-667-6515.

September 2, 2020, 9:00 am

Chelan County Hearing Examiner: Andrew Kottkamp

Chelan County Staff: Assistant Director – Catherine Lorbeer, Planner – Alex White, Permit Clerk – Wendy Lane, Public Works Development Review Manager – Andrew Brunner

Public/Agencies: Ryan Dell, Torrance, Edward's I-pad

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

SP 20-006: The Development Agreement for Short Plat #2020-006 for Christie Jonason is to defer frontage improvements on Nahahum Canyon Road in accordance with the approved Conditions of Approval dated June 26, 2020. 9140 Nahahum Canyon RD, Cashmere, WA 98815; and identified by Assessor's Parcel No.: 24-19-11-340-050. **Public Works – Andrew Brunner**

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. Public Works development Review Manager Andrew Brunner explained the application. He recommends approval of the Development Agreement.

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

CUP 20-008: An application for a Conditional Use Permit for the addition of 13 RV sites and continued operation as a minor RV park. Historically, the property has been operated as a Mobile Home Park and as a Recreational Vehicle/Campground operation. The subject property is 2.38 acres within the Rural Residential/Resource 5 (RR5) zoning district. Primary access is from Self's Motel Road, potable water is provided by an on-site well, septic was approved by the Chelan-Douglas Health District. Project Location: 3601 Self's Motel Rd., Cashmere, WA 98815; and identified by Assessor's Parcel No.: 23-19-11-220-400. **Planner – Jamie Strother**

This application was continued to the September 16, 2020 Hearing Examiner Meeting.

CUP 19-011: An application for a Conditional Use Permit has been submitted by Bruce and Toya Smith (owners) for a Small-Scale Recreational or Tourist use by utilizing their existing residence as a vacation rental by owner and also for a Places of Public and Private Assembly use to utilize their existing home and landscaped property as a wedding venue as well. Access to the subject property is off of Halvorson Canyon Rd., domestic water is provided by an existing shared-well and would also utilize the existing on-site septic system. The parcel is zoned Rural Residential/resource 5 (RR5). Project Location: 2006 Halvorson Canyon Rd., Wenatchee, WA 98801; and identified by Assessor's Parcel No.: 21-20-05-120-050. **Planner – Alex White**

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 Alex White explained the application. He recommends as conditioned.

Mr. Kottkamp asked Planner Alex White for clarification on the conditions brought forth from Chelan Douglas Health District. He also asked about conditions that pertained to Public Works and the roadway to the property. Planner Alex White and Andrew Brunner, from Public Works, addressed Mr. Kottkamp's questions.

Toya Smith was sworn in as the applicant. She asked what was needed with regard to the road. Andrew Brunner suggested that she contact Public Works, once the CUP was approved, and schedule a meeting for an explanation of what would be required of her. Toya Smith also explained the wedding venue aspect of her application.

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

CUP 20-009: An application for a Conditional Use Permit has been submitted by Ryan Dell (owner) for the construction of a 27 space "minor recreational vehicle park/campground" with an office and 1 bedroom SFR/shop building. Each space will be approximately 1,250 sq.ft. in size and will be serviced with potable water, power, and wastewater. Domestic water will be provided through the Lake Chelan Reclamation District and an on-site community septic system has been proposed. Spaces will be accessed via a paved 20-foot wide one-way internal road

that enters/exits onto Roses View Lane. The parcel is zoned Rural Residential / Resource 5 (RR5). Project Location: 1000 Roses View Lane, Manson, WA 98831; and identified by Assessor's Parcel No: 28-21-25-130-000. **Planner – Alex White**

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 Alex White explained the application. He recommends approval as conditioned.

Mr. Kottkamp asked what the maximum time one would be allowed to stay at the campground. Mr. White answered his questions to the best of his knowledge. Alex White stated he would research the requirements and forward the information to Mr. Kottkamp.

John Torrence was sworn in to testify, on behalf of the applicant. He stated that there are no objections to any of the conditions of approval listed in the staff-report. He is also ok with limiting the length of stay at the campground.

Ryan Dell was sworn in to testify as the applicant. He stated that he was not looking for long term tenants, but wanted to be a short term vacation facility. He does not want the property to become a nuisance; plans to live onsite.

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

PA 20-002: An application for a Plat Amendment was submitted to extinguish and relocate an existing 20-foot access and utility easement serving Lot 2 of Chelan County Short Subdivision 3530. The subject subdivision is located off of Circle Street in Wenatchee, WA and is zoned Residential Single-Family (RS). These parcels are located within the Wenatchee Urban Growth Area. Project Location: 945, 849, and 935 Circle Street, Wenatchee, WA 9880; parcel numbers 22-20-15-330-200, 22-20-15-330-250, and 22-20-15-330-256. **Planner – Alex White**

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 Alex White explained the application. He recommends approval as conditioned.

The applicant was not in attendance for the meeting.

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 September 2, 2020, meeting.