



## 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 Wendy Lane, at [Wendy.Lane@co.chelan.wa.us](mailto:Wendy.Lane@co.chelan.wa.us) or 509-667-6231.**

### **January 6, 2021, 9:00 am**

**Chelan County Hearing Examiner:** Andrew Kottkamp

**Chelan County Staff:** Assistant Director – Catherine Lorbeer, Planner – Jamie Strother, Planner – Alex White, Permit Clerk – Wendy Lane, Public Works Development Review Manager – Andrew Brunner, Deputy Prosecutor – Marcus Foster

**Public/Agencies:** Michelle Green, Julie Norton, Carrie Jones, Shelly Ward, Mike Addleman, Ron Fox, Stephanie Kuhns, saterlsc, Cindy's iPad

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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**

**SP 20-007:** The Development Agreement for Short Plat #2020-007 for Shelly Ward is to defer frontage improvements on Summit Boulevard in accordance with the approved Conditions of Approval dated May 26, 2020. Project Location: 553 Summit Blvd, Manson, WA and further identified by Assessor's parcel number: 28-21-27-609-190. **Presented by Public Works**

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.

Mr. Kottkamp asked Public Works Development Review Manager Andrew Brunner if the Development Agreement had a time limit. Mr. Brunner stated that he believed they had a time frame of 15 to 20 years.

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**

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 Jamie Strother explained the application. Staff recommends denial.

Julie Norton was sworn in on behalf of the applicant. She started with the history of the Conditional Use Permit to provide context. She then referred to CUP 2014-326 and asked that they staff-report and decision be added to the record. Mr. Kottkamp denied that request. Ms. Norton went over the material in lieu of it being added to the record. She gave arguments on how the Conditional Use Permit from 2014 was identical to the one applied for in 2020.

Julie Norton then covered areas where they disagreed with staff's findings. She then covered the conditions of approval and stated the applicant agreed with them even though they believed some of them may be unnecessary.

Mr. Kottkamp then turned the hearing over to public testimony.

Michelle Green spoke, oh behalf of Dale Jones. She spoke on the staff-report and agreed with staff's findings that the application was not compatible with surrounding properties.

Mike Addleman was sworn in to testify. He went through the history of being a neighboring property to the applicant. He went over a whole host of areas that were causing problems for him and surrounding neighbors. Mr. Addleman believes that the applicant will not follow any conditions of approval bestowed upon him, so he would like the application denied.

Marcus Foster, Deputy Prosecutor for Chelan County, was sworn in to testify on behalf of the County. He gave a rebuttal to Julie Norton's arguments. He spoke on problems with the property from the past to present day and speculated about the future.

Planner Jamie Strother spoke on the submitted site plans and narrative, of which both lacked necessary information.

Andrew Brunner, Public Works Development Review Manager, was sworn in to testify on behalf of the County. He spoke on the site plans, what was existing and what needs to be built. He also pointed out that access, to the property, from Red Apple Road, currently being used, was not permitted.

Julie Norton then addressed public comment and those made by staff. She reiterated her arguments for approval and predicted that all matters would be resolved once the project was completed.

Mr. Kottkamp closed the public portion of the record on the matter.

**CUP 20-016:** An application for a Conditional Use Permit has been submitted by WDFW for an Essential Public Facility use to construct a shooting range on WDFW property in Swakane Canyon. This shooting range would be open to the public for the purpose of target shooting and is being developed in accordance with the 2018 Chelan Wildlife Area Master Plan. The shooting range will be constructed in two phases. Phase 1 will consist of creating a rifle range, and Phase 2 will consist of creating a pistol range. Phase 2 will be scheduled only after additional funding is secured. The goal of the shooting range is to continue to provide recreation opportunities (target shooting) while reducing conflict between humans and wildlife (primarily mule deer using nearby overwintering habitat) and conflict between multiple user groups (target shooters and non-target shooters). Access to the subject property is off of Swakane Canyon Road. The parcel is zoned Rural Residential/Resource 20 (RR20). Project Location: NNA Swakane Canyon Rd., Wenatchee, WA 98801; and identified by Assessor's Parcel Nos.: 24-20-22-100-050 and 24-20-22-865-003. **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. Staff recommends approval as conditioned.

Stephanie Kuhns was sworn in to testify on behalf of the applicant. She agreed with the conditions of approval with the exception of No. 10.2, concerning the road fronting the project site and who actually owned it. The county surveyor, Mark Sele, believed the road to belong to the federal government.

Mr. Kottkamp asked Ms. Kuhns about the road and possible easement involved. She did not know the answer to the question.

Ron Fox was sworn in to testify on behalf of the applicant. He stated that the road is owned and maintained by the Forest Service. He also stated that the road width varies from place to place.

Andrew Brunner, Public Works Development Review Manager, stated that he would defer to the findings of the Chelan County surveyor on the ownership of the road.

Planner Alex White stated the road in question belonged to the Forest Service.

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 January 6, 2021, meeting.