



## 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.**

*MEETING DATE:*                    **Wednesday, May 19, 2021**

*TIME:*                                    **1:00 P.M.**

*HEARING EXAMINER:*        **Andrew Kottkamp**

### **AGENDA:**

#### **I.        CALL TO ORDER**

#### **II.       PUBLIC HEARING**

**CUP 20-011:** An application for a Conditional Use Permit has been requested for a Wedding Venue site under the criteria for places of public and private assembly. The applicant does not propose any structures associated with this proposal at this time. The subject property is located within the Commercial Agricultural Lands (AC) zoning district. Project Location: 811 Boyd Road, Chelan, WA and is identified by Assessor's Parcel number: 28-22-34-320-050. **Planner - Jamie Strother**

**MPR 20-001 / SDP 20-026 / SCUP 20-002:** Applications for a Master Planned Resort (MPR), Shoreline Substantial Development Permit, and Shoreline Conditional Use Permit were submitted by Karen Peele (agent) on behalf of Ingalls Creek Enrichment Center (owner) for a short-term visitor accommodation facility within shoreline jurisdiction of Ingalls Creek and Peshastin Creek. The application was submitted on August 13, 2020 and deemed complete on September 16, 2020. The proposed (3) phase MPR is an expansion of a Conditional Use Permit for the existing retreat center in order to allow for a more flexible mixed use of the subject property. The development proposes the construction of (5) new buildings and the renovation/redevelopment of existing structures to include: addition of guest lodging (26 units/68 beds), addition of staff housing (3 units/8 beds), new dining hall for 120 guests, construction of maintenance building, establishment of multiple outdoor recreation areas (i.e. zipline, walking trails, outdoor gathering areas, sledding hill, ropes course), renovation of meeting/conference areas, expansion of internal roadway system and parking, and fire suppression facilities. The subject property is made of up of (4) parcels, totaling 21.33 acres, and is located in the Rural Residential/Resource 5 (RR5) zoning district. Access is to be off of Ingalls

Creek Road onto a private internal roadway proposed with development. Domestic water is via a public water system with sanitation proposed as on-site septic systems. The subject property is located at 12355 Ingalls Creek Road, Peshastin, WA and identified as Assessor's Parcel Number(s): 23-17-25-210-060; 23-17-25-528-070; 23-17-25-210-050; 23-17-25-528-060. The subject property is located in a potential geological hazard area and within the "Conservancy" shoreline designation for both Ingalls and Peshastin Creek.; a geologic site assessment was submitted with application. **Planner – Jamie Strother**

### **III. ADJOURNMENT**