



## CHELAN COUNTY HEARING EXAMINER

Chelan County Administration Building, Room 1.

In response to the [Governor's Proclamation 20-28](#), the Hearing Examiner will hold all of their Regular and Special Meetings via Zoom Video Conference until further notice.

### Join Zoom Meeting

<https://us02web.zoom.us/j/85772603833?pwd=Z2tuRFpYcUtXNU1BTGVVaSDQxbFpldz09>

Meeting ID: 857 7260 3833

Passcode: 475734

Dial by your location

+1 253 215 8782 US (Tacoma)

Meeting ID: 857 7260 3833

Passcode: 475734

MEETING DATE: Wednesday, June 1, 2022

TIME: 9:00 A.M.

HEARING EXAMINER: Andrew Kottkamp

### AGENDA:

#### I. CALL TO ORDER

#### II. PUBLIC HEARING

**CUP 22-070:** An application for a Conditional Use Permit has been requested by Todd Smith (agent) for a winery tasting room that will have more than 1,500 sq.ft. of retail space. The applicant is proposing to construct a new tasting room with case storage and outdoor seating that is approximately 5,000 sq.ft. in size for the Hard Row to Hoe Winery. Upon completion of construction of the new tasting room, the existing tasting room and wine production building would be converted into an office to be used for the winery operation. Road access improvements and additional parking were included in this proposal. The subject property is located in the Commercial Agricultural Lands (AC) zoning district. Access to the winery is from Ivan Morse Road, domestic water would continue to be provided by the Lake Chelan Reclamation District and sanitation for the proposed development would be through a septic permit. Project Location: NNA and 300 Ivan Morse Road, Manson, WA and is identified by Assessor's Parcel numbers: 28-21-25-440-100 and 28-21-25-410-175 respectively. **Planner – Alex White**

**CUP 22-157:** An application for a Conditional Use Permit has been submitted Cody Murdock (owner) for the use of an existing residence as a two-bedroom bed and breakfast. The parcel is zoned RL-10 (Residential Low Density 10,000 District) within the City of Leavenworth Urban Growth Area. Access to the property is a private driveway off of Emig Dr., potable water is serviced by a joint-use well, and sanitation is provided by an existing septic system. Project Location: 12195 Emig Dr., Leavenworth, WA 98826 and is identified by Assessor's Parcel number: 24-17-01-550-160. **Planner – Alex White**

### **III. ADJOURNMENT**