



## 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.**

**June 1, 2022, 9:00 am**

**Chelan County Hearing Examiner:** Andrew Kottkamp

**Chelan County Staff:** Planner II – Alex White, Permit Clerk – Wendy Lane

**Public/Agencies:** Cody and Amber Murdock, Don and Judy Phelps, Todd Smith, Evan Sandt

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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**

**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**

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 II, Alex White, presented the application. Staff recommends approval as conditioned.

Todd Smith was sworn in, as an agent on behalf of the applicant. He agrees with the staff-report but had a concern with condition of approval #24 which is a right-of-way dedication. He gave reasons why he believed the condition to be in error.

Don Phelps was sworn in as the applicant. He also had concerns about condition of approval #24. He agreed with other conditions proposed in the staff-report.

Planner II, Alex White explained why the condition was needed. He offered to reach out to Chelan County Public Works regarding the matter.

Mr. Kottkamp kept the record open, until 5:00 pm today, to see if the County would like to submit additional information on the right-of-way dedication. If documents were submitted, he would give the applicant the opportunity to respond.

**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**

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 II, Alex White, presented the application. Staff recommends approval as conditioned.

Cory Murdock was sworn in as the applicant. He gave a history of his property and why believes he meets all of the requirements for a Conditional Use Permit. He agrees with the staff-report and the conditions of approval.

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

### III. ADJOURNMENT

Hearing Examiner Kottkamp adjourned the June 1, 2022, meeting.