



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.

November 2, 2022, 9:00 am

Chelan County Hearing Examiner: Andrew Kottkamp

Chelan County Staff: Jamie Strother, Alex White, Kirsten Ryles, Torrey Herrington,

Public /Agencies: Mike Addleman, Thomas Vetter, Karen, Larry Cordes, Royha, Clay Gatens, Vicki Griffin, Jim Stone, Amy Phesant, 'Zoom', Gary Rice Chelan PUD, Rod Grams, Erlandson Associates, Andrew Brunner, Bill Phillips, Interested Observer, Mike Wade, Pat Sheehy, Brooklyn Holton, Kenon is here, Rod, Jbowen, Samantha Fulgham

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 HEARING

AA 22-372: The applicant submitted an Existing Non-Conforming Short-Term Rental Application on November 22, 2021 to continue use as a short-term rental (STR). Applicant was issued a provisional permit pending full review. Jim Stone, the applicant's son, is now his durable power of attorney as applicant's wife has declined the responsibility and the applicant is no longer able to act on his own behalf. Howard & Helen Stone were initially allowed to operate in the Peshastin UGA as they have a Conditional Use Permit (CUP 07-011) to operate as an owner operated Guest Inn. The owners no longer live on the parcel so CUP 07-011 no longer applies. Jim Stone notes in an email on May 25, 2022 the family's intent was to use the property as an STR. STRs are not allowed in the R1 zoning of the Peshastin UGA. Project Location: 9940 SAUNDERS RD., PESHASTIN, WA 98847 and is identified by Assessor's Parcel Number: 24-18-21-220-220 Short Term Rental Manager Kirsten Ryles

AA 22-375: The applicant submitted an Existing Non-Conforming Short-Term Rental Application on December 29, 2021 to continue use as a Tier 2 short-term rental (STR). They were granted provisional permits to continue operation while the county performed complete review of their application. The final STR permit was denied based on the parcel having unresolved code violations on the parcel per CCC 11.88.290. Project Location: 5968 SUNSET HWY, CASHMERE, WASHINGTON 98815 and is identified by Assessor's Parcel number: 24-19-32-330-450. Short Term Rental Manager- Kirsten Ryles

CUP 22-226: An application for a Conditional Use Permit has been requested for a high impact utility for the construction of a Chelan County PUD substation. The transmission lines would power the new substation and provides for (4) underground distribution circuits capable of powering up to 2,000 single-family homes. The substation site would include an approximate 1- acre graveled and chain link fenced perimeter that contains electrical and control conduits, and buried grounding system composed of (5) drilled wells and a copper wire grid. Project Location: NNA, Chelan, WA and identified by Assessor's Parcel No.: 27-22-03-410-060 Senior Planner- Jamie Strother

CUP 22-047: An applicant for a Conditional Use Permit to resolve a code enforcement violation for a mobile home park and a minor RV park/campground. The applicant proposes to permit 9 mobile homes, 14 RV sites and 3 cabin buildings with 2 units in each. Primary access is from Self's Road, potable water would be provided by an on-site well and septic is utilized. Project Location: 3601 Self's Motel Road, Cashmere, WA 98815 and is identified by Assessor's Parcel No.: 23-19-11-220-400 Senior Planner- Jamie Strother

CUP 22-263: An application was submitted for the expansion of the existing Fielding Hills winery to allow for the construction of an approximately 5,200 sq.ft. outdoor sitting patio, an enclosed wine club area approximately 1,500 sq.ft. in size, and a 6,000 sq.ft. production facility with an outdoor crush pad of 1,200 sq.ft. The applicants also are requesting Places of Public and Private Assembly pursuant to Chelan County Code Section 11.93.315 for up to 200 guests for special events such as wine club parties, wedding, and acoustical musical concerts. Access to the property would continue to be off of S. Lakeshore Road, domestic water for the expansion would be provided by the Bear Mountain Water District, and sewer service would continue to be from the City of Chelan. Project Location: 565 S. Lakeshore Road, Chelan, WA 98816 also identified as Assessor's Parcel Number 27-22-17-110-550 Planner II- Alex White

MDR 21-451: An application for a Master Planned Resort (MPR) Amendment was submitted for a boundary adjustment of the already approved Ravenwing Ranch MPR (PD 2006-001) in order to increase the total size of the MPR by 21.1 acres. This proposed 21.1-acre addition will be added to the dedicated MPR open space area in order to provide better buffers and recreation facilities for the proposed destination resort. Per the approved conditions of PD 2006-001 and CCC 11.89.040, the maximum overall density of this MPR will not exceed two housing units per gross acre of the overall MPR. Final building and facilities layout and structure will be determined at the time of building permit submittal. The subject property is made of up of (3) parcels, totaling 78.6 acres, and is located in the Rural Residential/Resource 5 (RR5) zoning district. Access is to be off of Colockum Road onto a private internal roadway proposed with development. Domestic water is via an approved public water system with sanitation proposed as on-site septic systems. The subject property is located in a potential geological hazard area and within the "Conservancy" shoreline designation for the Columbia River. Project Location: 5814 Colockum Road, Malaga, WA and identified as Assessor's Parcel Number(s): 21-22-16-230-000, 21-22-16- 320-000, and 21-22-17-000-050 Planner II- Alex White

ADJOURNMENT

Hearing Examiner Kottkamp adjourned the November 2, 2022 meeting.