



## 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 [Torrey.Herrington@co.chelan.wa.us](mailto:Torrey.Herrington@co.chelan.wa.us) or 509-667-6231.**

**June 07, 2023 at 9:00 AM**

**Chelan County Hearing Examiner:** Andrew Kottkamp

**Chelan County Staff:** Senior Planner Jamie Strother, Planner II Alex White, Planner II Celeste Barry, Permit Clerk Torrey Herrington and Permit Clerk Jessica Thompson

**Public/Agencies:** Patrick Hautenne, Steve Buckingham, Chayanna Marshall, Kari, Chad Mendell, Nancy Grette, Stacie de Mestre, Forte Architects, Glenn g, Ben Stanton, Morgan, Lance Beyer, Greg Ewing, Adam, Jonathan Pobst, 12086588300, 16057863512

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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.

Mr. Kottkamp stated he was a member of a club which donated to the Alatheia riding club. States that it does not interfere with his ability to make decisions on the matter.

#### **II. PUBLIC HEARINGS**

AA 23-087 A request for an Administrative Appeal was submitted to appeal the denial of a Short Term Rental permit. 400 MANSON BLVD., MANSON, WA 98831; APN 28-21-35-696-378- STR Manager Kirsten Ryles

Mr. Kottkamp discussed the application details, and entered staff report, application materials, site plans, entire planning staff files into record.

STR Manager Kirsten Ryles presents the application, the proposed project meets the criteria for approval.

Steve Buckingham owner is sworn in to testify stating they meet the rear setback requirement to settle the parking issue. Also corrected the website for the amount of people allowed to stay in the STR.

With nothing further from the agent, public, or staff. Mr. Kottkamp closes the record.

**CUP 23-159** An application for a Conditional Use Permit has been requested to build a new home for Alatheia Riding Center, a horse riding and care non-profit. The new space would include two indoor arenas, a care takers house, barns for the horses, outdoor arenas and pastureland for grazing and exercise for the horses. The site would take special care to ensure accessible features to serve all people. The subject property is located within a split zoned property, most of which lies within the Rural Residential/Resource 5-acre lots (RR5) zone. The portion of the property zoned Rural Village (RV) is mostly encumbered by a vegetated ravine and will become a protected open space/environmental tract. Unassigned, Easy St Wenatchee WA; also identified by Assessors no. 23-20-18-430-156- Planner II- Celeste Barry

Mr. Kottkamp discussed the application details, and entered staff report, application materials, site plans, entire planning staff files into record.

Planner II Celeste Barry presents the application, the proposed project meets the criteria for approval.

Ellen Freed Agent present on behalf of the applicant is sworn in to testify and talk about the project.

Ellen had no objections to the staff report or the conditions of approval.

With nothing further from the public, agent, or staff, Mr. Kottkamp closed the record.

**CUP 23-145** An application for a Conditional Use Permit has been requested for a High and Low Impact Utility. This application proposes to construct four (4) water tanks that are to be used as a back-up water supply for the Microsoft data center buildings. Each water tank would be approximately 60-feet tall and 60-feet wide and would hold up to 385,000 gallons of water. The subject property is located within the Rural Industrial (RI) zoning district. - Planner II Alex White

Mr. Kottkamp discussed the application details, and entered staff report, application materials, site plans, entire planning staff files into record.

Planner II Alex White presents the application, the proposed project meets the criteria for approval.

Chad Mendell Agent present on behalf of the applicant is sworn in to testify and talk about the project. Chad had no objections to the staff report or conditions of approval.

States surveys for Ecology, Department, Fish and Wildlife, and Colville tribes have been completed. Chad will get those surveys to community development.

With nothing further from the public, staff, or agent. Mr. Kottkamp closed the record.

**CUP 23-156** An application for a Conditional Use Permit has been requested for a High Impact Public Facility in order to construct an electrical utility switchyard (i.e. substation) that would support the proposed Microsoft data center buildings in Malaga. The design of the new switchyard includes a 115kV proposed breaker-and-a-half configuration and a 230kV ring bus configuration. The 115kV portion of the switchyard includes eighteen (18) 115kV breakers arranged in a breaker-and-a-half configuration and seven (7) 115kV-34.5kV 37.5MVA (base rated) transformers with one serving as a spare. This 115kV portion of the switchyard would be fed from four (4) 115kV transmission lines. The 230kV portion of the switchyard includes four (4) 230kV breakers arranged in a ring bus configuration and two (2) 230KV-115kV 250MVA (base rated) transformers. The 230kV portion of the switchyard would be fed from two (2) 230kV transmissions lines. The subject property is located within the Rural Industrial (RI) zoning district.- Planner II Alex White

Mr. Kottkamp discussed the application details, and entered staff report, application materials, site plans, entire planning staff files into record.

Planner II Alex White presents the application, the proposed project meets the criteria for approval.

Edrie Risdon Agent present on behalf of the Applicant was sworn in to testify and speak on the project. There were no objections to the staff report or the conditions of approval.

States the substation will be single use as that is the agreement with Microsoft.

With nothing further from the public, staff, or agent. Mr. Kottkamp closed the record.

**CUP 23-147** An application for a Conditional Use Permit has been requested for an Isolated Small-Scale Business to continue a manufacture and assemble cabinets. The change of use through the CUP process is to bring the property into compliance. The applicant is not proposing any new structures associated with the proposed use. All materials are stored inside the existing building and the business operates normal business hours Monday – Friday. Currently the cabinet manufacturing shop has 1 – 4 employees. 11680 Eagle Creek Road, Leavenworth, WA. APN: 25-18-31-210-055- Senior Planner Jamie Strother

Mr. Kottkamp discussed the application details, and entered staff report, application materials, site plans, entire planning staff files into record.

Senior Planner Jamie Strother presents the application, the proposed project meets the criteria for approval.

Ben Stanton Agent present on behalf of the Applicant was sworn in to testify and speak on the project. Only issue with the staff report was the public works comment about the access plan. Change wording to 'if' a new structure built an access plan will need to be provided. There will be no new structures added to the parcel, the parcel will remain as is. They are just changing the use.

With nothing further from the public, staff, or agent. Mr. Kottkamp closed the record.

### **III. ADJOURNMENT**

Hearing Examiner Kottkamp adjourned the May 17, 2023 at 1:12 PM