



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, at Torrey.Herrington@co.chelan.wa.us or 509-667-6231.

August 16, 2023 at 1:00 PM

Chelan County Hearing Examiner: Andrew Kottkamp

Chelan County Staff: Jamie Stother- Senior Planner, Torrey Herrington- Permit Clerk

Public/Agencies: Bob, Craig, Janeane, Eric Anderson, Jodie Hintz, Christina Wollman, Dennis Broughton, Keith Fast, Pam, Pam, Kris Morgan, Linda Bockleman, Lauren Pflugrath, Zelda, Scott Dimon, Mary Ustas, Pat, Jamie Wilson, Janeane Boyd, Kelly Macmillan, Evan, Tracy Stoddard, Sweetin, Greg McLaughlin, George Wilson

AGENDA:

I. CALL TO ORDER

Hearing Examiner Kottkamp called the Hearing to order at 1:00 PM. 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 23-091/SDP 23-092 Cascade Orchard Irrigation Co. - An application for a Conditional Use Permit and Shoreline Substantial Development Permit has been requested to construct a new pumping facility and new pressurized irrigation pipeline. The Cascade Orchard Irrigation Co. (COIC) development proposes to change the point of diversion from the existing shared location with the Leavenworth National Fish Hatchery to the left bank of Icicle Creek and install a pump station and closed system of pressurized pipelines, including a main pipeline and laterals. The new main and lateral pipelines would be installed within the current ditch and adjacent to the existing lateral pipelines within COIC rights of way and along county roads. The subject property located within the Rural Residential/Resource 10 (RR10) and holds a 'rural' shoreline designation. NNA Shore St, Leavenworth, WA and is identified by Assessor's Parcel number: 24-17-13-510-251- **Planner Jamie Strother**

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

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

Christina Wollman states that Mike Kaputa was supposed to be joining, but is not present. Ms. Wollman is sworn in to testify on behalf of the property owner.

Ms. Wollman clarifies that the water works will take one month to complete but the rest of the project will take longer. She also asks for review of conditions of approval #3 & #13 within the staff report.

Ms. Strother addresses the Conditions of Approval and will make edits to the Staff Report.

No comment from the public.

Mr. Kottkamp will leave the record open until 5:00 P.M for Ms. Strother to send out the edited conditions of approval in the Staff report.

CUP 23-155 Sage/Plain Cellars An application for a Conditional Use Permit (CUP) has been submitted by Alan Sage (applicant/owner) for a winery over fifteen hundred sq ft and places of private and public assembly. The applicant proposes private parties and weddings that would be limited to the size of 30-60 people and public music events. The music events would start Memorial weekend through Labor Day weekend with an expected attendance of 100-240 people. Access to the property would be off of Alpine Acres Road and sanitation would be provided by portable toilets from Apple Valley Pumping. A building permit was issued on the property on April 19, 2023 for a Single-Family Residence. The property is zoned Rural Residential/Resource 2.5 (RR2.5). 18749 Alpine Acres Road, Plain, WA and is identified by Assessor's Parcel number: 26-17-12-781-030- **Planner Jamie Strother**

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

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

Sworn in to testify Allen Robert Sage Property owner. Mr. Sage states he has no issues with the conditions of approval in the staff report.

Mr. Kottkamp proceeds with a few questions about overnight lodging, noise compliance, restaurant, and parking.

Sworn in to testify is Zelda (Public) Has parking, & fire access concerns.

Sworn in to testify Patrick Albin (Public) States Mr. Sage and Plain Cellars is an asset to the Plain community.

Sworn in to testify Janeane Boyd (public) agrees with Mr. Albin states Mr. Sage is an asset to the community.

Sworn in to testify George Wilson states Mr. Sage is a good neighbor and helps keep the area in good condition, also agrees he is an asset to the community.

Sworn in to testify Jodie Hintz the neighboring parcel who has additional parking Mr. Sage can use if it is needed.

Sworn in to testify Ace Bollinger (Public) Mr. Sage is an asset. States Mr. Sage and his business helps put on the Plain bike race which is a charity bike race for firefighters. States the event would not be able to go on without Mr. Sage. Mr. Sage has helped the even grow every year.

Sworn in to testify Keith Fast (Public) Mr. Sage is always assisting with fundraisers & continuously contributing to his community.

Ms. Strother points out that Mr. Sage is holding events without a CUP and has been told to stop due to not having a CUP permit. Also states some of the events have attendance higher than his CUP would allow.

Mr. Sage states that he was unaware he needed a CUP and when he found out he started the paperwork. Started the process back in February and it has taken too long. States the events don't ever have more than what the CUP capacity will allow.

Mr. Kottkamp reiterates that if Mr. Sage is in violation of his CUP and conditions of approval it could be brought back to the hearing examiner and revoked.

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

III. ADJOURNMENT

Hearing Examiner Kottkamp adjourned the August 16, 2023 meeting.