



## CHELAN COUNTY HEARING EXAMINER

Chelan County Administration Building, Room 1,  
400 Douglas Street, Wenatchee, WA 98801

**October 16, 2019, 1:00 pm**

**Chelan County Hearing Examiner:** Andrew Kottkamp

**Chelan County Staff:** Planning Manager - RJ Lott, Planner II – Emily Morgan, Assistant Planner – Scott Kugel. Permit Clerk - Wendy Lane

**Public/Agencies:** Doug Willcox, Michael Munson, Carmela Riggio, Rick Plueger, Amanda Nations, W. R. Thompson, Jim Feiten, Michelle Green, Thad Schutt

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### **AGENDA:**

#### **I. CALL TO ORDER**

Hearing Examiner Kottkamp called the Hearing to order. 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**

**AA 2019-003/AA 2019-004:** An Administrative Appeal was submitted by Taud A. Hume (applicant) on behalf of Rick & Mona Olson, for a Notice and Order issued on April 22, 2019. The subject property is located at 1717 Malaga Alcoa Highway Malaga, WA, with assigned assessor parcel number 22-21-19-330-100 and is within the Rural Residential/Resource (RR 2.5) zoning designation. Project Location: 1717 Malaga Alcoa Highway, Wenatchee, WA, 98801; and identified by Assessor's Parcel No.: 22-21-19-330-100. **Code Enforcement Officer – Dave Rinehart**

Continued application from September , 2019. The matter has been resolved by voluntary agreement and the hearing is thereby stricken.

**CUPA 2019-002:** An application for a Conditional Use Permit Amendment has been requested by Crown Castle (Agent) on behalf of AT&T for improvements to an existing telecommunication facility, located on property owned by James Weythman. The existing facility consists of a 50ft. wood monopole supporting AT&T equipment. The proposed modification includes the removal of the 50ft. wood monopole and replacing it with a 60ft. steel monopole; this replacement will accommodate relocated equipment and has been designed to support future telecommunication collocation. The existing propane tank and concrete slab within the fenced compound will be replaced with a diesel generator on a new 5ft. x 11ft. concrete slab; no expansion to the existing fenced area is proposed. The property is located at 4580 Red Apple Rd., Cashmere, WA; and is identified as Assessor's parcel number: 23-19-11-400-050. The subject property is zoned Rural Residential/Resource 20 (RR20) and is located within a potential geological hazard area for erosive soils; a geological site assessment was provided with application. Pursuant to WAC 197-11-800, this proposal is not SEPA exempt; a SEPA checklist was submitted with application. **Planner – Emily Morgan**

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 Emily Morgan explained the application. Staff recommends approval with as conditioned.

Amanda Nations was sworn in to testify, on behalf of the applicant. She agrees with the staff-reports and recommendations of approval.

With no members of the public to testify, Mr. Kottkamp closed the public portion of the record on the matter.

**CUP 2019-009:** An application for a Conditional Use Permit has been requested by the Bear Mountain Water District (Agent) for the installation of new water reservoirs for the Hawks Meadow and Hawks Ridge developments, located on private property owned by Robert Holt (Site #1) and Steve Herman (Site #2). The application was received July 17, 2019 and deemed complete to process on August 20, 2019. The improvements for Site #1 include the installation of a 50,000 gal. vertical cylindrical concrete reservoir to support the capacity of an existing 21,000 gal. concrete reservoir on site. The improvements for Site #2 include the installation of two (2) 125,000 gal. vertical cylindrical concrete reservoirs; the two proposed reservoirs would replace the existing 21,000 gal. reservoir on site. The proposed project is to improve the existing Hawks Meadow and Hawks Ridge water system infrastructure; the current system is not sufficient for irrigation and fire flow provisions. Site #1 is located at 770 Hawks Meadow Rd., Chelan, WA and is identified as Assessor's Parcel number: 27-22-17-430-200; the site is zoned Rural Residential/Resource 10 (RR10). Site #2 is located at NNA Hawks Meadow Rd., Chelan, WA and is identified as Assessor's Parcel number: 27-22-20-240-060; the site is zoned Rural Residential/Resource 20 (RR20). Both sites are located within an identified potential Geologic Hazard area; a geological site assessment was provided with application. Pursuant to WAC 197-11-800, this proposal is not SEPA exempt; a SEPA checklist was submitted with application. **Planner – Emily Morgan**

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 Emily Morgan explained the application. Staff recommends approval as conditioned.

Doug Willcox was sworn in to testify, on behalf of the water district. He stated that water district supports the staff report. He also explained the need for the water reservoirs to the area. Mr. Willcox stated that the surrounding areas had the highest fire classification and these reservoirs were needed to protect them in the event of a fire. He addressed condition of approval #7 on fencing. He feels that the code lacks specifics and the county is overreaching on the matter.

Rick Plueger was sworn in to testify. He is a neighboring property owner and the president of the Home Owners Association. He stated that the board members and property owners were in support of the fence to be included in the project.

Planner Emily Morgan stated that code specifies that a fence would be required, but does not specify the type of fence. She also stated that landscaping will help conceal the fence to surrounding properties.

Mr. Kottkamp closed the public portion of the record on the matter.

**CUP 2019-010:** An application for a Conditional Use Permit to install and operate a compost facility and compost pellet manufacturing facility. The facility will operate on the existing site of the former Winton lumber mill and will utilize existing developed area and structures whenever possible. The property is

approximately 83.57 acres in the Rural Industrial (RI) zoning district. The project plans to add a portable trailer for offices, a covered tipping, mixing, and grinding building, and pellet storage silos. All leachate and stormwater will be kept separate and leachate will be used for the composting process or removed to a WWTP for disposal. Primary access is from Winton Road, potable water is provided by an on-site well, septic was approved by the Chelan-Douglas Health District. Project Location: 1700 Winton Rd, Leavenworth WA 98826; and identified by Assessor's Parcel Nos.: 26-17-20-420-050, 26-17-20-130-000, 26-17-20-935-010.

**Planner – Scott Kugel**

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. Assistant Planner Scott Kugel explained the application. Staff recommends approval with conditions.

Mr. Kottkamp asked about the business operation and storage on the property. Assistant Planner Scott Kugel answered his questions and explained the business plan.

Mr. Kottkamp referenced Stemilt and their facility and asked Mr. Kugel how it compared to the applicant's operation. Assistant Planner Scott Kugel spoke on the matter and explained that the applicant will elaborate further.

Thad Schutt was sworn in to testify, on behalf of the application. He thanked the staff for their assistance in obtaining the Conditional Use Permit. Mr. Kottkamp asked about the site and storage on the property. Mr. Schutt explained the operation and how it would run. Mr. Kottkamp spoke on how strict the compost rules are in the state and Thad Schutt stated they planned to follow them.

Mr. Kottkamp asked Mr. Schutt if he would object to a review period for this application and he said he did not.

Jim Feiten was sworn in to testify. He is the closest resident to the operation. He is concerned about the smells and noise that this operation might generate. Also, it is his only property and he is worried about devaluation. He wants to make sure the county follows up on the project.

Mr. Kottkamp stated that the Chelan Douglas Health District would probably be a bigger player in accountability of the operation of the facility. He also addressed the benefit of a review period for staff to study the matter.

Mr. Feiten stated he would like to coexist with the business.

Bill Thompson was sworn in to testify. He spend the last 20 years dealing with the mill that was previously on the property. In the past, he has had numerous complaints into the county. Has tried to sell his property for the past three years and has not been successful. He feels his property value is declining and this would be a nail in the coffin. Mr. Thompson is not happy with county code changes that have been made in the past. He is also unhappy with the county's effort to clean up from previous owners and would like county oversight on this new endeavor. He requests some county monitoring on this business.

Assistant Planner Scott Kugel stated that in the staff report, condition #13 would address concerns brought up by the public with regard to this application.

Thadd Schutt commented on the two community members and he was aware of their concerns. He stated that material will be brought in pre ground, so grinding, on site, will be minimal. Mr. Kottkamp asked about the grinders and Mr. Schutt answered his questions and provided more information on the matter.

Mr. Kottkamp asked about raw materials being brought to the operation. Mr. Schutt answered that raw materials will be mixed with yard waste.

Mr. Schutt stated they want to be good neighbors and will address odors and noise to minimize impact to the neighboring properties.

Mr. Kottkamp closed the public portion of the record on the matter.

### **III. AJOURNMENT**

Hearing Examiner Kottkamp adjourned the October 16, 2019, meeting.