



## 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.**

**May 19, 2021, 1:00 pm**

**Chelan County Hearing Examiner:** Andrew Kottkamp

**Chelan County Staff:** Planner – Jamie Strother, Planner – Molly McGuire, Permit Clerk – Wendy Lane

**Public/Agencies:** Michael Gibbs, Bill Clark, Sherry Billerbeck, Terry Hellyer, Karen Peele, Office of City Attorney – COSV, Doug Waltar, Chuck Reppas, Wala Waltar

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### **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 20-011:** An application for a Conditional Use Permit has been requested for a Wedding Venue site under the criteria for places of public and private assembly. The applicant does not propose any structures associated with this proposal at this time. The subject property is located within the Commercial Agricultural Lands (AC) zoning district. Project Location: 811 Boyd Road, Chelan, WA and is identified by Assessor's Parcel number: 28-22-34-320-050.

**Planner – Molly McGuire**

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 Molly McGuire explained the application. Staff recommends approval as conditioned.

Mr. Kottkamp asked Ms. McGuire for the county's stance on the alternative landscaping plan proposed by the applicant. She stated that the county approved of the request.

Bill Clark was sworn in to testify as the applicant. His internet connection was not working properly, so he turned his testimony over to his agent, Karen Peele.

Karen Peele was sworn in as an agent, on behalf of the applicant. Ms. Peele gave testimony with regard to public comment received, the alternative landscape plan, and a condition of approval she wanted clarified in the staff-report.

Mr. Kottkamp discussed mitigation on the public comments and explained the clarification brought forth by Ms. Peele. He also asked Karen Peele if she agreed with the conditions of approval stated in the staff-report. Ms. Peele answered she did.

Michael Gibb was sworn in to testify on behalf of the public. He is a neighboring property and expressed concerns with increased traffic, parking, traffic danger, and music in conjunction with the issuance of a Conditional Use Permit.

Terry Hellyer was sworn in to testify on behalf of the public. He is a neighboring property and did not have an opportunity to review the alternative landscape plan and asked that the record be held open so he could comment on it should he choose to. He spoke on the issues of traffic danger, future construction plans, enforcement, parking, and the projects compatibility with the community.

Sherry Billerbeck was sworn in to testify on behalf of the public. She agrees with the previous neighbors who spoke. She wondered how you could have a venue without music.

Mr. Kottkamp stated that he would keep the record open until Monday, May 24th at 5:00 pm for comment from the public on the documents "Response to Dave Hellyer Letter" and "Traffic Mitigation and Landscape." He will then keep the record open until Wednesday, May 26<sup>th</sup>, for the applicant to respond to the comments.

**MPR 20-001 / SDP 20-026 / SCUP 20-002:** Applications for a Master Planned Resort (MPR), Shoreline Substantial Development Permit, and Shoreline Conditional Use Permit were submitted by Karen Peele (agent) on behalf of Ingalls Creek Enrichment Center (owner) for a short-term visitor accommodation facility within shoreline jurisdiction of Ingalls Creek and Peshastin Creek. The application was submitted on August 13, 2020 and deemed complete on September 16, 2020. The proposed (3) phase MPR is an expansion of a Conditional Use Permit for the existing retreat center in order to allow for a more flexible mixed use of the subject property. The development proposes the construction of (5) new buildings and the renovation/redevelopment of existing structures to include: addition of guest lodging (26 units/68 beds), addition of staff housing (3 units/8 beds), new dining hall for 120 guests,

construction of maintenance building, establishment of multiple outdoor recreation areas (i.e. zipline, walking trails, outdoor gathering areas, sledding hill, ropes course), renovation of meeting/conference areas, expansion of internal roadway system and parking, and fire suppression facilities. The subject property is made of up of (4) parcels, totaling 21.33 acres, and is located in the Rural Residential/Resource 5 (RR5) zoning district. Access is to be off of Ingalls Creek Road onto a private internal roadway proposed with development. Domestic water is via a public water system with sanitation proposed as on-site septic systems. The subject property is located at 12355 Ingalls Creek Road, Peshastin, WA and identified as Assessor's Parcel Number(s): 23-17-25-210-060; 23-17-25-528-070; 23-17-25-210-050; 23-17-25-528-060. The subject property is located in a potential geological hazard area and within the "Conservancy" shoreline designation for both Ingalls and Peshastin Creek.; a geologic site assessment was submitted with application. **Planner – Jamie Strother**

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 Jamie Strother explained the application. Staff recommends approval as conditioned.

Doug Waltar was sworn in to testify as an agent, on behalf of the property owner. He had corrections that he wanted made to the staff-report. The report was based on the Master Plan Application and Mr. Waltar believes the discrepancies were just a clerical oversight.

Karen Peele, still under oath, spoke on a conditional of approval listed in the staff-report and her concerns with it. She asked for a modification.

Mr. Kottkamp about shoreline encroachments and how they would be affected. Mr. Waltar address his concerns.

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

### **III. ADJOURNMENT**

Hearing Examiner Andy Kottkamp adjourned the May 19, 2021, meeting.