



## 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 [Jessica.Thompson@co.chelan.wa.us](mailto:Jessica.Thompson@co.chelan.wa.us) or 509-667-6231.

June 5, 2024 at 9:00 AM

Chelan County Hearing Examiner: Andrew Kottkamp

Chelan County Staff: Clerk Jessica Thompson, Planner II Alex White, Senior Planner Jamie Strother

Public/Agencies: Karen Peele, Angie Knudtson, Jack Bergesen, James Gurke, Stace Knudtson, te03886, David Dufenhorst, Chris Featherston

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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.

#### II. PUBLIC HEARINGS

**CUPA 24-172 Knudtson** - An application for a Conditional Use Permit Amendment has been submitted by Stace and Angie Knudtson (owners) to amend CUP 20-015 to allow for the existing bridal suite to be used as an overnight honeymoon suite as part of the various wedding packages offered for the wedding venue. Access to the subject property would continue to be off of Stemilt Loop Rd., domestic water would continue to be provided by an existing private well and would also utilize the existing on-site septic system. The parcel is zoned RR10. **Alex White – Planner II**

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

Chelan County Planner II Alex White presents the application; the proposed project meets the Chelan County code criteria for approval.

Mr. Kottkamp raises concerns about the intended use described in the staff report. Mr. White clarifies the applicants intended use of the property/permit.

Sworn in to testify was Stace Knudtson the applicant and owner. Mr. Knudtson provided more detailed clarification on what the venues intended use will be.

No public comment

Mr. White suggest adding a condition to the approval stating the venue can allow people to stay overnight ONLY during a wedding event.

Mr. Kottkamp requests Mr. White to obtain a legal opinion for this matter from Chelan County Prosecuting Attorney Marcus Foster.

With nothing further from the public, agent, or staff. Mr. Kottkamp keeps the record open until June 12<sup>th</sup>, 2024 and will have a written decision within 10 working days.

**PDA 23-497 Clos CheValle** - An application for a Planned Development (PD) amendment was submitted by Karen Peele (agent) to amend conditions #35 and #36 in the Hearing Examiners decision. The members of the Clos CheValle Homeowners Association, per the narrative date stamped January 31, 2024, desired to amend the covenants to allow for operation of a commercial wine tasting room in conjunction with the current vineyard located on Tract K. As part of converting Tract K to wine tasting facility, the agricultural shop and storage building currently located on Tract K may be relocated to the southwesterly corner of Vineyard Tract E. Access to the subject properties would be via Bear Mountain Ranch Road and Winery Lane. The subject property is zoned Rural Residential/Resource 2.5 (RR2.5). **Jamie Strother – Senior Planner**

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

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

Mr. Kottkamp asks for clarification on the road access to the venue. He also asks if the applicant is aware they are not allowed to have a restaurant on site.

Mrs. Strother provides clarification for those questions.

Sworn in to testify was David Dufenhorst the agent representing the applicant and owner. Mr. Dufenhorst provided testimony for the project.

Public testimony provided by James Gurke.

With nothing further from the public, agent, or staff. Mr. Kottkamp closes the record and will have a written decision within 10 working days

### III. ADJOURNMENT

Hearing Examiner Kottkamp adjourned the June 5, 2024 meeting.