

**CHELAN COUNTY
LAND USE HEARING EXAMINER**

IN THE MATTER OF)	FINDINGS OF FACT,
CUPA 24-088)	CONCLUSIONS OF LAW, AND
Leavenworth Pet Lodge)	DECISION AND
)	CONDITIONS OF APPROVAL

THIS MATTER having come on for hearing in front of the Chelan County Hearing Examiner on July 17, 2024, the Hearing Examiner having taken evidence hereby submits the following Findings of Fact, Conclusions of Law, Decision and Conditions of Approval as follows:

I. FINDINGS OF FACT

1. An application for a Conditional Use Permit Amendment for the Leavenworth Pet lodge. The applicant proposes to demo the existing 28 ft x 38 ft barn with 20 dog kennels, a pup treat shop, remodel the existing Quonset hut and a 34 ft x 32 ft grooming facility.
2. The project is located at 11113 Chumstick Hwy, Leavenworth, WA 98826
3. The parcel number is 28-18-31-230-251
4. The legal description is, Section 31, Township 25 North, Range 18 E.W.M., in Chelan County, Washington.
5. The subject property is 5.21 acres per the Assessor's records.
6. The applicant and owners are Mitchell and Paula Gaughan, 67 Pet Lodge Ln, Leavenworth, WA 98826
7. The subject property is not located within an Urban Growth Area.
8. Rural Residential/Resource 2.5 (RR2.5) zoning district
9. The entire property is approximately 5.21 acres with the Chumstick Creek bisecting the property. Structures on the east portion of the subject property are accessed by road/bridge crossing Chumstick Creek.
10. The site has several structures not pertaining to the requested use. These include: structures and improvements located between the Chumstick Highway and the Chumstick Creek: 2,280 sq ft attached garage and single-family residence located within the northwestern corner of the property; 336 sq ft detached garage located approximately 170 ft from the northern and 150 ft from the western property lines; 1,200 sq ft single-family residence located in the southwestern corner of the property ; 865 sq ft detached garage located approximately 135 ft from the western property line and 145 ft from the southern property line; 168 sq ft shed located approximately 11 ft from the Chumstick Creek; three separate access points onto Chumstick highway; and associated infrastructure to support residences (well on-site septic and power).
11. Structures and improvements located East of the Chumstick Creek, and associated with the animal boarding facility include a structure made up of four section located approximately 40 ft from the Chumstick Creek. 170 ft from the northern property line, 175 ft from the southern property line and 145 ft from the eastern property line; the main entry building is approximately 1,920 sq ft consisting of a bating area for pets, nine kennels, laundry facilities and bathroom; adjoining to the east is 364 sq ft 'cat room'; adjoining the 'cat room' to the east is 494 sq ft a kennel area; and lastly, a 884 sq ft barn/hay

storage room. The paved parking areas is located west of the main entry building 1,980 sq ft (9 space at 10 x 22 ft).

12. Property West: Rural Residential/Resource 2.5 (RR2.5) and Commercial Forest Lands (FC)
13. Property North: Rural Residential/Resource 2.5 (RR2.5)
14. Property South and East: Rural Residential/Resource 10 (RR10)
15. Fish & Wildlife Habitat Conservation Areas: Pursuant to the Washington State Department of Fish and Wildlife Priority Habitat Species Maps, the subject property contains northern spotted owl, shrubsteppe and golden eagle habitat; therefore, the provisions of Chelan County Code (CCC) Chapter 11.78, would apply.
16. Wetlands: Based on the National Wetlands Inventory Maps prepared by the US Department of Fish and Wildlife Services, no wetlands are indicated on or adjacent to the subject property; therefore, the provisions of CCC Chapter 11.80 Wetland Areas Overlay District would not apply.
17. Aquifer Recharge Area: The applicant submitted an Aquifer Recharge Disclosure Form, date stamped February 28, 2024; the proposed development does not require a vulnerability report, pursuant to CCC Chapter 11.82.
18. Frequently Flooded Areas: Pursuant to Federal Emergency Management Agency, FIRM map panel 5300150800A, the subject property does not contain floodplains; therefore, the provisions of CCC Chapters 11.84 and 3.20 do not apply.
19. Geologically Hazardous Areas: Chelan County GIS map layer does indicate that the subject property does not contain potential geologic hazardous areas; therefore, the provisions of CCC Chapter 11.86, Geologically Hazardous Areas Overlay, would not apply.
20. Construction Phasing/Timing: Upon approval of the subject permit the applicant would apply for demo and building permits for the development.
21. Traffic Circulation: Access would be from Chumstick Highway. Chumstick is classified as a Major Collector. According to the Chelan County Pubic Works, the existing the existing driveway must be constructed to Fire Apparatus road standards; the site shall have only one point of access.
22. Domestic Water: Domestic water would continue to be provided by an on-site private well.
23. Power: Power would continue to be provided by an extension of the Chelan County PUD.
24. Noise: The applicant shall comply with CCC Chapter 7.35 Noise.
25. Visual Impact: As conditioned, the visual impact is anticipated to be minimal.
26. The Notice of Application was referred to surrounding property owners within 300 ft. (excluding 60' of right-of-way), jurisdictional agencies and departments of the County. These agencies and surrounding property owners were notified on May 16, 2024 with comments due May 30, 2024. Agency comments are considered in the staff report and, when appropriate, associated recommended Conditions of Approval.
27. The following is a list of Agencies who received notice and the date comments were received:

Agencies Notified	Response Date	Nature of Comment
Chelan County Fire Marshal		No Comment
Chelan County Building Official		No Comment

Agencies Notified	Response Date	Nature of Comment
Chelan County Public Works		No Comment
Chelan County PUD		No Comment
WA Dept. of Ecology		No Comment
WA Dept. of Archaeology and Historic Preservation	May 24, 2024	A cultural resources survey would not be required.
Yakama Nation		No Comment
Chelan-Douglas Health District		No Comment
Confederated Tribes of Colville	May 15, 2024	Inadvertent discovery required
Chelan County Fire District No.		No Comment
Washington Dept. of Fish and Wildlife		No Comment

28. No public comments were received

29. Application & Public Hearing Notice Compliance

Application Submitted:	February 28, 2024
Determination of Completeness issued:	April 25, 2024
Notice of Application:	May 16, 2024
Notice of Public Hearing:	July 6, 2024
Public Hearing:	July 17, 2024

30. The Hearing Examiner will issue a decision within 10 working days from the close of the hearing. This decision will have a 21 day appeal period.

Chelan County Comprehensive Plan

31. The proposed development is located in the Rural Residential/Resource 2.5 (RR2.5) zoning and therefore reviewed under the RR2.5 zoning criteria and provisions.

31.1. *Purpose: to maintain the range of rural development opportunities consistent with the rural character and rural development provision outline in the goals and policies of this comprehensive plan. These areas can provide buffering or transitions between existing rural developments and areas of higher or lower densities. This designation should not function as an urban reserve area, although these areas may someday be incorporated into an urban growth area.*

31.2. *Uses appropriate for these areas include: residential; agriculture; and forestry. Additional uses may be considered with supplemental provisions. These provisions shall address performance standards, impacts to the surrounding area, and be consistent with the goals and policies of the comprehensive plan. Such uses may include: intensification of existing development or new development of small scale recreational to tourist uses that rely on a rural location or setting but*

that do not include a new residential component; intensification of development on lots containing existing isolated nonresidential uses or new development of isolated cottage industries and isolated small-scale businesses that are not principally designed to serve the existing and projected rural population and nonresidential uses, but do provide job opportunities for rural residents; home occupations; bed and breakfasts; and community facilities.

32. Staff finds that the development, as conditioned, is consistent with the goals and policies of the Resource Element within the Chelan County Comprehensive Plan.

Chelan County Code

33. CCC Section 14.98.165: Animal Boarding Facility

- 33.1.1. "Animal boarding facility" means a facility where livestock such as horses, cattle, sheep, etc., are housed, fed, and cared for, excluding a veterinary clinic, for a period greater than twenty-four hours, for commercial purposes. Such uses shall include, but are not limited to, boarding stables and riding academies.

33.2. CCC Section 14.98.1045: Kennel

- 33.2.1. "Kennel" means a lot or building in which four or more domesticated house pets such as dogs or cats that are at least four months of age are kept commercially for board, propagation, training or sale.

33.3. Chelan County Code 11.14.020 Standards

- 33.3.1. All development in this zone shall meet the applicable provisions of the Chelan County Code, including without limitation the following:
- 33.3.1.1. Minimum lot size: 2.5 acres, which measures to include ten percent of the adjoining public rights-of-way.
 - 33.3.1.2. Minimum lot width: one hundred feet at the front building line.
 - 33.3.1.3. Maximum building height: thirty-five feet.
 - 33.3.1.4. Maximum Lot Coverage. Buildings and structures shall not occupy more than thirty-five percent of the lot area.
 - 33.3.1.5. Minimum Setback Distances.
 - 33.3.1.5.1. Front yard: 25 ft. from the front property line or 55 ft. from the street centerline, whichever is greater.
 - 33.3.1.5.2. Rear yard: 20 ft. from the rear property line
 - 33.3.1.5.3. Side yard: 5 ft. from the side property line.
- 33.3.2. **Finding of Fact:** The existing structures meet all dimensional standards in the RR2.5 zoning district.
- 33.3.3. **Conclusion:** Setbacks would be reviewed at the time of building permit submittal.
- 33.4. (6) Off-street parking requirements in this district shall be as follows:
- 33.4.1. (A) Two spaces per single-family dwelling
 - 33.4.2. (B) Off-street parking and loading shall be provided as prescribed in Chapter 11.90 of this title.
 - 33.4.3. **Finding of Fact:** Item (6)(A) is not applicable to the proposed development

- 33.4.4. **Conclusion:** The required number of parking spaces are determined by Table 11.90-3 in CCC Section 11.90.060, which requires 1 space per 300 sq.ft. of floor area. At the time of building permit submittal, the applicant shall provide Chelan County Public Works with a parking area, type of surface material proposed for the parking lot, number of parking spaces, and general parking schematic for the proposed development.
- 33.5. (7) Landscape standards shall be provided as prescribed in CCC Chapter 15.50, Development Standards, as amended.
- 33.5.1. **Finding of Fact:** The proposed development is exempt from the landscaping requirement of CCC Chapter 15.50 because it is an accessory use to the existing residential dwelling on the property and the parking area would not have over 20 parking spaces.
- 33.5.2. **Conclusion:** No landscaping plan is required at the time of building permit submittal.
34. **Chelan County Code, Section 11.93.040, Conditional Use Permit Criteria**
- 34.1. A conditional use permit may be approved only if all of the following review criteria and any special criteria listed in this chapter are met:
- 34.2. *All criteria required for a specific use by this chapter can be satisfied.*
- 34.2.1. **Finding of Fact:** Criteria for animal boarding facility/kennel use have been addressed below.
- 34.2.2. **Conclusion:** Based on review of the application materials submitted, the criteria for an animal boarding facility/kennel could be satisfied.
- 34.3. *The design standards of the zoning district within which the lot is located, critical area regulations, and all other applicable development standards and regulations can be met.*
- 34.3.1. **Finding of Fact:** The subject property is located in the RR2.5 zoning district, which allows for animal boarding facility/kennel use as a Conditional Use.
- 34.3.2. **Conclusion:** As conditioned, the proposed development would meet applicable zoning and critical areas regulations.
- 34.4. *Compatibility with the adjacent uses and the protection of the character of the surrounding area.*
- 34.4.1. **Finding of Fact:** Current building placement and landscaping provides adequate provisions to maintain compatibility with the adjacent uses and the protection of the character the surrounding area. The development is compatible with these adjacent uses and measures would be taken to protect the character of the surrounding properties.
- 34.4.2. Based on the location of the existing building in relation to neighboring residences, and the overnighting of dogs inside the kennel, the likelihood of nuisance noise would not be anticipated.
- 34.4.3. **Conclusion:** As conditioned, the proposed development would be compatible with the character of the surrounding area.
- 34.5. *Detrimental impacts on the natural environment and productive use of surrounding natural resource lands can be mitigated or avoided.*
- 34.5.1. **Finding of Fact:** The proposed development of animal boarding facility/kennel would not have long-term effects on the development benefit to the natural environment.

- 34.5.2. **Conclusion:** As conditioned, the use would not be detrimental to the natural environment or the productive use of resource lands.
- 34.6. *No conditional use permit shall be issued without a written finding that: a) After adequate opportunity for review and comment, all providers of water, sewage disposal, schools, and fire/police protection serving the development have issued a letter that adequate capacity exists or arrangements have been made to provide adequate services for the development; b) No county facilities will be reduced below adopted levels of service as a result of the development*
- 34.6.1. **Finding of Fact:** Chelan County provided a Notice of Application to all providers; received comments are included in the file of record.
- 34.6.2. **Conclusion:** Through the process of public and agency noticing, opportunity for review and comments were provided for the proposed development. As conditioned, the proposed development would not result in county facilities reduced below adopted levels of service
- 34.7. *The proposed use shall not result in undue adverse impacts affecting the public health, safety and welfare.*
- 34.7.1. **Conclusion:** As conditioned, the proposed development is not anticipated to result in an adverse impact on public health, safety and welfare.
- 34.8. *Adequate provisions have been provided for roads, ingress and egress, stormwater, parking and loading, domestic and irrigation water, sanitary facilities, power, fire protection, and other necessary facilities, improvements or services consistent with the requirements of Titles 11 and 15 of the Chelan County Code.*
- 34.8.1. **Finding of Fact:**
- 34.8.1.1. **Roads, ingress and egress:** The proposed development is accessed off of Chumstick Highway, classified as a major collector in the County Road System.
- 34.8.1.2. **Stormwater:** The applicant shall comply with CCC Chapter 13.18 for stormwater drainage.
- 34.8.1.3. **Parking and Loading:** Off-street parking must comply with CCC Section 11.93.130 regarding off-street parking.
- 34.8.1.4. **Domestic and Irrigation Water:** Domestic water is provided by an on-site private well.
- 34.8.1.5. **Sanitary Facilities:** Does not apply to application.
- 34.8.1.6. **Power:** Power is provided by Chelan County PUD.
- 34.8.1.7. **Fire Protection:** The proposed development is located Chelan County Fire District #3 and alternative fire flow provisions are necessary.
- 34.8.2. **Conclusion:** All necessary facilities, improvements and services are consistent or could be conditioned per the requirements of Titles 11, 13 and 15 of the Chelan County Code.
- 34.9. *Noise, light, heat, steam, erosion, water quality, glare, odors, air pollution, smoke, wastes, dust, vibration, electrical disturbance, physical hazards and related impacts on adjacent properties and to the vicinity can be mitigated or avoided.*
- 34.9.1. **Finding of Fact:** Based on the application materials, the applicant has indicated that operations on the subject property would not impact adjacent properties in the vicinity with

noise, light, heat, steam, erosion, water quality, glare, odors, air pollution, smoke, wastes, dust, vibration, electrical disturbance, physical hazards, or any other related impacts.

34.9.2. **Conclusion:** Based on the above facts, noise, light, heat, steam, erosion, water quality, glare, odors, air pollution, smoke, wastes, dust, vibration, electrical disturbance, physical hazards and related impacts on adjacent properties can be avoided or mitigated as conditioned.

34.10. *The granting of the proposed conditional use permit is consistent and compatible with the intent, goals, objectives and policies of the comprehensive plan, and any implementing regulation.*

34.10.1. **Finding of Fact:** The proposed dog boarding facility/kennel development would be consistent with the goals and policies of the Resource Element of the Comprehensive Plan.

34.10.2. **Conclusion:** The development is consistent with the Chelan County Comprehensive Plan.

35. Chelan County Code, Section 11.93.130: Animal Boarding Facilities

35.1. The following minimum conditions shall apply to animal boarding facilities:

35.2. *All kennels, or any other animal boarding facilities, riding academies and stables that exceed the livestock densities set forth in Section 11.88.030 shall be located not less than one hundred feet from any property line.*

35.2.1. **Finding of Fact:** The existing accessory structure in which the business would be operated in is located less than 100 ft from the property line. However, the proposed kennel would not exceed livestock densities. Livestock, as defined in CCC Section 11.88.030 would not be using the facility. The proposed kennel is for dogs only, which is not regulated by CCC Section 11.88.030.

35.2.2. **Conclusion:** Being as dogs are not identified in the livestock density of CCC Section 11.88.030, this provision would not apply to the proposed development. Setback from the property line meets the requirements of the Chelan County Code. Any new structures would need to meet current zoning code and building code.

35.3. *The applicant shall provide parking and loading spaces designed to minimize traffic hazards and congestion.*

35.3.1. **Finding of Fact:** Pursuant to CCC Section 11.90.060 for off-street parking requirements, the closest related use to a dog boarding facility would be *personal and professional services* as outlined in the table of CCC 11.90-3, 1 space per 300 square feet of floor area of the commercial use would be required.

35.3.2. **Conclusion:** As conditioned, the proposed use would meet the required number of parking spaces and would be designed to minimize traffic hazards.

35.4. *The applicant shall show that odor, dust, noise, and drainage shall not constitute a nuisance, hazard or health problem to adjoining property or uses.*

35.4.1. **Finding of Fact:** Based on the application materials, dogs being boarded would be kept inside the boarding facility, except during supervised time in the outdoor run area, in order to alleviate potential noise pollution.

35.5. Based on the original conditional use permit (2007-001) the odor would be controlled by:

35.5.1. Collection the waste using a 'double bag' and hauled of premises by the Greater Wenatchee Waste Management.

- 35.5.2. Cleaning the kennels twice daily.
- 35.5.3. Interior building is swept and vacuumed daily.
- 35.5.4. Pets lodged for over five days are recommended to be bathed.
- 35.5.5. **Conclusion:** As conditioned, the proposed development would not result in a nuisance or health hazard to surrounding properties.
- 35.6. *For kennels, indoor sleeping quarters shall be provided to minimize nighttime noise impacts to surrounding properties.*
- 35.6.1. **Finding of Fact:** Based on the application materials, all of the kennels would be located indoors with the outdoor area being used to allow daily play time for canines staying at the kennel.
- 35.6.2. **Conclusion:** As conditioned, the development would include indoor sleeping quarters for the dogs.
- 35.7. *Any animal boarding facility will require submission of a conceptual master development plan to be reviewed by the Chelan County department of building/fire safety and planning for compliance with adopted standards and reviewed by the Chelan County public works department for compliance with county road standards.*
- 35.7.1. **Finding of Fact:** The applicant has submitted a site plan and the application has been reviewed by the Chelan County Community Development and requests for comments sent to the Chelan County Public Works. No comments were submitted by Public Works.
- 35.7.2. **Conclusion:** As conditioned, the proposed development would be required to be reviewed and approved for compliance with the adopted standards.
- 35.8. *The hearing examiner may require greater setbacks, screening, buffering or additional conditions to mitigate any adverse impacts.*
- 35.8.1. **Conclusion:** As conditioned, staff finds that the proposed plan is anticipated to alleviate the potential of adverse impacts to surrounding properties; however, the hearing examiner may implement additional conditions to alleviate potential concerns.
36. An open record public hearing was held, after legal notice, on July 17, 2024.
37. The Applicants appeared at the hearing but were unable to communicate due to technical problems they were experiencing. The Hearing Examiner kept the record open until August 7, 2024 unless the Applicants submitted any written testimony. If they did, then the public record would be closed.
38. On July 19, 2024, Chelan County Community Development Department senior planner Jamie Stother forwarded to the Hearing Examiner an email submitted by Mitchell and Paula Gaughan. Mr. and Mrs. Gaughan indicated that they were in agreement with the Staff Report and had no objections, and asked that the record be closed.
39. The Hearing Examiner closed the record on July 19, 2024.
40. No member of the public testified at the hearing.
41. The following exhibits were admitted into the record:
- 41.1. Ex. A Site Plan of Record, date-stamped February 28, 2024
 - 41.2. Ex. B Application Materials
 - 41.3. Ex. C Staff Report

- 41.4. Ex. D Remainder of Planning Staff File
42. The Chelan County Hearing Examiner considered all evidence within the record in rendering this decision.
43. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

II. CONCLUSIONS OF LAW

1. The Hearing Examiner has been granted the authority to render this decision.
2. As conditioned, this application is consistent with the Chelan County Code and Chelan County Comprehensive Plan.
3. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

III. DECISION

Based on the above Findings of Fact and Conclusions of Law, CUPA24-088 is hereby **APPROVED** subject to the following Conditions of Approval.

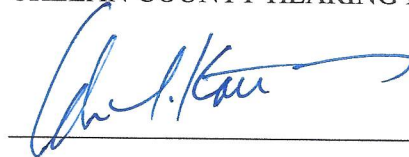
IV. CONDITIONS OF APPROVAL

1. All conditions imposed by this decision shall be binding on the applicant, which includes the owner or owners of the properties, heirs, assigns, and successors.
2. Pursuant to CCC Section 11.93.080, the granting of a conditional use permit and the conditions set forth runs with the land; compliance with the conditional use permit is the responsibility of the current owner of the property, whether that is the applicant or a successor.
3. Pursuant to CCC Section 11.93.040(10), the final Conditional Use Permit shall be in conformance with the submitted application of record, including site plans date stamped February 28, 2024 or as amended by this decision.
4. Pursuant to CCC Section 11.93.130(2), 10 total parking spaces shall be provided.
5. The applicant shall be required to show the dimensions and type of materials proposed for the parking area(s). Prior to commencement of activities, the applicant shall provide Chelan County Public Works with a parking area, type of surface material proposed for the parking lot, number of parking spaces, and general parking schematic of the proposed area.
6. Pursuant to CCC Section 11.93.130(3), the outdoor run area shall be covered in grass, wood chips, and/or other natural materials to minimize dust and pest breeding.
7. Pet waste shall be removed daily from the outdoor area and shall not be accumulated on-site.
8. Pursuant to CCC Section 11.93.130(4), indoor sleeping quarters shall be utilized to minimize nighttime noise impacts to surrounding properties.

9. Pursuant to CCC Section 11.78.050(6)(D)(ii), the applicant shall fence the outdoor run area using a Type B fence, further described as a braid mesh fabric or any other combination of materials that may create a continuous solid enclosure. Fence material shall be securely fastened to substantial posts.
10. Pursuant to CCC Section 11.88.080, security lights or any exterior lighting shall be low-intensity, non-flashing and designed to project toward the property or shall be shielded to keep light from directly projecting over property lines.
11. Pursuant to RCW 27.53.020, if the applicant or their agents discover previously unknown historic or archaeological remains/artifacts while conducting the development activities authorized by this application, the applicant/ agent shall immediately notify the appropriate tribal and state representatives and the Chelan County Department of Community Development of the finding for local, state and tribal coordination. If any Native American grave sites or archaeological resources are discovered or excavated, work shall stop immediately.
12. Animals shall be secured in a manner that prevents them from entering any critical areas or critical areas or critical area buffers.
13. The applicant shall comply with WAC 173-60 regarding noise. If a complaint is received by the Chelan County Community Development, the applicant/owner may be required to have a sound study performed by a qualified and independent sound engineer/consultant, to include sound reading at various locations, at various times, and recommendations for mitigating measures. Mitigation may be required. Noise emanating from the development shall not exceed the maximum permissible noise levels set forth in WAC 173.60.
14. The conditional use permit is subject to periodic review the 1st and 5th year of operation and/or upon receipt of a complaint for conformance with conditions of approval.
15. Pursuant to Chelan County Code Section 11.93.110, a conditional use permit shall become void if not acted upon, including but not limited to submitting a building permit or the placement of all infrastructure, within three years after approval or such other time period as established by the hearing examiner. The applicant may request a one-year extension, to be reviewed administratively, if the applicant submits a written request with community development thirty days prior to expiration.
16. Pursuant to CCC Section 11.93.090, upon final action of the hearing examiner to deny an application for a conditional use permit, the department shall not accept filing of an application for substantially the same matter within one year from the date of the final denial of the application.
17. Pursuant to Chelan County Code Section 11.93.120, action of the Hearing Examiner is final, unless appealed pursuant to the judicial appeal provisions of Title 14 of the Chelan County Code.

Dated this 24 day of July, 2024

CHELAN COUNTY HEARING EXAMINER



Andrew L. Kottkamp

Anyone aggrieved by this decision has twenty-one (21) days from the issuance of this decision, to file an appeal with Chelan County Superior Court, as provided for under the Judicial Review of Land Use Decisions, RCW 36.70C.040(3). The date of issuance is defined by RCW 36.70C.040 (4)(a) as “(t)hree days after a written decision is mailed by the local jurisdiction or, if not mailed, the date on which the local jurisdiction provides notice that a written decision is publicly available” or if this section does not apply, then pursuant to RCW 36.70C.040(3) (c) “...the date the decision is entered into the public record.” Anyone considering an appeal of this decision should seek legal advice.

Chelan County Code Section 1.61.130 provides that any aggrieved party or agency may make a written request for reconsideration by the Hearing Examiner within ten (10) days of the filing of the written record of decision. The request for reconsideration shall be submitted to the Community Development Department. Reconsideration of the decision is wholly within the discretion of the Hearing Examiner. If the Hearing Examiner chooses to reconsider, the Hearing Examiner may take such further action deemed proper and may render revised decision within five (5) days after the date of filing of the request for reconsideration. A request for reconsideration is not a prerequisite to filing an appeal under Section 1.61.160.

The complete case file, including findings, conclusions, and conditions of approval (if any) is available for inspection during the open office hours at Chelan County Department of Community Development. Their address is 316 Washington Street, Suite 301, Wenatchee, WA 98801. Their telephone number is (509) 667-6225.