

**CHELAN COUNTY  
LAND USE HEARING EXAMINER**

**IN THE MATTER OF  
CUPA 25-117  
Plain Community Church**

) **FINDINGS OF FACT,  
) CONCLUSIONS OF LAW,  
) DECISION AND  
) CONDITIONS OF APPROVAL**

THIS MATTER having come on for hearing in front of the Chelan County Hearing Examiner on June 18, 2025, 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 was submitted for an amendment to conditional use permit CUP 02-009. The amendment would allow the construction of a new building on site which would serve as a community support center providing food, clothing and financial support to area residents which has been in operation since 2009. This amendment would also revise an original condition of approval to allow the church to hold services outdoors on a seasonal basis which has been ongoing since 2020.
2. **General Information**
  - 2.1. **Project Location:** 12565 Chapel Drive, Leavenworth, WA 98826
  - 2.2. **Parcel Number(s):** 26-17-12-310-100
  - 2.3. **Legal Description & size:** The abbreviated legal description of the subject property is T 26N R 17E WM S 12 NESW Alpine Acres Bk1 LT9, 10, 11, 13, 14, 15, 16, 17 BA #03-030
    - 2.3.1. The subject property is approximately 3.32 acres in size per the Assessor's records, however, survey shows 4.16
  - 2.4. **Applicants/Owners:** Plain Community Church; 12565 Chapel Dr; Leavenworth, WA 98826
  - 2.5. **Urban Growth Area:** The subject property is not within an Urban Growth Area
  - 2.6. **Comprehensive Plan Designation & Zoning:** Rural Waterfront (RW)
3. **Site Information**
  - 3.1. **Existing Land Use & Permit History** The subject property is currently developed with a chapel, church hall, cottage, garage, parsonage and a single wide trailer which is proposed to be replaced per this amendment, parking areas and other associated improvements.
    - 3.1.1. Plain Community Church obtained a conditional use permit in 2003 under permit file #02-009. An amendment to the CUP, expanding the site area was also granted in 2003.
  - 3.2. **Property North:** Rural Waterfront (RW) and Rural Resource 2.5 (RR2.5)
  - 3.3. **Property South:** Rural Waterfront (RW)
  - 3.4. **Property East:** Rural Waterfront (RW)

- 3.5. **Property West:** Wenatchee River
- 3.6. **Aquifer Recharge Area:** The site is not located in an aquifer recharge area.
- 3.7. **Fish & Wildlife Habitat Conservation Areas:** Pursuant to the Washington State Department of Fish and Wildlife Priority Habitat Species Maps, the subject property contains Mule Deer fawning and Spotted Owl habitat; therefore, the provisions of CCC Chapter 11.78 do apply.
- 3.8. **Riparian Area:** The site is bound on the west by the Wenatchee River in an area designated as an Urban Shoreline Environment. New construction will occur outside the required shoreline setback.
- 3.9. **Geologically Hazardous Areas:** Chelan County GIS mapping indicates that the subject property is not located within a potential geologic hazard area; therefore, the provisions of CCC Chapter 11.86 would not apply.
- 3.10. **Wetlands:** Based on the National Wetlands Inventory Maps prepared by the US Department of Fish and Wildlife Services, no wetlands are located on or adjacent to the subject property; therefore, the provisions of CCC Chapter 11.80 Wetland Areas Overlay District would not apply to the development.
- 3.11. **Cultural Resources:** Pursuant to Revised Code of Washington (RCW) 27.53.020, if cultural resources are found, the applicant would be required to stop work and contact the Department of Archaeology and Historic Preservation, the Confederated Tribes of the Colville Reservation, and Chelan County Community Development.
- 3.11.1. No comments were received on the proposal from DAHP or Tribes.
4. **Project / Design Information**
- 4.1. **Construction Phasing/Timing:** Removal of the existing single wide trailer and construction of the new building will be completed upon receipt of required permits.
- 4.1.1. Outdoor services would begin at the time of permit approval.
- 4.2. **Traffic Circulation:** There are no improvements proposed that would affect the existing access and circulation to the site.
- 4.3. **Domestic Water:** The subject property has access to domestic water through a Group B water system.
- 4.4. **Power:** Power is provided by the Chelan County PUD.
- 4.5. **Sanitation:** Sanitary services for the proposed building would require a new construction septic permit from the Chelan-Douglas Health District.
- 4.6. **Noise:** The applicant must comply with CCC Chapter 7.35 Noise.
- 4.7. **Visual Impact:** As conditioned, the visual impact is anticipated to be minimal. The proposed use is compatible with the current use of the site as a church.

5. **Noticing & Comments**

- 5.1. The Notice of Application was sent to surrounding property owners within 1,000 ft. (excluding 60' of right-of-way), jurisdictional agencies and departments of the County. These agencies and surrounding property owners were notified on May 15, 2025 with comments due May 29, 2025. Agency comments are considered in the staff report and, when appropriate, associated recommended Conditions of Approval.



5.1.1.1.No public comments from neighbors were received regarding concerns of compatibility.

6. 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 received
Chelan Douglas Health District (CDHD)	5/16/25	Permits Required received
Chelan County Public Works (CCPW)		No comment received
WA Dept. of Ecology		No comment received
WA Dept. of Fish & Wildlife		No comment received
WA Dept. of Archaeology and Historic Preservation		No comment received
Yakama Nation		No comment received
Confederated Tribes of Colville		No comment received
WA Dept. of Natural Resources		No comment received
Chelan County FD		No comment received
WA Dept. of Transportation	5/20/25	No comment on proposal

#### 7. SEPA Environmental Review

7.1. The development is categorically exempt from environmental review pursuant to WAC 97-11-800(6).

#### 8. Application & Public Hearing Notice Compliance

9. Application Submitted: April 30, 2025

10. Determination of Completeness issued: May 5, 2025

11. Notice of Application: May 15, 2025

12. Notice of Public Hearing: June 7, 2025

13. Public Hearing: June 18, 2025

14. 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.

#### 15. Chelan County Comprehensive Plan

15.1. The purpose of the Rural Waterfront (RW) designation is to “provide the opportunity for the development, redevelopment and infill of existing intensely developed shoreline areas for residential, and water related/water dependent recreational and tourist development consistent with the rural character and rural development provisions....”

15.1.1. **Finding of Fact:** Staff has reviewed the proposed development for consistency with the Rural Waterfront (RW) designation. The applicant is proposing to amend conditions of an existing conditional use permit for a church. The amendments would include the addition of a new building on site and the revision of an existing condition to allow Sunday services to be held outdoors on a seasonal basis with amplified sound.

The proposed new building would house a community service center currently operating out of a single wide trailer on site.

- 15.1.2. **Conclusion:** The proposed uses of a community service facility and seasonal outdoor amplification are consistent with the goals and policies of the Rural Element within the Chelan County Comprehensive Plan in that the uses will be accessory to an existing development.

## 16. Chelan County Code Zoning Code

### 16.1. Chelan County Code Section 11.93.030 Authorization to grant or deny conditional uses

- 16.1.1. *The hearing examiner is authorized to approve with the outright conditions stated in this chapter and additional conditions deemed necessary to satisfy the purposes of this chapter, and the review criteria found in CCC Section 11.93.040, a request for a conditional use permit. Any additional requirements obtained from other sections of the Chelan County Code above those specified in this title or modification of the proposal to comply with specified requirements or local conditions are also authorized. The hearing examiner may deny an application for a conditional use permit if the proposal fails to meet the criteria outlined in CCC Section 11.93.040.*

- 16.1.2. **Finding of Fact:** The applicant requests the revision of condition of approval #7 from CUP 02-009 prohibiting amplified music or sound speakers during special events. The church would like to be able to hold Sunday services outside during the summer months. The applicant is also requesting approval of a new building on the site in order to house the Plain Pantry, a community services operation serving those in need in the surrounding community by providing food, clothing and financial support.

### 16.2. Chelan County Code, Section 11.93.040, Conditional Use Permit Criteria

- 16.2.1. 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:

- 16.2.1.1. *All criteria required for a specific use by this chapter can be satisfied.*

- 16.2.1.1.1. **Finding of Fact:** Criteria for approval of an amendment to the CUP for a place of public and private assembly (church) has been addressed below.

- 16.2.1.1.2. **Conclusion:** Based on review of the application materials submitted, the criteria for this use can be satisfied.

- 16.2.1.2. *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.*

- 16.2.1.2.1. **Finding of Fact:** The site plan of record, date stamped April 30, 2025 (Exhibit A), demonstrates the proposed development would meet applicable zoning setbacks identified in CCC Section 11.30.010.

- 16.2.1.2.2. This proposed development must meet the requirements of CCC Chapter 11.90 for off street parking. Parking on the site is adequate for the use, the addition of a new building with weekday operations will not impact parking needs.

- 16.2.1.2.3. The proposed development must meet the requirements of CCC Chapter 15.50 for landscape standards. Landscaping was addressed and conditioned

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appropriately upon review of the original Conditional Use Permit. The proposed amendments will have no impact on the existing landscaping.

16.2.1.2.4. The subject property is located in the Rural Waterfront (RW) zoning district. This zoning district allows for a church as a Conditional Use.

16.2.1.2.5. The proposed development is not located within a mapped geologically hazardous area.

16.2.1.2.6. **Conclusion:** Based on the site plan of record, date stamped April 30, 2025, the proposed development would meet applicable zoning, critical areas, and other applicable development standards, as conditioned.

16.2.1.3. *Compatibility with the adjacent uses and the protection of the character of the surrounding area.*

16.2.1.3.1. **Finding of Fact:** The proposed amendment would legalize an existing accessory use to the church, which meets the definition of places of public and private assembly pursuant to CCC Section 14.98.1430. The use of the site as a church with its attendant accessory uses is compatible with the area which to the east and south is developed at higher than typical rural residential densities. Both the community service operation and seasonal outdoor amplification have been occurring for some years without complaint from the surrounding neighborhood.

16.2.1.3.2. The proposed development is located in a Rural Waterfront (RW) zone in the community of Plain. Properties to the south and east of the subject property are developed at residential densities of approximately 3 units per acre. Properties across the highway to the north are undeveloped and the western boundary is bordered by the Wenatchee River.

16.2.1.3.3. **Conclusion:** As conditioned, the proposed use would be compatible with the character of the surrounding area.

16.2.1.4. *Detrimental impacts on the natural environment and productive use of surrounding natural resource lands can be mitigated or avoided.*

16.2.1.4.1. **Finding of Fact:** The subject property is currently developed with a church, church hall, a single wide mobile home, parsonage, cottage, garage and parking.

16.2.1.4.2. **Conclusion:** As conditioned, the use would not be detrimental to the natural environment.

16.2.1.5. *No conditional use permit shall be issued without a written finding that:*

16.2.1.5.1. *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;*

16.2.1.5.1.1. **Finding of Fact:** Chelan County provided a Notice of Application to all providers; received comments are included in the file of record.

- 16.2.1.5.1.2. **Conclusion:** Through the process of public and agency noticing, opportunity for review and comments were provided for the proposed uses (Exhibit B).
- 16.2.1.5.2. *b) No county facilities will be reduced below adopted levels of service as a result of the development;*
- 16.2.1.5.2.1. **Finding of Fact:** The proposed uses are not anticipated to result in county facilities being reduced below adopted levels of service as a result of approval.
- 16.2.1.5.2.2. **Conclusion:** As conditioned, the proposed uses would not result in county facilities being reduced below adopted levels of service.
- 16.2.1.6. *The proposed use shall not result in undue adverse impacts affecting the public health, safety and welfare.*
- 16.2.1.6.1. **Conclusion:** As conditioned, the proposed uses are not anticipated to result in an adverse impact on public health, safety and welfare.
- 16.2.1.7. *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.*
- 16.2.1.7.1. **Finding of Fact:**
- 16.2.1.7.1.1. **Roads, ingress and egress:** The subject property is currently served by single direction vehicle circulation with ingress and egress points off Chapel Road.
- 16.2.1.7.1.2. **Stormwater:** The applicant shall comply with CCC Title 13; Chelan County Stormwater Guidelines and Procedure.
- 16.2.1.7.1.3. **Parking and Loading:** Based on the site plan, date stamped April 30, 2025, the existing parking should be sufficient to serve the new community services building.
- 16.2.1.7.1.4. **Domestic and Irrigation Water:** The subject property has access to domestic water from a Group B water service.
- 16.2.1.7.1.5. **Sanitary Facilities:** The applicant will be required to obtain a new septic permit for the proposed building.
- 16.2.1.7.1.6. **Power:** Power is provided by Chelan County PUD.
- 16.2.1.7.1.7. **Fire Protection:** The proposed development is located in the Lake Wenatchee Fire & Rescue District. No comments were received regarding this proposed amendment.
- 16.2.1.7.2. **Conclusion:** All necessary facilities, improvements and services are consistent or can be conditioned per the requirements of Titles 11, 13 and 15 of the Chelan County Code.
- 16.2.1.8. *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.*



16.2.1.8.1. **Finding of Fact:** The applicant is requesting a revision to Condition #7 of the original approval, which prohibits the use of amplified music and the playing of certain instruments during special events. The applicants have been conducting outdoor Sunday services with amplified sound during the summer months since 2021 with no complaints. The applicants would like to have this use specifically recognized as permissible in their Conditional Use Permit.

16.2.1.8.2. **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.

16.2.1.9. *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.*

16.2.1.9.1. **Finding of Fact:** The proposed use of the subject property is consistent with the goals and policies of the Rural Element of the Comprehensive Plan which allows development, redevelopment and infill in the Rural Waterfront designation.

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

16.3. **Chelan County Code, Section 11.93.315: Places of Public and Private Assembly**

16.3.1. The following minimum conditions shall apply to places of public and private assembly:

16.3.1.1. *The applicant shall submit for review and approval an operation plan and vehicle/pedestrian circulation plan.*

16.3.1.1.1. **Finding of Fact:** The applicant has provided a site plan that shows the existing parking area, date stamped April 30, 2025, which illustrates the location and movement of vehicles on and off the property.

16.3.1.1.2. The applicant has indicated through the application materials that the subject property would continue to be used as a church with the added accessory use of a community support services center which has been operating on site since 2009.

16.3.1.1.3. **Conclusion** Staff recommends general approval of the operation.

16.3.1.2. *The use shall be landscaped per the requirements of Chapter 15.50, and comply with the parking provisions pursuant to Chapter 11.90.*

16.3.1.2.1. **Finding of Fact:** The applicant would continue to utilize existing parking facilities for the church. Pursuant to CCC Section 11.90.060, places of public and private assembly requires 0.3 spaces for every attendee. Staff is agreeable to using existing on-site parking.

16.3.1.2.2. **Conclusion:** Staff recommends that the applicant comply with the provisions of CCC Chapter 15.50 and Chapter 11.90.

16.3.1.3. *The operation shall include adequate sanitary facilities based on proposed capacity.*

- 16.3.1.3.1. **Finding of Fact:** The applicant proposes to provide restrooms in the new building. The Chelan-Douglas Health District will require approval of a new septic permit.
- 16.3.1.3.2. **Conclusion:** Adequate sanitary facilities are proposed.
- 16.3.1.4. *The proposal will not reduce county facilities below adopted levels of service as a result of the development.*
- 16.3.1.4.1. **Conclusion:** The church is requesting Conditional Use Permit approval to legitimize uses that have been in operation since 2009 (Plain Pantry) and 2020 (Outdoor Services) that have not received any comments or complaints regarding levels of service impact.
- 16.3.1.5. *Administrative review of the operation to determine compliance with conditions of approval shall be performed in the first and fifth year of operation, or upon receipt of a written complaint.*
- 16.3.1.5.1. **Conclusion:** Staff is recommending a condition of approval that permits a review, at the Administrator's discretion, at the conclusion of years one and five or upon receipt of written complaint. Staff is recommending that the applicant submit a report to Chelan County Community Development in the first and fifth year of operation or upon receipt of a written complaint.
- 16.3.1.6. *All events and activities shall comply with Chapter 173-60 WAC, Noise.*
- 16.3.1.6.1. **Finding of Fact:** Chelan County has adopted noise regulations. The applicant is required to meet the Chelan County Code Chapter 7.35 for noise controls.
- 16.3.1.6.2. **Conclusion:** Staff recommends that noise be reviewed as part of the one and five year compliance review.
- 16.3.1.7. *The proposal shall include the maximum number of attendees (baseline) which shall be used minimally to determine the number of parking spaces, traffic flow estimates, review occupancy load and building standards including restroom requirements.*
- 16.3.1.7.1. **Finding of Fact:** The applicant has indicated in the application materials that the community services operation currently serves approximately 50 households a week during operating hours.
- 16.3.1.7.2. **Conclusion:** Staff recommends that the average number of households served per week be reviewed as part of the one- and five-year compliance review.
- 16.3.1.8. *If a school is to be included in the facility as a separate structure, the criteria of Section 11.93.190 shall be met in addition to any other applicable criteria.*
- 16.3.1.8.1. **Finding of Fact:** Based on the application materials, no school is proposed.
- 16.3.1.8.2. **Conclusion:** This provision would not apply.
- 16.3.1.9. *If a daycare center/preschool is to be included in the facility, the criteria of Section 11.93.160 shall be met in addition to any other applicable criteria.*



16.3.1.9.1. **Finding of Fact:** Based on the application materials, no daycare center/preschool is proposed.

16.3.1.9.2. **Conclusion:** This provision would not apply.

16.3.1.10. *For churches and religious facilities, one single-family dwelling unit may be included in addition to the facility for the residence of the cleric/priest/pastor/etc.*

16.3.1.10.1. **Finding of Fact:** There are currently two single family residences on site which have been in place prior to the issuance of the original Conditional Use Permit.

16.3.1.10.2. **Conclusion:** This provision would not apply.

16.4. **Department of Community Development Staff Analysis**

16.4.1. Staff has reviewed the submitted application materials. It is staff's opinion that the information in the application, as proposed and conditioned, complies with the Revised Code of Washington, the Washington Administrative Code, Chelan County Comprehensive Plan, and the Chelan County Code.

17. An open record public hearing was held, after legal notice, on June 18, 2025.

18. Appearing and Testifying was Michael Goff. Mr. Goff testified that he was an agent authorized to appear and speak on behalf of the applicant and property owner. He indicated that he had reviewed the staff report and agreed with all the representations therein. He also stated that he had reviewed all the proposed conditions of approval and agreed with them but did have some questions.

18.1. He indicated that the acreage referenced in the staff report will be changed with a boundary line adjustment. He further indicated that the Health Department had already approved the septic for the church. The Hearing Examiner indicated that this is a matter with the Health Department and that the applicant will have to deal directly with the Health Department regarding septic. He also indicated that they had an agreement with the adjoining property owner that they could have a 100 ft setback from their well system rather than the required 200 ft setback. The Hearing Examiner kept the record open until Friday June 20, 2025 at 5pm for the applicant to provide evidence of this agreement for a 100 ft setback. The applicant indicated that this agreement to reduce the setback to 100 ft had not been recorded to his knowledge.

18.2. On June 18, 2025 the applicant sent an email to staff with comments and copies of three documents. Those documents were entitled "Restrictive Covenant," January 23, 2017 Letter from IntegriTech project engineer Aaron Schmidt, and cumulative documents entitled "historical documents" that are letters and meeting minutes from 1992.

18.3. There is no indication that the Restrictive Covenant provided to the hearing examiner has been recorded. In addition, after reviewing the provided "Restrictive Covenant" the Hearing Examiner cannot find any language that allows a 100 ft setback for the applicant to build from the property line. There is language creating a 100 ft greenspace between Alpine Acres property and the applicant's property. However, this does not equate to a building setback waiver.

19. No member of the public testified at the hearing.

20. The following exhibits were admitted into the record:

20.1. Ex. A Site Plan of Record, dated April 30, 2025;

- 20.2. Ex. B CUP 25-007;
  - 20.3. Ex. C Comments;
  - 20.4. Ex. D Staff Report;
  - 20.5. Ex. E Remainder of Planning Staff File.
- 21. The Chelan County Hearing Examiner considered all evidence within the record in rendering this decision.
  - 22. 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, CUPA 25-117 is hereby **APPROVED** subject to the following Conditions of Approval.

## **IV. CONDITIONS OF APPROVAL**

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. Original conditions of approval from 2002-009 are included in this decision and have modified to reflect code or other changes.

- 1. 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.
- 2. The applicant shall comply with all applicable local, state and federal agency permits and licenses as may be required.
- 3. Pursuant to CCC Section 11.93.040(10), the final Conditional Use Permit shall be in conformance with the submitted applications of record (CUP 02-009, and CUPA 02-009), including site plans date stamped April 30, 2025 or as amended by this decision.
- 4. Chelan County Development Standards Title 15 criteria and performance standards for development applications shall be met.
- 5. The maximum number of visitors to the site shall not exceed available on-site parking facilities. No parking shall be allowed off site or on public right-of-way including but not limited to Chapel Road. Prior to use of the property as a place of public and private assembly, the applicant will provide a parking plan that demonstrates adequate parking for special events.



6. Neither parking stalls nor contamination generating improvements shall be located within 200 feet of the Alpines Acres Community Water System.
7. To reduce and/or remove noise impacts, special events shall be primarily conducted within the structures.
8. Outdoor Sunday services utilizing amplified sound shall be limited to Sundays from Memorial Day to Labor Day.
9. The entrance and exit shall be clearly identified with directional signage.
10. Churches and Religious Facilities shall meet all applicable health, fire safety and building codes.
11. The applicant shall provide a report prepared by a qualified landscape professional affirming and/or recommending supplemental landscaping where deficiencies are found (if any) pursuant to Chelan County Code Development Standards Section 15.50. Landscaping (if required) shall be installed per the approved landscaping plan of record prior to commencement of operation.
12. To address potential trespassing onto adjoining property, the applicants shall install signs erected at 50-feet on center and/or conspicuously located on the property lines with the following statement or similar language prior to issuance of Certificate of Occupancy:

NO TRESPASSING WITHOUT PERMISSION FROM OWNERS  
YOU ARE ENTERING PRIVATE PROPERTY  
VIOLATORS WILL BE PROSECUTED  
TO THE FULLEST EXTENT OF THE LAW
13. The proposal shall not reduce county facilities below adopted levels of service as a result of the development.
14. The applicant shall submit and implement a Stormwater Drainage Plan prepared according to the Chelan County Storm Drainage Standards and Guidelines by a licensed engineer to the Public Works Department c/o Community Development for review prior to issuance of construction permits. The storm drainage system shall be privately owned and maintained.
15. Permanent provision for the fire department to obtain year-round water shall be provided for the protection of life and property from fire.
16. The applicant shall provide information on the existing Alpine Acres Water System, i.e. storage and pumping capacity.
17. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings or portions of building are hereafter constructed or moved into or within the jurisdiction.
18. The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in the UFC.
19. Fire hydrants serving commercial developments shall comply with the UFC.

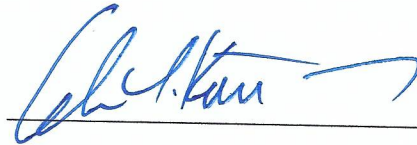
20. Fire flows can be substantially reduced by applying Fire Protection Credits toward the required fire flow. Applicant should consult the County Fire Marshal for a fire safety plan.
21. After completion of the proposed commercial building, the applicant shall apply for a Fire and Life Safety Inspection and Certificate of Occupancy from Chelan County. Upon satisfactory completion, occupancy will be granted.
22. Annually thereafter, Fire and Life Safety Inspections will be performed to verify continual compliance with the conditions of approval.
23. Any groundwater development proposal that will withdraw water in excess of 5,000 gallons per day for single or group domestic supply, or for industrial purpose or for the irrigation of more than ½ acre of lawn or noncommercial garden will require a permit from the Department of Ecology.
24. The applicant shall install an on-site Group B water distribution system from private well source as approved by the Chelan-Douglas Health District.
25. The applicant shall install a new on-site pressurized sewage disposal system designed to accommodate special events and normal church operations as approved by the Chelan-Douglas Health District.
26. Pursuant to CCC Section 11.93.315(5), the applicant shall submit a compliance report to Community Development after one year and five years of operation or upon receipt of a complaint. The report shall include documentation regarding how each condition of approval is being met.
27. Pursuant to RCW 27.53, if any Native American grave sites or archaeological resources are discovered or excavated, the owner/developer/contractor shall stop work immediately and notify Chelan County Department of Community Development and the Washington State Department of Archaeology and Historic Preservation in conformance with RCW 27.53.020.
28. Pursuant to CCC Chapter 11.90, all off-street parking standards must be met prior to commencement of activities on the subject property.
29. 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.
30. The applicant is responsible for securing any and all state and federal agency permits and licenses as may be required.
31. Pursuant to CCC Section 11.93.040(7), the applicant shall provide written verification, from the Chelan Douglas Health District, of adequate year-round on-site septic facilities, prior to issuance of any occupancy permit.
32. Pursuant to the requirements of the International Building Code and International Fire Code, a Chelan County Commercial Building Permit shall be required for the new community services center building.



33. Hours and days of operation of the community service facility shall be limited to 3-4 days for a total of 24 hours per week.
34. Pursuant to CCC Section 11.88.080, parking lot 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.
35. Pursuant to CCC Section 11.93.110, a conditional use permit shall become void if not acted upon, 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.
36. 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.
37. Pursuant to CCC 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.
38. Outdoor amplified music shall be allowed only for church services. All noise must still comply with WAC 173-60

Dated this 24 day of June, 2025

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.