

**CHELAN COUNTY
LAND USE HEARING EXAMINER**

IN THE MATTER OF

**CUP 22-047
Selfs Motel**

)
)
)
)

**FINDINGS OF FACT,
CONCLUSIONS OF LAW, AND
DECISION**

THIS MATTER having come on for hearing in front of the Chelan County Hearing Examiner on June 4, 2025, the Hearing Examiner having taken evidence hereby submits the following Findings of Fact, Conclusions of Law, and Decision as follows:

I. FINDINGS OF FACT

1. Chelan County scheduled a compliance hearing for Selfs Motel, a mobile home development. The issue before the Hearing Examiner is whether the applicant has complied with the Conditions of Approval set forth in CUP 22-047. The subject property is 2.38 acres within the Rural Residential/Resource 5 (RR5) zoning district. Primary access is from Self's Motel Road, potable water is provided by an on-site well, and septic was approved by the Chelan-Douglas Health District.

2. General Information

- 2.1. Project Location: 3601 Selfs Motel Road, Cashmere, WA 98815
- 2.2. Parcel Number: 23-19-11-220-400
- 2.3. Legal Description & size:
 - 2.3.1. Self's Trailer Park Space 4, recorded June 8, 2018, under AFN: 2479275.
 - 2.3.2. The lot size is 2.38 acres; this acreage includes (5) 15 ft. walkway easements.
- 2.4. Owner: Roy "Bronsin" Haueter; 624 E Ardelle Cove; Draper, UT 84020
- 2.5. Agent: N/A
- 2.6. Urban Growth Area: The subject property is not located within an Urban Growth Area (UGA).
- 2.7. Comprehensive Plan Designation & Zoning: Rural Residential/Resource 5 (RR5)

3. Site Information

- 3.1. Existing Land Use & Permit History
 - 3.1.1. Prior to 1963, the Selfs Motel was placed on site and consisted of an office manager's residence and three, one bedroom, one bath cabins. The applicant has stated that the Motel is not being used.
 - 3.1.2. On October 14, 1963, a special use permit, file #289, was approved for the placement of three (3) independent trailers and six (6) camper trailer spots with a bathhouse.
 - 3.1.3. In 1998, a code violation file (CV 98-054) was opened to address the number of trailers on-site. This violation was resolved with an agreement that a total of nine (9) mobile homes (or spots) rather than trailers and campers could be placed.

CUP 22-047
Selfs Motel
Page 1 of 9

- 3.1.4. A second code violation file (CE 2014-0026) was opened to address the unpermitted placement of a double-wide manufactured home and an addition to a separate mobile home. In May of 2014, a site visit determined that the current use had ten (10) mobile homes and two (2) RV spots along with the Motel cabins and manager's residence. The property owner applied to amend special use permit #289 by submitting CUPA 2014-326. The property owner proposed to remove one single-wide mobile home and requested a total of eighteen (18) RV spaces, two (2) existing and sixteen (16) new.
- 3.1.5. In order to resolve the outstanding code violation (CE 2014-0026), at a minimum, the applicant was told he needed to reduce the number of mobile homes to nine units and remove the RVs; reduce the existing fence to 4 feet high in the front yard and remove from clear view triangle; and obtain a building permit for placement of the double-wide, pursuant to existing zoning and building codes.
- 3.1.6. On June 3, 2015, the Hearing Examiner approved CUP 2014-326, which authorized eighteen (18) RV spaces in an existing mobile home park (reference special use permit #289, containing nine (9) mobile homes and an existing motel containing three (3) cabins with one manager's residence). The applicant proposed forty-eight (48) parking spaces with an internal trail system for existing mobile home accesses, recreational space, fencing along most of the perimeter and related infrastructure.
- 3.1.7. On June 3, 2018, CUP 2014-326 expired and the applicant stated they wish to abandon the development. CUP 2024-326 is no longer a legal and valid Conditional Use Permit.
- 3.1.8. The existing 3 cabins contain 7 separate residential units and the existing house contains 3 separate residential units. However, staff could not find any permits converting the cabins or house into multiple units, which would be in violation of the code. Therefore, the Hearing Examiner finds these are also unpermitted uses.
- 3.1.9. During a site visit conducted on September 2, 2020, staff observed 5 unpermitted RV's currently on the subject property. The RV's were required to be removed to comply with the code.
- 3.1.10. On November 8, 2022 the Chelan County Hearing Examiner denied a minor RV park as it relates to CUP 22-047. The request for a mobile home park related to nine (9) mobile homes, limited to one (1) dwelling unit each, and three cabin buildings, with two (2) units in each, was approved, subject to full compliance with the 34 Conditions of Approval identified in the Hearing Examiner's decision. It is the applicant's compliance with these conditions that are under review.
- 3.1.11. On March 21, 2024 a site visit was conducted and distinct odor was present. One of the possible explanations for the distinct odor could be a failing septic system.
- 3.1.12. On August 29, 2024 the Chelan County Hearing Examiner denied CUPA 2023-377 that would allow the addition (5) new mobile homes.
- 3.1.13. In March of 2025 Chelan County Community Development received several (3) comments regarding unpermitted RV sites being installed with power, water and septic. RV sites are not permitted within this development.
- 3.2. The Hearing Examiner finds that the applicant has a long history of making unpermitted uses of this property.

- 3.3. Site Physical Characteristics: The subject property is sparsely vegetated with a few trees and grass and is generally flat in nature.
- 3.4. Property North: Red Apple Road, a county right of way with, Commercial Agriculture zoning, and is in agricultural use.
- 3.5. Property South: Self's Motel Road, a county right of way, zoned Rural Residential 5, and is in orchard use with one residence.
- 3.6. Property East: Zoned Rural Residential 5 and is in orchard use with one residence.
- 3.7. Property West: Zoned Rural Residential 5 and is in orchard use.
- 3.8. Fish & Wildlife Habitat Conservation Areas: Pursuant to the Washington State Department of Fish and Wildlife Priority Habitat and Species data, the subject property contains habitat area for Mule Deer. Therefore, the provisions of CCC Chapter 11.78 do apply.
- 3.9. Riparian Area: According to the Natural Resources Stream Typing Maps, no streams are indicated on or adjacent to the subject property. Therefore, the provisions of CCC Chapter 11.78, would not apply.
- 3.10. Geologically Hazardous Areas: Pursuant to CCC Section 11.86.202, the subject property is near an earthquake fault line. Therefore, the provisions of the Chelan County Code Chapter 11.86 apply.
- 3.11. Wetlands: Pursuant to 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.
- 3.12. Cultural Resources: Pursuant to 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 and Chelan County Department of Community Development.

4. Public Hearing Notice Compliance

4.1. Department Analysis

- 4.1.1. The request for a mobile home park related to nine (9) mobile homes, limited to one (1) dwelling unit each, and three cabin buildings, with two (2) units in each, was approved, subject to full compliance with the 34 conditions of approval identified in the Hearing Examiners decision on November 8, 2022. The minor RV park was the only portion that was denied by the Hearing Examiner.
- 4.1.2. In March of 2025 Chelan County Community Development received several complaints regarding the property owner installing RV power, water and septic to the subject property. It was determined that the property owner installed (3) RV hook-ups to the property. Currently there is (1) RV parked at a hook-up on the subject property. March 19, 2025 staff had code enforcement do a site visit to confirm complaints. Photographs of this violation were admitted into the record.
5. An open record public hearing was held, after legal notice, on June 4, 2025.
6. Appearing and testifying on behalf of the permit holder was Roy Bronsin Hauter. Mr. Hauter testified that he was the property owner. He testified that in 2014 the mobile homes that were removed already had full hookups. He has brought his recreational vehicle to the site and connected it to utilities while

he stays there doing work. He stated that the site has had septic, power, and water for decades. He testified that the existing RV hookups existed when he bought the property. He stated that he had to encase the septic lines in 2014 pursuant to Chelan Douglas Health District requirements. He stated that he moved mobile homes to comply with setbacks. He said he is trying to do road improvements. He stated that there are currently three recreational vehicle sites with utilities on the property but they have been there for years.

7. Testifying from the public were the following individuals:

7.1. Mike Addleman: Mr. Addleman provided testimony regarding his observations of a lack of management of the property. The property is only cleaned up prior to a hearing. His concern was the parking of residents vehicles on red apple road. He testified that the RV hookups had been improved. His concern was the over all poor condition of the property. There is no fence on Red Apple Road. More importantly, the conditions of the permit issued November 8, 2022 have not been met.

7.2. Rod Grams: Mr. Grams also testified that he lived on Selfs Road. He provided testimony about the poor condition of the property and that cars of property renters were being parked off site.

7.3. In reply, Mr. Hauter testified that he has no control over where people park, especially if they are parking illegally. He said that parking in a no parking area is a County problem, not his problem. He stated that when he moved the mobile homes he had to upgrade the electrical which was a great expense. Regarding the overwhelming number of cats on the property, once again he said it is not his problem. He has had the cats removed, but people keep dropping their cats off at the property.

8. The following exhibits were admitted into the record:

8.1. Ex. A Staff Report;

8.2. Ex. B Entire Planning Staff file, including but not limited to:

8.2.1. May 23, 2025 email from Mr. Hauter;

8.2.2. May 24, 2025 email from Mr. Hauter;

8.2.3. May 26, 2025 email from Mike Addleman;

8.2.4. May 27, 2025 email from Rod Grams.

9. The Hearing Examiner is being asked to determine whether or not the Conditions of Approval that were set in the November 8, 2022 decision for CUP 22-047 have been satisfied.

10. The County is asking that the Conditional Use Permit for CUP 22-047, approved in part and denied in part by the Hearing Examiner's Decision of November 8, 2022, be revoked due to the property owners noncompliance with the Conditions of Approval.

11. All prior permit authorizations are void as they were replaced by the approval of CUP 22-047.

12. In the November 8, 2022 decision, the Hearing Examiner set a total of 34 Conditions of Approval. The Hearing Examiner will go through each of these 34 Conditions of Approval and indicate whether or not the property owner is complying with each condition.

12.1. Condition No.1: Pursuant to Chelan County Code (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. **NOT APPLICABLE**

- 12.2. Condition No. 2: 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. **NOT APPLICABLE.**
- 12.3. Condition No. 3: Pursuant to CCC Section 11.93.030, the proposed use is not authorized unless and until all listed conditions are satisfied. **NOT IN COMPLIANCE.** The Applicant has not provided any evidence demonstrating full or partial compliance with this condition.
- 12.4. Condition No. 4: Pursuant to CCC Section 11.93.070, in any case where a conditional use permit is granted under the terms of this title, no building or other permit shall be issued until after the end of the appeal period allowed in CCC Title 14. **NOT APPLICABLE**
- 12.5. Condition No. 5: 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 January 27, 2022 or as amended in this decision. **NOT APPLICABLE**
- 12.6. Condition No. 6: Pursuant to the requirements of the International Building Code and International Fire Code, after-the-fact building permits shall be required for the conversion of the cabins and house to duplexes. **NOT IN COMPLIANCE.** No after the fact building permits have been issued. The Applicant has not provided any evidence demonstrating full or partial compliance with this condition.
- 12.7. Condition No. 7: Pursuant to CCC Section 11.86, the applicant must submit a geologic site assessment with any building permit submittal. **NOT IN COMPLIANCE.** No geologic site assessment has been submitted. The Applicant has not provided any evidence demonstrating full or partial compliance with this condition.
- 12.8. Condition No. 8: Pursuant to CCC 11.93.030, all existing recreational vehicles must be removed from the site. **NOT IN COMPLIANCE.** There is still an RV on site. The Applicant has not provided any evidence demonstrating full or partial compliance with this condition.
- 12.9. Condition No. 9: Pursuant to CCC Section 11.92.030, a building permit shall be required for the entrance business sign; the sign shall meet the requirements of Chelan County Code Section 11.93.330(13). **NOT IN COMPLIANCE.** No such building permit has been issued. The Applicant has not provided any evidence demonstrating full or partial compliance with this condition.
- 12.10. Condition No. 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. **NOT IN COMPLIANCE.** Lighting from property escapes property lines. The Applicant has not provided any evidence demonstrating full or partial compliance with this condition.
- 12.11. Condition No. 11: Pursuant to CCC Section 11.93.030, a letter of compliance shall be submitted by the applicant to Chelan County Community Development prior to the commencement of the proposed use; this letter shall include the following: **NEITHER THIS CONDITION OR SUBPARTS 1-4 HAVE BEEN SATISFIED.**

- 12.11.1. A parking and circulation plan approved by Chelan County Public Works pursuant to Chelan County Code Section 11.93.330(3). The parking plan shall demonstrate the required parking spaces and internal road width.
- 12.11.2. Verification that fencing have been installed around the property.
- 12.11.3. An approved septic permit as issued by the Chelan-Douglas Health District for the existing RV Park meeting the standards of Chelan County Code Section 11.93.330(5) and (8).
- 12.11.4. Documentation from the Chelan County Fire Marshal that fire flow requirements have been satisfied pursuant to Chelan County Code Section 11.93.330(6) for fire protection standards.
- 12.12. Condition No. 12: Pursuant to RCW 27.53.020, 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. **NOT APPLICABLE**
- 12.13. Condition No. 13: Pursuant to CCC 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 the community development thirty days prior to expiration. **NOT APPLICABLE**
- 12.14. Condition No. 14: 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. **NOT APPLICABLE**
- 12.15. Condition No. 15: 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. **NOT APPLICABLE**
- 12.16. Condition No. 16: The applicant shall be required to construct the internal roadways/driveways, parking areas and emergency access gate per this site plan and the narrative provided with this application. **NOT IN COMPLIANCE.** None of the required construction has occurred. The Applicant has not provided any evidence demonstrating full or partial compliance with this condition.
- 12.17. Condition No. 17: The access onto Red Apple shall have an approved gate with knox box for emergency use only. **NOT IN COMPLIANCE.** An approved gate has not been installed. The Applicant has not provided any evidence demonstrating full or partial compliance with this condition.
- 12.18. Condition No. 18: Only (2) access point shall be allowed from the existing locations on Selfs Road. The access points shall be constructed to the Commercial Driveway Approach standard (Standard Plan PW-26). **NOT APPLICABLE**
- 12.19. Condition No. 19: ALL mobile homes, 'cabins' and RV sites shall be accessed from internal driveways. **NOT IN COMPLIANCE.** Not all mobile homes and cabins accessed from internal driveways. RVs are not permitted. The Applicant has not provided any evidence demonstrating full or partial compliance with this condition.

- 12.20. Condition No. 20: The applicant shall provide proof of an access permit or obtain an access permit for the commercial access points. **NOT APPLICABLE**
- 12.21. Condition No. 21: The applicant shall provide a sight distance analysis for access points and intersections. **NOT APPLICABLE**
- 12.22. Condition No. 22: Fencing and landscaping shall not obstruct sight distance at access points to Selfs Road. **NOT APPLICABLE**
- 12.23. Condition No. 23: The applicant shall provide construction plans for the internal access roads. The Construction Plans shall be submitted in accordance with Title 15 of the CCC (Article VI in its entirety), by a licensed civil engineer with the state of Washington. Prior to any work being done, the Construction Plans shall be approved by the County Engineer **NOT APPLICABLE**
- 12.24. Condition No. 24: The applicant and the applicant's contractor shall coordinate and attend a pre-construction meeting with the Public Works department prior to beginning any work. **NOT APPLICABLE**
- 12.25. Condition No. 25: All private driveways/roadways are the sole responsibility of the applicant. The applicant shall submit a Maintenance and Upgrading Agreement for the private driveways/roadways in accordance with CCC Section 15.30.020. **NOT IN COMPLIANCE.** No agreement has been submitted. The Applicant has not provided any evidence demonstrating full or partial compliance with this condition.
- 12.26. Condition No. 26: Pursuant to CCC Section 10.20.200, a road naming would be required for the shared driveway/access roads that serves three or more addressable parcels or structures. The applicant would be required to notify all affected property owners that have legal access/use to the access being named or that owns property that abuts the access. A signature of the property owner or a certified mail receipt would be required to prove such notification. That proof, a road naming application with (3) or more names and a road naming fee must be submitted to Chelan County Public Works for each of the shared accesses being named. Approval would be up to emergency services. Once a road name has been approved, a road name sign would be required to be installed by the applicant per Chelan County specs. Once the road name sign is installed; the applicant would be required to contact Chelan County Public Works for an inspection. **NOT APPLICABLE**
- 12.27. Condition No. 27: Pursuant to CCC, Section 11.93.040(7) the applicant shall show compliance with Chapter 13.16 including, but not limited to, the following:
- 12.27.1. A Drainage Report and Plan shall be required if any new impervious surface of 5,000 sq ft or more is created. **NOT APPLICABLE**
- 12.27.2. The applicant shall show and record all necessary easements with the approved drainage plan. **NOT APPLICABLE**
- 12.28. Condition No. 28: A cistern having a minimum size of 10,000 gallons would be required. The cistern would need to have a dry hydrant connection to provide a means for the fire district to draft water from the cistern. The hydrant would need to be located so that a fire apparatus can park within 10 ft. **NOT APPLICABLE**
- 12.29. Condition No. 29: The cistern needs to have a water supply from a well or other source with automatic refill capability and a method of monitoring the level of water in the cistern. Plans showing the location of the tank/cistern and how it would be installed would need to be reviewed and approved prior to construction. **NOT APPLICABLE**

- 12.30. Condition No. 30: The cistern is placed on the east side near the existing turn around, at least (4) parking stalls need to be removed and marked as no parking to provide an access point for the fire district to park and connect to the cistern to draft. **NOT APPLICABLE**
- 12.31. Condition No. 31: The proposed 'No parking 20 ft Fire Lane' shown on the site plan needs to be increased in size. **NOT IN COMPLIANCE.** This has not been completed. The Applicant has not provided any evidence demonstrating full or partial compliance with this condition.
- 12.32. Condition No. 32: Class A roofing/noncombustible roof covering, as defined in the International Building Code, shall be used on all new construction in all areas of Chelan County. **NOT APPLICABLE**
- 12.33. Condition No. 33: Throughout staff's review it was noticed that both the septic drainfield and the stormwater drainage are in the same location. The applicant shall get written confirmation from both Chelan-Douglas Health District and Chelan County Public Works that they can be permitted in the same location. **NOT IN COMPLIANCE.** This approval has not been received. The Applicant has not provided any evidence demonstrating full or partial compliance with this condition.
- 12.34. Condition No. 34: Upon complaint of violation of any condition of approval, Chelan County may, at its sole discretion, refer this permit to the Hearing Examiner for public hearing on the alleged violation where the Hearing Examiner will have the authority to amend any condition of approval, or if appropriate, revoke this permit. This is the Condition authorizing this action.
13. The Chelan County Hearing Examiner considered all evidence within the record in rendering this decision.
14. 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. The approval of CUP 22-047 automatically supersedes and voids all prior permits.
3. Revocation of this permit is authorized by the Chelan County Code.
4. 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, CUP 22-047 is hereby **REVOKED**.

Dated this 18 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.