

**CHELAN COUNTY
LAND USE HEARING EXAMINER**

IN THE MATTER OF)	FINDINGS OF FACT,
)	CONCLUSIONS OF LAW,
CUP 25-078)	DECISION AND
Dell RV Park)	CONDITIONS OF APPROVAL

THIS MATTER having come on for hearing in front of the Chelan County Hearing Examiner on July 16, 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 for a Conditional Use Permit has been submitted for a Minor RV Park. The proposal would consist of a mix of 37 RV sites and 13 cabins with a manager's residence, bathrooms, laundry facilities, retail space, developed recreation areas, winery and tasting room that will be limited to campground guests only.

2. General Information

Project Location:	19800 US Hwy 97A, Chelan, WA 98816
Parcel Number:	26-21-01-430-150
Legal Description & size:	That portion of Gov. Lot 5, Sec 1, Twp. 26N Rge. 21 E, Chelan County, WA, lying Northerly of the Northerly R-O-W of Stayman Flats County Road and Easterly of Maple Creek, Except as described in record of survey AFN 2121987 and Except portions conveyed by deed recorded under AFN 531182,596453,255993,188213 and 125023 The parcel is 22.5 acres
Applicants/Owners:	Ryan Dell / American Associated Inc. PO Box 505 Manson, WA 98831
Urban Growth Area:	The subject property is located outside of the Chelan Urban Growth Area.
Comprehensive Plan Designation & Zoning:	Rural Residential/Resource 10 (RR10)

3. Site Information

Existing Land Use & Permit History	The subject property contains a vineyard and a few outbuildings.
Site Physical Characteristics:	The property is steeply sloped with a relatively flat area vegetated with grape vines.
Property North:	Former vineyard and zipline park
Property South:	Single family residential and the Columbia River
Property East:	Undeveloped public land
Property West:	Single family residential

Aquifer Recharge Area:	The applicant submitted an Aquifer Recharge Disclosure Form, date stamped March 13, 2025; the proposed project does not require a vulnerability report, pursuant to Chelan County Code (CCC) Chapter 11.82.
Fish & Wildlife Habitat Conservation Areas:	Pursuant to the Washington State Department of Fish and Wildlife Priority Habitat Species Maps, the subject property contains critical habitats; therefore, the provisions of CCC Chapter 11.78, would apply.
Riparian Area:	According to the Natural Resources Stream Typing Maps, streams are indicated on or adjacent to the subject property; however, a stream typing and Wildlife Habitat Management and Mitigation Plan submitted by the applicant found no evidence of the streams in question, therefore, the provisions of CCC Chapter 11.78, would not apply.
Geologically Hazardous Areas:	The subject property is located within a potential geologic hazard area; therefore, the provisions of CCC Chapter 11.86 would apply to the project. A geological site assessment prepared by Nelson Geotechnical Associates, Inc dated January 17, 2025 was submitted with the application; subsequent development would be required to follow the recommendations of the provided report, unless amended.
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.
Cultural Resources:	A Cultural Resource Survey, conducted by Columbia Geotechnical Associates, Inc. was submitted by the applicant which indicated there was no evidence on site of cultural resources.

4. Project / Design Information

Construction Phasing/Timing:	Construction is anticipated to commence upon completion of all required permits.
Traffic Circulation:	The subject property would be accessed off of US Highway 97A onto a proposed internal driveway system.
Domestic Water:	Domestic water is to be supplied by a private well.
Power:	Power to the site is provided by the Chelan County PUD
Sanitation:	Sanitation is proposed as on-site septic system designed for the required capacity and approved by Chelan Douglas Health District (CDHD). Staff is recommending as a condition of approval, that prior to final completion of the CUP, the on-site septic system must be approved by the CDHD.
Noise:	The applicant must comply with CCC Chapter 7.35 Noise.
Visual Impact:	5. As conditioned, the visual impact is anticipated to be minimal.

6. Noticing & Comments

- 6.1. 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 1, 2025 with comments due May 15,

2025. Agency comments are considered in the staff report and, when appropriate, associated recommended Conditions of Approval.

6.2. 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	June 3, 2025	Recommended conditions of approval for fire flow provisions were provided for the project
Chelan County Building Official		None Received
Chelan Douglas Health District	July 10, 2020	The proposed septic and water systems will require approval from the State Department of Health.
Chelan County Public Works	May 15, 2025	Recommended conditions of approval regarding the proposed internal roadway system and development standards were provided for the project.
Chelan County PUD	May 13, 2025	Provided comments regarding the need for permitting and location of easements. Also provided conditions of approval.
WA Dept. of Ecology		No comments received
Yakama Nation		No comments received
Confederated Tribes of Colville		No comments received
Chelan County Fire District No. 5		No comments received
WSDOT		No comments received

6.3. The property owners adjacent to the west, Andy and Amanda Zuanich, submitted letters of concern regarding potential for trespassing onto their property, a property line question regarding accuracy of boundary limits and a quit claim deed recorded by the previous property owner. The record indicates that the boundary property survey and description are accurately depicted on the site plan and other application materials. A condition of approval was set that requires signage at the share property line to prevent inadvertent trespassing onto the neighboring property.

7. SEPA Environmental Review

7.1. The applicant submitted an environmental checklist on March 13, 2025. Pursuant to WAC 197-11 process and RCW 43-21C of the State Environmental Policy Act (SEPA), an environmental review and a threshold determination was completed, and a Determination of Non-significance (DNS) was issued on May 22, 2025. The SEPA Checklist and DNS are included within the file of record and adopted by reference.

8. Application & Public Hearing Notice Compliance

Application Submitted:	March 13, 2025
Determination of Completeness issued:	April 16, 2025
Notice of Application:	May 1, 2025
Notice of Public Hearing:	July 2, 2025
Public Hearing:	July 16, 2025

9. 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.

10. Chelan County Comprehensive Plan

- 10.1. The parcel on which the proposed RV Park is to be located is zoned Rural Residential/Resource 10 (RR10), the parcels to the north over which the access road would cross parcels that are zoned Rural Residential/Resource 5. The proposed development has been reviewed under the Rural Residential/Resource 10 criteria and provisions.
- 10.2. The purpose of the Rural Residential/Resource 10 land use designation of the Rural Element is ‘to allow for rural development, forestry and agricultural uses consistent with the rural character and rural development provisions outlined in the goals and policies of the comprehensive plan. These areas can function as areas of transition between resource lands and areas of more intense rural or urban development. These areas also provide opportunities for protecting sensitive environmental areas and creating open space typical of a rural setting.’ Appropriate uses for this designation include: “natural resource support facilities and services; mineral resource activities; intensification of existing development or new development of small scale recreational or tourist uses that rely on a rural location or setting but that do not include a new residential component...”
- 10.3. Staff finds that the project, as conditioned, is consistent with the goals and policies of the Rural Element within the Chelan County Comprehensive Plan.

11. Chelan County Code, Chapter 11.12.010: Rural Residential/Resource 10 (RR10)

- 11.1. The proposed development is located in the RR10 zoning district of Chelan County. According to CCC Section 11.04.020 District Use Chart, minor RV parks are permitted as a Conditional Use.
- 11.1.1. “*Minor RV parks*” pursuant to CCC Section 14.98.1534(2), is defined as “*developed campgrounds having fifty (50) or fewer camp or RV sites, cabins and/or lodge units as allowed.*”

12. Chelan County Code, Section 11.93.040, Conditional Use Permit Criteria

- 12.1. 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:
- 12.1.1. *All criteria required for a specific use by this chapter can be satisfied.*
- 12.1.1.1. **Finding of Fact:** Criteria for a minor RV Park/Campground have been addressed below.
- 12.1.1.2. **Conclusion:** Based on review of the application materials submitted, the criteria for a minor RV Park can be satisfied.
- 12.1.2. *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.*
- 12.1.2.1. **Finding of Fact:** The site plan of record, date stamped April 16, 2025 demonstrates the proposed development would meet zoning district design standards and all applicable development regulations with the exception of required landscaping which the applicant has requested elimination as detailed below.

- 12.1.2.2. **Conclusion:** Based on the site plan of record, date stamped April 16, 2025, and as conditioned, the proposed development would meet applicable development regulations.
- 12.1.3. *Compatibility with the adjacent uses and the protection of the character of the surrounding area.*
- 12.1.3.1. **Finding of Fact:** The proposed use of 37 RV sites and 13 cabins meets the definition of a Minor RV park. The applicant also proposes a building with a manager's residence, winery, store, and office. A second building would function as a shop/storage/wine making facility. Bathrooms for guests and recreational areas including grass areas, an indoor/outdoor pool and hiking trails would also be provided.
- 12.1.3.1.1. The proposed development is located in an area of large undeveloped tracts of public land and rural residential densities.
- 12.1.3.2. **Conclusion:** As conditioned, the proposed development would be compatible with the character of the surrounding area.
- 12.1.4. *Detrimental impacts on the natural environment and productive use of surrounding natural resource lands can be mitigated or avoided.*
- 12.1.4.1. **Finding of Fact:** The subject property is not identified as a classified resource land pursuant to the Chelan County Comprehensive Plan. There are no protected critical areas on or nearby the subject property.
- 12.1.4.2. **Conclusion:** As conditioned, the use would not be detrimental to the natural environment.
- 12.1.5. *No conditional use permit shall be issued without a written finding that:*
- 12.1.5.1. *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;*
- 12.1.5.1.1. **Finding of Fact:** Chelan County provided a Notice of Application to all providers; received comments are included in the file of record.
- 12.1.5.1.2. **Conclusion:** Through the process of public and agency noticing, opportunity for review and comments were provided for the proposed development.
- 12.1.5.2. *b) No county facilities will be reduced below adopted levels of service as a result of the development*
- 12.1.5.2.1. **Finding of Fact:** Construction of the proposed development is not anticipated to result in county facilities being reduced below adopted levels of service as a result.
- 12.1.5.2.2. **Conclusion:** As conditioned, the proposed development would not result in county facilities being reduced below adopted levels of service.
- 12.1.6. *The proposed use shall not result in undue adverse impacts affecting the public health, safety and welfare.*

- 12.1.6.1. **Finding of Fact:** The proposed development of the subject property would include on site sanitation and drinking water to be supplied by on-site wells and proposed septic systems.
- 12.1.6.2. **Conclusion:** As conditioned, the proposed development is not anticipated to result in an adverse impact on public health, safety and welfare.
- 12.1.7. *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.*
- 12.1.7.1. **Finding of Fact:**
- 12.1.7.1.1. **Roads, ingress and egress:** The subject property fronts and access off of US Highway 97A, the state WSDOT is working with the applicant regarding frontage improvements at the proposed access. With the development, an internal access road is proposed.
- 12.1.7.1.2. **Stormwater:** The applicant shall comply with CCC Title 13; Chelan County Stormwater Guidelines and Procedure.
- 12.1.7.1.3. **Parking and Loading:** Parking is required at a rate of one space per RV site. There appears to be enough parking for the proposed use of the subject property.
- 12.1.7.1.4. **Domestic and Irrigation Water:** The Health District has commented that the estimated domestic water use exceeds 10 connections and would serve more than 25 people on a daily bases which would require a Group A water system.
- 12.1.7.1.5. **Sanitary Facilities:** The installation of an on-site septic system designed for the hook-ups of RVs is proposed with application. Per Health District comment, the proposed generated waste would generate more than 3,500 gallons and would require a septic permit from DOH-Wastewater.
- 12.1.7.1.6. **Power:** Power is provided by Chelan County PUD.
- 12.1.7.1.7. **Fire Protection:** The proposed development is located Chelan County Fire District #5. Comments received from the Chelan County Fire Marshal, dated June 3, 2025, state that the proposal shall conform to all applicable requirements of the International Fire Code and Chelan County Code.
- 12.1.7.2. **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.
- 12.1.8. *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.*
- 12.1.8.1. **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, water quality, glare, odors, air pollution, smoke, wastes, dust, vibration, electrical disturbance, physical hazards, or any other related impacts.

12.1.8.1.1. The Geological Site Assessment prepared by Nelson Geotechnical Associates, Inc. on January 17, 2025 provided several recommendations for the proposed development that if followed, would result in no adverse effects to geologic conditions observed on the subject property.

12.1.8.2. **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.

12.1.9. *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.*

12.1.9.1. **Finding of Fact:** The proposed RV park development would be consistent with the goals and policies of the Rural Element of the Comprehensive Plan.

12.1.9.2. **Conclusion:** The project is consistent with the Chelan County Comprehensive Plan.

12.2. **Chelan County Code, Section 11.93.330: Recreational Vehicle Parks/Campground**

12.2.1. *Location of an RV Park/Campground. (A) Any parcel of property being considered for an RV park/campground must front on and/or have direct access to a public street or road at a minimum of one location. Primitive roads and U.S. Forest Service roads shall not be considered suitable access to an RV park/campground. (B) RV parks/campgrounds shall not be permitted in any area found unsuitable for such development because of poor drainage, physical topography, soil characteristics, rock formations, or other features that may be harmful to the public health, safety, or general welfare.*

12.2.1.1. **Finding of Fact:** The subject property fronts on and currently accesses off of US Highway 97A, which is not classified as a primitive road or US Forest Service road.

12.2.1.1.1. A geological site assessment prepared by Nelson Geotechnical Associates, Inc. on January 17, 2025 has been provided. The report finds that the site is suitable for development as an RV Park and would result in no adverse effects to geologic conditions observed on the subject property so long as their recommendations were followed.

12.2.1.2. **Conclusion:** As proposed, the development would meet the provisions for location and suitability.

12.2.2. *RV Park Site Requirements*

12.2.2.1. **Finding of Fact:** Based on review of the application materials submitted, each RV site is proposed to be 30'x60' or 1,800 square feet total with a 15'x50' parking pad. There are 37 proposed sites and 13 cabins proposed on a parcel that is 22.5 acres in size. The site plan date stamped April 16, 2025 and associated narrative indicates that each RV site would meet the 10-foot setbacks required by CCC Section 11.93.330(2)(A).

12.2.2.2. **Conclusion:** As proposed, the RV sites would comply with the site requirements of CCC Section 11.93.330(2).

12.2.3. *RV Park Road System*

- 12.2.3.1. **Finding of Fact:** Based on comment letter received from Chelan County Public Works, dated July 13, 2020, Public Works would require that the proposed internal roadway system would meet the required criteria of CCC Section 11.93.330(3). An approved construction plan would be required prior to the activity commencing. The access off Highway 97A must meet the requirements of WSDOT.
- 12.2.3.2. **Conclusion:** Staff recommended as a condition of approval, that a letter of approval from Chelan County Public Works, in regard to the internal roadway system, be provided to Chelan County Community Development prior to the commencement of the RV Park activities.
- 12.2.4. *Off-Street Automobile Parking Facilities. (A) Off-street parking shall be provided at the rate of one space for each RV site. The hearing examiner may require additional off-street parking space as deemed appropriate to accommodate additional parking needs. (B) There shall be at least four off-street parking spaces provided for the RV park office, together with one additional parking space for each twenty-five RV sites. (C) Each parking space shall be a minimum of ten feet by twenty feet in size. All individual and common parking spaces shall be treated to eliminate dust.*
- 12.2.4.1. **Finding of Fact:** There are 37 RV sites proposed which requires 37 off-street parking spaces in addition to 4 off-street parking spaces to accommodate for RV Park office parking, 1 additional space for each twenty-five RV sites and 13 parking spaces, one for each of the proposed cabins for a total of 55 required off-street parking spaces. The site plan of record, date stamped April 16, 2025 and associated project narrative proposes a total of 59 off-street parking spaces.
- 12.2.4.2. **Conclusion:** As proposed, the RV Park would comply with the parking requirements of CCC Section 11.93.330(4).
- 12.2.5. *Sewage Disposal Requirements. (A) Provisions for the disposal of grey water shall be made at fifty-foot radii from those sites not connected to the sewer system. (B) Utility buildings providing flush toilets and showers for each sex shall be provided at convenient intervals throughout the park. Where RV spaces are not provided with individual sewer connections, utility buildings shall be located within three hundred feet of those spaces. The health officer shall determine the number of toilets and showers. All sewage from RVs and park buildings shall be discharged into a sewage disposal system approved by the appropriate agency.*
- 12.2.5.1. **Finding of Fact:** The development proposes to have sanitation and domestic water hook ups available to each RV site. In addition, a public bathroom for use by the park guests is proposed as part of the application. The proposed on-site sanitation system would be reviewed for compliance and adequacy by the Department of Health-Wastewater.
- 12.2.5.2. **Conclusion:** As conditioned, the proposed development would be required to meet the approved sewage disposal requirements of the wastewater section of the Department of Health.
- 12.2.6. *Fire Protection Standards. (A) All RV park proposals shall be reviewed by the Chelan County fire marshal to ensure adequate ingress and egress and internal circulation for emergency vehicles. (B) The Chelan County fire marshal shall review all RV park proposals to determine what fire protection measures are necessary for the park. (C) In the absence of adequate on-site water sources, as determined by the Chelan County fire marshal, such as reservoirs, swimming pools, lakes, rivers and streams, the provisions of the current edition of the International Building/Fire Code,*

as adopted by Chelan County, shall apply for purposes of satisfying the required fire flows.

12.2.6.1. **Finding of Fact:** The Chelan County Fire Marshal was notified of the proposed development and provided recommended conditions of approval regarding fire flow and internal roadway requirements.

12.2.6.2. **Conclusion:** As conditioned, the proposed development would meet the required fire protection standards of CCC Section 11.93.330(6).

12.2.7. *Solid Waste. (A) The storage, collection, and disposal of solid waste in an RV park shall be accomplished so as to prevent fire and health hazards, rodent harborage, insect breeding, accidents and odor. (B) Approved solid waste containers shall be located not more than one hundred fifty feet from any RV site. (C) Collection areas shall be screened with a view-obscuring fence and properly identified.*

12.2.7.1. **Finding of Fact:** The development proposes solid waste storage and disposal as shown on the submitted site plan date stamped April 16, 2025.

12.2.7.2. **Conclusion:** As proposed, the RV Park would meet the requirements for solid waste disposal, storage, and collection of CCC Section 11.93.330(7).

12.2.8. *Utilities. (A) All RV parks situated within 500 feet of a public sewer trunk line shall be required to connect to the line if the owner of the line permits. (B) All utilities, such as domestic water, irrigation water, fire protection, storm drainage systems, etc., shall be installed in accordance with established guidelines. All power and communication lines shall be placed underground except where topography, soil, or other conditions make underground installation impractical as evidenced by the response of the supplier of such utilities.*

12.2.8.1. **Finding of Fact:** The proposed development is not located within a sewer district. Chelan Douglas Health District was notified of the proposed development and provided recommended conditions of approval regarding sanitation. The site plan of record, date stamped April 16, 2025, and associated narrative shows that each RV site would be provided hook ups to power, water and sewer.

12.2.8.2. **Conclusion:** As conditioned, the proposed development would be required to install utilities in accordance with the established guidelines outlined in CCC Section 11.93.330(8).

12.2.9. *Sanitary Dump Stations. A conveniently located dump station for the disposal of self-contained sewage shall be provided in parks with twenty-five or more spaces. Additional dump stations may be required in parks having forty or more RV spaces. All dump stations shall be designed and developed to the standards of the Chelan-Douglas health district and the Department of Social and Health Services.*

12.2.9.1. **Finding of Fact:** The development proposes a conveniently located dump station as shown on the submitted site plan, date stamped April 16, 2025. This dump station shall be developed according to the requirements of the Chelan-Douglas Health District.

12.2.9.2. **Conclusion:** As conditioned, the proposed development would meet the requirements of the CCC Section 11.93.330(9).

12.2.10. *Perimeter Buffer Yards, Landscaping, Fencing, Landscape Materials.*

- 12.2.10.1. **Finding of Fact:** The applicant is requesting relief from having to provide buffer yards from the west, south and east property lines due to topographical and other considerations outlined in the application materials.
- 12.2.10.2. **Conclusion:** Chelan County Code Section 11.93.330(10)(B), the hearing examiner would determine the need and extent of landscape screening or fencing on a case by case basis.
- 12.2.11. *Recreation Areas. Usable recreation area shall be provided at a rate of not less than five hundred square feet for each RV site in the park. Required buffer yards, parking areas and RV spaces shall not constitute recreational areas. Minimum recreation areas shall be at least ten percent of the total area of the park. Each one square foot of intensively developed recreational area (swimming pool, recreation/game room, and game courts such as tennis, badminton, etc.) shall be calculated as one and one-quarter square feet toward each square foot required of usable recreation area required.*
- 12.2.11.1. **Finding of Fact:** The subject property is approximately 22.5 acres. Thirty-seven RV sites and 13 cabins have been proposed, which requires a usable recreation area of 25,000 sq. ft. According to the site plan, date stamped April 16, 2025, and the associated narrative, the applicant is proposing a total of approximately 5.5 acres of recreation area.
- 12.2.11.2. **Conclusion:** As proposed, the development appears to meet the required square footage for recreation areas provisions of CCC Section 11.93.330(11).
- 12.2.12. *Lighting. (A) All lighting shall be designed so as to eliminate light and glare spillover onto adjoining properties. (B) Community structures shall be adequately lit at night. (C) Adequate lighting shall be provided at the park entrance.*
- 12.2.12.1. **Finding of Fact:** Lighting would be required to meet the standards of CCC Section 11.88.080.
- 12.2.12.2. **Conclusion:** As conditioned, the proposed development would meet the provisions of this section and CCC Section 11.88.080 for lighting regulations.
- 12.2.13. *Signs. Signs and advertising devices shall be permitted in an RV park as follows: (A) One identification sign, not to exceed thirty-two square feet in total area, at the entrance of the RV park shall be permitted. The sign may be indirectly illuminated but shall be nonflashing. (B) Directional or informational signs for the conveyance of tenants and the public relating to parking, office, community buildings, circulation, etc., shall be permitted; provided, that each sign is not larger than two square feet in area. (C) Signs within the required buffer or required front yard along a public road shall be no higher than forty-two inches. No sign shall exceed the normal building height requirement prescribed by the zoning resolution for the district in which the park is located.*
- 12.2.13.1. **Finding of Fact:** The proposed development would be required to place a sign near the entrance of the RV Park to clearly identify the business; the installation of the sign may require a building permit in compliance with CCC Chapter 11.92 for sign regulations. The site plan of record date stamped April 16, 2025 shows that the applicant is proposing a sign at the set back from the entrance off Hwy 97A in front of the security gate.

- 12.2.13.2. **Conclusion:** The proposed development meets the provisions of this section and would be required to meet the standards of CCC Chapter 11.92 for sign regulations.
- 12.2.14. *One single-family dwelling unit shall be permitted for an on-site manager's residence. The permitted manager's residence may include additional services to be located within the structure, as allowed by existing building codes, including but not limited to the following: office, convenience store, recreation/game facilities, laundry, bathrooms, showers, etc. Such facilities are intended to serve the needs of the park users and staff only.*
- 12.2.14.1. **Finding of Fact:** Based on the site plan of record and application materials, manager's residence is proposed to be located in the main building.
- 12.2.14.2. **Conclusion:** As proposed, the development meets meet the provisions of CCC Section 11.93.330(14).
- 12.2.15. *Required Plan. (A) All conditional use permit applications for an RV park shall be accompanied by a site plan, drawn to scale not to exceed one inch to one hundred feet, a circulation and parking plan, and a landscape plan. (B) Information Required. (i) Site plans for an RV park shall, at a minimum, disclose the following information: location of existing and proposed buildings, RV spaces, domestic and irrigation water distribution, sewage collection system, electrical and communication lines, solid waste collection areas, fire hydrants, location of lighting and signs, perimeter buffer and site boundaries and recreation areas and open space. If necessary, contour information shall be provided at two-foot intervals for slopes of zero percent to five percent and five-foot intervals for slopes of five percent or greater. (ii) Parking and circulation plans shall include public and private roads, ingress and egress routes, storm water drainage system, and number and location of parking spaces. (C) Landscaping plans shall include the name, location, and type of vegetation as well as its size at planting and maturity. Landscaping plans shall also disclose the provisions made for a permanently installed irrigation system where necessary. Screening plans shall describe the type, height and location of proposed screens and/or fences.*
- 12.2.15.1. **Finding of Fact:** A site plan to an acceptable scale were submitted with the application. No landscaping other than grass is proposed as the applicant is seeking relief from the buffer yard requirement. The site plan includes the proposed internal roadway system and traffic flow direction.
- 12.2.15.1.1. Based on comment letter received from Chelan County Public Works, the proposed internal roadway system would meet the required criteria of CCC Section 11.93.330(3) and an approved construction plan would be required to be provided prior to the activity commencing.
- 12.2.15.2. **Conclusion:** To ensure that the proposed roadway system, RV sites, and parking are in compliance with this section, staff is recommending that a letter of compliance be submitted by the applicant prior to the commencement of the approved RV Park activities.
- 12.2.16. *Recreational Vehicle Spaces, Camp Sites, Cabins and/or Lodge Units Allowed. (B) Minor Recreational Vehicle (RV) Parks/Campgrounds. Developed campgrounds having fifty or fewer units*
- 12.2.16.1. **Finding of Fact:** The proposed RV Park would have 37 RV sites and 13 cabins as allowed by code.

12.2.16.2. **Conclusion:** As conditioned, the provisions of this section would be met.

12.2.17. *Lodge and Cabin Units.*

12.2.17.1. **Conclusion:** Thirteen cabin units are proposed with the RV Park. Each cabin is proposed to be no larger than 1,000 square feet, two bedroom and standalone structures.

12.2.18. *Accessory Structures. Accessory structures are permitted to accommodate additional campground user services, including but not limited to park office, convenience store, recreation/game facilities, bathrooms and showers. Such facilities are intended to serve the needs of the park users and staff only.*

12.2.18.1. **Finding of Fact:** Based on the site plan of record and application materials, a park office with a manager's residence, indoor/outdoor pool, store and winery is proposed to serve campers of the RV park. In addition, a maintenance shop is proposed to allow for maintenance equipment storage and potentially wine making.

12.2.18.2. **Conclusion:** As conditioned, the proposed park office and maintenance shop would meet the provisions of this section and be for use by park users and staff only.

13. **Department Analysis**

13.1. The applicant is currently proposing a 37 space RV park with 13 cabins with an office and maintenance shop and other required accessory uses.

14. An open record public hearing was held, after legal notice, on July 16, 2025.

15. Appearing and testifying on behalf of the applicant was Karen Peele. Ms. Peele stated that she was the agent authorized to appear and speak on behalf of the applicant and property owner. She stated that they had reviewed the Staff Report and agreed with all the representations therein. However, she suggested that the Hearing Examiner add the proposed winery for campground guests only in the "request" section of the Staff Report. She indicated that the applicant agreed with all of the proposed Conditions of Approval, including Exhibit E.

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

17. The following exhibits were admitted into the record:

17.1. Ex. A Application Materials – Dated March 13, April 10, and April 16, 2025;

17.2. Ex. B All comments received from state and local agencies and neighbors;

17.3. Ex. C Staff Report;

17.4. Ex. D Remainder of Planning Staff File;

17.5. Ex. E New Proposed Condition of Approval.

18. The Chelan County Hearing Examiner considered all evidence within the record in rendering this decision.

19. 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, CUP 25-078 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.

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. 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 April 16, 2025 as amended by this decision.
3. Pursuant to the requirements of the International Building Code and International Fire Code, a Chelan County Commercial Building Permit shall be required for the proposed manager's residence and maintenance shop buildings.
 - 3.1. These accessory structures shall be for use by RV Park users and staff only.
4. 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 CCC Section 11.93.330(13) for signage.
5. 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.
 - 5.1. Park entrance lighting and lighting for the proposed office and maintenance shop shall be required pursuant to CCC Section 11.93.330(12).
6. Pursuant to CCC Section 11.93.330(7), all on-site collection areas for garbage disposal shall be fenced and located within 150 ft. from any RV site.
7. 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:
 - 7.1. A parking and circulation plan approved by Chelan County Public Works pursuant to CCC Section 11.93.330(3). The parking plan shall include a minimum of 55 parking spaces.
 - 7.2. A site plan showing the locations of the following: RV sites with hook up locations meeting the dimensional and spacing standards of CCC Section 11.93.330(2), on-site septic systems, fenced garbage collection areas, and.
 - 7.3. An approved septic permit as issued by the Chelan Douglas Health District or the WA Department of Health, whichever applies, meeting the standards of CCC Section 11.93.330 (5) & (8).
8. Pursuant to RCW 27.53.020, prior to ground disturbing activities, consultation with the Washington State Department of Archaeology and Historic Preservation (DAHP) shall be required.

- 8.1. Documentation as provided by DAHP that this condition has been satisfied or is no longer applicable may be provided at time of letter of compliance submittal.
9. 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 community development thirty days prior to expiration.
10. 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.
11. 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.

Chelan-Douglas Health District

12. The applicant shall obtain approval from the Washington State Department of Health for a system designed for effluent of greater than 3,500 gallons.
13. A Group A water system, approved through the Washington State Department of Health will be required to serve the site.

Chelan County Public Works

14. The applicant will be required to construct an internal roadway system on the project site that conforms to Chelan County Code, and is acceptable by the Fire Marshal. At a minimum, Public Works will require the internal roadway to meet the CCC Section 11.93.330(A) RV Park Road and Access Road Standards.
15. The applicant may be required to construct road improvements to US Highway 97A per the Washington State Department of Transportation.
16. No Traffic Impact Study will be required at this time, but if the permitted use changes, then a review from Chelan County Public Works will be required to determine if a Traffic Impact Study will be required.
17. Pursuant to CCC, Section 15.30.330, the applicant will be required to show the dimensions and type of material proposed for the RV and parking site on the CUP Site Plan for the proposed project. Prior to commencement of activities, the applicant shall provide Chelan County Public Works with a circulation plan indicating the size of the RV and parking sites, drive lane widths, type of surface material proposed, number of spaces, and general parking
18. Pursuant to CCC Section 15.30.610, Construction Plans: The applicant shall submit construction plans and reports for all required improvements on the internal roads and any required frontage or off-site improvements. The applicant will be required to have the construction Plans approved by Chelan County Public Works Department prior to construction. The Construction Plans shall include, but are not limited to:
 - 18.1. Drainage Report and Plan
 - 18.2. Road Improvement Plan (showing location of utilities and roadway curve data)
 - 18.3. Lot Access Plan (Profiles, Topography)
 - 18.4. Erosion and Sedimentation Control Plan
 - 18.5. Signage Plan

19. Pursuant to CCC Section 15.30.650, a Pre-Construction Meeting is required with the owner, contractor and the Chelan County Public Works Department prior to commencing any construction.
20. Pursuant to CCC Section 15.30.660, As-Built Plans shall be submitted, reviewed and approved by the Public Works Department upon completion of all required improvements and prior to the issuance of a Certificate of Occupancy.
21. Pursuant to CCC Section 10.20.200, road naming will be required for access roads that serve or more addressable parcels or structures. The applicant will 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 will 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 will be up to emergency services. Once a road name has been approved, a road name sign will be required to be installed by the applicant per Chelan County specifications. Once the road name sign is installed, the applicant will be required to contact Chelan County Public Works for an inspection. For more details, the road naming application and the road sign specifications can be found online at: <https://www.co.chelan.wa.us/public-works/page/addressing-and-road-naming>.
22. The applicant shall submit an Address Request Application for this parcel. Pursuant to CCC, Section 10.20.410(2), addresses are assigned based on road origin and shall contain digits indicating the address for the origin of the road to the primary access location for the site.
23. Pursuant to CCC Title 13, A Drainage Report & Plan may be required if any new impervious surface of 5000 square feet is created and must be reviewed and approved. If required, the report shall be submitted to Chelan County Public Works. This shall be completed prior to any road/parking area construction beginning.
24. Pursuant to CCC Section 13.18.030(9), if a Drainage System required show any necessary easements in accordance with the approved drainage plan.
25. If a drainage system is required, or an existing drainage system is in place, this system shall be privately owned and maintained to its originally designed condition by all the property owners having a vested interest. A "Notice to Title" shall be filed with the Chelan County Auditor's office prior to the submittal of a Building Permit, stating:
 - 25.1. "The area within this site plan contains a private storm drainage system designed to control runoff originating from this site. This site shall burden and benefit the parties' successors and assigns; that its contents are binding upon the parties' successors in interest and runs with the land. The Drainage Plan for this development was prepared by the engineering firm of _____, dated _____, a copy of which is on file with the Chelan County Public Works Department. It shall be the responsibility of the property owner(s) and/or their successors to thereafter maintain the storm drainage system to the originally designed condition. Chelan County personnel shall have the right of access to the property for purpose of inspection of the storm drainage system. If Chelan County personnel determine that the storm system maintenance is unsatisfactory, and the property owner has had due notice and opportunity to satisfactorily maintain the system, Chelan County personnel and equipment may enter the property to perform the necessary maintenance. Such maintenance shall be at the property owner's expense.
 - 25.2. This private storm water drainage system was installed for the owner(s), who hereby agree to waive on behalf of itself and its successors in interest, any and all claims for damages against any governmental authority arising from the inspection, approval of, design of, and construction and/or maintenance of the drainage system.

Chelan County Fire Marshal

26. The proposal/project shall conform to all applicable requirements of the International Fire Code and Chelan County code administered by the Chelan County Fire Marshal.
27. The minimum fire flow and flow duration requirements for one and two-family dwellings having a fire-flow calculation area which does not exceed three thousand six hundred square feet shall be seven hundred fifty gallons per minute. Fire flow and flow duration for dwellings having a fire-flow calculation area in excess of three thousand six hundred square feet shall not be less than that specified in Table B105.1(1) of the IFC, except that reduction in required fire-flow of fifty percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system.
28. The Fire Marshal may modify fire-flow requirements downward by applying fire protection credits for isolated buildings or a group of buildings in rural areas or small communities where the development of full fire-flow requirements is impractical. Applicant is encouraged to contact this office to ascertain how the attached fire protection credits options apply to their project. A note on the face of the final site plan shall state: "Without the installation of a fire hydrant capable of delivering the required fire flow and with the required distance to the lots in question, the applicant may choose one or any combination of alternatives using the installation of automatic fire sprinklers and/or fire protection credits as approved by the Fire Marshal."
29. If any fire hydrants are required, they shall be accessible to the fire department by roadways or accesses meeting the requirements of Chapter 15.30, Road Standards, and meet the requirements of 3.04.080 International Fire Code amended, Section 507.5.7 Fire Hydrant Installation and maintenance requirements.
30. Class A roofing/noncombustible roofing covering, as defined in the International building Code, shall be used on all new construction in all areas of Chelan County.
31. A note on the face of the final site plan is required and shall state that "New homes shall have approved address numbers, building numbers or approved identification placed in a position that is plainly legible and visible from the street or road fronting the property. The design of the proposed sign shall be submitted to the Fire District and/or Fire Marshal for approval prior to installation.
32. A note on the face of the final site plan is required and shall state: "All buildings with the proposal that require a building permit shall comply with the provisions of the Wildland-Urban Interface Code as adopted by Chelan County at the time the building permit is submitted."
33. The applicant shall install signage on the shared property line with parcel #262101430050 where any existing or proposed hiking/walking paths may potentially cross property boundaries in order to prevent inadvertent trespassing.

Hearing Examiner

34. The applicant shall comply with the noise limits set in CCC 7.35 and WAC 173-60.

Dated this 30 day of July, 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.