

**GRANT COUNTY  
LAND USE HEARING EXAMINER**

**IN THE MATTER OF**

CE 17-028  
Vicki Junell  
702 Orchard Drive S.W., Mattawa, WA

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

**FINDINGS OF FACT**

1. On May 1, 2017, Grant County Planning Department issued a Citation to Vicki Junell regarding a code violation present on her property located at 702 Orchard Drive S.W., Mattawa, Washington.
2. 702 Orchard Drive S.W. is owned by Vicki Junell.
3. Citation CE 17-028 was issued after investigation of a complaint filed on April 26, 2017.
4. Grant County Planning Department Code Enforcement conducted a site visit on May 1, 2017. Violations of the Grant County Code were noted to be present during that visit.
5. The Grant County Code Enforcement Officer took a photograph of the property demonstrating the code violation ON May 1, 2017.
6. It's noted that this property was previously under enforcement for the same violation under case number CE 16-059. After a warning notice was sent to the property owner, the property owner removed the recreational vehicle from the property and the file was closed.
7. Because the property owner was under previous enforcement for this same violation and then violated the code again, a citation (CE 17-028) was issued on May 1, 2017.
8. The Hearing Examiner found that the property owner had timely filed an appeal to contest the violation. These materials were received by the Grant County Planning Department on May 17, 2017.
9. On May 18, 2017, the Grant County Hearing Examiner set the open record contested hearing to take place on June 14, 2017.

Findings of Fact, Conclusions of Law and  
Decision Affirming Citation  
CE 17-028, Vicki Junell

10. This open record contested citation hearing was held on June 14, 2017. Admitted in to the record were the following exhibits:
  - 10.1 Exhibit 1. April 26, 2017, (received date) Complaints filed against Appellant;
  - 10.2 Exhibit 2. Tax Sifter Page for Parcel #02-0875-000;
  - 10.3 Exhibit 3. May 1, 2017, Site Photograph;
  - 10.4 Exhibit 4. July 7, 2016, Warning Notice;
  - 10.5 Exhibit 5. July 18, 2017, Signed Return Receipt for Certified;
  - 10.6 Exhibit 6. May 1, 2017, Citation issued to Appellant;
  - 10.7 Exhibit 7. May 8, 2017, Signed Return Receipt for Certified;
  - 10.8 Exhibit 8. May 17, 2017, Contested Citation and Statement from Appellant;
  - 10.9 Exhibit 9. Grant County Ordinance 02-30-CC;
  - 10.10 Exhibit 10. Desert Aire Owners Association Restated Declarations of Covenants, Conditions and Restrictions;
  - 10.11 Exhibit 11. May 22, 2017, Notice of Hearing Date from Hearing Examiner;
  - 10.12 Exhibit 12. May 9, 2017, Hooper email;
  - 10.13 Exhibit 13. CR 2A Settlement Agreement;
  - 10.14 Exhibit 14. Grant County's Opposition to Appellant's Appeal of Citation Issued for Code Violations on Parcel Number 02-0875-000; and
  - 10.15 Exhibit 15. 15 pages submitted by Appellant at the hearing regarding materials she testified provided to the County.
11. Appearing for the appellant was Vicki Junell. Mrs. Junell testified consistent with her written explanation dated May 11, 2017 that was received by Grant County Planning Department May 17, 2017 and was admitted as Exhibit 8. Ms. Junell testified that the trailer has since been removed the property.
12. Ms. Junell did not contest that a violation as alleged in citation CE 17-015 did occur. She explained that she believed that the proper permitting process had been achieved as a result of the Town Hall Meetings and therefore placed her recreational vehicle on the property.

without confirming with Grant County that placement of a recreational vehicle was allowed.

13. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

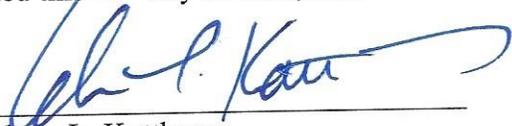
### CONCLUSIONS OF LAW

1. The Hearing Examiner has been granted the authority to render this decision.
2. Grant County Code 23.08.020(i) prohibits the parking and storage of major recreational equipment for use in living, sleeping or other occupancy while said vehicle is parked on a residential lot or in any other location not approved and permitted for such use.
3. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

### DECISION

Based upon the above Findings of Fact and Conclusions of Law the Hearing Examiner finds that Vicki Junell violated the Grant County Code as set forth in Citation CE 17-028 and all fines and other penalties assessed therein are affirmed in their entirety.

Dated this 16<sup>th</sup> day of June, 2017



Andrew L. Kottkamp,  
Grant County Hearing Examiner