



CHELAN COUNTY HEARING EXAMINER

Chelan County Administration Building, Room 1

This public hearing will be in a videoconferencing format due to the ongoing precautions associated COVID-19. Additional instruction to attend this hearing remotely will be posted on the website of Community Development. If you should have any questions, please contact Wendy Lane, at Wendy.Lane@co.chelan.wa.us or 509-667-6231.

January 19, 2022, 1:00 pm

Chelan County Hearing Examiner: Andrew Kottkamp

Chelan County Staff: Senior Planner – Jamie Strother, Planner II – Alex White, Permit Clerk – Wendy Lane, Short-term Rental Manager – Kirsten Ryles, Administrative Supervisor – Cindy Wright

Public/Agencies: Glen Bowser, Kari Sorensen, Clay Gatens, David Neuman, Brenda Carlson, Jim Kuntz, Carl Blum, Wenatchee World, Dan Beardslee, Walt Townes, Anne Hessburg, Carl Peterson, Karen Merritt, Peter Fraley

AGENDA:

I. CALL TO ORDER

Hearing Examiner Kottkamp called the Hearing to order at 1:00 pm. No objections were given to Mr. Kottkamp running today's hearing. Instruction was given to attendees on how the hearing is conducted and how to participate, testify, and appeal a decision.

II. PUBLIC HEARINGS

ZC 21-119: On December 14, 2021, the Board of Chelan County Commissioners approved the Comprehensive Plan Map amendment (CPA 21-118) by Resolution No. 2021-48, changing the land use designation of approximately 30 acres from Rural Residential/Resource 5 (RR5) to Rural Industrial (RI). The proposed zoning map amendment will establish the corresponding zoning districts on the subject properties, consistent with the Comprehensive Plan Map. Project Location: 5309 and 5351 Malaga Alcoa Hwy, Wenatchee, WA 98801 and identified as Assessor's Parcel No(s): 22-21-35-400-075 and 22-21-35-100-072 respectively. **Planner – Alex White**

Mr. Kottkamp discussed the application details, and entered the staff-report, attachments to the staff-report, application materials, site plans, and entire

planning staff files into the record. Planner Alex White explained the application. Staff recommends approval as conditioned.

Jim Kuntz was sworn in as the CEO of the Port of Chelan County. He stated why he believed the zone change should be granted for the benefit of the county.

Mr. Kottkamp closed the public portion of the record on the matter.

AA 21-509: A request for an Administrative appeal was submitted to appeal the denial of a short-term rental permit as an existing non-conforming short-term rental. Project Location: 25 Harris Row, Manson, WA 98831 and identified as Assessor's Parcel No.: 28-22-31-691-130. **Short-term Rental Manager – Kirsten Ryles**

Mr. Kottkamp discussed the application details, and entered the staff-report, attachments to the staff-report, application materials, site plans, and entire planning staff files into the record. Short-term Rental Manager Kirsten Ryles presented the application. Staff recommends the denial be upheld.

David Neuman was sworn in as the applicant. He gave a background on how the short-term rental was established and asked the Hearing Examiner to reverse the denial.

Mr. Kottkamp closed the public portion of the record on the matter.

AA 21-458: An application for an Administrative Appeal with fees was submitted to appeal the denial of a shoreline substantial development permit (SDP 21-108). The shoreline substantial development permit proposed to construct a joint-use pier, install a boatlift and 2 mooring buoys, and assembly of shoreline access stairs within shoreline jurisdiction. The appeal was submitted on the basis that the agent believes the Chelan County Shoreline Master Plan (CCSMP) does not limit joint-use docks to only waterfront properties and the CCSMP has not adopted the Department of Ecology Shoreline Master Program Handbook. Project Location: NNA Greens Landing Rd, Manson, WA 98831, and identified as Assessor's Parcel No.: 28-21-15-200-052. **Planner – Jamie Strother**

Mr. Kottkamp discussed the application details, and entered the staff-report, attachments to the staff-report, application materials, site plans, and entire planning staff files into the record. Planner Jamie Strother presented the application. Staff recommends the denial be upheld.

Clay Gatens was sworn in, as an attorney, on behalf of the applicant. He gave arguments on areas where he disagrees with the staff-report and the basis for staff's denial of the application.

Mr. Kottkamp had questions for Mr. Gatens concerning Dan Beardslee's Declaration. His questions were answered.

Mr. Kottkamp closed the public portion of the record on the matter.

AA 21-459: An application for an Administrative Appeal with fees was submitted to appeal the denial of a shoreline substantial development permit (SDP 21-109). The shoreline substantial development permit proposed to construct a joint-use pier, install a boatlift and 2 mooring buoys, and assembly of shoreline access stairs within shoreline jurisdiction. The appeal was submitted on the basis that the agent believes the Chelan County Shoreline Master Plan (CCSMP) does not limit joint-use docks to only waterfront properties and the CCSMP has not adopted the Department of Ecology Shoreline Master Program Handbook. Project Location: NNA Greens Landing Rd, Manson, WA 98831, and identified as Assessor's Parcel No.: 28-21-15-200-051. **Planner – Jamie Strother**

Mr. Kottkamp discussed the application details, and entered the staff-report, attachments to the staff-report, application materials, site plans, and entire planning staff files into the record. Planner Jamie Strother presented the application. Staff recommends the denial be upheld.

Clay Gatens was sworn in, as an attorney, on behalf of the applicant. He gave arguments on areas where he disagrees with the staff-report and the basis for staff's denial of the application.

Mr. Kottkamp closed the public portion of the record on the matter.

AA 21-162: An application for an Administrative Appeal was submitted to appeal the Revised Shoreline Administrative Determination for the modification of the 50 ft. shoreline buffer on Lake Chelan. The appellant is the applicant. The appeal was submitted on the basis that the appellant objects to the determination because: 1) demolition of the existing single-family residence is not a reconstruction, but rather a remodel within the existing footprint; and 2) the shoreline buffer may be reduced below 25 feet. Project Location: 904 South Lakeshore Drive, Chelan, WA 98816; Parcel Number: 27-22-08-430-100. **Presented by Assistant Director Catherine Lorbeer**

Per Pro-tem Hearing Examiner, Gary McLean, the following application has been continued until the February 16, 2022 Hearing Examiner meeting, at 1:00 pm.

III. ADJOURNMENT

Hearing Examiner Kottkamp adjourned the January 19, 2022, meeting.