



## 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](mailto:Wendy.Lane@co.chelan.wa.us) or 509-667-6231.**

**January 5, 2022, 9:00 am**

**Chelan County Hearing Examiner:** Andrew Kottkamp

**Chelan County Staff:** Planner II – Alex White, Permit Clerk – Wendy Lane, Public Works Development Review Manager – Andrew Brunner, Deputy Prosecutor – Marcus Foster, Administrative Supervisor – Cindy Wright

**Public/Agencies:** Matthew Hitchcock, Brian Baker, Casey and Natalie Dundas, Mary, Shon Smith, DL Operations, Kari Sorensen, City of Cashmere, Mac, Tracy Franks, Sean Reid, iPhone, Lois Frick, Wenatchee World, Derek Corder, Maggie Boles, Don Makenzie, Kathy Blum, Dan Beardslee, Brad Murphy, Mary Fallon, Carissa reed, Sean Lynn, Greg Gottgetreu, dave, Bob Fallon, Marty Fallon, Mark Taylor, Michelle Snyder, Bobby Eckroth, Joni Fisher, Brian Patterson, Colin Campbell, Jenny, Justin, Katie Hansen, Lori Parkins, Tim Sale, Ryan H.

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### **AGENDA:**

#### **I. CALL TO ORDER**

Hearing Examiner Kottkamp called the Hearing to order at 9:00 am. 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**

**CUP 21-153:** An application for a Conditional Use Permit has been submitted by David Yonaka (owner) for the construction of a 13 space "minor recreational vehicle park/campground". RV spaces will range in size from approximately 1,457 sq.ft. to 1,765 sq.ft. in size and will be serviced with potable water, power, and wastewater. Domestic water will be provided through the Chelan County PUD and an on-site community septic system has been proposed. Spaces will be accessed via a paved 25-foot wide two-way internal road that enters/exits onto Lure Lane. The parcel is zoned Rural Residential / Resource 5 (RR5). Project Location: 47 Lure Lane,

Monitor, WA 98836; and identified by Assessor's Parcel No: 23-19-13-240-250. **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.

Brian Baker was sworn in as an agent on behalf of the applicant. He addressed comments made with regard to the application, agrees with the staff-report and has no objections to the conditions of approval.

With no members of the public present, Mr. Kottkamp closed the public portion of the record on the matter.

**CUP 21-443:** An application for a Conditional Use Permit for a 480 sq. ft. accessory structure with a 900 sq. ft. accessory dwelling unit, as required by City of Cashmere Municipal Code Chapter 17.18 and 17.72. Sanitary services would be provided by a septic system and domestic water would be provided by an existing shared private well. The subject property is zoned Suburban Residential (SR) in the City of Cashmere Urban Growth Area. Project Location: 51 Viola Lane, Cashmere, WA 98815 and identified as Assessor's Parcel No.: 23-19-06-130-052.

**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.

Casey Dundas was sworn in as the applicant. He agrees with the staff-report and the conditions of approval.

With no members of the public present, 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**

This application was continued until January 19, 2022.

**AA 21-568:** 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: 9680 Dye

Rd, Leavenworth, WA 98826 and identified as Assessor's Parcel No.: 24-17-12-543-260. **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 explained the application. Staff maintains the denial.

Matthew Hitchcock spoke as an agent, on behalf of the applicant. He gave arguments on why he believes a short-term rental permit should be granted for Mr. Latta.

Mr. Kottkamp asked Mr. Hitchcock about any previous permits granted to the business.

Tom Latta was sworn in as the applicant. He explained how his short-term rental came to be.

Mr. Hitchcock reiterated Mr. Latta's position on why he should be granted a short-term rental permit. They ask for the denial to be reversed and he be granted a legal pre-existing non-conforming short-term rental use status.

Chelan County Deputy Prosecutor Marcus Foster asked for a continuance on this application due to the volume of documentation submitted from the applicant at the beginning of the hearing. He needs time to review the information.

Mr. Hitchcock agreed to the continuance.

The application has been continued until February 2, 2022.

**AA 21-575:** 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: 557 Manson Blvd, Manson, WA 98831 and identified as Assessor's Parcel No.: 28-21-35-696-426. **Short-term Rental Manager – Kirsten Ryles**

This application was continued until February 2, 2022.

### III. ADJOURNMENT

Hearing Examiner Kottkamp adjourned the January 5, 2022, meeting.