



## 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.**

**March 16, 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, Development Review Manager – Andrew Brunner

**Public/Agencies:** Joel Bokken, Matthew Hitchcock, Shelly Cline, NWG, Theresa Boushay, Anna Scofield, Ryan Walker, Overcast law, RMSc, Randy Olsen, Jeff, Clay Gatens, Dave Peterson, John Torrence, Bob Fallon, Wenatchee World, Cynthia W.

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### **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**

**P 21-299:** An application was submitted to subdivide approximately 6.11 acres into 14 lots. The smallest lot is proposed at approximately 0.29 acres (12,503 sq. ft) and the largest lot is proposed at approximately 0.41 acres (18,025 sq. ft.). The subject property is located in the Residential High (RH) zoning district within the Wenatchee Urban Growth Boundary. Domestic water would be provided by Chelan County PUD and all lots would utilize on-site septic systems. Project Location: 317 Easy Street, Wenatchee, WA also identified as Assessor's Parcel Number 23-20-21-860-380, 23-20-21-860-340 and 23-20-21-860-336. **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. Senior Planner Jamie Strother presented the application. Staff recommends approval as conditioned.

Ed Sontag was sworn in, as an agent on behalf of the applicant. He explained the application and updated site plans.

Michelle Taylor discussed areas where there was disagreement with the staff-report.

Mr. Sontag continued with areas he disagreed with in the staff-report.

Flint Hartwig was sworn in as the applicant. He was concerned about regulations with regard to the City of Wenatchee. Public Works Development Review Manager, Andrew Brunner, contributed to the conversation.

Mr. Kottkamp kept the record open until 5:00 pm today so the updated site plan could be admitted to the record.

**P 21-368:** An application was submitted to subdivide approximately 47.00 acres into ten (10) lots utilizing the Cluster Subdivision provision found in Chelan County Code section 11.12.020(1)(A). The smallest lot is proposed at approximately 0.51 acres and the largest lot is proposed at approximately 0.80 acres. The subject property is located in the Rural Residential/Resource - 1 Dwelling Unit per 5 Acres (RR5) zoning district. The proposed access is to be off of Squilchuck Road onto a private internal roadway proposed with the proposed development. Domestic water would be provided by the Chelan County PUD and each lot would have a private septic system installed for sanitation requirements. Project Location: NNA Squilchuck Road, Wenatchee, WA also identified as Assessor's Parcel Number 22-20-28-410-010. **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 II Alex White presented the application. Staff recommends approval.

Donn Etherington was sworn in as the applicant. He discussed areas of disagreement he had with the revised staff-report.

Development Review Manager, Andrew Brunner, and Planner II, Alex White, gave a rebuttal to Mr. Etherington's statements.

Donn Etherington reiterated his points where he disagreed with the staff-report.

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

**PA 21-382:** An application to reconfigure the roadway and lots of approved preliminary plat #P 2018-112 (Enchantment Lane) to adapt to proposed Chelan County paving and drainage improvements to Knowles Road that requires acquisition of a portion of the land encapsulated by the preliminary plat. The plat boundary will be modified to create a Tract for this acquisition purpose as well as modifying the eighteen lots to fit within the remaining boundary. The subject properties zoned Residential High (RH) and are within the Wenatchee Urban Growth Area. Project Location: 3424 Knowles Road, Wenatchee, WA 98801; associated with parcel numbers 23-20-20-860-008 and 23-20-20-860-009.  
**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 II Alex White presented the application. Staff recommends approval.

David Visser was sworn in as an agent, on behalf of the applicant. He explained areas where he disagrees with the staff-report.

Public Works Development Review Manager, Andrew Brunner, gave his input on the application.

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

**WV 21-337, SV 21-338, HMMP 21-339:** An application to vary two (2) Category II wetland buffers (A and B) located outside shoreline jurisdiction and vary one (1) Category II wetland buffer (C) and one (1) Type F/Ns riparian stream buffer located within shoreline jurisdiction to construct a 1,347 sq. ft. single-family residence, 355 sq. ft. detached garage, and install utilities on the subject property. Wetland buffer A would be reduced from 150 ft. to 70 ft. and wetland buffer B would be reduced from 150 ft. to 118 ft, pursuant to Chelan County Code Chapter 11.80 and 11.95. Wetland buffer C would be reduced from 150 ft. to 46 ft. pursuant to Chelan County Shoreline Master Program (CCSMP) Appendix B Section 6.1.3.8. The Type F/Ns stream riparian buffer would be reduced from 100 ft. to 66 ft. pursuant to CCSMP Section 7.8.2. The subject property is entirely encumbered by the combined wetland and shoreline buffers, in addition to an existing 100 ft. well setback, zoning setbacks, and a 30 ft. irrigation easement. Because of this, the applicant has proposed to construct the single-family residence, detached garage, and utilities primarily on the portion of the property that was formerly Bridge Street, which is already devoid of mature trees and shrubs. The project would result in approximately 1,277 sq. ft. of vegetation removal. The applicant has submitted a Habitat Management and Mitigation Plan (HMMP) for the proposed 1,277 sq. ft. of native woody vegetation plantings to replace the disturbed vegetation at a 1:1 ratio. The subject property is located in the Rural Residential/Resource 2.5 (RR2.5) zoning district and holds a 'rural' shoreline environment designation for the Wenatchee River, a shoreline of statewide significance. Project Location: NNA

River Road, Plain, WA 98826; and identified by Assessor's Parcel No.: 26-17-12-725-026. **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 II Alex White presented the application. Staff recommends approval.

Ryan Walker was sworn in as an agent, on behalf of the applicant. He explained the application and the need for the variances. He was ok with the staff-report and conditions of approval.

Theresa Boushay was sworn is a member of the public. She is concerned with public access to the area.

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

**AA 22-046:** 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: 3642 Ridgeview Blvd, Wenatchee, WA 98826; identified by Assessor's Parcel Number: 23-20-16-529-170. **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 recommends that the denial be upheld.

Clay Gatens spoke on behalf of the applicant. He gave arguments on why he denial should be reversed.

Ms. Ryles countered Mr. Gatens' statements.

Mr. Gatens gave a rebuttal to Ms. Ryles' statements.

Denise Olsen was sworn in as the applicant. She gave a history on her short-term rental and how it operated.

Mr. Kottkamp closed the record on the matter.

**AA 22-069:** 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: 9880 Mountain Home Rd, Leavenworth, WA 98826; identified by Assessor's Parcel Number: 24-17-12-543-370. **Short-term Rental Manager – Kirsten Ryles**

This appeal was withdrawn by the applicant.

**III. ADJOURNMENT**

Hearing Examiner Kottkamp adjourned the March 16, 2022, meeting.