



## 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.**

**April 6, 2022, 9:00 am**

**Chelan County Hearing Examiner:** Andrew Kottkamp

**Chelan County Staff:** Senior Planner – Jamie Strother, Planner II – Alex White, Short-term Rental Manager – Kirsten Ryles, Permit Clerk – Wendy Lane, Development Review Manager – Andrew Brunner

**Public/Agencies:** Chris Cichanski, Megan, Pafe, Firedog 107, Siren, Samsung SM-G9, 12066617023, 5039934265, Amanda Barg, Kylie Michael, Karen, KC, George Wilson, Bari Rowe, 15093998465, Ken Muir, Dan Beardslee, Margaret McManus, Mary, Stacie L.

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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**

**AA 21-251 / AA 21-386:** An application for an Administrative Appeal with fees was submitted to appeal the decision to deny the extension request for permit Nos. SDP 2017-016, SCUP 2017-017 and CUP 2017-018. The Shoreline Substantial Development, Shoreline Conditional Use Permit and the Conditional Use Permit requested to permit an existing winery and events for up to 200 guests within the 'rural' environmental shoreline designation for the Columbia River, a waterbody of statewide significance. Project Location: 568 Rio Vista Lane, Chelan, WA 98816; and identified by Assessor's Parcel Nos.: 28-23-13-310-250; and 28-23-13-310-050.

**Senior Planner – Jamie Strother**

This application was continued to June 15, 2022 at 1:00 pm.

**CUP 21-442:** An application for a Conditional Use Permit has been requested for a Siren Song Farms, places of public and private assembly, by Kevin Brown (agent). The applicant has not proposed any new structures associated with this development at this time. The farm would be open from late spring to early fall, from 12 pm to 10 pm. The subject property is located in Rural Residential/Resource 5 (RR5). Access is off US Hwy 97A, domestic water would be provided by a private well and for the proposed development sanitation would be provided by luxury porta-potty trailer. Project Location: 7 Tunnel Hill Road, Chelan, WA and is identified by Assessor's Parcel number: 26-21-01-130-050. **Senior 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.

Kevin Brown was sworn in as the applicant. He gave the history of his property and explained why the permit was needed.

Mr. Kottkamp had questions for the applicant and staff, and they were addressed.

Gary Hammond was sworn in as a member of the public. He is concerned about access to the property in question.

Public Works Development Review Manager, Andrew Brunner, explained improvements that would be needed to the access road to the property.

Kevin Brown gave a rebuttal with regard to access to the property.

Mr. Kottkamp closed the record on the matter.

**RIPV 22-023:** An application for a Riparian Variance was submitted to reduce the required riparian buffer setback for the future construction of a new residence. The riparian variance request is to reduce the required 150 ft. riparian setback from the ordinary high-water mark (OHWM) of Brender Creek to 75 ft. The subject property is located within the Suburban Residential (SR) zoning district within the Urban Growth Area of the City of Cashmere. Project Location: 5643 Locust Lane, Cashmere, WA and is further identified as Assessor's Parcel Number: 23-19-05-230-700. **Planner II – 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 as conditioned.

Jill Michael was sworn in as the applicant. She gave a history of the property and explained why the Riparian Variance was needed.

Mr. Kottkamp asked questions of the applicant and went through the staff-report to see if she agreed with the report itself and the conditions of approval.

Amanda Barg, of Washington State Department of Fish and Wildlife, was sworn in as an Agency Representative. She wanted to review and explain her Agency's comments on the application.

Jill Michael gave a rebuttal to the comments made by Fish and Wildlife.

Mr. Kottkamp closed the record on the matter.

**AA 22-041:** 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: 225 E Parkway Dr, Manson, WA 98831; and identified by Assessor's Parcel No.: 28-21-35-940-250. **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.

Patricia Holmberg was sworn in as the appellant. She have a history on her property and why she felt it should be grandfathered in and granted a Short-term Rental Permit.

**AA 22-128:** 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: 23336 Lake Wenatchee Hwy, Leavenworth, WA 98826; and identified by Assessor's Parcel No.: 27-16-14-210-100. **Short-term Rental Manager – Kirsten Ryles**

This Application was continued until April 20, 2022 at 1:00 pm.

### **III. ADJOURNMENT**

Hearing Examiner Kottkamp adjourned the April 6, 2022, meeting.