



## 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.**

**May 4, 2022, 9:00 am**

**Chelan County Hearing Examiner:** Andrew Kottkamp

**Chelan County Staff:** Planner II – Alex White, Short-term Rental Manager – Kirsten Ryles, Permit Clerk – Wendy Lane

**Public/Agencies:** Stacie L., Julie Norton, Dan Beardslee, Person who cares, Samsung SM-P610, Craig Christensen, Amanda Barg WDFW

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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**

**P 21-470:** An application was submitted to cluster subdivide approximately 33.5 acres into (6) lots with (1) dedicated open space tract utilizing the Cluster Subdivision provision found in Chelan County Code section 11.12.050. All of the lots are proposed at approximately 0.67 acre in size. The dedicated open space tract is to be privately owned and retained in agricultural production as an orchard, totaling 29.48 acres. Approximately 22.5 acres of the subject properties are located in the Commercial Agricultural Lands (AC) zoning district and 11.0 acres of the subject properties are located in the Rural Residential 1 Dwelling Unit per 20 Acres (RR20) zoning district. Access is to be off North Dryden Road onto a private internal roadway proposed with the development. Domestic water is would be provided by a Group B water system using a permit exempt well with sanitation proposed as individual on-site systems. Project Location: NNA North Dryden Road, Cashmere, WA also identified as Assessor's Parcel Numbers 24-18-25-440-050 and 24-19-31-220-020. **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 as conditioned.

Mr. Kottkamp asked for clarification on the Washington State Department of Ecology comments on the application.

Dan Beardslee was sworn in, as an agent on behalf of the applicant. He explained the plat and that they were willing to comply with Ecology's requests. He went through the staff-report and made comments on where he disagreed with it.

Amanda Barg, Washington State Fish and Wildlife, was sworn in to speak on behalf of the WDFW. She wanted to clarify her agency's comments and enter into the record an email sent to Alex White this morning.

Craig Christensen was sworn in as a member of the public. He had questions about Ag lands and zoning. He explained why he believes the property should remain in agriculture use, and not development clusters. He believes the application should be denied.

Planner II, Alex White, gave a rebuttal to Mr. Christensen's statements. He also introduced the concept of having a Plate Note with regard to the condition, of the soil, on the property. He also addressed comments brought forth by the Fire Marshall.

Dan Beardslee was ok with WDFW's comments. He also gave rebuttal for Mr. Christensen's statements.

Mr. Kottkamp kept the record open, until 5:00 pm today, to see if a Plat Note is to be submitted.

**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**

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.

Julie Norton spoke on behalf of the appellant. She gave arguments on why a short-term permit should be granted.

Mr. Kottkamp asked questions about the settlement agreement the previous property owner had with the current owner.

Short-term Rental Manager, Kirsten Ryles, made comments concerning Ms. Norton's statements.

Julie Norton gave a rebuttal to Ms. Ryles statements.

Mr. Kottkamp closed the record on the matter.

### **III. ADJOURNMENT**

Hearing Examiner Kottkamp adjourned the May 4, 2022, meeting.