



## CHELAN COUNTY HEARING EXAMINER

Chelan County Administration Building, Room 1

**This public hearing will be in a videoconferencing format. 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 18, 2022, 1:00 pm**

**Chelan County Hearing Examiner:** Andrew Kottkamp

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

**Public/Agencies:** Robert Misenaar, Kari Sorensen, Jon and Lisa Brenton, Cindy, Jeremy Andrist, Stacy L., Bob Fallon, Jennifer Reiner, Pixel 5, Ken Spohn, Megan Benson, Zoom User, Penny, tsgray, William Cagle, Rachey iPad, Kristen Romig, Kathy's iPhone

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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**

**AA 22-184:** 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: 124 Wapato Way, Manson, WA 98831 and identified by Assessor's Parcel No.: 28-21-35-696-045. **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.

Robert Misenaar was sworn in, as the applicant. He gave a history of his property and what he has done to bring his property in compliance for a short-term rental permit.

Mr. Kottkamp closed the record on the matter.

**CUP 21-291:** An application for a Conditional Use Permit has been submitted by Mark Reimer (owner) for the development of three dispersed campsites. Each campsite will have a 12-ft x 12-ft canvas tent placed on a 12-ft x 16-ft platform. Parking for all three campsites will be at a gravel parking lot off of Chelan Ranch Road, potable water will be toted in by the user, and a portable toilet will be provided at each location. The subject property is zoned Rural Residential/Resource 10 (RR10). Project Location: 36 Mountain Ridge Lane, Chelan, WA 98816; and identified by Assessor's Parcel No.: 28-22-34-130-025. **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.

The applicant was not present at the hearing.

Jennifer Reiner was sworn in as a member of the public. She was concerned about the timeline in receiving the staff-report and whether or not there was enough time to digest the information contained within.

Jeremy Andrist was sworn in as a member of the public. He feels the Conditional Use Permit is being misrepresented and should really be a Short-term Rental application. He listed his concerns with regard to the property and what they want to do with it.

Jon Brenton was sworn in as a member of the public. He is in opposition to the project and listed his concerns if the application is approved.

Paul Rachey was sworn in as a member of the public. He gave a history on code enforcement on the applicant's property. He is concerned about a fire threat. He would like the application denied.

Gailanne Molver was sworn in as a member of the public. She had corrections for the staff-report. She is also concerned about potential fire danger and infractions the property has acquired in the past.

Planner II Alex White verified that Applicant is using the Conditional Use Permit process to resolve the Code Enforcement complaints on the property. During the forum, the Applicant entered the meeting. Mr. Kottkamp offered him an opportunity to speak, to which he declined.

Mr. Kottkamp closed the record on the matter.

**VAR 22-051:** An application for a Variance was submitted to reduce the required front yard setback and the rear yard setback of the subject property for the future construction of a single-family residence. The variance request is to reduce the required 25 ft. building setback from the front line of the property to 15 ft and the required 20 ft. building setback from the rear line of the property to 5 ft. in order to create a building envelope for a proposed single-family residence. The subject property is located within the within the Commercial Agricultural Lands (AC) zoning district. Project Location: 4750 Wapato Lake Road, Manson, WA and is further identified as Assessor's Parcel Number: 28-21-22-613-205. **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.

Scott Mulhall was sworn in as the applicant. He explained the need for the variance on the property.

Carl Blum was sworn in as a member of the public. He is concerned with the septic system on the property, zoning and footprint if the variance is granted.

Chris Beres was sworn as a member of the public. He gave the history on how he purchased his neighboring property and he is concerned about fire prevention and access.

Kathleen Blum was sworn in as a representative of the Manson Community Council. She listed the Council's reasons on why the variance should be denied.

William Cagle was sworn in as a member of the public. He believes the variance should not be granted just because the Applicant would like to build a larger home.

Kari Sorensen was sworn in as a representative of the Manson Community Council. She stated that the Applicant was aware of the lot size upon purchase, so a variance should not be granted.

Planner II Alex White gave a rebuttal to comments made and also clarified lot size calculations.

Mr. Kottkamp closed the record on the matter.

### III. ADJOURNMENT

Hearing Examiner Kottkamp adjourned the May 18, 2022, meeting.