



## CHELAN COUNTY HEARING EXAMINER

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 Lisa Ogle, at [lisa.ogle@co.chelan.wa.us](mailto:lisa.ogle@co.chelan.wa.us) or 509-667-6225.

**September 21, 2022**

**Chelan County Hearing Examiner:** Andrew Kottkamp

**Chelan County Staff:** Senior Planner – Jamie Strother, Short Term Rental Manager – Kirsten Ryles, Permit Clerk – Lisa Ogle

**Public/Agencies:** Will, Ronny Bauer, Chris Bekel, I Pad, Julie McCoy, I Pad, Dirk Kayser, Rachelle, Samsung SM-N986U, 1-425-46825, Bob's I Pad, Ken Jenkins, Lori Jenkins, Graham Simon-WDFW, Dave Dormier- Erlandsen&Associates, Dan Beardslee, R&A Brooks, Zoom, Anne's I Phone, Kathy's I Phone, 888-509-6941, TKunkel, Scott Johnson

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### **AGENDA:**

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

Hearing Examiner Kottkamp called the Hearing to order at 1 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**

**ZC 22-140:** An application for a zone change was submitted to change the zoning district for the subject properties from Rural Residential/Resource 10 (RR10) and Rural Residential/Resource 20 (RR20) to Rural Residential/Resource 5 (RR5). The proposed zoning map amendment implements the changes adopted by the Board of County Commissioner's Resolution 2021-150 to the Chelan County Comprehensive Plan. Project Location: Unassigned, Chelan, WA 98816; and identified by Assessor's Parcel No.: 28-22-34-440-050. **Planner – Jamie Strother**

Mr. Kottkamp discussed the application details, and entered staff report, application materials, site plans, entire planning staff files into record.

Planner Jamie Strother presented the application.

Appellant's agent, David Dormier – Erlandsen & Associates is sworn and thanks Chelan County Planning staff for their work on this project.

Staff recommends approval.

Mr. Kottkamp closed the record on this matter.

**CUP 20-017:** An application for a Conditional Use Permit has been requested for a short-term mineral extraction. The applicant does not propose any to add any additional structures to the development at this time. The subject property is located within the Rural Residential/Resource 20 (RR20) zoning district. Project Location: 23505 US HWY 97A, Chelan, WA and is identified by Assessor's Parcel number: 27-23-08-430-050. **Planner – Jamie Strother**

Mr. Kottkamp discussed the application details, and entered staff report, application materials, site plans, entire planning staff into record.

Planner Jamie Strother presented the application.

Dan Beardslee is sworn in as Appellant's agent. He discusses the history of the property.

Randall Brooks is sworn in as a member of the public. He goes over many concerns he has a neighbor of this project and offers his professional opinions.

Graham Simon – WDFW is sworn in. He is only comment is that he did not receive a staff report.

Ken Jenkins is sworn in as a member of the public. He is a neighbor of this project and has concerns regarding it.

Lori Jenkins is sworn in as a member of the public. She is also a neighbor of this project and shares concerns regarding it.

Tom Kunkel is sworn in as a member of the public. He is a neighbor of the project and shares the concerns he has.

Ron Bauer is sworn in as a member of the public. Spoke in favor of the project.

Mike Buckingham is sworn in as a member of the public. Spoke in favor of the project.

Will Poppie is sworn in as Appellant, and speaks of the project.

Dan Beardslee is sworn in as Appellant's agent, he goes back over the project and answers clarifying questions.

Mr. Kottkamp asks for Planner Strother's email. [jamie.strother@co.chelan.wa.us](mailto:jamie.strother@co.chelan.wa.us)

Mr. Kottkamp says that he will keep the today's record open until 5 pm.

**AA 22-353:** 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: 235 Parkway, Manson, WA and identified by Assessor's Parcel No.: 28-21-35-940-350. **Short-term Rental Manager – Kirsten Ryles**

Mr. Kottkamp discussed the application details, and entered staff report, application materials, site plans, entire planning staff files into record.

Short Term Rental Manager Kirsten Ryles presented the application. Staff recommends that denial be upheld.

Scott Johnson was sworn in as Appellant. He goes over the history of his property.

Dan Beardslee is sworn in as Appellant's agent. He speaks to Mr. Johnson's property.

Mr. Kottkamp closed the record on this matter.

### **III. ADJOURNMENT**

**Hearing Examiner Kottkamp adjourned the September 21, 2022, meeting at 2:08 pm.**