



CHELAN COUNTY HEARING EXAMINER

The Hearing Examiner

will hold all of their Regular and Special Meetings via Zoom Video Conference.

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Passcode: 111920

MEETING DATE: Wednesday, October 5, 2022

TIME: 9:00 A.M.

HEARING EXAMINER: Andrew Kottkamp

AGENDA:

I. CALL TO ORDER

II. PUBLIC HEARING

AA 22-340: 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: 20/24 Alder Bach Lane, Leavenworth, WA 98826 and identified by Assessor's Parcel No.: 25-18-29-300-024. **Short-term Rental Manager – Kirsten Ryles**

AA 22-354: 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: 8205 River View Road, Peshastin, WA 98847 and identified by Assessor's Parcel No.: 24-18-21-770-130. **Short-term Rental Manager – Kirsten Ryles**

CUP 22-210: An application for a Conditional Use Permit has been requested for a short-term mineral extraction site. The application proposes to develop and operate a less than two-acre short-term mineral extraction site in coordination with the establishment of a three-unit orchard complex on the subject property. Re-alignment to existing Upper Wheeler Road, as well as the development of orchard access roads require the use of base rock and gravel which would be extracted from the subject site. The subject property is location within the Rural Residential/Resource 20 (RR20). Access to the property would be off of Upper Wheeler Road.

Project Location: 2366 Upper Wheeler Road, Wenatchee, WA and is identified by Assessor's Parcel number: 21-20-17-000-000

CUP 22-238: An application for a Conditional Use Permit has been requested by Chad and Jeana Steiner for AC District Conditional Uses. The applicants are proposing to maintain their farm as an agritourism destination, which includes hosting an annual pumpkin patch, offering weekly tractor rides, selling pre-packaged foods, and other seasonal uses that complement their existing winery such as being a component of Haunted Manson and other local festivals. The subject property is located in the Commercial Agricultural Lands (AC) zoning district. Access to the winery is from Green Ave., domestic water would continue to be provided by the Lake Chelan Reclamation District and sanitation for the proposed development would be from existing restrooms in the farm-stand / tasting room and also two portable toilets as well. Project Location: NNA and 300 Green Ave., Manson, WA and is identified by Assessor's Parcel numbers: 28-21-26-609-308 and 28-21-26-609-300 respectively. **Planner- Alex White**

CUP 22-319: An application was submitted for the permitting of an existing residence as a 2-bedroom/4-person Tier 2 Short Term Rental within the Commercial Agricultural Lands (AC) zoning district pursuant to the District Use Chart in Section 11.04.020 of the Chelan County Code. Access to the residence would continue to be off of Hidden Hollow Lane and domestic water/sanitation for the residence would continue to be from an existing private well and existing septic system, which are both located on the subject property. Project Location: 10 Hidden Hollow Lane, Chelan, WA 98816 also identified as Assessor's Parcel Number 28-22-33-440-100. **Planner – Alex White**

SV 22-118: An application to vary the shoreline buffer setbacks of the subject property from 100 ft. to 47 ft. in order to construct a future residence. The applicant has submitted a Habitat Management and Mitigation Plan (HMMP) to ensure that the proposed variance of the shoreline buffer setbacks for the subject property would result in no-net-loss of ecological value or function. The subject property is located in the Rural Residential/Resource 20 (RR20) zoning district and holds a 'Rural' shoreline environment designation for Icicle Creek, a shoreline of statewide significance. Project Location: 7047 Icicle Road, Leavenworth, WA; and identified by Assessor's Parcel No.: 24-17-27-311-000. **Planner- Alex White**

III. ADJOURNMENT