



## 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 Torrey Herrington, at [Torrey.Herrington@co.chelan.wa.us](mailto:Torrey.Herrington@co.chelan.wa.us) or 509-667-6231.**

**November 16, 2022, 1:00 pm**

**Chelan County Hearing Examiner:** Andrew Kottkamp

**Chelan County Staff:** Interim Director- Deanna Walter, STR Manager- Kirsten Ryles, Senior Planner – Jamie Strother, Planner I- Alex White Administrative, Permit Clerk- Torrey Herrington

**Public/Agencies:** Aaron R, Al Lorenzo, Antonio Nunez, Bobbie, DLM's Ipad, DLM's Ipad (2), Alinne, JSlimp, Bob Fallon, Jason Walker, Cheryl Koenig, Ken Johanssen, Adam Herlihy, Chris Wille, Cindy, Dan Ireland, Dan Rieke, Diana Jones, ipone, Jennifer Collins, Joanne Michaels ipad, Hailey Allen, John Vynne, Kari Sorensen, Ken Del Duca, Kimberly Manhart, KH, Kylie Schmitz, Mike O' Neal, Observer, Patric Hautenne, Pete. Raeanne Bailor. Rhethe, Sandy Cailcoat, Todd Heric, Krysta Westmoreland, Vicki Michael, Wenatchee World, Zoom, Jim Wall, 12068907392, Camile Johnsan, Denise, Richard Uhl, WDC, Jcrosb, Amber. Cindy Smith, John, Matt Peters, Ryan, Patrick Davidson, Observer,

---

### **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 22-389:** The applicant submitted an Existing Non-Conforming Short-Term Rental Application on December 23, 2021 to continue use as a short-term rental (STR). The applicant re-submitted January 2, 2022. Applicant was issued a provisional permit pending full review.

Project Location: 11968 LAKESHORE RD, CHELAN, WA 98816 and is identified by Assessor's Parcel Number: 28-21-21-841-135 **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.

STR Manager, Kirsten Ryles presented the Administrative Appeal. Staff recommends denial be upheld based on the applicant not meeting criteria to continue operating as the owners do not live onsite and have not met criteria to get a final short-term rental permit according to CCC 11.88.290.

Alinne Freitas was sworn in, presented her case as to why the denial should be overturned.

With no other comment from County staff, Mr. Kottkamp closed the record on the matter.

**AA 22-441:** The applicant submitted a Short-Term Rental Application on December 29, 2021 to apply to be a short-term rental. Applicant was denied the permit as there was already another short-term rental permitted within 200' of their parcel.

Pursuant to Chelan County Code Section 11.88.290 (2)(D)(ii), New conforming Tier 2 short-term rentals in all residential zones cited in this subsection (2)(D) and within the Manson UGA shall be located a minimum of two hundred feet apart as measured from all points of the existing short-term rental dwelling structures to proposed short-term rental dwelling structures. This distance shall not be subject to reduction pursuant to Chapter 11.95, Variances, Chapter 11.97, Nonconforming Lots, Structures, and Uses, Chapter 11.98, Reasonable Use Regulations, nor subject to administrative modification. Project Location: 49 TARA LANE, MANSON, WA 98831 and is identified by Assessor's Parcel number: 28-21-36-681-090. **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.

STR Manager, Kirsten Ryles presented the Administrative Appeal. Staff recommends denial be upheld based the applicant not qualifying for this status based on CCC 11.88.290

Mr. Kottkamp called for the appellant, and no appellant or agent was present.

With no other comment from county staff, Mr. Kottkamp closed the record on the matter.

**VAR 22-031** An applicant for a variance was submitted for a reduction to the front yard setback from 55 ft to 32 ft from the centerline of the Unopened Entiat Avenue Right-of-Way (ROW) in order to construct the replacement single-family residence with attached garage 7 ft from the eastern property line on the subject property line. The buildable area on the subject property is limited due to the narrow lot size, the 5 ft side yard setback from the neighboring parcel to the

west, the presence of Lake Wenatchee and its associated 50 ft 'urban' shoreline buffer, the presence of the 55 ft. front yard setback from the centerline of N. Shore Drive located north of the subject parcel and the 55 ft front yard setback from the centerline of the unopened Entiat Avenue ROW to the subject property. Project Location: 17759 N Shore Dr, Leavenworth, WA and identified by Assessor's Parcel No.: 27-16-14-700-420 **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.

Ryan Walker was sworn in, as an agent on behalf of the applicant. Had no objections to the representation, but discussed proposed conditions in the Staff Report. Condition #18 Recommended unless approved by Chelan County. Condition #19 Not intending on use Entiat Ave. as a private driveway to gain access to property. Condition #21 Incompatible with Condition #18 recommends removal of condition #21. Condition #22 Stated that condition has been satisfied.

Kimberly Manhart was sworn in to testify, has submitted Public Comment, expressed concern that there is no garage on the property as stated in the staff report, commented on condition #18 states there has been removal of trees & brush already.

Dan Rieke was sworn in to testify, expressed concern of the driveway grade being changed, noted the removal of trees.

Raenne Bailor was sworn in to testify, commented on condition #22 Marker closest to North Shore Drive was removed, commented on condition #18 the removal of trees and brush.

Richard Bailor was sworn in to testify, commented on roadway and the driveway cutting across his lot and is concerned about shared driveway.

David Mirabell was sworn in to testify, wanted to clarify that there was no request to change the shoreline.

Josh Slimp the applicant was sworn in to testify, stated access road will not be touched, stated Entiat Ave will not be touched or blocked. Stated only dead trees are being cut down.

Ryan walker commented tree removal was coordinated with the PUD for a PUD line extension.

With no additional comment from staff, Mr. Kottkamp closed the record.

**P 22-179:** An application for a subdivision to divide approximately 9.6 acres into 66 lots. The smallest lot is proposed at approximately 0.06 acres (2,477 sq. ft) and the largest lot is proposed at approximately 0.15 acres (6,462 sq. ft). The subject property is located in the Urban Residential 1 (UR1) zoning district within the Manson Urban Growth Area (UGA). Access to the proposed

subdivision is to off SR 150 onto a private internal roadway system proposed with the development. Domestic water and sewer would be provided by expansion of the Lake Chelan Reclamation District services.

Project Location: 2172 SR 150, Manson, WA 98831 and is identified by Assessor's Parcel No.: 28-22-31-680-340 **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, and Interim Director Deanna Walter presented the application. Staff recommends approval as conditioned.

Ken Del Duca was sworn in, as an agent on behalf of the applicant, Stated Application Materials stand for themselves. No objection to the conditions of the approval.

With no further comment from Staff or the public, Mr. Kottkamp closed the record.

**P 22-208:** An application was submitted to subdivide approximately 5.35 acres into 14 lots. The smallest lot is proposed at approximately 10,184 sq. Ft. (0.23 acre) in size and the largest lot is proposed at approximately 16,500 sq. Ft. (0.38 acre) in size with a 27,660 sq. Ft. (0.63 acre) stormwater tract. The subject property is located in the Urban Residential 1 (UR1) zoning district within the Manson Urban Growth Boundary. Access is to be off of Swartwout Road onto a private internal roadway proposed with the development. Domestic water and sewer would be provided by the Lake Chelan Reclamation District. Project Location: Unassigned, Manson, WA also identified as Assessor's Parcel Number 28-22-31-607-550 **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 I, Alex White, presented the application. Staff recommends approval as conditioned.

Diana Jones was sworn in, as an agent on behalf of the applicant, stated Application Materials stand for themselves and has no objection for the conditions of approval.

With no further comment from Staff or the public, Mr. Kottkamp closed the record.

### **III. ADJOURNMENT**

Hearing Examiner Kottkamp adjourned the November 16, 2022 meeting.