



CHELAN COUNTY HEARING EXAMINER

Chelan County Administration Building

This public hearing will be in a videoconferencing format.

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Meeting ID: 875 0961 7914

Passcode: 445421

MEETING DATE: Wednesday, November 16, 2022

TIME: 1:00 P.M

HEARING EXAMINER: Andrew Kottkamp

AGENDA:

I. CALL TO ORDER

II. PUBLIC HEARING

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**

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**

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**

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**

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 Swartout 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**

III. ADJOURNMENT