



CHELAN COUNTY HEARING EXAMINER

Chelan County Administration Building, Room 1

This public hearing will be in a videoconferencing format due to the ongoing precautions associated COVID-19. 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 Torrey.Herrington@co.chelan.wa.us or 509-667-6231.

December 07, 2022, 9:00 am

Chelan County Hearing Examiner: Andrew Kottkamp

Chelan County Staff: Short-term Rental Manager – Kirsten Ryles, Planner II- Alex White, Planner II- Celeste Barry, Code Enforcement Officer- Zach Wenzel, Andrew Brunner, Permit Clerk – Torrey Herrington,

Public/Agencies: Derick Kuch, Zoom, Steve, Brucedarling, Momma's iPad, Ricky Bobby, Clay Gatens, Bobs iPad Pro, Jennifer R, Bob Wilbur, moto G Power, Samsung SmA536ul

AGENDA:

I. CALL TO ORDER

Hearing Examiner Kottkamp called the Hearing to order at 9:00 am. 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.

Hearing Examiner Kottkamp struck Administrative appeal AA 22-409- Kottkamp recused himself, this hearing is to continue with a different Hearing Examiner on a future date that is TBD.

II. PUBLIC HEARINGS

AA 22-406 Icicle/Bunk: A request for an Administrative Appeal was submitted to appeal the Notice and Order to Abate Violations CE 22-0056. 12 Norling LN., Leavenworth, WA 98826; and identified by Assessor's Parcel No.: 24-17-14-140-350- **STR Manager- Kirsten Ryles**

Kottkamp admits all files, appeal materials, and declarations into the record

Short-term Rental Manager Kirsten Ryles gave a presentation on the application. Staff recommends that the denial be upheld.

Clay Gatens Gaten Greens Weidenbach PLLC Attorney for applicant was sworn in, and proceeds with argument. Code enforcement is Premature because the appellants are operating in good faith to resolve the zoning violation through the LUPA appeal.

With no comment from the public, Kottkamp closes the record for this hearing.

AA 22-466 Adler Bach LLC: A request for an Administrative Appeal was submitted to appeal the denial of a Tier 1 Short Term Rental Permit. 20/24 Adler Bach Lane, Leavenworth, WA 98826; identified by Assessor's Parcel No.: 25-18-29-300-024- Kirsten Ryles

Kottkamp admits all files, appeal materials, and declarations into the record

Short-term Rental Manager Kirsten Ryles gave a presentation on the application. Staff recommends that the denial be upheld.

Clay Gatens Attorney for the appellants, provides no testimony, but proceeds with argument. Application is a repeat of the Tier 2 application, states there is no new legal arguments, or evidence is introduced from Prior Tier 2 application. Will seek to have this matter consolidated with the pending tier 2 LUPA appeal in front of the court of appeals which is currently pending.

Kirsten Ryles states the long-term renters have moved out of the ADU at this time. Proof of two sites where ADU is for rent. Kottcamp allows Ryles to submit evidence into the record, allows Gatens until next Wednesday to respond.

No public comment, Kottcamp leaves the record open until 5:00 P.M Wednesday, December 14, 2022

PL 22-286 Smith: An application was submitted to subdivide approximately 3.42 acres into 5 lots. The smallest lot is proposed at approximately 21,344 sq. ft. (0.49 acre) in size and the largest lot is proposed at approximately 40,946 sq. ft. (0.94 acre) in size and contains an existing residence. The subject property is located in the Rural Village (RV) zoning district. Access is to be off of Lower Sunnyslope Road onto a private internal roadway proposed with the development. Domestic water would be provided for by a Group B water system using a permit exempt well with sanitation proposed as individual on-site septic systems. 515 Lower Sunnyslope Road, Wenatchee, WA also identified as Assessor's Parcel Number 23-20-20-440-100- **Alex White**

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

Planner II Alex White presents application, Staff recommends approval.

Brent Smith, property owner and applicant is sworn in. States he agrees with the proposed conditions, and that there is sufficient room in all the lots for a single-family home.

Alex White realized Kottkamp has a draft version of the staff report, and will submit the final version of the staff report today.

No public comment, record is left open until 5:00 P.M today for submission of final staff report.

VAR 22-399 Rehnfeldt: An application for a Variance was submitted to reduce the required front yard setbacks of the subject property for the future construction of a single-family home. The variance request is to reduce the required 20 ft. building setback from the front line of the property to 8 ft. The subject property is located within the Urban Residential 2 (UR 2) zoning district within the Manson Urban Growth Area. 84 Division Street, Manson WA 98831; and identified by Assessor's Parcel No.: 28-21-35-696-738- **Celeste Barry**

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

Planner II Celeste Barry Presents application, Staff recommends approval

Jennifer Rehnfeldt, Property owner and applicant is sworn in. States the property is for their future retirement home, they will not be tearing down the current dwelling, and they do not have an STR permit.

With no comment from the public, Kottkamp closes the record.

III. ADJOURNMENT

Hearing Examiner Kottkamp adjourned the December 07, 2022 meeting at 9:34 A.M.