



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.

April 05, 2023, 9:00 am

Chelan County Hearing Examiner: Andrew Kottkamp

Chelan County Staff: Short-term Rental Manager – Kirsten Ryles, Torrey Herrington- Permit Clerk, Senior Planer- Jamie Strother, Planner II- Alex White

Public/Agencies: Mark Judy, Michelle, Jeff Judy, Jamie, Rick Lowell, Abraham Armstrong, Jonathan Judy, R Joya, John Torrence, Kirsten Ryles, Jason-lohr Johnson, Mae Morris, Megan, Bailey Olin

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.

II. PUBLIC HEARINGS

P 22-501 Temaarik- An application was submitted for a subdivision of approximately 20.07 acres into 5 lots utilizing the cluster subdivision provision in Chelan County Code Section 11.12.020(1)(a). This proposal is a resubmittal of previously approved Plat 2015-136, which expired on December 21, 2022. For this application, the smallest lot is proposed at approximately 28,570 sq.ft. (0.66 acre) in size and the largest lot is proposed at approximately 55,372 sq.ft. (1.27 acres) in size with a 679,112 sq.ft. (15.59 acres) open space tract. The subject property is located in the Rural Residential/Resource 5 (RR5) zoning district. Access for all lots would be off of Glory View Lane, domestic water would be provided for by a Group B water system, and sanitation would be provided by individual on-site septic systems. Unassigned, Manson, WA also identified as Assessor's Parcel Number 28-21-14-410-100- **Planner II Alex White**

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

Planner II Alex White presented staff report, Staff recommends approval with conditions.

Michelle Taylor Agent on behalf of the applicant was sworn in and had some questions about Fire credits Vs. Storage Culture resource that was in the conditions of approval that were in the staff report.

After answers were provided by Planner II Alex white, and with no comments from staff, the applicant, or the public. Mr. Kottcamp closed the record for this hearing.

P 22-507 Joya- An application was submitted to subdivide approximately 9.1 acres into (9) lots. The smallest lot is proposed at approximately 0.50 acres (21,875 sq ft) and the largest lot is proposed at approximately 3.46 acres (150,803 sq ft). The subject property is located in the Rural Village (RV) zoning district. Domestic water would be provided for by a Group B water system and sanitation would be provided by on-site septic systems. Access to the development is off Webster Way and a private internal roadway proposed with this development. 5900 Webster Way, Cashmere, WA also identified as Assessor's Parcel Number 24-19-31-940-005- **Senior Planner Jamie Strother**

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

Senior Planner Jamie Strother presented the staff report, Staff recommends approval with conditions.

John-Torrence Engineer on the project and agent was sworn in on behalf of the applicant. Agent Torrence had no issues or objections with the staff report that was prepared by CCD staff.

Abraham Armstrong Neighboring Parcel to the project location was sworn in and had concerns about the private road that was proposed being right across from their driveway, making their driveway an intersection.

John Torrence stated he could meet with the neighbors and address & come to an agreement to settle the concerns.

Neighbor Bailey Olin neighbor to the project location was sworn in and raised concern about increased traffic hazard at the intersection of Webster way & Sunset highway.

With no other comment from staff, applicant, agent, or the public. Mr. Kottcamp closed the record for this hearing.

AA 23-139 Lohr-Johnson- A request for an Administrative Appeal was submitted to appeal the denial of a permit renewal extension for a short-term rental. 22929 MAPLE DR., LAKE WENATCHEE, WA 98826 also identified as Assessor's Parcel 27-17-18-925-200- **STR 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 gave a presentation on the application. Staff recommends that the denial be upheld.

Sworn in to testify was Jason Lohr-Johnson property owner and appellant. Mr. Lohr-Johnson testified to hardships as to why he requested an extension.

With nothing further from the appellant or staff, Mr. Kottkamp closes the hearing for this record.

AA 23-055 Judy- A request for an Administrative Appeal was submitted to appeal the denial of a permit renewal for a short-term rental. 12081 BRETZ DR., PLAIN, WA 98826 Also identified as Assessor's Parcel 26-17-12-930-160- **STR 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 gave a presentation on the application. Staff recommends that the denial be upheld.

Sworn in to testify was Jeff Judy on behalf of his father Mark Judy property owner for the application. Mr. Judy testified to family hardships and address the signage issues.

With nothing further from the appellant or staff, Mr. Kottkamp closes the hearing for this record.

III. ADJOURNMENT

Hearing Examiner Kottkamp adjourned the April 05, 2023 at 9:43 AM