



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

**May 03, 2023 9:00 am**

**Chelan County Hearing Examiner:** Andrew Kottkamp

**Chelan County Staff:** Short-term Rental Manager – Kirsten Ryles, Planner II- Alex White, Permit Clerk- Torrey Herrington, Permit Clerk- Jessica Thompson, Public Works- Andrew Brunner

**Public/Agencies:** Jrdwy, Karl, Ritadereemer, Michelle, Erica Doctor, Guy Evans, John Torrence, Katie Hanson, Jonah Harrison, Chris, Wendy Boukhalil, iphone(2), Brett A

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### **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 22-302 Noche Vista** - An application was submitted to subdivide approximately 31.34 acres into 17 lots and two open space tracts. The smallest lot proposed would be approximately 0.40 acre in size and the largest lot would be approximately 1.78 acre in size along with two open space tracts that are proposed to be 4.64 acres and 5.88 acres in size respectively. The subject property is located in the Rural Residential/Resource 10 (RR10) zoning district and is also within the Bear Mountain Master Planned Resort (MPR) overlay district. Access would be off of Bear Mountain Ranch Road and Sabio Way onto private internal roadways proposed with the development. To fulfill a requirement for the Bear Mountain MPR, a gated Secondary Access Road that connects Bear Mountain Ranch Road to Bear Mountain Road has been submitted along with the subdivision application. Domestic water would be provided by the Bear Mountain Water District with sanitation provided by individual on-site septic systems. Unassigned, Chelan, WA also identified as Assessor's Parcel Number 27-22-18-480-765 – Planner 2 – 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 the application, the proposed project meets the criteria for approval.

John Torrence agent present on behalf of the applicant states that he has no issues with the revised staff report.

Terry LaBruce owner of a neighboring parcel has concern with the melting of water run off and requests a storm drain put in to help water from running onto his parcel.

With nothing further from the applicant agent, public, or staff. Mr. Kottkamp closes the record.

**AA 23-047 Harrison**– A request for an Administrative Appeal was submitted to appeal the denial of a permit renewal for a short-term rental. 25819 Camp 12 Rd; also Identified by assessor's Parcel number 26-17-24-794-580 – 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 based on the applicant not qualifying for this status based on CCC 11.88.290.

Jonah Harrison & Anne L. Tegen applicant and property owners are sworn in to testify. Jonah and Anne claim that they never received contact via E-mail, nor the reminder post card that the county sent out. Also claimed to have never received the staff report for the Hearing which was sent by county staff via E-mail.

Staff will check their records and resend the report to the applicants.

With nothing further from staff or the applicant Mr. Kottkamp leaves the record open for response from the applicants after reviewing the staff report.

**AA 23-170 Boukhalil & Joseph Et Al**- A request for an Administrative Appeal was submitted to appeal the denial of short-term rental permit. 89 Ascend Ln., Chelan, WA 98816; also identified by APN 28-21-09-220-050 – 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 based on the applicant not qualifying for this status based on CCC 11.88.290.

Shawn Dereemer and Rita Dereemer Applicants and Property Owners are sworn in to testify. Claims that the second ADU is not in use and will not be in use. Could provide documentation stating that no one lives in the ADU. Also, would do what it takes to switch to a tier 2 if the appeal is overturned.

With nothing further from the Applicant, or Staff Mr. Kottkamp closes the public hearing for this file.

### **III. ADJOURNMENT**

Hearing Examiner Kottkamp adjourned the April 04, 2023 at 9:40 AM