



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, at Torrey.Herrington@co.chelan.wa.us or 509-667-6231.

September 06, 2023 at 9:00 AM

Chelan County Hearing Examiner: Andrew Kottkamp

Chelan County Staff: Planner II Alex White, STR Manager- Kirsten Ryles, Marcus Foster, Permit Clerk- Jessica Thompson

Public/Agencies: Anne Hessburg, Erlandsen Associates, Thomas O'Connell, Pam, Jaques Boiroux, Rob, Jeff Wyszynski, Samantha Fulgham, Mark Krishner, Sundogs3, Dave Dormier

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

AA 23-328 Rucker) Chelan County has received an administrative appeal of a stop work order- Unassigned Chelan, WA 98816; APN 29-21-33-440-050- **Chelan County Director Deanna Walter**

This matter has been resolved between the appellant and Chelan County. A refund was issued to Mr. Rucker by Chelan County Community Development.

AA 23-307 Boiroux) Chelan County has received an administrative appeal of an STR renewal denial- 9239 Lone Pine Orchards Rd Leavenworth, WA 98826; APN 24-18-08-685-010- **Chelan County STR Manager Kirsten Ryles.**

Chelan County attorney to present communication confusion with the appellant/property owner.

Foster states Chelan County sent out a STR renewal denial letter on January 5, 2023. The applicant has 10 working days to respond and/or appeal the denial letter. On February 15th, 2023, Chelan County received an appeal from Boiroux.

Mr. Foster states that on September 8th, Mr. O'Connell sent a declaration in response to the Chelan County staff report. The declaration states that Mr. O'Connell submitted a public records request

Mr. O'Connell is sworn in by Mr. Kottkamp.

Mr. O'Connell claims Chelan County did not give adequate time for Mr. Boiroux to complete the STR renewal application due to him not receiving a renewal reminder or postcard. O'Connell files a writ of mandamus with Chelan County Court in order to obtain an appeal hearing with community development for Mr. Boiroux. O'Connell submits a public records request that does not provide him with the STR mailout or postcard reminder. O'Connell is provided with the Chelan County staff report showing proof of the renewal reminder on August 23rd, 2023. O'Connell claims the affidavit of mailing provided by Chelan County does not show who it was sent to.

Kottkamp states the code provides the deadline for STR renewals, and the applicant signs an application saying they understand their STR permit expires each year.

O'Connell states it is the county's obligation to provide their applicants with renewal reminders because "people simply forget," and it's the county's duty to help them.

Foster asked Kottkamp to have Mrs. Ryles sworn in. Kottkamp asks O'Connell's permission to do so. O'Connell argues that it will contradict evidence before the court hearing. Kottkamp understands and leaves the record open.

Both parties agreed and understood.

With no further comment from staff, agents, or the public. Mr. Kottkamp keeps the record open for Chelan County until Friday, September 8th, and for the appellant until Friday, September 15th, 2023.

AA 23-343 Moser) Chelan County has received an administrative appeal of a notice and order to abate violations. 23120 Lake Wenatchee Hwy Leavenworth, WA 98826. APN 27-16-14-700-070- **Chelan County STR Manager Kirsten Ryles.**

Chelan County STR manager Kirsten Ryles presents the appeal and reasons from the appellant as to why they should be grandfathered in.

Appellant was not present for this hearing.

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

SDP 23-220/SV 23-221 Lascor LLC. This proposal consists constructing a 320 sq.ft. joint-use pier addition, install a boatlift, and relocating an existing triple personal watercraft (PWC) lift on the subject parcels. 2650 and 2685 S. Lakeshore Road, Chelan; APN:. 27-22-07-850-120 and 27-22-07-850-110 respectively- **Alex White**

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

Chelan County Planner II Alex White presents the application; the proposed project meets the Chelan County code criteria for approval.

Sworn in to testify was Anne Hessburg, agent for the applicant. States that the staff report was thorough and has no changes or requests to the report.

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

CUP 23-254 Ravenwing Ranch-Columbia River Ranch LLC- An application for a Conditional Use Permit has been requested for a short-term mineral extraction site. The talus slope from which the rock would be taken from and crushed is within an open space tract of the Ravenwing Ranch Phase 1 plat. This gravel will be used by Columbia River Ranch LLC (also known as Ravenwing Ranch) to do maintenance on the existing road that goes to their Group A water tank and permitted SFR lot parcels 212217625010, 212217625020, 212217625030, and 212217625040. In addition, per an agreement with the WDNR, Ravenwing Ranch, must maintain access for the government to reach their properties west and south of Ravenwing, and the Bonneville power line that encumber the Ravenwing Columbia River Ranch Properties. These parcels are 212207000010, 212218000010, 212218140000, and 212217600245 and the crushed gravel would be added in places on DNR road numbers 71540, 1922107, 334426, 364780, 2159009, 456563, 825723, 698135, 85734, 230171, and 240553. There are minor roads that will be maintained, not I.D. by DNR that exist of access to all the public utilities that run through this land. Lastly, gravel driveways would be created in parcels 212217600010, 212217600020, 212217600030, 212217600040, 212217600050, 212217600060, 212217600070, 212217600210, 212217600200, 212217600150, 212217600130, 212217600120, 212217600110, 212217600100, 212217600090, 212217600080, 212217650010, 212217650020, 212217650030, 212217650040, 212217650050, 212217650060, 212217650070, 212217650080, 212217650090, 212217650100, 212217650110, 212217650120, 212217650130, 212217650140, 212217650150, 212217650160, 212216330000, all of which are platted lots within Ravenwing Ranch. The subject property where the short-term mineral extraction is occurring is located within the Rural Residential/Resource 5 (RR5). Access to this property would be off of Colokum Road. Unassigned, Malaga, WA and is identified by Assessor's Parcel number: 21-22-17-600-250- **Alex White**

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

Chelan County Planner II Alex White presents the application; the proposed project meets the Chelan County code criteria for approval.

Sworn in to testify was Dave Dormier, the applicant's agent. states that the Chelan County code term excavation is not defined and requests to add it from the WAC 296115.650. Other proposed conditions are acceptable. All products being removed from this site will be used within the Raven Ranch property.

Sworn in to testify was Samantha Fulgham, with Washington State University. Archeological surveyor. States: No resources have been identified as of yet, but an inadvertent discovery plan may suffice.

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

III. ADJOURNMENT

Hearing Examiner Kottkamp adjourned the September 06, 2023 meeting.