



## 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 [Jessica.Thompson@co.chelan.wa.us](mailto:Jessica.Thompson@co.chelan.wa.us) or 509-667-6231.

May 15, 2024 at 1:00 PM

Chelan County Hearing Examiner: Andrew Kottkamp

Chelan County Staff: Planner I Torrey Herrington, Assistant Director Kirsten Ryles, Deputy Prosecuting Attorney Marcus Foster, Code Enforcement Officer Bruce Anderson

Public/Agencies: Gayle Peterson, Jan Rowe (Zoom), Joan Mell (Zoom), 'Attendee' (Zoom), Cindy W (zoom)

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### *AGENDA:*

#### I. CALL TO ORDER

Hearing Examiner Kottkamp called the Hearing to order at 1:00 PM. 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

**CUP 23-377 – This matter was continued to the June 19th, 2024 hearing examiner meeting.**

**AA 23-134 Peterson Apple Ranch INC-** A request for an Administrative Appeal was submitted to appeal Notice and Order to Abate Violations for Code Enforcement case CE 24-0027 for operating a short-term rental without the required permit. July of 2022 the first Notice of Violation was sent to property owner. On August 7, 2023 the property owner was issued a Notice and Order to Abate Violations of operating a campground/campsite/trailer park at 620 Gorge Rd, Chelan, WA 98816. This is in violation as this activity requires a Conditional Use Permit (CUP) per Chelan County Code 11.93.010. In addition, a large amount of junk, garbage, and hulk vehicles that can be seen from the public road are in violation of Chelan County Code 11.88.100(1)-(2). The owner was given a list of corrective actions that were to be completed by September 1, 2023. A second Notice and Order was sent August 21, 2023 and the deadline for compliance was extended to September 30, 2024. This Notice did state that if the corrective action had not been completed by September 30, 2023, a Citation would be issued with fines for September 1-30, 2023. As of January 3, 2024, a CUP had not been applied for and the other corrective actions were not complete. A citation was issued January 8, 2024 for the first month of violation after compliance

deadline had passed. 1234 GREENS LANDING RD, MANSON, WA 98831. – **Kirsten Ryles – STR manager**

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.

STR Manager Kirsten Ryles presents Chelan County Staff Report

Gayle Peterson Appellant and Property owner of 1234 Greens Landing RD Manson, WA was sworn into testify. Mrs. Peterson spoke on behalf of the properties history and submitted photos into the record. States the rental is necessary to help the farm operate, and help support a family also living on the farm.

Discussion between Ms. Peterson and the County in regards to the STR Permitting process.

With nothing further from the public, agent, or staff. Mr. Kottkamp closes the record and will have a written decision within 10 working days.

**AA 24-039 & 24-040 Rowe's Towing** - A request for an Administrative Appeal was submitted to appeal CE 22-0052 issued by Code Enforcement for operating a campground/campsite/trailer park without a conditional use permit. 620 George Road, Chelan, WA 98816; and identified by Assessor's Parcel No.: 27-23-19-616-020. – Kirsten Ryles – STR manager

Chelan County Prosecuting Attorney Marcus Foster to present staff report. Provides argument on why the order should stand.

Joan Mell attorney for the appellant is sworn in to present argument based on the operation should be grandfathered in under a previous CUP, as well as the Junk has been cleaned up & Mitigated for. States the county has not sufficiently supplied documents for a public records request that was placed.

Ms. Mell attempts to call STR Manager Kirsten Ryles, however Mr. Kottcamp states that Chelan County Staff will not be questioned. – Hearing Examiners Discretion

Jan Rowe property owner is sworn in to testify stating that he believed he was operating under a previous CUP that was issued to the previous property owner.

With nothing further from the public, agent, or staff. Mr. Kottkamp closes the record and will have a written decision within 10 working days

### III. ADJOURNMENT

Hearing Examiner Kottkamp adjourned the May 15, 2024 meeting.