



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 or 509-667-6231.

July 3, 2024 at 9:00 AM

Chelan County Hearing Examiner: Andrew Kottkamp

Chelan County Staff: Clerk Jessica Thompson, Planner II Alex White, Senior Planner Jamie Strother, Assistant Director Kirsten Ryles, Deputy Prosecuting Attorney Marcus Foster

Public/Agencies: William Moorman, Kevin, Greg Hollon, Cindy W., Ryan Walker, Iphone, Nicole Draggoo

AGENDA:

I. CALL TO ORDER

Hearing Examiner Kottkamp called the Hearing to order at 9:05 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 24-124 Seattle REO III LLC - 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. 57 GETAWAY LN, MANSON, WA 98831; Assessor's Parcel Number: 28-21-28-610-344. – **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.

Chelan County Deputy Prosecuting Attorney Marcus Foster affirms the evidence presented by staff.

Sworn in to testify was William Moorman the applicant and owner. Mr. Moorman provided testimony explaining his circumstances.

Attorney Marcus Foster affirms the evidence of Mr. Moorman renting his property with no permit.

Mr. Moorman request the hearing examiner have grace for his situation.

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

VAR 24-189 Anderson - An application for a Variance was submitted to reduce the required front yard setback of 45 feet from road center line down to 37.5 feet from the road center line in order to construct a new residence. The subject property is located within the within the Rural Waterfront (RW) zoning district. Unassigned Cedar Brae Road, Leavenworth, WA and is further identified as Assessor's Parcel Number: 27-17-30-511-265.
– **Alex White – Planner II**

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

Sworn in to testify was Ryan Walker the agent representing the applicant and owner. Mr. Walker had no objections with the staff report or conditions provided by staff.

No public comment.

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

PA 24-158 Hollon - An application to relocate an access/utility easement on Lot 1 of the Kelly Short Plat (also known as SP #655) that burdens also Lots 2 and 3 of the same short plat on to an adjacent property that is located at 12591 Prowell St. The subject parcels are located off of Prowell St. in Leavenworth, WA and are zoned Rural Residential 10 (RR10). 12573, 12553, 12555, and 12591 Prowell St., Leavenworth, WA 98826; associated with parcel numbers 24-17-23-510-400, 24-17-23-510-403, 24-17-23-510-407, and 24-17-23-510-395 respectively. – **Alex White – Planner II**

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

Sworn in to testify was Greg Hollon the applicant and owner. Mr. Hollon had no objections with the staff report or conditions provided by staff. He does ask for clarification regarding the condition 9.3: emergency vehicle turn around.

Mr. Kottkamp provides clarification to Mr. Hollon.

No public comment.

Mr. White agrees with the clarification provided by Mr. Kottkamp. After further discussion Mr. Kottkamp will decide in his final decision if condition 9.3 will need to be modified.

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

CUP 24-037 Draggoo - An application for a Conditional Use Permit has been requested for a dog boarding facility and grooming services. Currently a 10 x 20 out-building has (4) temperature controlled indoor/outdoor kennels with a large fenced play-yard, as well as grooming services out of a portion of the existing single-family residence. Phase II of the development would be to construct a 24 x 30 structure with a lobby that could facilitate 16-20 kennels. The subject property is located within the Commercial Agricultural Lands (AC) zoning district. 26 Big Boulder Ln, Chelan, WA and is identified by Assessor's Parcel number: 28-23-34-320-200 – **Jamie Strother – Senior Planner**

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 Jamie Strother presents the application; the proposed project meets the Chelan County code criteria for approval.

Sworn in to testify was Nicole Draggoo, the applicant and owner. Mrs. Draggoo had no objections to the staff report or the conditions provided by staff. She does ask for clarification regarding the staff report and condition 7.1 provided by the fire marshal. Mr. Kottkamp suggests either Mrs. Draggoo reach out to the fire marshal for clarification or continue the hearing for the fire marshal to attend. Mrs. Draggoo was okay with reaching out to the fire marshal.

Mrs. Strother states the staff report had a typo and would be fixed. This clears up Mrs. Draggoo's concern with the staff report.

No public comment.

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 July 3, 2024 meeting.