



CHELAN COUNTY HEARING EXAMINER

Chelan County Administration Building, Meeting Room 1,
400 Douglas Street, Wenatchee, WA 98801.

If you should have any questions, please contact,
Jessicak.Thompson@co.chelan.wa.us or 509-667-6231.

November 20, 2024 at 1:00 P.M.

Chelan County Hearing Examiner: Andrew Kottkamp

Chelan County Staff: Clerk Jessica Thompson, Planner II Alex White, Senior Planner Jamie Strother, Permit Clerk Darci Eggert

Public/Agencies present: Michael Kelsey, Karen Peele, William Clark
Public/Agencies via zoom: Julie, Charlie, WW, Zach Shugart

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

AA 24-340 Evans/Callan – Applicant submitted a Short-Term Rental (STR) permit application dated June 1, 2024 for a 2025 permit. Applicant was denied the permit as they did not meet the requirements for a new tier 2 STR permit in their zoning. 37 US HWY 97A, CHELAN, WA 98816. and is identified by Assessor's Parcel number: 27-22-16-230-200.

AA 24-340 Evans/Callan appeal was withdrawn by the appellant.

VAR 24-372 Shugart - An application for a Variance was submitted to reduce the required front yard setback of 25 feet from the front property line to 6 feet from the front property line in order to construct a new residence. The subject property is located within the within the Rural Waterfront (RW) zoning district. 6170 S. Lakeshore Road, Chelan, WA and is further identified as Assessor's Parcel Number: 27-21-03-440-070.

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 Charlie Shugart, the applicant and owner of the property. Mr. Shugart had no disagreements with the staff report or conditions provided by the county.

Public Comment:

None

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

CUPA 24-126 Clark - An application was submitted for the expansion of the existing CUP 20-011 which allowed for a wedding venue on the subject property. The amendment would allow for a maximum of 200 guest, later hours of operation and the ability to have different events on the subject property as well as remove some of the original condition of approval from CUP 20-011. The applicant is also requesting a winery over 1,500 sq. ft retail component pursuant to Chelan County Code Section 11.93.320. The subject property is located within the Commercial Agricultural Lands (AC) zoning district. 811 Boyd Road, Chelan, WA and is identified by Assessor's Parcel number: 28-22-34-320-050.

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 Senior Planner Jamie Strother presents the application; the proposed project meets the Chelan County code criteria for approval. Mrs. Strother presents the changes made to the revised staff report.

Sworn in to testify was William Clark, the applicant and owner of the property. Mr. Clark had no disagreements with the staff report or conditions provided by the county. Mr. Clark asks for clarification about specific conditions and provides explanation on his plan to follow the proposed conditions.

Sworn in to testify was Karen Peele, the agent for the applicant and owner. Mrs. Peele had no disagreements with the staff report or conditions provided by the county. Mrs. Peele ask for clarification on the conditions from Mr. Clarks prior CUP in 2020 and if they would still be in effect.

Public Comment:

- **Michael Kelsey**
- **Julie Boyd**

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 November 20, 2024 meeting.