



CHELAN COUNTY HEARING EXAMINER

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

MEETING DATE: Wednesday, March 18, 2020

TIME: 1:00 P.M.

HEARING EXAMINER: Andrew Kottkamp

AGENDA:

I. CALL TO ORDER

II. PUBLIC HEARING

CUP 2019-015: An application for a Conditional Use Permit has been submitted by Kene & Jillaine Christensen (owners) for a RV Park and agri-tourism U-pick operation. The proposed RV Park is to have 11 graveled RV sites with a 20 ft. interior roadway system. The sites will be serviced with potable water, power, and wastewater hookups; two (2) on-site septic systems and domestic water provided by a Group A water system is proposed with development. The application also proposes to have a public bathhouse for use by park visitors. In addition to the RV Park, a U-pick fruit operation is to occur on the subject property; said use is permitted outright in the zoning district and does not require review under Chelan County Zoning Code. The property is located at 644 Union Valley Rd, Chelan, WA and is identified as Assessor's Parcel number(s): 27-22-01-100-000 & 27-22-01-200-050. The subject property is zoned Rural Residential/Resource 10 (RR10) and is located within a potential Geologic Hazardous area; a geologic site assessment was provided with application. Pursuant to WAC 197-11-800, this proposal is not SEPA exempt; a SEPA Checklist was submitted with application. **Planner: Emily Morgan**

CUP 2019-014: An application for a Conditional Use Permit has been submitted by Alan and Liz Sanders (owners) for the construction of a 42-ft. by 80-ft. garage with a connected 1,000 sq. ft. dwelling unit. Once this structure is built, the applicants intend to reside in the dwelling unit while a 3,000 sq. ft. single-family residence is built on the property. After construction of the residence is completed, the dwelling unit attached to the garage will be converted into an accessory dwelling unit. The parcel is zoned R-1 (Single-Family Residential District) within the City of Chelan Urban Growth Area. The parcel is located within an identified potential Geologic Hazard area. Project Location: 21 Miller Road, Chelan, WA 98816; and identified by Assessor's Parcel No.: 27-23-19-120-250. **Planner: Alex White**

RIPV 2018-383: An application for a Riparian Variance submitted by Aaron and Rachel Hansen (owners), to reduce the buffer from 150 feet to approximately 86 feet to the ordinary high water mark (OHWM) of Eagle Creek, a fish-bearing (Type F) stream, for expansion of an existing single family residence. The addition will include a two-story great room and wrap-around porch on the west side of the existing 1,430 square foot home. The subject property is located at 11515 Eagle Creek Dr, Leavenworth, WA, within the within the Rural Residential/Resource 2.5 (RR2.5) zoning district; further identified by Assessor's Parcel Number: 25-18-31-120-100. **Planner: Kirsten Larsen**

III. ADJOURNMENT