



## CHELAN COUNTY HEARING EXAMINER

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

**MEETING DATE:** **Wednesday, April 15, 2020**

**TIME:** **1:00 P.M.**

**HEARING EXAMINER:** **Andrew Kottkamp**

### **AGENDA:**

#### **I. CALL TO ORDER**

#### **II. PUBLIC HEARING**

**PA 20-001:** An application for a Plat Amendment was submitted by Northwest Geodimensions (agent) on behalf of Birch Mountain, LLC (applicant) to revise a note on the face of the recorded plat, Mountain Vista Estates. Note #21 on the recorded plat, AFN: 2433881, states "Tract A, B, C, D (open space tracts) pursuant to 12.28.060(1), shall be held in reserve as open space and shall not be uses as a building lot or encroached upon in any manner that is not in conformance with current minimum standards, until such time as further subdivision and/or development would be allowed in conformance with the standards of the zoning district in which the rezoned property is located. If this tract is to be developed, the existing lots allowed from the original cluster subdivision must be included when calculating the maximum number of lots allowed on this tract." The applicant is seeking to revise the language of Note #21 to state, "Tracts A through D are defined as common open space and shall not be used for any building or encroached upon in any manner. These tracts will be owned and maintained by the Homeowner's Association." The proposed note revision would apply to all lots located within the Mountain Vista Estates Subdivision; signatures of the majority of those persons having an ownership interest of lots in the subject subdivision were provided with application. The subject subdivision is located off of Burch Mountain Road in Wenatchee, WA and is zoned Rural Residential/Resource (RR5). Pursuant to WAC 197-11-800, this proposal is SEPA exempt. **Planner – Emily Morgan**

**CUPA 20-001:** An application for a Conditional Use Permit Amendment has been requested by the Chelan County Fire District No. 5 for the addition to the existing fire station. The application was received on February 12, 2020 and deemed complete to process March 11, 2020. The amendment to CUP 2185 is for the construction of a 678 sq. ft. addition to the existing fire station building. The new addition is for a single-truck bay with an overhead mechanical door. Additional site work includes a new concrete apron for the placement of the existing generator; the new addition's roofline would extend out to cover the proposed concrete apron and existing generator. The property is

located at 2010 Wapato Lake Road, Manson, WA 98831 and is identified as Assessor's Parcel number: 28-21-25-420-025. The subject property is zoned Rural Residential/Resource 5 (RR5) and is located within an identified potential Geologic Hazard area. Pursuant to WAC 197-800-11(1), the proposed project is exempt from SEPA Review. **Planner – Emily Morgan**

**CUP 2019-013:** An application for a Conditional Use permit has been submitted by Ryan and Ameer Forbes (owners) has been requested for a Bed and Breakfast. The Bed and Breakfast will include two (2) rooms and each room will have a maximum occupancy of two (2) within an existing single family residence. The subject property is located in Residential Low 12,000 (RL12) district within the Leavenworth Urban Growth Boundary. Primary access is off of River Bend Road, a county right-of-way, domestic water is supplied by an existing well and the development utilizes on-site septic system. Project Location: 11668 River Bend Drive, WA; and identified by Assessor's Parcel No.: 24-17-01-820-010. **Planner – Jamie Strother**

**PA 2019-002 / SP 2019-041:** An application for a Plat Amendment was submitted by James and Leah Cook (owners) to remove notes # 1 and #4 on the Plat of Lester Addition. The subject properties are within the Rural Waterfront (RW) zoning district. An associated application was also submitted to subdivide a parcel 2.03 acres in size within the RW zoning district into three (3) residential lots as allowed by Chelan County Code Section 11.02.040(9). Proposed Lot 1 will be 1.05 acres in size and will include the existing house, shop, and two outbuildings. Proposed Lot 2 will be 0.51 acre in size and Lot 3 will be 0.48 acre in size. Primary access for Lot 1 will continue to be from Fir Road, access for Lot 2 will be from Lake Wenatchee Highway, and access for Lot 3 will be from Fir Road as well. Domestic water for all three lots will be provided from the Lake Wenatchee Water District and sewer will be provided by the Chelan County PUD Wastewater division. Project Location: 16632 Fir Road, Leavenworth, WA; and identified by Assessor's Parcel No: 27-17-18-665-010. **Planner – Alex White**

### III. ADJOURNMENT