



CHELAN COUNTY HEARING EXAMINER

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

April 15, 2020, 1:00 pm

Chelan County Hearing Examiner: Andrew Kottkamp

Chelan County Staff: Planning Manager – RJ Lott, Planner II – Emily Morgan, Planner – Alex White, Permit Clerk – Wendy Lane, Permit Clerk – Lisa Ogle

Public/Agencies: Leah and James Cook, Arnold Baker, Michelle Taylor, Tom Rechten, Steve Nuevenschwander, Michael Cleghorn, Ameer Forbes

AGENDA:

I. CALL TO ORDER

II.

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

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 used 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**

Mr. Kottkamp discussed the application details, and entered the staff-report, attachments to the staff-report, application materials, site plans, and entire planning staff files into the record. Planner Emily Morgan explained the application. Staff recommends approval with conditions.

Michelle Taylor was sworn in to testify on behalf of the applicant. She agrees with the staff report and the conditions of approval.

Tom Rehtin was sworn in to testify. He is concerned that the plat amendment is not necessary to lower property taxes through the Assessor's office. He continued by comparing the original notes with proposed notes in the amendment. He is requesting that the proposed plat amendment be denied.

Planner Emily Morgan countered that she believes that the plat amendment is necessary to obtain the goals of the applicant.

Michelle Taylor added that there was communication with the Assessor's office on how to obtain reduced property taxes.

Mr. Kottkamp asked if keeping the last line of Note 21 would be agreeable with the applicant. Ms. Taylor did not have her copy of the staff-report, so Mr. Kottkamp read it to her. Ms. Taylor was hesitant because she did not have the document in front of her, but then agreed with keeping the line as is.

Mr. Kottkamp closed the public portion of the record on the matter.

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**

Mr. Kottkamp discussed the application details, and entered the staff-report, attachments to the staff-report, application materials, site plans, and entire planning staff files into the record. Planner Emily Morgan explained the application. Staff recommends approval with conditions.

Arnold Baker was sworn in to testify as the applicant. He agrees with the staff-report and the conditions of approval.

With no members of the public present, Mr. Kottkamp closed the public portion of the record on the matter.

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**

A continuance was requested on this application. Andy Kottkamp granted the measure and the application will be re-noticed, in the future, at the expense of the county.

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**

Mr. Kottkamp discussed the application details, and entered the staff-report, attachments to the staff-report, application materials, site plans, and entire planning staff files into the record. Planner Alex White explained the application. Staff recommends approval as conditioned.

Mr. Kottkamp asked about the original note and access to the property from Lake Wenatchee Highway. Planner Alex White answered his questions. The discussion geared to Public Works and snow removal for that area of the highway.

James Cook was sworn in to testify as the applicant. He had a concern about the driveway access to the property. Currently all access has to be from Fir Road and that would cause driveways to be very long and cumbersome to remove snow from in the winter. Granting access to the property from Lake Wenatchee Highway would make the problem more manageable. He has no concerns with the conditions of approval listed in the staff-report.

Mr. Kottkamp asked if he was to approve both the Plat Amendment AND the Short Plat associated with this application. He will leave the record open until 5:00 pm, today, so Planner Alex White can research the matter.

With no members of the public present, Mr. Kottkamp closed the public portion of the record on the matter.

III. ADJOURNMENT

Hearing Examiner Kottkamp adjourned the May 6, 2020, meeting.