



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 the Planner, RJ Lott, at RJ.Lott@co.chelan.wa.us or 509-667-6515.

June 17, 2020, 1:00 pm

Chelan County Hearing Examiner: Andrew Kottkamp

Chelan County Staff: Planner – Emily Morgan, Permit Clerk – Wendy Lane

Public/Agencies: Ryan Walker, mmcush

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

VAR 20-001 / RIPV 20-001 / HMMP 20-003: An application for a Variance, Riparian Variance, and Habitat Management Mitigation Plan was submitted by Grette Associates, LLC (agent) on behalf of Stephanie Yokomochi (owner) to reduce the required front yard and riparian buffer setback for the construction of a residence. The application was received on February 21, 2020 and deemed complete March 19, 2020. The variance request is to reduce the required 55 ft. setback from the centerline of Lehman Road to 35 ft. to centerline. The riparian variance request is to reduce the required 150 ft. buffer setback to 25 ft. from the ordinary high water mark (OHWM) of Squilchuck Creek, a fish-bearing (type F) stream. With application, a habitat management mitigation plan was submitted to alleviate the potential adverse effects of the reduced buffer. The subject property is located within the within the Rural Residential/Resource 2.5 (RR2.5) zoning district. The subject property is located at NNA Squilchuck Rd., Wenatchee and is further identified as Assessor's Parcel Number: 21-20-09-220-025. **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. She also pointed a possible alteration to Conditions of Approval #5 based on information forthcoming. Staff recommends approval as conditioned.

Ryan Walker was sworn in, as an agent, on behalf of the applicant. He agrees with the staff-report and the conditions of approval, including the possible alteration of condition #5.

Mr. Kottkamp will hold the record open until 5:00 pm for additional documentation and to see if mmcush, a member of the public in attendance, would like to comment on the application.

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

III. ADJOURNMENT

Hearing Examiner Kottkamp adjourned the June 17, 2020, meeting.