



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.

MEETING DATE: Wednesday, August 12, 2020

TIME: 9:00 A.M.

HEARING EXAMINER: Andrew Kottkamp

AGENDA:

I. CALL TO ORDER

II. PUBLIC HEARING

CUP 19-011: An application for a Conditional Use Permit has been submitted by Bruce and Toya Smith (owners) for a Small-Scale Recreational or Tourist use by utilizing their existing residence as a vacation rental by owner and also for a Places of Public and Private Assembly use to utilize their existing home and landscaped property as a wedding venue as well. Access to the subject property is off of Halvorson Canyon Rd., domestic water is provided by an existing shared-well and would also utilize the existing on-site septic system. The parcel is zoned Rural Residential/resource 5 (RR5). Project Location: 2006 Halvorson Canyon Rd., Wenatchee, WA 98801; and identified by Assessor's Parcel No.: 21-20-05-120-050. **Planner – Alex White**

CUP 20-008: An application for a Conditional Use Permit for the addition of 13 RV sites and continued operation as a minor RV park. Historically, the property has been operated as a Mobile Home Park and as a Recreational Vehicle/Campground operation. The subject property is 2.38 acres within the Rural Residential/Resource 5 (RR5) zoning district. Primary access is from Self's Motel Road, potable water is provided by an on-site well, septic was approved by the Chelan-Douglas Health District. Project Location: 3601 Self's Motel Rd., Cashmere, WA 98815; and identified by Assessor's Parcel No.: 23-19-11-220-400. **Planner – RJ Lott**

WV 20-001: An application for a Wetland Variance was submitted by Grette Associates, LLC (agent) on behalf of the R&B Investments, LLC (owner) to reduce the associated wetland buffer for the construction of a garage, septic system, and driveway. The application was submitted June 10, 2020 and deemed complete to process on July 2, 2020. The subject property contains a Category II wetland that holds a protective buffer of 100 ft. The application proposes to reduce the Category II wetland buffer from 100 ft. to 15 ft. for the proposed residential development; the proposed garage is to have a building footprint of approximately 2,600 sq. ft. As part of the proposed project, the applicant proposes the installation of roughly 6,040 sq. ft. of native mitigation plantings within and adjacent to the wetland; the plantings would enhance the subject area with a more diverse habitat. The subject property is located within the Rural Residential/Resource 2.5 (RR2.5) zoning district. The subject property is identified by Assessor's Parcel No.: 27-18-32-572-010 and is located at NNA Wending Lane, Leavenworth, WA 98826.

Planner – Emily Morgan

P 19-008: An application to cluster subdivide approximately 15.81 acres into 6 residential lots with an open space tract was submitted by Northwest Geodimensions (agent) on behalf of Eagle Creek Shelter, LLC (owner) on October 14, 2019 and deemed complete on November 19, 2019. The smallest lot is proposed at approximately 0.65 acres and the largest lot is proposed at approximately 0.90 acres; the dedicated common area open space tract for recreational use by the homeowner's association is approximately 11.08 acres. The subject property is located in the Rural Residential/Resource 5 (RR5) zoning district. Access is to be off of Eagle Creek Road onto a private internal roadway proposed with development. Domestic water is proposed via a group b water system and a private use well with sanitation proposed as individual on-site septic systems. The subject property is located at 10261 Eagle Creek Rd., Leavenworth, WA also identified by Assessor's Parcel Number 25-18-28-200-100. The subject property is located in a potential geological hazard area and has an identified Category II wetland with associated buffer adjacent to Eagle Creek, an F-type stream, present on site; a geologic site assessment and a wetland determination report were submitted with application. Pursuant to WAC 197-11-800(6), this proposal is not SEPA exempt; a SEPA checklist was provided with application.

Planner – Emily Morgan

III. ADJOURNMENT