



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.

August 19, 2020, 1:00 pm

Chelan County Hearing Examiner: Andrew Kottkamp

Chelan County Staff: Planner – Jamie Strother, Permit Clerk – Wendy Lane

Public/Agencies: Lisa Koblenz, Kathy Tucker-Patton, Brian Hinthorne, Sheila's ipad, Gord's ipad, Robert, John Perez, Brett Johnson, Tim

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

P 2020-001: An application was submitted to cluster subdivide approximately 21 acres into 5 residential lots with an open space tract. The smallest lot is proposed at approximately 0.71 acres and the largest lot is proposed at approximately 0.75 acres; the dedicated open space tract is proposed for common use open space owned by the Home Owners Association with an easement for the Class B water tank, is approximately 17.18 acres. The subject property is located in the Rural Residential/Resource 10 (RR10) zoning district. Access is to be off of Fox Road onto a private access easement proposed for the development. Domestic water is to be supplied by a Class B well and sanitation is proposed as individual on-site septic systems. The subject property is located in a potential geological hazard area and has a category 3 wetland that carried a protective 75 ft. buffer. Project Location: NNA Fox Road, Leavenworth, WA; Parcel No.: 25-18-31-440-060. **Planner – Jamie Strother**

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 Jamie Strother explained the application. She recommended approval as conditioned.

Mr. Kottkamp asked questions with regard to the wetlands and the access road located on the property. Planner Jamie Strother answered his questions. He then asked about a yurt that was planned for the open space and Ms. Strother stated that it had been changed to a gazebo in the final plans. She also stated that there were not going to be any residences in the open space tract.

John Perez was sworn in, on behalf of the applicant. He gave background on the property and what the owners wanted to do with it in the future.

Mr. Kottkamp asked about the open space and whether camping would be allowed in that area. He also asked if Mr. Perez was ok with the conditions of approval. Mr. Perez stated that he agreed with the conditions.

Mr. Kottkamp asked the public if they had any comments or testimony to offer –

Gordon Welsh commented with concern about the water availability for the cluster subdivision and the effects it might have on existing homes. He was also concerned about increased traffic and future wildfires. He would like to see the property divided into two lots instead of a cluster subdivision.

Lisa Koblenz agreed with Gordon Welsh's comments.

Sheila Harris was sworn in to testify as a member of the public. She is concerned about water availability, road maintenance easements, and comments made by the Fire Marshall.

Brett Johnson was sworn in to testify as a member of the public. He also has concerns about the road easement and water availability.

Tim Sale was sworn in to testify as a member of the public. He is concerned about the access road to the property and wonders why they don't just upgrade it instead of creating a new one.

John Perez countered testimony concerning water availability, short term rentals, easements and roads.

Mr. Kottkamp asked Mr. Perez about the construction of a new road and the access road. John Perez answered his questions.

Tim Sale stated he would like to keep the access road and Mr. Perez explained why a new one was needed.

Mr. Kottkamp asked Brian Hinthorne about the proposed road and the access road. Mr. Hinthorne stated that the access road would require serious reconstruction measures, which is why they went with a new road. Mr. Kottkamp also asked about the Class B well for the property and Mr. Hinthorne addressed those questions.

Mr. Kottkamp asked Planner Jamie Strother if roads were allowed to go through the wetlands. Ms. Strother explained the conditions under which such roads would be approved.

Mr. Kottkamp closed the public portion of the meeting.

III. ADJOURNMENT

Hearing Examiner Kottkamp adjourned the August 19, 2020, meeting.