



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.

September 16, 2020, 1:00 pm

Chelan County Hearing Examiner: Andrew Kottkamp

Chelan County Staff: Assistant Director – Catherine Lorbeer, Planner – Emily Morgan, Planner – Jamie Strother, Permit Clerk – Wendy Lane, Public Works – Josh Patrick

Public/Agencies: Dennis Tarbert, Dave Phillips, DCROYLE

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

Res. 20-053: This is for an Amendment to the Development Agreement for Squilchuck Creek Community, LLC, for the Squilchuck Slope Repair project located within the Wenatchee Urban Growth Area. **Public Works – Josh Patrick**

Mr. Kottkamp discussed the details of the Amendment to the Development Agreement. He verified with Josh Patrick, of Public Works, that this was a recommendation that would then go to the Chelan County Board of County Commissioners.

With no members of the public present, Mr. Kottkamp closed the public portion of the meeting.

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 – Jamie Strother**

This application was continued until October 21, 2020 at 1:00 pm without additional noticing.

CUP 20-013: An application for a Conditional Use Permit was submitted for the construction of an accessory dwelling unit within the Suburban Residential zoning district of the City of Cashmere's Urban Growth Boundary. The accessory dwelling unit would be served by a single use well and would utilize an on-site septic system. The subject property is accessed off of Kimber Road. Project Location: 5885 Kimber Road, Cashmere, WA; and identified by Assessor's Parcel No.: 23-19-05-240-210. **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.

Dave Phillips was believed to be in attendance, but he could not be seen or heard.

Mr. Kottkamp kept the record open until 5:00 pm, today, to see if Mr. Phillips wanted to submit additional information.

With no members of the public present, Mr. Kottkamp closed the public portion of the meeting.

This application was reopened as Dave Phillips was able to establish a connection on another electronic device. He was sworn in as the applicant. He understands the size limitations on the ADU and agrees with the Conditions of Approval. He stated that the unit was for personal use and not a rental.

Mr. Kottkamp asked about access to the ADU. Planner Jamie Strother verified the access road as the one stated in the Staff-Report was incorrect.

With no members of the public present, Mr. Kottkamp closed the public portion of the meeting.

RIPV 20-002: An application for a Riparian Variance was submitted by Dennis Tarbert (owner) to reduce the required riparian buffer setback for the construction of an accessory structure. The application was received on June 30, 2020 and deemed complete August 4, 2020. The riparian variance request is to reduce the required 150 ft. buffer setback to 70 ft. from the ordinary high water mark (OHWM) of a fish-bearing (type F) stream. The subject property is located within the within the Rural Residential/Resource 5 (RR5) zoning district. The subject property is located at 3750 Number 1 Canyon Rd, Wenatchee and is further identified as Assessor's Parcel Number: 22-19-01-440-100. **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 recommended approval as conditioned. Dennis Tarbert was sworn in as the applicant. He explained why he needed the variance for his property. He and Mr. Kottkamp had a discussion on the distance of variance that would be

required. It was stated that if the variance of 70 feet did not work, the application would have to be amended and renoticed.

Dennis Tarbert asked that the record be kept open so he could verify his calculations. Mr. Kottkamp stated he would keep the record open until 5:00 pm on September 17, 2020.

III. ADJOURNMENT

Hearing Examiner Kottkamp adjourned the September 16, 2020, meeting.