



## 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, Wendy Lane, at [Wendy Lane@co.chelan.wa.us](mailto:Wendy.Lane@co.chelan.wa.us) or 509-667-6515.**

**November 4, 2020, 9:00 am**

**Chelan County Hearing Examiner:** Andrew Kottkamp

**Chelan County Staff:** Planner – Jamie Strother, Planner – Alex White

**Public/Agencies:** Jeff Sutton, Mark Babcock

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### **AGENDA:**

#### **I. CALL TO ORDER**

Hearing Examiner Kottkamp called the Hearing to order at 9:00 am. 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**

**SP 19-033:** The Development Agreement for Short Plat #19-033 for Paul and Michelle Hargrove is to defer frontage improvements on Connery Road in accordance with the approved Conditions of Approval dated June 29, 2020. Project Location: 407 Connery RD, Wenatchee, WA 98801; Parcel No: 22-20-34-925-212. **Presented by Public Works**

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. Public Works was not in attendance for this Development Agreement.

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

**CUP 20-010:** An application for a Conditional Use Permit for new construction and additions to existing structures, a new parking lot and modifications to parking to both the elementary school and the secondary school. An Early Childhood Learning Center would be placed on the existing tennis court. Converting the existing parking lane and create a pickup/drop off lane for middle school students. The parking lot at the elementary school would be reconfigured and a new bus lane would be installed that would serve for both the elementary and secondary school. Class Room/Locker Room addition would be added to the secondary school. The existing parking lot west of the secondary school would be graded and the parking lot would be paved. Expansion of the high school would involve demolition of a portion of the building and a two-story structure put in its place. The existing parking north of the football field would be graded and paved. An addition to the elementary school would provide new classrooms. Addition to the elementary school gymnasium is proposed with possible alternative location provided. A new parking lot north of the secondary school would provide additional parking for the school and fields. A new field house north of the track and football fields would provide indoor recreation space. The existing bus garage would be removed and replaced with a larger facility. The subject properties are zoned Urban Public (UP) and Urban Residential 2 (UR2) zoning district in the Manson Urban Growth Area; and Rural Public Lands and Facilities (RP) zoning district within in Chelan County jurisdiction. Project Location: 950 Totem Pole Rd, Manson, WA and 1000 Totem Pole Rd, Manson, WA; and identified by Assessor's Parcel No: 28-21-35-608-592, 28-21-35-608-596, 28-21-35-608-597, 28-21-35-608-617, 28-21-35-608-327, 28-21-35-608-320, 28-21-35-608-345, 28-21-26-608-340 and 28-21-26-608-352. **Planner – Jamie Strother**

This application was continued to the November 18, 2020, Hearing Examiner Meeting at 1:00 pm.

**P 20-002:** An application was submitted to subdivide three (3) parcels that total 8.71 acres into 21 residential lots. The smallest lot size is approximately 12,000 square feet in size with the largest lot size of approximately 16,170 square feet. The subject properties are located in the Rural Recreational/Residential (RRR) zoning district. Access for the lots in the proposed development will be an internal roadway off of S. Lakeshore Road. Domestic water will be supplied by the Bear Mountain Water District and sanitation will be provided by an expansion of the existing Lake Chelan Sewer District sewer system. The subject properties are located within a potential Geologic Hazard area. Project Location: NNA, 331 and 333 S. Lakeshore Rd., Chelan, WA 98816; and identified by Assessor's Parcel Nos.: 27-22-17-110-800, 27-22-17-110-810, and 27-22-17-110-820 respectively. **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. He recommends approval as conditioned in lieu of previous recommendations that were made in the staff-report.

Mr. Kottkamp asked about the revised condition of approval. Planner Alex White stated that it was the Health District who revised their comments.

Planner Alex White also wanted Condition 2.3 revised and requested that it be modified so that Public Works would have the final decision on whether a stormwater permit is required for the project. Mr. Kottkamp asked Mr. White to send him the revised language for the Condition.

Jeff Sutton was sworn in, as an agent, on behalf of the applicant. He agreed with the revised conditions. He asked that Condition 2.1 be changed from a Cultural Survey to an Inadvertent Discovery Plan. There were no objections to any other conditions of approval.

Mr. Kottkamp asked about the lots in the plat and whether they could be built on without the need for a variance. Mr. Sutton answered that they could.

Mark Babcock was sworn in to testify, as one of the applicants. He spoke on Condition 2.1 and why a Cultural Survey was unnecessary. He also reiterated that building would transpire without the need for variances on individual lots.

Mr. Kottkamp stated he would keep the record open until 5:00 pm, today, to received additional information on the application.

Planner Alex White wanted the Cultural Survey to stand in the conditions unless DAHP issues a letter Community Development to remove it as a requirement.

### **III. ADJOURNMENT**

Hearing Examiner Kottkamp adjourned the November 4, 2020, meeting.