



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.

Join Zoom Meeting

<https://us02web.zoom.us/j/86905408036?pwd=US8zZW44a3dLdndNaExBb0RXODFudz09>

Meeting ID: 869 0540 8036

Passcode: 612112

MEETING DATE: Wednesday, December 15, 2021

TIME: 1:00 P.M.

HEARING EXAMINER: Andrew Kottkamp

AGENDA:

I. CALL TO ORDER

II. PUBLIC HEARING

WV 20-003 / VAR 20-002 / VAR 20-003: An application for a wetland variance, a front yard setback variance, and an agricultural setback variance was submitted for the construction of a single-family and detached garage on the subject parcel. The subject property is intersected by Brender Creek and an unnamed tributary, both F-typed streams, and also contains a mapped Category I slope wetland, which holds a protective buffer of 200 ft. The applicant is requesting a variance to reduce the wetland buffer from 200 ft. to a minimum width of 5 ft. in order to accommodate construction of the residence and detached garage. As part of the proposed project, the applicant included a Habitat Management & Mitigation Plan for the installation of roughly 1,932 sq. ft. of native mitigation plantings within both the buffer and wetland areas that are currently degraded due to historic human influences. The applicant is also requesting a reduction to the front yard setback from 55 ft. and a reduction of the agricultural setback from 100 ft. to 24 ft. in order to construct the proposed residence and detached garage as far from the documented Category I wetland as possible. The subject property is located within the Commercial Agricultural (AC) zoning district.

Chelan County Superior Court ordered remand of the issuance of the variances after they were issued by the Hearing Examiner and the variances were challenged under the Land Use Petition Act. The Hearing Examiner has been directed to consider the effect of a restrictive easement on

the variances, and directed to include certain agricultural warning language required by the Chelan County Code. Project Location: 7925 Brender Canyon Road, further identified by Assessor's Parcel No.: 23-18-02-440-055. **Planner – Alex White**

III. ADJOURNMENT