



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.

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<https://us02web.zoom.us/j/88388374041?pwd=TkFDYXZWdjRreGtUTTU1dDlndkoxdz09>

Meeting ID: 883 8837 4041

Passcode: 275611

MEETING DATE: Wednesday, February 16, 2022

TIME: 1:00 P.M.

HEARING EXAMINER: Andrew Kottkamp

AGENDA:

I. CALL TO ORDER

II. PUBLIC HEARING

SP 21-214: The Development Agreement for Lance and Jodell Harvey to defer frontage improvements on Lakeshore Drive in accordance with the approved Conditions of Approval dated September 2, 2021. Project Location: 154 Lakeshore Drive, Manson, WA 98831; and identified by Assessor's Parcel No.: 28-21-35-696-644. **Presented by Public Works**

CUP 20-014: An application for a Conditional Use Permit has been submitted by Brent and Allison Johnson (owners) for the use of an existing accessory dwelling unit (ADU) as a two-bedroom bed and breakfast. The parcel is zoned RL-10 (Residential Low Density 10,000 District) within the City of Leavenworth Urban Growth Area. Project Location: 10212 Titus Road, Leavenworth, WA 98826; and identified by Assessor's Parcel No.: 24-17-01-550-195. **Planner – Alex White**

VAR 21-431: An application for a Variance was submitted to reduce the required front yard setbacks of the subject property for the future construction of a detached garage. The variance request is to reduce the required 25 ft. building setback from the front line of the property to 1 ft. The subject property is located within the within the Rural Residential/Resource 2.5 (RR 2.5) zoning district. Project Location: 18741 River Road, Plain, WA and is further identified as Assessor's Parcel Number: 26-17-12-725-035. **Planner – Alex White**

VAR 21-536: An application for a Variance was submitted to reduce the required agricultural setback from the northern property line of the subject property for the future construction of a residence. The variance request is to reduce the required 100 ft. agricultural setback down to the required zoning setback of 10 ft. The subject property is located within the within the Commercial Agricultural Lands (AC) zoning district. Project Location: NNA, Apple Acres Road, Chelan, WA and is further identified as Assessor's Parcel Number: 28-23-33-410-340. **Planner – Alex White**

AA 21-564: A request for an Administrative Appeal was submitted to appeal the denial of a short-term rental permit as an existing non-conforming short-term rental. Project Location: 12195 Emig Dr, Leavenworth, WA 98826 and is further identified as Assessor's Parcel Number: 24-17-01-550-160. **Short-term Rental Manager – Kirsten Ryles**

AA 22-004: A request for an Administrative Appeal was submitted to appeal the denial of a short-term rental permit as an existing non-conforming short-term rental. Project Location: 202 Parkway Dr, Manson, WA 98831; and identified by Assessor's Parcel No.: 28-21-35-940-020. **Short-term Rental Manager – Kirsten Ryles**

AA 22-012: A request for an Administrative Appeal was submitted to appeal the denial of a short-term rental permit as an existing non-conforming short-term rental. Project Location: 9752 E Leavenworth Rd, Leavenworth, WA 98826; and identified by Assessor's Parcel No.: 24-17-12-543-465. **Short-term Rental Manager – Kirsten Ryles**

AA 22-013: A request for an Administrative Appeal was submitted to appeal the denial of a short-term rental permit as an existing non-conforming short-term rental. Project Location: 9764 E Leavenworth Rd, Leavenworth, WA 98826; and identified by Assessor's parcel No.: 24-17-12-543-467. **Short-term Rental Manager – Kirsten Ryles**

PD 20-001 / PLAT 20-001: An application for a Planned Development (PD) pursuant to Chelan County Code Section 11.22.050 was submitted by Dan Beardslee (agent) on behalf of the applicant. The proposed PD consists of a 134-lot residential development that would be located on approximately 42.1 acres. This development would include private roads, pedestrian paths and open space tracts. Lots would be subdivided for detached single-family residences, accessory dwelling units, duplexes, and zero-lot line townhouses. Upon approval of the PD, the applicant shall submit a subdivision application as required in Title 12, Land Divisions. The subject properties are located in the R-1 zoning district within the Peshastin Urban Growth Area. Potable water would be supplied by the Peshastin Water District and sanitation would be operated by the Chelan PUD. Access is proposed from Larson Road and access to the lots would be provided by a new internal public roadway system. The subject properties are located within a potential Geologic Hazard area. Project Location: 8480 Larson Road and identified by Assessor's Parcel Nos.: 24-18-16-772-428, 24-18-16-320-350, 24-18-16-320-300, 24-18-16-320-250, 24-18-16-310-255, 24-18-16-310-100, and 24-18-16-310-150 respectively. **Planner – Alex White**

III. ADJOURNMENT