



CHELAN COUNTY HEARING EXAMINER

This public hearing will be in a videoconferencing format. Additional instruction to attend this hearing remotely will be posted on the website of Community Development. If you should have any questions, please contact Wendy Lane, at Wendy.Lane@co.chelan.wa.us or 509-667-6231.

July 11, 2022, 9:00 am

Chelan County Hearing Examiner: Andrew Kottkamp

Chelan County Staff: Planner II – Alex White, Permit Clerk – Wendy Lane

Public/Agencies: Barbara Blaisdell, Melissa R, Lauri Malmquist, Gregory Peek, Cheryl A's iPhone, Carnan Bergren, Maygan Hurst, Dan Beardslee, Michael Link's iPad, Todd Smith, John Torrance, Profe Peek 2, Emerson Peek, Teacher Kramer, Robert Dodge, Nick Rossi, Melissa Rossi, Patricia Ortiz, Andrew Brunner, Cynthia Garcia, Steven Booher

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

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**

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 II, Alex White, presented the application. Staff recommends approval as conditioned.

Dan Beardslee was sworn in as an agent on behalf of the applicant. He gave a brief summary on the history of the property and explained why he feels the application should be approved. He continued by addressing agency and public concerns with proceeding with the Planned Development. He agreed with the conditions of approval listed in the staff-report.

Gregory Peek was sworn in as a member of the public. With increased traffic in the area, he is concerned about the safety of drivers, in the area, regarding the bypass.

Laurie Malmquist was sworn in as a member of the public. She stated that she submitted a written comment on the application and is the Chair for the Peshastin Community Council. She listed her concerns about the proposed project and finished with her belief that the development was inappropriate for the surrounding infrastructure.

Maygan Hurst was sworn in, as an attorney, representing Nick and Melissa Rossi. She gave a list of reasons why the planned development should be denied and presented County Code sections to support her statements. She went through the staff-report and highlighted areas where she disagreed. Ms. Hurst closed by stating the applicant did not meet burden of proof, code criteria, and had too many missing elements. She asked that the permit be denied.

Melissa Rossi was sworn in as a member of the public. She listed her concerns on how the proposed project would negatively impact the surrounding area. She believes that there are too many unanswered questions to approve the application.

Robert Dodge was sworn in as a member of the public. He countered some of Dan Beardslee's statements supporting the application. He would like to see specifics on the impact to the community regarding size, scope and quality of life.

Planner Alex White gave a rebuttal to arguments against the application. He shared additional information to counter some of the concerns voiced during the meeting. He also clarified agency noticing and comments.

Dan Beardslee also gave rebuttal to comments made during the hearing.

Mr. Kottkamp asked Mr. Beardslee about density and dwelling units. He also asked about binding site plans verses standard site plans, required by Code, for the proposed project.

III. ADJOURNMENT

Hearing Examiner Kottkamp adjourned the July 11, 2022, meeting at 10:21 am.