



CHELAN COUNTY HEARING EXAMINER

Chelan County Administration Building, Room 1

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.

August 3, 2022, 9:00 am

Chelan County Hearing Examiner: Andrew Kottkamp

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

Public/Agencies: Glen Sterley, Marcie, Andrew Brunner, Neil Mickelson, Levi Heyen, Lance's iPhone, Erlandsen Associates, Alicia Schulz, 12069192191

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

Plat 21-595: An application was submitted to subdivide approximately 12.6 acres into twelve (12) lots for single-family residential development. The smallest lot is proposed at approximately 38,000 sq.ft. (21,000 sq.ft. above the OHWM) and the largest lot is proposed at approximately 183,000 sq.ft. (120,000 sq.ft. above the OHWM). The subject property is located in the Rural Waterfront (RW) zoning district. The proposed access is to be off of 2nd St. onto a private internal roadway proposed along with the proposed development. Domestic water would be provided by the Chelan Falls Water District (Chelan County PUD) and each lot would have a private septic system installed for sanitation requirements. Project Location: 1085 and 1095 2nd St., Chelan Falls, WA also identified as Assessor's Parcel Numbers 27-23-31-518-160 and 27-23-31-518-165. **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.

David Dormier was sworn in, as an attorney on behalf of the applicant. He went through the conditions of approval, contained in the staff-report, that he did not agree with and explained why.

Mr. Kottkamp had clarifying questions for Mr. Dormier.

Levi Heyen was sworn in as a member of the public. He has concerns about the project with regard to the right of way involving the railroad tracks. He also questions the use of a map from 1906 for project information.

Glen Sterley was sworn in as a member of the public. He is concerned about the condition of the railroad crossing and wonders if the conditions of approval will improve and widen the approach.

Planner II, Alex White clarified the railroad easement and also covered the applicant's concerns about the conditions of approval.

Public Works Development Review Manager, Andrew Brunner, explained the railroad easement and fees associated with it.

Dave Dormier gave a rebuttal on the right of way and improvements that will be made as a result of the project.

Mr. Kottkamp asked for a copy of the letter, written by the Prosecuting Attorney's Office, so it can be entered into the record.

Mr. Kottkamp closed the public hearing on the matter.

III. ADJOURNMENT

Hearing Examiner Kottkamp adjourned the August 3, 2022, meeting at 9:40 am.