



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 Wendy Lane, at Torrey.Herrington@co.chelan.wa.us or 509-667-6231.

April 19, 2023 1:00 PM

Chelan County Hearing Examiner: Andrew Kottkamp

Chelan County Staff: Alex White- Planner II, Jessica Thompson- Permit Clerk, Torrey Herrington- Permit Clerk

Public/Agencies: Lisa & Brian, Kelly Mdiana, Brett Johnson, Nancy Bywater-Johnson, Plain community Church, Ryan Walker

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

ZC 23-062 Bench- On February 28, 2023, the Board of Chelan County Commissioners approved, by Resolution 2023-27, the Comprehensive Plan Map amendment, changing approximately 19.44 acres from Rural Residential/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5).

The proposed zoning map amendment will establish the corresponding zoning districts on the subject properties, consistent with the Comprehensive Plan Map.

19088 Beaver Valley Rd., Leavenworth, WA 98826 Assessor's Parcel Number: 26-17-12-420-225- **Planner II Alex White**

Mr. Kottkamp discussed the application details, and entered staff report, application materials, site plans, entire planning staff files into record.

Planner II Alex White Presents the Application, States the property meets the evaluation criteria, Staff Recommends Approval.

Agent Ryan Walker agrees with the analysis & Conclusion of the Staff Report.

Mr. Kottkamp closes the public hearing portion.

ZC 23-069 Kinzer On February 28, 2023, the Board of Chelan County Commissioners approved, by Resolution 2023-28, the Comprehensive Plan Map amendment, changing approximately 8.19 acres from Rural Residential/Resource 2.5 (RR2.5) and Rural Residential/Resource 10 (RR10) to Rural Residential/Resource 2.5 (RR2.5). The proposed zoning map amendment will establish the corresponding zoning districts on the subject properties, consistent with the Comprehensive Plan Map.

Unassigned, Leavenworth, WA 98826, Assessor's Parcel Number: 24-18-06-210-050- **Planner II- Alex White**

Mr. Kottkamp discussed the application details, and entered staff report, application materials, site plans, entire planning staff files into record.

Planner II Alex White Presents the Application, States the property meets the evaluation criteria, Staff Recommends Approval.

Alex states that this application is for a zone change only, and does not affect water availability, that will be addressed if a development permit is filed.

Agent Ryan Walker again agrees with the staff report and has no objections.

Mr. Kottkamp closes the public hearing portion.

ZC 23-070 Nielsen- On February 28, 2023, the Board of Chelan County Commissioners approved, by Resolution 2023-26, the Comprehensive Plan Map amendment, changing approximately 8.19 acres from Rural Residential/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5). The proposed zoning map amendment will establish the corresponding zoning districts on the subject properties, consistent with the Comprehensive Plan Map.

25 Hugo Road, Chelan, WA 98816. Assessor's Parcel Number: 27-23-03-300-050- **Planner II Alex White**

Mr. Kottkamp discussed the application details, and entered staff report, application materials, site plans, entire planning staff files into record.

Planner II Alex White Presents the Application, States the property meets the evaluation criteria, Staff Recommends Approval.

Agent Ryan Walker again agrees with the staff report and has no objections.

Mr. Kottkamp closes the public hearing portion.

ZC 23-078 Medina- On December 14, 2021, the Board of Chelan County Commissioners approved, by Resolution 2021-149, the Comprehensive Plan Map amendment, changing approximately .23 acres from Urban Residential-3 (UR3) Downtown Commercial (CD). The proposed zoning map amendment will establish the corresponding zoning districts on the subject properties, consistent with the Comprehensive Plan Map.

316 Wapato Way, Manson, WA 9883. Assessor's Parcel Number: 28-21-35-696-257- **Planner I- Brad Scott**

ZC 23-079 Medina- On December 14, 2021, the Board of Chelan County Commissioners approved, by Resolution 2021-149, the Comprehensive Plan Map amendment, changing approximately .23 acres from Urban Residential-3 (UR3) Downtown Commercial (CD). The proposed zoning map amendment will establish the corresponding zoning districts on the subject properties, consistent with the Comprehensive Plan Map.

306 Henry Gray St, Manson, WA 98831. Assessor's Parcel Number 28-21-35-696-256- **Planner I Brad Scott**

ZC 23-080 Medina- On December 14, 2021, the Board of Chelan County Commissioners approved, by Resolution 2021-149, the Comprehensive Plan Map amendment, changing approximately .23 acres from Urban Residential-3 (UR3) Downtown Commercial (CD). The proposed zoning map amendment will establish the corresponding zoning districts on the subject properties, consistent with the Comprehensive Plan Map.

298 Henry Gray St, Manson, WA 98831. Assessor's Parcel Number 28-21-35-696-256- **Planner I Brad Scott**

ZC 23-081 Medina- On December 14, 2021, the Board of Chelan County Commissioners approved, by Resolution 2021-149, the Comprehensive Plan Map amendment, changing approximately .23 acres from Urban Residential-3 (UR3) Downtown Commercial (CD). The proposed zoning map amendment will establish the corresponding zoning districts on the subject properties, consistent with the Comprehensive Plan Map.

324 Wapato Way, Manson, WA 9883. Assessor's Parcel Number 28-21-35-696-259- **Planner I Brad Scott**

Planner II Alex white asks Mr. Kottkamp for a condensed hearing for the four zone changes.

Mr. Kottkamp asks if anyone has come to testify on any of the particular zone changes.

With nothing from the public Mr. Kottkamp allows a condensed hearing for all four zone changes.

Mr. Kottkamp discussed the application details, and entered staff report, application materials, site plans, entire planning staff files into record.

Planner II Alex White presents the application on behalf of Planner I Brad Scott who is out ill.

Planner II Alex White Presents the Application, States the property meets the evaluation criteria, Staff Recommends Approval.

Appearing to testify is the owner and Applicant Kelly Medina. States they are tying up loose ends to complete the Zone Change.

With no other comments from neighbors or agencies. Mr. Kottkamp closes the public hearing

III. ADJOURNMENT

Hearing Examiner Kottkamp adjourned the April 19, 2023 Hearing at 1:29 PM