



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.

July 05, 2023 at 9:00 AM

Chelan County Hearing Examiner: Andrew Kottkamp

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

Public/Agencies: PR509, Martin Davy, Susan Cain, Mike, Reeder, myiphone(2), Skeets Fletcher, Ken Muir (WDFW), Brittany's Phone, Jeff Hallman, Jim, Columbia Stainless

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 22-503/ P 22-504 Riverview Terrace- An application for a Planned Development (PD) and accompanied plat was submitted by Martin Davy, which consists of a 45-lot residential development with two open space tracts and one access/utility tract located on approximately 11.3 acres within the Rural Recreational/Residential (RRR) zoning district. Lots within the PD would range in size from 6,000 sq.ft. to 11,700 sq.ft. and would be used for single-family residences. This PD utilizes an approved road design deviation and has proposed amenities that include a community park and a dog park too. Upon approval of the PD, the applicant shall submit a subdivision application pursuant to Title 12 of the Chelan County Code. Access to the PD would be through an extension of Riverview Lane, potable water would be supplied by the Malaga Water District and sanitation would consist of individual on-site septic systems. The subject property is located within a known Geologic Hazard area. 3025 Riverview Lane, Malaga WA also identified as APN 22-21-29-861-005- Planner II Alex White

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

Chelan County Planner II Alex White presents the application, the proposed project meets the Chelan County code criteria for approval.

Martin Davy was sworn in to testify as the Agent on behalf of the Applicant/Owner. Mr. Davy had no objection to the staff report, other than making sure what as later submitted the county being submitted into the record as well. Mr. Davy spoke about the project as well as addressed some public comments which were submitted.

Jim Walters president of a nearby HOA was sworn in to testify with concerns about septic, drainage fields, and the soil quality for the development.

Community Development Planner II Alex White clarified that the proposed drainage field does meet Chelan County drainage field requirements for the area.

With nothing further from the agent, public, or staff. Mr. Kottcamp closes the record.

III. ADJOURNMENT

Hearing Examiner Kottkamp adjourned the July 05, 2023 hearing at 9:30 AM.