



## 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, at [Jessica.Thompson@co.chelan.wa.us](mailto:Jessica.Thompson@co.chelan.wa.us) or 509-667-6231.

March 20, 2024 at 1:00 PM

Chelan County Hearing Examiner: Andrew Kottkamp

Chelan County Staff: Permit Clerk Jessica Thompson, Planner II Alex White, Planner I Ethan Bensing

Public/Agencies: Ken Del Duca, Kent Haberly, Russ Jones, MichelleD, Jorge Ochoa, Design22(Karen Peele)

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### *AGENDA:*

#### I. CALL TO ORDER

Hearing Examiner Kottkamp called the Hearing to order at 1:00 PM. 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

**AA 24-039 & AA 24-040 Rowes Towing – This matter was continued to the April 17th, 2024 hearing examiner meeting.**

**PA 24-041 Davidson** - An application to relocate an access/utility easement on Lot 2 of the Jim Urness Short Plat that burdens also Lots 1, 3, and 4 of the same short plat. The subject parcels are located off of S. Lakeshore Rd. in Chelan, WA and are zoned Rural Waterfront (RW). 18575, 18605, 18635, and 18650 S. Lakeshore Rd., Chelan, WA 98816; associated with parcel numbers 29-21-29-130-075, 29-21-29-130-080, 29-21-29-130-085, and 29-21-29-130-090. –  
**Alex White Planner II**

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

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

Sworn in to testify was Karen Peele, the agent for the applicant and owner. Ms. Peele had no disagreements with the staff report or conditions provided by the county.

No comment made from the public.

With nothing further from the public, agent, or staff. Mr. Kottkamp closed the record and will have a written decision within 10 working days.

**PL 22-179-A Sundance Estates** - A resubmittal of a previously approved plat (P 22-179 Sundance Estates) to correct Condition of Approval #3, which states "*Pursuant to Manson's Urban Growth Area CCC Section 11.23.040, the proposal shall comply with the Mason's Urban Residential 1 (UR1) Zoning District's dimensions and/or development standards.*" Although the project is located within the UR1 zoning district, it is within the previously approved Zone Change (ZC)-523A overlay, which allows for smaller lot sizes. In addition, the applicant has also submitted an updated configuration of the original approved plat map, which includes phased development of 66 lots ranging in size from 2,716 sq.ft. to 7,050 sq.ft. with seven (7) open space tracts. The subject property is identified as 2171 SR 150, Manson, WA 98831 and is also known as parcel number 28-22-31-680-340.

Originally ZC-523 consisted of a mixed use planned development to allow a mixture of commercial and residential development on property adjacent to SR 150 in the Manson area and was approved by the Board of Chelan County Commissioners under Resolution 96-168. An amendment to ZC-523, ZC-523A, was approved by the Board of Chelan County Commissioners under Resolution 2012-39, which changed the residential density, housing type, setback, lot coverage and parking requirements. Pursuant to standards in ZC-523A, residential development shall have the following:

- Maximum Density: 91.3 units or 11.6 units per net development acre.
- Setbacks – front yard: 5' setback, side yard: 3' setback, and rear yard: 20' setback.
- The applicant shall provide one (1) off-street parking space for each residential dwelling unit outside the require setback.
- Maximum lot coverage shall be 80%, which includes all impervious surfaces.
- The applicant shall identify open space at a minimum of 25% (104,544 sq.ft. total), which must be for occupant recreational use, but can be incorporated into the lots as "built open space" that would be considered green, landscaped space (i.e. the yards of individual lots).
- All other current zoning standards shall apply (UR1 zoning within Manson UGA)

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

Sworn in to testify was Ken De Duca, the agent for the applicant and owner. Mr. Del Duca had no disagreements with the staff report or conditions provided by the county.

No comment made from the public.

With nothing further from the public, agent, or staff. Mr. Kottkamp closed the record and will have a written decision within 10 working days.

### III. ADJOURNMENT

Hearing Examiner Kottkamp adjourned the March 20, 2024 meeting.