



## 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 06, 2024 at 9:00 AM

Chelan County Hearing Examiner: Andrew Kottkamp

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

Public/Agencies: Just me, Ogden Murphy Wallace, Donns Laptop, th, Staci De Mestre, Erik Howe (RH2 Engineers), Tammy

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### 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

**AA 24-026 Cusick ASC Malaga – This matter was continued to April 17th, 2024 hearing examiner meeting.**

**Plat 23-491 Malaga Meadows** - An application was submitted for the phased development of approximately 19.54 acres into 41 lots for residential use. Phase 1 would consist of the development of Lots 1-26 and Lot 36 and Phase 2 would consist of the development of Lots 27-35 and Lots 37-41. The smallest lot of the phased development would be approximately 13,173 sq. ft. (0.30 acre) in size and the largest lot (Lot 41) would be approximately 186,185 sq. ft. (4.27 acres) in size and currently contains an existing residence and shop. The subject property is located in the Rural Village (RV) zoning district. Access would be off of W. Malaga Road onto a private internal roadway system proposed with the development. Domestic water would be provided for by the Malaga Water District with sanitation consisting of individual on-site septic systems. 3665 W. Malaga Rd., Malaga, WA 98828 also identified as Assessor's Parcel Number 22-21-28-430-050. – **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 John Torrence, the agent for the applicant and owner. Mr. Torrence had no disagreements with the staff report or conditions provided by the county. He did address condition 12.8 verbiage to add the words “either/or” in regards to an easement.

Mr. White agreed with Mr. Torrence and requested the record stay open until 5:00 PM to check with Public Works on the change. Everyone agreed with this correction.

No comment made from the public.

With nothing further from the public, agent, or staff. Mr. Kottkamp will keep the record open until 5:00 PM and will have a written decision within 10 working days.

**ZC 23-505, 23-506, 23-507, 24-011, 24-012, 24-013, 24-014, 24-015 Malaga Zone Changes -** Applications for Zone Changes were submitted to change the land use designation for the subject properties from Rural Residential/Resource 5 (RR5) to Rural Industrial (RI). The proposed zoning map amendments implement the changes adopted by Resolution 2023-111 to the Chelan County Comprehensive Plan. Malaga Alcoa Hwy, Malaga, WA 98828; and identified by Assessor's Parcel No.: 22-21-35-230-000, 22-21-35-100-050, 22-21-35-240-050, 22-21-35-240-000, 22-21-35-100-070, 22-21-35-120-150, 22-21-35-130-175 and 22-21-35-120-200. - **Jamie Strother Senior**

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 Senior Planner Jamie Strother presents the application; the proposed project meets the Chelan County code criteria for approval.

Sworn in to testify was Julie Norton the agent for the applicant and owner. Ms. Norton read comments from the applicants.

No comment made from the public.

With nothing further from the public, agent, or staff. Mr. Kottkamp keeps the record open until 5:00 PM and will have a written decision within 10 working days.

**CUP 23-431 Ford III -** An application for a Conditional Use Permit has been requested for a High and Impact Utility. This application proposes to construct (2) domestic water tanks for the Malaga Water District's domestic water system. The final tank size has yet to be determined, however the maximum lot coverage of the tanks would not exceed the maximum lot coverage in the zoning designation per the Chelan County Code. The tanks would be no more than 35 ft tall. The development is in the process of being purchased by the Regional Port Authority, the property and tank would be transferred to the Malaga Water District at a future date. The subject property

is located within the Commercial Agriculture (AC) zoning district. 3135 Wallace Rd, Malaga, WA and is identified by Assessor's Parcel number: 22-21-32-700-070, 22-21-32-700-060, 22-21-32-700-050 – **Jamie Strother Senior Planner**

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 Senior Planner Jamie Strother presents the application; the proposed project meets the Chelan County code criteria for approval.

Sworn in to testify was Erik Howe the agent for the applicant and owner. Mr. Howe agreed with the staff report and proposed conditions of approval.

No comment made from the public.

With nothing further from the public, agent, or staff. Mr. Kottkamp keeps the record open until 5:00 PM and will have a written decision within 10 working days.

### III. ADJOURNMENT

Hearing Examiner Kottkamp adjourned the March 06, 2024 meeting.