



CHELAN COUNTY HEARING EXAMINER

Chelan County Administration Building, Room 1,
400 Douglas Street, Wenatchee, WA 98801

MEETING DATE: **Wednesday, September 18, 2019**

TIME: **1:00 P.M.**

HEARING EXAMINER: **Andrew Kottkamp**

AGENDA:

I. CALL TO ORDER

II. PUBLIC HEARING

PA 2019-004: An application for a Plat Amendment was submitted by Ron Colwell to remove a note on the face of the Three Lakes Country Club Estates No. 3 Plat. The note to be removed states, "No building shall be located nearer than 25 ft. to front and side street line". The proposed note removal amendment will apply to all lots located within the Three Lakes Estates No. 3 subdivision; signatures of the majority of those persons having an ownership interest of lots in the subject subdivision were provided with application. The subject subdivision is located off of Bermuda St. /Flamingo St. /Monterey Dr. /Conarty Rd. /Sands St. /Riviera Blvd. in Malaga, WA and is zoned Rural Recreational/Residential (RRR). Pursuant to WAC 197-11-800, this proposal is SEPA exempt. **Planner – Emily Morgan**

P 2019-001: An application to subdivide approximately 18.7 acres into 94 residential lots with a stormwater tract was submitted by Northwest Geodimensions (agent) on behalf of D&T Campbell Investments, LLC (owner) on January 15, 2019 and deemed complete on March 11, 2019. The smallest lot size is approximately 6,000 sq. ft. with the largest lot size of approximately 11,158 sq. ft.; the average lot size is approximately 6,461 sq. ft. The subject property is located in the Residential High (RH) / Residential Moderate (RM) zoning districts within the Wenatchee Urban Growth Area. Access is off of Easy Street onto a proposed internal road system. Domestic water is to be supplied by Chelan County PUD and sanitation will be by an expansion of the City of Wenatchee sewer system. The subject property is located in a potential Geologic Hazard area; a geologic site assessment was provided with application. The subject property is located at NNA Easy St., Wenatchee, WA also identified as Assessor's Parcel Numbers 23-20-20-130-050/-100/-150. Pursuant to WAC 197-11-800(6), this proposal is not SEPA exempt. **Planner - Emily Morgan**

PA 2019-003: An application for a Plat Amendment to remove a statement only intended for Lot 12 of Sleepy Hollow Estates stating “this easterly portion of lot 12 is not a buildable site and shall not be separately from the westerly portion of lot 12.” The subject property is within the Rural Residential/Recreation 5 (RR 5) zoning district. Primary access is from Sleep Hollow Heights, a 60’ county right-of-way. Project Location: 2030 Sleepy Hollow Heights, Wenatchee WA; Parcel No: 23-20-19-830-120. **Planner - Jamie Strother**

PA 2019-002/SP 2019-006: An application for a Plat Amendment and a two (2) lot short plat was submitted. The plat amendment is to remove note #5 on St. Brendan Place Phase 1 reading “No further subdivision of lots is allowed with the exception of lot 15 & 16. The subject properties are within the Rural Recreational/Residential (RRR) zoning district. Primary access is from Hummingbird Hill Lane, a private road. Project Location: 14 Hummingbird Hill Lane, Malaga, WA; Parcel No: 22-21-29-830-080. **Planner - Jamie Strother**

AA 2019-003/AA 2019-004: An Administrative Appeal was submitted by Taud A. Hume (applicant) on behalf of Rick & Mona Olson, for a Notice and Order issued on April 22, 2019. The subject property is located at 1717 Malaga Alcoa Highway Malaga, WA, with assigned assessor parcel number 22-21-19-330-100 and is within the Rural Residential/Resource (RR 2.5) zoning designation. Project Location: 1717 Malaga Alcoa Highway, Wenatchee, WA, 98801; and identified by Assessor's Parcel No.: 22-21-19-330-100. **Code Enforcement Officer – Dave Rinehart**

III. AJOURNMENT