



CHELAN COUNTY HEARING EXAMINER

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

September 4, 2019, 9:00 am

Chelan County Hearing Examiner: Andrew Kottkamp

Chelan County Staff: Planning Manager – Kirsten Larsen, Planner – Jamie Strother, Permit Clerk - Wendy Lane, Public Works – Andrew Brunner

Public/Agencies: Bob Culp, Don Larson, Robert Gray, Debbie Hansen, Beverly Gray, Brian Patterson, Manuel Rivera, Kim Skaar

AGENDA:

I. CALL TO ORDER

Hearing Examiner Kottkamp called the Hearing to order. 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

P 2019-006: An application was submitted to subdivide approximately 2.72 acres into 5 residential lots. The smallest lot size is approximately 18,108 square feet with the largest lot size of approximately 31,777 square feet. The subject property is located in the Rural Village (RV) zoning district. Access will be from a 30 foot access easement off of Lower Monitor Road. Domestic water will be provided by the Chelan County PUD and the lots will utilize on-site septic systems. Project Location: NNA Lower Monitor Road, Wenatchee, WA 98801; and identified by Assessor's Parcel No.: 23-20-19-120-320. **Planner: Jamie Strother**

Mr. Kottkamp discussed the application details, and entered the staff-report, attachments to the staff-report, application materials, site plans, and entire planning staff files into the record. Planner Jamie Strother explained the application. Staff recommends approval with conditions.

Michelle Taylor was sworn in, as an agent, to testify on behalf of the applicant and on behalf of the engineer, for the project, Martin Davey. Mr. Kottkamp asked if she had any problems with the conditions of approval for the application, she did not.

Mr. Kottkamp asked about road access for the project. Michelle Taylor and Planner Jamie Strother were able to address his concerns on the matter.

Ms. Taylor stated that the applicant had an old geo, which was done by the previous owner, but obtaining a new updated geo was currently in works.

Donald Larson was sworn in to testify as a member of the public. He is concerned about the easement to the development. He is also concerned about road safety in the event of a fire. He

stated that wells were not recognized on the plat, which is a concern to him. He does not approve of subdivision, but if it is approved, he would like a fence to surround it.

Robert Gray was sworn in to testify on behalf of the public. He stated that underneath the easement was PVC pipes and utilities. In the past, weight from vehicles driving on the easement has damaged pipes underneath. He also stated that the entrance is on a blind curve and could cause a public hazard. He agreed with Mr. Larson and would like to see a fence surrounding the development once it is completed. Robert Gray commented that only gravel could be used, on the easement, due to the wells, so improvements could not be made for access.

Mr. Kottkamp asked about a maintenance easement among the neighbors. Robert Gray answered that it was shared among the property owners and nothing formal was in place.

Debbie Hansen was sworn in to testify. She is concerned about the width of the easement. She stated that there was only room for one car, on the easement, at a time.

Manual Rivera was sworn in to testify. He owns property near the proposed development. He agrees with the previous public comment made at the Hearing. He has children who play in the area. He is worried about travel, on the easement, with more houses being built. Mr. Rivera also reiterated the need to be very careful about turning the corner onto the easement

Michelle Taylor wanted to state that the wells, referred to in earlier testimony, have a 100 foot radius around them and will not be compromised by the development. She also stated that the access easement will be improved and constructed to county standards. She pointed out that if utilities and PVC pipe are being damaged by the weight of vehicles traveling on the easement, they might be buried to shallow.

Mr. Kottkamp asked a fencing requirement, as a condition of approval, and Michelle Taylor could not answer due to the fact the client was not present at the time. She believed that individual home owners would construct their own fences around their properties.

Robert Gray returned to testify. He stated that one well is adjacent to the easement and there is no way there is a 100 foot radius round it.

Don Larson also returned to testify and stated that one of the wells was 50 feet from the property line, not 100.

Mr. Kottkamp closed the public portion of the record on the matter.

P 2019-004: An application was submitted to subdivide approximately 12 acres into 40 residential lots with 3 tracts; a community pool will be located in tract A and tract B and C will be used for stormwater retention. The smallest lot size is approximately 8,000 square feet with the largest lot size of approximately 13,950 square feet; the average lot size is approximately 9,355 square feet. The subject property is located in the Urban Residential 2 (UR2) zoning district within the Manson Urban Growth Area. Access is off Wapato Way onto a proposed internal road system. Domestic water and sewer will be provided by the Lake Chelan Reclamation District. The subject property is located within a potential Geologic Hazard area. Project Location: NNA Wapato Way, Manson, WA 98831; and identified by Assessor's Parcel No.: 28-21-36-681-140, 28-21-36-681-141 and 28-21-36-681-142. **Planner: Jamie Strother**

Mr. Kottkamp discussed the application details, and entered the staff-report, attachments to the staff-report, application materials, site plans, and entire planning staff files into the record. Planner Jamie Strother explained the application. Staff recommends approval with conditions.

Mr. Kottkamp asked about the site plan and steep lots indicated in the development. He asked Planner Jamie Strother if she felt they would meet variance requirements. Ms. Strother answered that she believed they would.

Bob Culp was sworn in, as an agent, to testify on behalf of the applicant. He stated that the project was going to terrace the development so steep lots will not be an issue and variances will not be needed. He also stated that he had two letters from Public Works with regard to the development. Standards were changed on the project and he wanted to eliminate any confusion about which standard the project would be held to.

Andrew Brunner, Development Review Manager at Chelan County Public Works, stated that the road will be private and not public, so the standard was changed.

Mr. Kottkamp asked Bob Culp of the conditions of approval, in the staff-report, were acceptable. Mr. Culp stated that they were.

Kim Skaar was sworn in to testify on behalf of the public. He is affiliated with a nearby project and was in support of this development as it is bringing affordable housing to the area. He described how the project will offer a price range of homes that locals will find attractive. His development has been attracting full time residences and he is certain that this one will as well.

Mr. Kottkamp closed the public portion of the record on the matter.

III. AJOURNMENT

Hearing Examiner Kottkamp adjourned the September 4, 2019, meeting.