



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.

MEETING DATE: Wednesday, April 7, 2021

TIME: 9:00 A.M.

HEARING EXAMINER: Andrew Kottkamp

AGENDA:

I. CALL TO ORDER

II. PUBLIC HEARING

SP 20-011: The Development Agreement for Leonard and Kelly Silva is to defer frontage improvements on #1 Canyon Road in accordance with the approved Conditions of Approval dated September 29, 2020. Project Location: 2700 Number 1 Canyon Rd., Wenatchee, WA; Assessor's Parcel No.: 22-20-06-730-020. **Presented by Public Works**

WV 20-003, VAR 20-002, & VAR 20-003: An application for a wetland variance, a front yard setback variance, and an agricultural setback variance was submitted for the construction of a single-family and detached garage on the subject parcel. The subject property is intersected by Brender Creek and an unnamed tributary, both F-typed streams, and also contains a mapped Category I slope wetland, which holds a protective buffer of 200 ft. The applicant is requesting a variance to reduce the wetland buffer from 200 ft. to a minimum width of 5 ft. in order to accommodate construction of the residence and detached garage. As part of the proposed project, the applicant included a Habitat Management & Mitigation Plan for the installation of roughly 1,932 sq. ft. of native mitigation plantings within both the buffer and wetland areas that are currently degraded due to historic human influences. The applicant is also requesting a reduction to the front yard setback from 55 ft. and a reduction of the agricultural setback from 100 ft. to 24 ft. in order to construct the proposed residence and detached garage as far from the documented Category I wetland as possible. The subject property is located within the Commercial Agricultural (AC) zoning district. Project Location: 7925 Brender Canyon Road, further identified by Assessor's Parcel No.: 23-18-02-440-055. **Planner - Alex White**

PLAT 20-003: An application was submitted to cluster subdivide approximately 129.87 acres into (39) residential lots with (3) dedicated open space tracts; the development is proposed to occur in (4) phases. The smallest lot is proposed at approximately 0.34 acres and the largest lot is proposed at approximately 0.64 acres. The dedicated open space tracts are to be privately owned and retained as agricultural production, totaling 110.75 acres. The subject property is located in the Rural Residential/Resource 5 (RR5) zoning district. Access is to be off of Navarre Coulee Road onto a private internal roadway proposed with development. Domestic water is proposed via a new public water system with sanitation proposed as individual on-site septic systems. The subject property is located in a potential geological hazard area; a geologic site assessment was submitted with application. Project Location: NNA Navarre Coulee Road, WA also identified as a portion of Assessor's Parcel Number 26-21-10-100-050. **Planner – Jamie Strother**

III. ADJOURNMENT