



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 Wendy Lane, at Wendy.Lane@co.chelan.wa.us or 509-667-6231.

June 2, 2021, 9:00 am

Chelan County Hearing Examiner: Andrew Kottkamp

Chelan County Staff: Planner – Jamie Strother, Planner – Alex White, Planner – Molly McGuire, Permit Clerk – Wendy Lane

Public/Agencies: Kim Simon, Heidi Brown, stomassi, Kathleen Ward

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

VAR 20-005: An application for a Variance was submitted to reduce one of the two required front yard setbacks for the constructions of a residence. The variance request is to reduce the required 25 ft setback from the property line abutting Kona St to 18 ft. The subject property is located within the Rural Residential Resource (RRR) zoning district. Project Location: NNA., Malaga, WA and is further identified as Assessor's Parcel Number: 22-21-29-879-430. **Planner – Molly McGuire**

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 Molly McGuire explained the application. Staff recommends approval as conditioned.

Mr. Kottkamp asked if a Plat Note would be needed in addition to the Variance. Planner Molly McGuire answered with additional input provided by Planner Jamie Strother.

Mr. Kottkamp requested a copy of the Plat Map and Plat Notes for the record.

Brad Sourbeer was sworn in, as an agent, to testify on behalf of the applicant. He explained the site configuration and gave arguments on why the variance was needed.

Mr. Kottkamp asked about the height of the structure to be built, the dimensions of the footprint and the buildable space on the lot.

Rick Simon was sworn in, as an agent, to testify on behalf of the applicant. He answered Mr. Kottkamp questions and explained the unique challenges of the lot. He also addressed the concern on a Plat Note and stated why it would not be needed.

Brad Sourbeer spoke again on how construction would proceed and he stated he had a letter of approval, for the project, from the Architectural Control Committee for the Three Lakes Estates. He would supply a copy for the record.

Mr. Kottkamp asked Rick Simon to provide site dimensions for the record.

Planner Jamie Strother asked for the record to be held open so a neighboring property owner could provide comments as he was unable to attend today's Zoom meeting.

Mr. Kottkamp stated he would hold the record open until 5:00 pm today. He also stated that the applicant would have until 5:00 pm on June 4, 2021 to respond to comments made.

VAR 21-087: An application for a Variance was submitted to reduce the front property line setbacks from 55 feet from the centerline of E. Leavenworth Road to 40 feet from the centerline of E. Leavenworth Road in order to construct a barn and preserve riparian buffer function by minimizing the necessary riparian impacts. The subject property is located within the within the Rural Residential/Resource 10 (RR10) zoning district. Project Location: 8544 E. Leavenworth Road, Leavenworth, WA and is further identified as Assessor's Parcel Number: 24-17-13-310-100. **Planner – Alex White**

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 Alex white explained the application. Staff recommends approval as conditioned.

Suzanne Tomassi was sworn in, as an agent, to testify on behalf of the applicant. She explained why the variance was needed and gave arguments on why it should be approved.

Mr. Kottkamp had questions on the project and Ms. Tomassi answered them.

With no members of the public present, Mr. Kottkamp closed the public portion of the record on the matter.

III. ADJOURNMENT

Hearing Examiner Andy Kottkamp adjourned the June 2, 2021, meeting at 9:30 am.