



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 509-667-6515.

August 4, 2021, 9:00 am

Chelan County Hearing Examiner: Andrew Kottkamp

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

Public/Agencies: Pete Soraasli, Carolyn Johnson, Lucas McComas, Chris Becker, Jay Dirkse

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

WV 20-004/HMMP 20-004: An application for a Wetland Variance and Habitat Management and Mitigation Plan was submitted to construct a single-family residence with attached garage, driveway and lawn area encompassing a total of approximately 9,468 sq. ft. on the subject property. The subject property contains a Category II wetland that holds a protective buffer of 100 ft. The application proposes to reduce the Category II wetland buffer from 100 ft. to 7 ft. in order to accommodate the project. The applicant proposes to install approximately 6,627 sq. ft. of native vegetation. The installation of the native vegetation would serve as a greater than a 1:1 mitigation ratio for the construction of the proposed project. Approximately 1,987 sq. ft. of the mitigation vegetation planting would serve to rehabilitate portions of the wetland buffer that are currently degraded due to human influences. The subject property is located within the Rural Residential/Resource 5 (RR5) zoning district. Project Location: 23750 Little Wenatchee River Road, Lake Wenatchee, WA; Assessor's Parcel No.: 27-16-10-310-120. **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 as conditioned.

Lucas McComas was sworn in as the applicant. His parents are the property owners and he is authorized to speak on their behalf. He stated that they would comply with any studies needed and agreed with the conditions of approval.

Jay Dirkse was sworn in as an agent on behalf of the applicant. He stated that the applicant reduced the footprint on the project with regard to the concerns of the Department of Ecology and increased the planting of native vegetation. The DOE now supports the Wetland Variance.

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

VAR 21-056: An application for a Variance was submitted to reduce the required front yard and rear yard setbacks of the subject property for the future construction of a residence. The variance request is to reduce the required 25 ft. setback from the front line of the property to 15 ft. and the 20 ft. setback from the rear line of the property to 5 ft. The subject property is located within the within the Rural Waterfront (RW) zoning district. Project Location: NNA SR 150, Manson, WA and is further identified as Assessor's Parcel Number: 28-22-32-680-029.

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 of the rear variance and denial of the front variance.

Mr. Kottkamp points out that neither the applicant nor the agent is in attendance for today's meeting.

Carolyn Johnson was sworn in as a member of the public. She is concerned about access to the front of the property as the site is difficult as is and the variance will make the area more hazardous.

Pete Storaasli was sworn in as a member of the public. He is a neighboring property on the south and disputes the comments made by Carolyn Johnson. He compared the project to his own property and is in support of the variance.

Chris Becker was sworn in as a member of the public. He feels that the front variance will impact his property. Related how the property was being used this summer. Had concerns about an addition to the sewer line.

Planner Alex White explained the Kelian Lane setback and added that water and sewer approval would be done at the building permit stage of the project.

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

III. ADJOURNMENT

Hearing Examiner Andy Kottkamp adjourned the August 4, 2021, meeting.