



## 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](mailto:Wendy.Lane@co.chelan.wa.us) or 509-667-6231.**

**October 6, 2021, 9:00 am**

**Chelan County Hearing Examiner:** Andrew Kottkamp

**Chelan County Staff:** Planner – Jamie Strother, Permit Clerk – Wendy Lane, Fire Marshall – Bob Plumb, Deputy Prosecutor – Marcus Foster, Development Review Manager – Andrew Brunner

**Public/Agencies:** M Taylor, Bob Fallon, Jeremy Jaech, Dan Beardslee, Caroline Taylor, iPhone

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### **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**

**CUPA 21-195:** An application for a Conditional Use Permit (CUP) Amendment has been has been submitted by Jeremy Jaech (agent) on behalf of Harmony Meadows LLC (owner) to amend the CUP 2015-333. The proposed amendment to CUP 2015-333 is for the reduction of the tennis building that contained four (4) tennis courts with the auxiliary functions located within to two (2) courts with the auxiliary functions moved outside to an adjacent building and for the construction of a swimming pool. The subject property is zoned Commercial Agricultural Lands (AC). Project Location: 4848 Green Ave and 4870 Manson Blvd, Manson, WA 98831 and further identified as APN: 28-21-22-612-135 and 28-21-15-612-130. **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.

Jeremy Jaech was sworn in as the owner/applicant. He explained why the Conditional Use Permit Amendment was needed for the project.

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

**P 21-224:** An application was submitted to subdivide approximately 2.66 acres into (7) lots. The smallest lot is proposed at approximately 12,795 square feet and the lot is proposed at approximately 28,013 square feet. The subject property is located in the Rural Village (RV) zoning district. Access is to be off Bainard Road and Sweatheart Lane onto a private internal roadway proposed with the development. Domestic water would be provided by Malaga Water District with sanitation proposed as individual on-site system. Project Location: 3580 Bainard RD, Malaga, WA also identified as Assessor's Parcel Number 22-21-28-440-180. **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.

Dan Beardslee was sworn in as an agent, on behalf of the applicant. He discussed areas where he disagreed with the staff-report. Otherwise, he agreed with the conditions of approval for the application.

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

**P 21-107:** An application was submitted to cluster subdivide approximately 65.8 acres into (9) lots with (1) dedicated open space tract. The smallest lot is proposed at approximately 1 acre and the largest lot is proposed at approximately 1.8 acres. The dedicated open space tracts are to be privately owned and retained as agricultural production, totaling 55.3 acres. The subject property is located in the Commercial Agricultural Lands (AC) zoning district and the 'rural' shoreline environment designation for the Wenatchee River, a shoreline of statewide significance. Access is to be off US Hwy 2 onto a private internal roadway proposed with the development. Domestic water is would be provided by a Group B water system using a permit exempt well with sanitation proposed as individual on-site systems. Project Location: 10990 US Hwy, Leavenworth, WA also identified as Assessor's Parcel Number 24-18-07-140-150. **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.

Dan Beardslee was sworn in as an agent, on behalf of the applicant. He discussed areas where he disagreed with the staff-report.

Mr. Kottkamp asked Planner Jamie Strother about the questions Mr. Beardslee had with the staff-report. She addressed Mr. Beardslee's concerns.

Dan Beardslee gave a rebuttal to Planner Jamie Strother statements.

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 October 6, 2021, meeting.