



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.

November 3, 2021, 9:00 am

Chelan County Hearing Examiner: Andrew Kottkamp

Chelan County Staff: Senior Planner – Jamie Strother, Planner – Molly McGuire, Permit Clerk – Wendy Lane, Development Review Manager – Andrew Brunner

Public/Agencies: Kari Sorensen, Bruce Axtman, Josh's iPhone, Linda, Misty Viebrock, Lloyd Randall

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

CUP 21-423: An application for a Conditional Use Permit by RiverCom 911 for the construction of a 120 ft. tall two-way radio communication tower, 32 ft. x 12 ft. concrete equipment shelter, and 3 solar arrays. The proposed communication tower would be used for public safety communication. The subject property is located in the Rural Residential/Resource 20 (RR20) zoning district. The property is within an identified Geologic Hazard area; a geologic site assessment was submitted with the application. Project Location: NNA Malaga, WA 98828 and identified as Assessor's Parcel number: 21-21-03-140-050. **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.

Josh Humphrey was sworn in as an agent on behalf of the applicant. He explained where he had a disagreement with one of the conditions of approval in the staff-report.

Planner Molly McGuire gave a rebuttal to Mr. Humphrey's statements and explained how the condition came to be.

Misty Viebrock was sworn in, as an agent on behalf of the applicant. She re-iterated Mr. Humphrey's statements and asked if protocols had changed as they had done this process a few years ago. Mr. Kottkamp address her inquiry, which was backed up by Senior Planner Jamie Strother.

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

P 21-293: An application was submitted to subdivide approximately 5.25 acres into (10) lots. The smallest lot is proposed at approximately 0.27 acres and the largest lot is proposed at approximately 0.89 acres. The subject property is located in the Urban Residential 2 (UR2) zoning district within the Manson Urban Growth Boundary. Domestic water and sewer would be provided by the Lake Chelan Reclamation District. Project Location: NNA Chase Ave, Manson, WA also identified as Assessor's Parcel Number 28-21-26-608-070. **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.

Bruce Axtman was sworn in the applicant. He explained his application and agrees with the staff-report and conditions of approval.

Linda Pittman was sworn in, as a member of the public. She is concerned about soil contamination as the property is an old orchard site. She is also a neighboring ag parcel and is concerned about her farming being impacted by neighboring houses.

Kari Sorensen was sworn in, as a member of the Manson Community Council. She is also concerned with possible arsenic in the soil, and soil stability as the property is on a hillside.

Bruce Axtman gave a rebuttal on the public concerns the soil conditions. He stated that there was a soil remediation plan in the conditions of approval for the application.

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

III. ADJOURNMENT

Hearing Examiner Andy Kottkamp adjourned the November 3, 2021, meeting.