



CHELAN COUNTY HEARING EXAMINER

Chelan County Administration Building

This public hearing will be in a videoconferencing format.

Join Zoom Meeting

MEETING DATE: Wednesday March 20, 2024

TIME: 1:00 P.M.

HEARING EXAMINER: Andrew Kottkamp

Join Zoom Meeting

<https://us02web.zoom.us/j/87186395242?pwd=MGJxOUVhNXp5SUUJMSDJKaDIHZVp6UT09>

Meeting ID: 871 8639 5242

Passcode: 754570

I. CALL TO ORDER

II. PUBLIC HEARING

AA 24-039 & 24-040 Rowe's Towing - A request for an Administrative Appeal was submitted to appeal CE 22-0052 issued by Code Enforcement for operating a campground/campsite/trailer park without a conditional use permit. 620 George Road, Chelan, WA 98816; and identified by Assessor's Parcel No.: 27-23-19-616-020. – **Kirsten Ryles – STR manager**

PA 24-041 Davidson - An application to relocate an access/utility easement on Lot 2 of the Jim Urness Short Plat that burdens also Lots 1, 3, and 4 of the same short plat. The subject parcels are located off of S. Lakeshore Rd. in Chelan, WA and are zoned Rural Waterfront (RW). 18575, 18605, 18635, and 18650 S. Lakeshore Rd., Chelan, WA 98816; associated with parcel numbers 29-21-29-130-075, 29-21-29-130-080, 29-21-29-130-085, and 29-21-29-130-090. – **Alex White Planner II**

PL 22-179-A Sundance Estates - A resubmittal of a previously approved plat (P 22-179 Sundance Estates) to correct Condition of Approval #3, which states "*Pursuant to Manson's Urban Growth Area CCC Section 11.23.040, the proposal shall comply with the Mason's Urban Residential 1 (UR1) Zoning District's dimensions and/or development standards.*" Although the project is located within the UR1 zoning district, it is within the previously approved Zone Change (ZC)-523A overlay, which allows for smaller lot sizes. In addition, the applicant has also submitted an updated configuration of the original approved plat map, which includes phased development of 66 lots ranging in size from 2,716 sq.ft. to 7,050 sq.ft. with seven (7) open space tracts. The subject property is identified as 2171 SR 150, Manson, WA 98831 and is also known as parcel number 28-22-31-680-340.

Originally ZC-523 consisted of a mixed use planned development to allow a mixture of commercial and residential development on property adjacent to SR 150 in the Manson area and was approved by the Board of Chelan County Commissioners under Resolution 96-168. An amendment to ZC-523, ZC-523A, was approved by the Board of Chelan County Commissioners under Resolution 2012-39, which changed the residential density, housing type, setback, lot coverage and parking requirements. Pursuant to standards in ZC-523A, residential development shall have the following:

- Maximum Density: 91.3 units or 11.6 units per net development acre.
- Setbacks – front yard: 5' setback, side yard: 3' setback, and rear yard: 20' setback.
- The applicant shall provide one (1) off-street parking space for each residential dwelling unit outside the require setback.
- Maximum lot coverage shall be 80%, which includes all impervious surfaces.
- The applicant shall identify open space at a minimum of 25% (104,544 sq.ft. total), which must be for occupant recreational use, but can be incorporated into the lots as "built open space" that would be considered green, landscaped space (i.e. the yards of individual lots).
- All other current zoning standards shall apply (UR1 zoning within Manson UGA)

Alex White Planner II

III. ADJOURNMENT