



City of Leavenworth  
Department of Development Services

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**Hearing Examiner Agenda**

**Date/Time of Public Hearing:** Thursday, April 8, 2021 at 10:00 a.m.

**Join the Zoom Meeting using one of the three options:**

- (1) Connect via the Zoom App: Meeting ID: 966 7644 9827 Passcode: 420621
- (2) Use the following Web Link:  
<https://zoom.us/j/96676449827?pwd=MGZ0VHczV3BJQ0Y3TkcrVFZ5Nmd6QT09>
- (3) Call in: (253) 215-8782. Alternative call-in numbers may be used, visit Zoom website for more information at: <https://us02web.zoom.us/j/96676449827?pwd=MGZ0VHczV3BJQ0Y3TkcrVFZ5Nmd6QT09>

Please take notice, in consideration of the current COVID-19 pandemic, for the health and safety of the community, city staff and the Hearing Examiner, City Hall is closed to the public. We encourage the public to attend hearings via ZOOM.

Staff will open the zoom meeting approximately 10 minutes prior to the meeting for people to assemble. The public is encouraged to submit written comments prior to the meeting by sending to [seniorplanner@cityofleavenworth.com](mailto:seniorplanner@cityofleavenworth.com); comments via email will need to be submitted by no later than 9:00 AM on the hearing day, in order for them to be received and prepared for submission at the hearing. Comments received through US Mail or delivered to City Hall will be included if they are received prior to the hearing.

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**1. Call Meeting to Order, 10:00 am**

**2. Administrative Affairs** (explanation of public hearing procedures and appearance of fairness)

**3. Public Hearing on Permit Applications**

- a. **CUP 2021-012:** Julie and Nicholas Pankow (owners), requesting a conditional use permit, to convert their existing home's main floor into a two-bedroom Bed & Breakfast. The B&B rental unit will be accessed off River Street and the owners will reside in the lower floor of the dwelling. The B&B requires two parking spaces, which will be located on the property owner's driveway while the owners will use their two-car garage for parking. The application includes a written Management Plan. The property is located at 104 River Street, Chelan County Assessor's Tax Parcel Number 241712815165; within the Residential Low Density 6,000 (RL6) zoning district

*City Planner: Nichole Perry*

- b. **VAR 2021-004 – Poplar Street Variance:** Ryan Walker (agent) on behalf of Eric & Pauline Chardoul-Sutter (owners), has submitted two variance requests: (1) To reduce the Category II depressional wetland buffer from 110 feet to 5 feet; and (2) to reduce the front yard setback from 25 feet to 5 feet, for construction of a new single-family residence, detached garage and residential road turn-around. The residence and garage will encompass approximately 2,130 square feet and the turnaround will encompass approximately 256 square feet, for a total impact to the wetland buffer of 2,386 square feet. The project is located at NNA Poplar St, Chelan County Assessor's Tax Parcel Number 241702650085; within the Residential Low Density 12,000 (RL12) zoning district.

*City Planner: Maggie Boles*

**4. Adjournment**

*All hearings are open to the public*