



CHELAN COUNTY HEARING EXAMINER

Chelan County Administration Building, Room 1,
400 Douglas Street, Wenatchee, WA 98801

MEETING DATE: **Wednesday April 3, 2019**

TIME: **9:00 A.M.**

HEARING EXAMINER: **Andrew Kottkamp**

AGENDA:

I. CALL TO ORDER

II. PUBLIC HEARING

SDP 2018-446/SCUP 2018-447: An application for a shoreline substantial development permit and shoreline conditional use permit was submitted by the Washington State Department of Fish & Wildlife (WDFW) on December 17, 2018 and deemed complete on January 3, 2019; for redevelopment of an existing water access site on Roses Lake. Proposed improvements include asphalt paving the existing gravel access road and parking area, lengthening the existing concrete launch by 4 feet and filling in the scour hole, installation of a new 10 ft x 30 ft float section including one 8-inch steel piling, installation of a 10 ft x 20 ft concrete viewing pad partially below OHWM, removal of an existing vault toilet, installation of a double CXT vault toilet in the footprint of the existing, and installation of designated ADA parking spaces. Stormwater improvements will include filter strips and grass lined ditches. A compensatory mitigation area will be established near the boat launch and will be planted with 2,852 sq ft of native plants. The project site is a 6.36 acre parcel located at 2620 Green Ave, Manson, WA 98831, within the Rural Public (RP) zoning district and the rural shoreline environment designation for Roses Lake, a shoreline of the state; further identified by Assessor's Parcel Number: 28-21-26-613-032. The application includes a Determination of Non-significance, issued by WDFW (lead agency) on November 30, 2018. **Planner: Emily Morgan**

SV 2018-316: An application for a Shoreline Variance to vary the existing residential structure from exceeding twenty-five (25) feet above average grade level within the Conservancy shoreline environment. The new foundation will increase the height of the existing structure to twenty-eight (28) feet above the average grade level. The subject property is within the Rural Residential/Resource 5 (RR5) zoning district and the conservancy shoreline environment designation for the Wenatchee River, a shoreline of statewide significance. Project location: 13936 Brae Burn Rd, Leavenworth, WA 98826; and identified by Assessor's Parcel No.: 27-17-27-485-207. **Planner: Jamie Strother**

P-2018-178: An application to subdivide a 5 acre parcel into a twenty (20) residential lots has been submitted by Martin Davy (agent) on behalf of Talos Construction LLC (owner) on June 13, 2018 and deemed complete on July 9, 2018. The subject property is within the Manson Urban Growth Area and Urban Residential 1 zoning district. Access is proposed from Swartout Road, potable water and sewer would be supplied by the Lake Chelan Reclamation District. The site is located in a potential Geologic Hazard area for erosive soils. A Geologic Assessment is included with the application. No other critical Areas were identified. The subject property is located at 1251 Swartout Road, Manson, WA, also identified as parcel number 28-22-31-680-300. The application includes a SEPA (state environmental) checklist. **Planner: Jamie Strother**

III. AJOURNMENT