



CHELAN COUNTY HEARING EXAMINER

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

April 3, 2019, 9:00 am

Chelan County Hearing Examiner: Andrew Kottkamp

Chelan County Staff: Planner – Emily Morgan, Planner – Jamie Strother, Assistant Planner – Scott Kugel, Permit Clerk - Wendy Lane, Permit Clerk – Lisa Ogle, Public Works – Andrew Brunner

Public/Agencies: Anna Samples, Jeff Newschwandes, John Hansen, Travis Hibbard, Martin Davy, Kevin Bromley, Don Cullison, Ryan Walker

AGENDA:

I. CALL TO ORDER

[9:00:05 AM](#) Hearing Examiner Kottkamp called the Hearing to order. 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

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**

[9:05:31 AM](#) 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 Emily Morgan explained the application. Staff recommends approval as conditioned.

[9:07:45 AM](#) Anna Sample was sworn in, as an agent, to testify on behalf of the applicant. She in agreement with the conditions proposed. Mr. Kottkamp asked if she had any disagreements with the staff-report and Ms. Sample answered that she did not

[9:09:19 AM](#) With no members of the public present, Mr. Kottkamp closed the public portion of the record on the matter.

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**

[9:09:31 AM](#) 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.

[9:11:24 AM](#) Ryan Walker was sworn in, as an agent, to testify on behalf of the applicant. He states that the project is to raise the house to protect it from floodwaters. He agrees with the staff report and the recommended conditions of approval.

[9:12:20 AM](#) Mr. Kottkamp asked about the raising of the house. Mr. Walker explained equipment would be installed, in the foundation, to allow floodwaters to pass through, should such an event occur. The new equipment would meet all current flood water requirements.

[9:14:03 AM](#) With no public present, Mr. Kottkamp closed the public portion of the record on the matter.

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**

[9:03:36 AM](#) Mr. Kottkamp stated that he received an email requesting a continuance on this application. Planner Jamie Strother informed Mr. Kottkamp that the date of the new hearing would be May 15, 2019, at 1:00 pm.

[9:04:22 AM](#) The agent representing the applicant, Martin Davy, was in agreement with the date.

[9:05:09 AM](#) Mr. Kottkamp stated that no further noticing would be required due to the continuance.

III. **AJOURNMENT**

[9:14:11 AM](#) Hearing Examiner Kottkamp adjourned the April 3, 2019, meeting.