



CHELAN COUNTY HEARING EXAMINER

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

MEETING DATE: Wednesday August 21, 2019

TIME: 1:00 P.M.

HEARING EXAMINER: Andrew Kottkamp

AGENDA:

I. CALL TO ORDER

II. PUBLIC HEARING

SP 2018-314: The Development Agreement for a Short Plat for Claude Wetzel and Lorna Marshall to defer frontage improvements on South Harris Avenue in accordance with the approved Conditions of Approval dated November 16, 2018. Project Location: 269 S. Harris Ave, Manson, WA; and identified by Assessor's Parcel No.: 28-21-35-681-240. **Presented by Public Works**

SDP 2019-004/SCUP 2019-004: Applications for a shoreline substantial development permit and shoreline conditional use permit were submitted by Grette Associates, LLC (agent) on behalf of Scott Waldal (owner) for the installation of a 125 sq. ft. boatlift and two 48 sq. ft. watercraft lifts on Lake Chelan; one double watercraft lift may be substituted entailing 125 sq. ft. The boatlift is to be installed on the down-lake side of the existing 320 sq. ft. 'L' shaped pier. The proposed lifts will be open in nature, consisting of open steel framing. The project will entail approximately 250 sq. ft. in new overwater coverage; 125 sq. ft. of compensatory native planting is proposed in order to mitigate any potential impacts associated with construction. The subject property is located within the Special Use District (SUD) of the Chelan Urban Growth Area and holds a 'rural' shoreline environment designation for Lake Chelan, a shoreline of statewide significance. The subject property is located at 140 Brimstone Ln, Chelan, WA and identified by Assessor's Parcel No.: 27-22-11-675-129. The application includes a JARPA and SEPA Checklist. **Planner: Emily Morgan**

P 2019-002: An application to cluster subdivide approximately 42.06 acres into 5 residential lots with an open space tract was submitted by Northwest Geodimensions (agent) on behalf of Tim & Becky Scott (owners) on February 25, 2019 and deemed complete on May 29, 2019. The smallest lot is proposed at approximately 0.79 acres and the largest lot is proposed at approximately 5.03 acres; the dedicated open space tract for privately owned and maintained agriculture is approximately 32.84 acres. The subject property is located in the Commercial Agricultural Lands (AC) zoning district. Access is to be off of Fairview Canyon Rd. onto private access easements proposed with development. Domestic water is to be supplied by private wells and sanitation is proposed as individual on-site septic systems. The subject property is located at 3221 Fairview Canyon Rd., Monitor, WA 98836 also identified as Assessor's Parcel Number 23-19-23-240-000. The subject property is located in a potential geological hazard area and has a seasonal non-fish bearing stream along the western edge of the property which carries a protective 50 ft. riparian buffer; a geologic site assessment and stream typing report were submitted with application. Pursuant to WAC 197-11-800(6), this proposal is not SEPA exempt; a SEPA checklist was provided with application. **Planner: Emily Moran**

P 2019-005: An application to cluster subdivide approximately 26.76 acres into 5 residential lots with an open space tract was submitted by Erlandsen (agent) on behalf of WD Peterson Orchards, LLC (owner)

on March 14, 2019 and deemed complete on June 7, 2019. The smallest lot is proposed at approximately 1.03 acres and the largest lot is proposed at approximately 1.29 acres; the dedicated open space tract for privately owned and maintained agriculture is approximately 21.10 acres. The subject property is located in the Commercial Agricultural Lands (AC) zoning district. Access is to be off of Lower Joe Creek Road onto a private internal roadway proposed with development. Domestic water is to be supplied Lake Chelan Reclamation District and sanitation is proposed as individual on-site septic systems. The subject property is located at NNA Lower Joe Creek Rd., Manson, WA 98831 also identified by Assessor's Parcel Number 28-21-15-420-050. The subject property is located in a potential geological hazard area and has a protective wetland buffer associated with the identified Category II wetland adjacent to Wapato Lake, present on site; a geologic site assessment and a wetland determination report were submitted with application. Pursuant to WAC 197-11-800(6), this proposal is not SEPA exempt; a SEPA checklist was provided with application. **Planner: Emily Morgan**

SDP 2019-007: An application for a shoreline substantial development permit for the installation and construction of an underground power line extension, telephone and fiber cable from present overhead lines on Brae Burn Road for 1,100 feet to the end of Brae Burn Road. The subject properties are located within the Rural Residential/Resource 5 (RR5) zoning district and adjacent to the Wenatchee River, in the 'rural' shoreline environment designation for the Wenatchee River, a shoreline of statewide significance. Project Location: 13600 Brae Burn Road, Leavenworth WA; and identified by Assessor's Parcel No.: 27-17-27-485-289. **Planner: Kirsten Larsen**

MPR 2018-283: An application for a Master Planned Resort to include 24 "glamping" units; a permanent on-site manager's quarter; a registration building that would include office space, tasting room space for olive oil and wine, and gift shop/store; Wi-Fi café; a restroom facility and two restroom and shower facilities; a house for a full time caretaker; three house for temporary, part-time employees; and a 14 unit lodge with lobby, courtyard, laundry facility, and commercial kitchen. Other structures to be included as part of the proposed development would be a greenhouse, maintenance storage shed, two geodesic dome classrooms and yoga facilities; pool and hot tub; two gathering tents; a gathering site which has been label Amaranda Garden on the site plan; a pump house, and four parking areas with a total of 120 spaces. The site plan shows various planted areas as part of the proposed open spaces including a tree grove, pumpkin patch, alpaca and goat pasture, lavender fields, and various vegetable and flower gardens. Additional proposed uses for the site would be weddings, yoga and wellness retreats, and small gatherings. The subject property is within the Commercial Agricultural Lands (AC). Project Location: Klate Road, Manson, WA 98831; and identified by Assessor's Parcel Nos.: 28-22-29-607-133, 28-22-29-607-135, and 28-22-29-607-155. **Planner: Kirsten Larsen**

III. AJOURNMENT