



## CHELAN COUNTY HEARING EXAMINER

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

**MEETING DATE:** Wednesday August 7, 2019

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

**HEARING EXAMINER:** Andrew Kottkamp

### **AGENDA:**

#### **I. CALL TO ORDER**

#### **II. PUBLIC HEARING**

**SP 2018-244:** The Development Agreement for a Short Plat for Bruce and Sandra Clausen to defer frontage improvements on Green Avenue in accordance with the approved Conditions of Approval dated January 28, 2019. **Presented by Public Works**

**CUP 2019-003:** An application for a Conditional Use Permit has been requested for a Guest Inn. The guest inn includes 5 bedrooms and each room will have a private bathroom, the guest inn will also include a swimming pool, hot tube, fire pit and landscaped yard. The subject property is located within the Commercial Agricultural (AC) zoning district. Primary access is from Swartout Road, domestic water and sewer will be supplied by Lake Chelan Reclamation District. Project Location is 244 Swartout Road, Manson, WA; and identified by Assessor's Parcel No.: 28-22-32-680-265. **Planner: Jamie Strother**

**SDP 2019-003/SCUP 2019-003/SV 2019-003/ RIPV 2019-004:** Application for a shoreline substantial development permit, a shoreline conditional use permits, a shoreline variance and a riparian variance for the installation of a 180 square foot pier, 2 mooring buoys, the installation of a 14 foot x 30 foot bathhouse, the installation of a new 4 foot wide x 26 foot long stairway providing access to the proposed bathhouse and pier and the installation of a foot trail between the proposed bathhouse and the future home site. The new pier will be anchored to a new concrete abutment and would extend approximately 30 feet perpendicular from the OHWM of Lake Chelan. The mooring buoys would be located approximately 54 feet from the OHWM. The proposed bathhouse will be installed above the 25 foot riparian and shoreline setback from Lake Chelan. The proposed stairway will provide access between the bathhouse and the pier. The proposed foot trail will provide safe passage between the future home site and the bathhouse. The subject property is located within Rural Waterfront (RW) zoning district and the 'rural' shoreline environment designation for Lake Chelan, a shoreline of statewide significance. Project Location: 2525 Lakeshore Dr Manson, WA 98831; and identified by Assessor's Parcel No.: 28-21-27-609-006. **Planner: Jamie Strother**

**SDP 2019-006/SCUP 2019-006/SCUP 2019-007/ SCUP 2019-008:** Application for a shoreline substantial development permit and three (3) shoreline conditional use permits for the installation of a 445 square foot "L" shaped pier, a boatlift, a mooring buoy, and 100 square foot swim float. The new pier will be attached to the existing seawall at the OHWM would measure 6 feet wide by 61 feet long on the uplake side and 63 feet long on the downlake side of the pier. The "L" section would be constructed on the downlake portion of the pier, measuring 6 feet wide x 12 feet long. The proposed boatlift would be installed on the uplake side of the pier and would be placed my hand. The boatlift would be approximately 48 feet waterward of OHWM at a water depth of approximately 6-8 feet. The new buoy would consist of a 24 inch diameter buoy connected to a 2,000 lb. cured concrete anchor by a ½ inch

steel chain. The buoy would be located approximately 120 feet from the OHWM at a water depth of approximately 17 feet. The swim float would have a maximum footprint of approximately 10 feet x 10 feet. It would be installed approximately 105 feet waterward of the OHWM, within the water depth of approximately 16 feet. The subject property is located within Rural Waterfront (RW) zoning district and the 'rural' shoreline environment designation for Lake Chelan, a shoreline of statewide significance. Project Location: 12508 S Lakeshore Road, Chelan, WA 98816; and identified by Assessor's Parcel No.: 28-21-16-618-145. **Planner: Jamie Strother**

**SDP 2019-008/SCUP 2019-009:** Applications for a shoreline substantial development permit and a shoreline conditional use permit were submitted by Grette Associates, LLC (agent) on behalf of Eric Olsen (owner) for the modification and removal of portions of an existing retaining wall, maintenance of an existing pier and personal water craft (PWC) lift, construction of stairs, and installation of a boatlift. The proposed applications are to remedy an active code violation for construction without the proper shoreline permits and building without a building permit. The existing retaining wall consists of 4 terraced walls; 3 of the 4 walls are located within the riparian buffer and common line setback and are to be removed by hand. Landscaping rockery is to be placed on the graded sloping hillside and planted with native shrubs to provide erosion control. The retaining wall blocks are to be used for the at grade upland steps leading to the driveway. The existing 8 ft. x 40 ft. (310 sq. ft.) pier was repaired and maintained by the placement of structural wood members and wood decking. The existing 125 sq. ft. boatlift was installed parallel to the existing pier on the downlake side. The existing uplake lift has been in place for decades and was in need of repairs; the footprint of the lift has remained the same. The application also proposed the installation of new stairs to provide access to the lake which are to extend approximately 15 ft. from the pier with an approximate width of 5 ft. The proposed stairs are to rest on a 4 ft. x 5 ft. x 0.5 ft. pre-cast concrete landing; no excavation would be required. Mitigation is proposed through a native vegetation planting plan; the planting will be adjacent to the OHWM of the lake as well as on the sloping hillside for a total of 783 sq. ft. of mitigation. The subject property is located within the Urban Residential-2 (UR2) zoning district of the Manson Urban Growth Area and holds a 'rural' shoreline environment designation for Lake Chelan, a shoreline of statewide significance. The subject property is identified by Assessor's Parcel No.: 28-21-34-925-040 and is located at 60 Cobalt Lane, Manson. The application includes a JARPA and SEPA Checklist. **Planner: Emily Morgan**

**PA 2019-001:** An application for a Plat Amendment was submitted by Munson Engineers (agent) on behalf of Kelly Boeing and Tyler and Georgia Addington (owners) to relinquish a 150 ft. (200 ft. total) protective well easement as identified on SP 1318. The proposed easement is located on and affects Lot 3 and 4 of SP 1318; the historic well has been decommissioned, ceasing use as of 1994. The subject properties are provided domestic water via the City of Leavenworth. The subject properties are located at 8043/8011 Icicle Rd., Leavenworth, WA and identified by Assessor's parcel numbers 24-17-23-510-453/24-17-23-510-454. Pursuant to WAC 197-11-800, this proposal is SEPA exempt. **Planner: Emily Morgan**

### **III. AJOURNMENT**