



## CHELAN COUNTY HEARING EXAMINER

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

**MEETING DATE:** **Wednesday, December 4, 2019**

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

**HEARING EXAMINER:** **Andrew Kottkamp**

### **AGENDA:**

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

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

**AA 2019-005:** An Administrative Appeal was submitted regarding file # AI 2019-001 for an interpretation of Chelan County Code Section 11.22.030(1) Peshastin Urban Growth Area (UGA) District Use Chart as it related to short-term rentals. The interpretation was concluded that being as short-term (vacation) rentals are not defined in the Chelan County Code and a similar use is not listed within the Peshastin UGA District Use Chart, the use is not allowed within the Peshastin UGA. The appeal was submitted on the basis that Finding of Facts #3 through 10 as related to Chelan County Code interpretations and that Conclusion of Law #1 allowing the Director of Community Development to render interpretations were erroneous. Project Location: 8208 Lynn St. and 8225 Riverview Rd. in Peshastin; Assessor's Parcel Numbers 24-18-21-770-110 & 24-18-21-688-100. **Planner – Kirsten Larsen**

**PA 2019-005:** An application for a Plat Alteration was submitted by Leroy Farmer to relocate a 6 ft. wide walkway easement. The application was submitted August 21, 2019 and deemed complete September 17, 2019. The subject property was originally Lots 9 & 10 of the Three Lakes Country Club Estates No. 2 Subdivision; a Boundary Line Adjustment, BLA 2017-314, was recorded which dissolved the shared property line to consolidate the two lots. With the BLA, the 6 ft. wide walkway easement that straddled the shared property line was not extinguished or altered. The proposed alteration would relocate the existing 6 ft. easement from the center of the combined lot to run adjacent to the southeastern property line. The subject property is located at 57 Lake Cortez Ln, Malaga, WA and further identified by Assessor's Parcel Number: 22-21-29-879-045. The subject property is located within the Rural Recreational/Residential (RRR) zoning district. Pursuant to WAC 197-11-800, this proposal is SEPA exempt. **Planner: Emily Morgan**

**RIP-V 2019-006/WV 2019-002:** An application for a Riparian and Wetland Variance was submitted by Grette Associates, LLC (agent) on behalf of the Sara Baughman/ Bryan Crossley/ Terence Lynch (owners) to reduce the required riparian setbacks and wetland buffer for the construction of a residence and septic system. The application was received August 26, 2019 and deemed complete September 24, 2019. The riparian variance is to reduce the 100 ft. riparian setback to 5 ft. from the ordinary high water mark (OHWM) of an Np-typed stream. The wetland variance is to reduce the 200 ft. buffer for a category I wetland to a 5 ft. to 8 ft. buffer. The proposed residence is to be approximately 1, 600 sq. ft.; 800 sq. ft. of mitigation plantings are proposed with application. The subject site is located at NNA/18207 W. Dardanells Rd., Leavenworth and is located within the Rural Residential/Resource 10 (RR10) zoning district; further identified with Assessor's Parcel Number(s): 26-16-11-240-200 / 26-16-11-230-050. A wetland delineation was submitted with application. **Planner - Emily Morgan**

### **III. ADJOURNMENT**