



CHELAN COUNTY HEARING EXAMINER

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

MEETING DATE: **Wednesday June 5, 2019**

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

HEARING EXAMINER: **Andrew Kottkamp**

AGENDA:

I. CALL TO ORDER

II. PUBLIC HEARING

RIP-V 2019-002: An application for a Riparian Variance was submitted by WA Dept. of Fish & Wildlife to reduce the required riparian setback of 150 feet to approximately 38 feet from the ordinary high water mark (OHWM) of Swakane Creek, a fish-bearing (type F) stream, for the construction of a new equipment storage building. The new construction is proposed to replace an existing storage building that is to be demolished. The subject property is located within the Rural Residential/Resource 20 (RR20) zoning district. The subject property is located at NNA Swakane Canyon Road, Wenatchee and is further identified as Assessor's Parcel Number: 24-20-22-865-003. **Planner: Emily Morgan**

CUPA 2019-001/VAR 2019-004: An application for a Conditional Use Permit Amendment and a Variance has been requested by Grette Associates, LLC (Agent) on behalf of Yakama Land Enterprise (Owner) to vary the required 200 ft. setback from the adjacent property per CCC Section 11.93.290(1) and to amend Condition of Approval #10 of CUP 2004-015 for the placement of a storage building. The amendment to CUP 2004-015 is for the construction of a 35 ft. x 120 ft. (4,200 sq. ft.) pole building for storage of vehicles and equipment used by the Yakama Nation Fisheries program. A variance is also proposed to reduce the required setback of 200 ft. from adjoining properties to 125 ft. to allow for the construction of the pole building. The property is located at 7051 US 97, Peshastin, WA; and is identified as Assessor's Parcel number: 24-18-29-420-100. The parcel is zoned Rural Residential/Resource 5 (RR5). **Planner: Emily Morgan**

SDP 2018-429/SCUP 2018-430/SV 2019-002/RIPV 2019-003: Applications for a shoreline substantial development permit and shoreline conditional use permit were initially submitted December 4, 2018, with additional materials submitted February 12, 2019, applications for a shoreline variance, and riparian variance were submitted on February 12, 2019. All were submitted by Grette Associates, LLC (agent) on behalf of Jeffrey and Renee Monson (owner) and deemed complete on March 7, 2019; for the installation of a new 125 sq. ft. boatlift, that will be approximately 22 feet waterward of the OHWM on Lake Chelan, the replacement of existing stairs that connect the existing pier to the land within the same footprint and will not increase overwater coverage, and the permitting of existing retaining walls.

The subject property is located within the Rural Waterfront (RW) zoning district and holds a 'Rural' shoreline environment designation for Lake Chelan, a shoreline of statewide significance. Project Location is 13390 South Lakeshore Road, Chelan, WA 98816; Parcel No.: 28-21-17-140-075. **Planner: Scott Kugel.**

VAR 2019-003: The variance proposes to reduce the commercial agriculture setback for residential structures for the placement of a single family residence from 100' to 55' from the side property line. The property currently is undeveloped and access is from US HWY 2. The parcel is zoned Rural Residential/Resource—1 Dwelling Unit per 5 Acres (RR5) and classified as a 'rural' environmental shoreline designation for the Wenatchee River. Project location is 11350 US HWY 2, Leavenworth, WA 98826; and identified by Assessor's Parcel No.: 24-18-07-240-250. **Planner: Scott Kugel**

CUP 2019-005: An application for a Conditional Use Permit for adding temporary classrooms buildings on the following school sites: Sunnyslope Elementary School and Mission View Elementary School. The additional classrooms will provide assistance for overcrowding at the existing schools. The applicant is proposing two (2) portable classrooms and an electronic reader board to the main entry of each of the two (2) school locations. Sunnyslope Elementary School is additionally proposing eliminating parking across School Street and adding parking in the playground and construct an addition to the elementary school to the west. The placement of the portables would be behind existing buildings and/or use other forms of screening such as landscaping and painting the portables to look similar to the existing buildings. The applicant is proposing several phases for the project beginning in the spring of 2019. The subject properties are both zoned Residential High (RH) within the City of Wenatchee's Urban Growth Boundary which require commercial building permits meeting the adopted Wenatchee City Code Section 10.48.080(D)(4), architectural design standards and 10.65.270, conditional use permits regarding schools. Deviations to these standards may be considered where the applicant can demonstrate that the change or deviation in design is necessary due to the inherent function of the facility. Consideration of such a deviation shall include an informal design review workshop recommendation of the planning commission to be incorporated in the staff analysis for the hearing examiner. Project location is 3109 School Street, Wenatchee, WA and 60 Terminal Avenue, Wenatchee, WA; and identified by Assessor's Parcel No.: 23-20-21-860-301, 23-20-21-860-312, 23-20-21-860-303 and 22-20-14-320-550. **Planner: Jamie Strother**

CUP 2019-003/VAR 2019-002/AM 2019-001: An application for a Conditional Use Permit, Variance and an Administrative Modification has been requested for a Guest Inn and front yard setback and a reduction in the Commercial Agricultural setbacks for a new residence. 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 applicant is requesting a variance from the front yard setback from 25' from property line/55' from center line of the right-of-way to 15' from property line. The administrative modification is requesting a deviation from the 100' setback from all property lines abutting Commercial Agricultural zoning district. 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**

III. AJOURNMENT