



CHELAN COUNTY HEARING EXAMINER

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

MEETING DATE: **Wednesday March 6, 2019**

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

HEARING EXAMINER: **Andrew Kottkamp**

AGENDA:

I. CALL TO ORDER

II. PUBLIC HEARING

CUP 2018-460: An application for a Conditional Use Permit has been requested by the Chelan County PUD for the installation of new 35,200 gallon water reservoir with 6 foot security fencing and to improve the existing access road. The application proposes to replace four (4) small water tanks that were placed prior to Chelan County PUD taking ownership. The smaller tanks are located on the adjacent parcel to the west which is under private ownership. The application proposes to relocate a portion of the existing access road; mitigation is proposed by replanting the abandoned portion of the road with native plants. The property is located at NNA Mathews Rd., Wenatchee, WA and is identified as Assessor's Parcel number: 21-20-03-340-055. The parcel is zoned Rural Residential/Recreational 5 (RR5). The parcel is located within a potential Geologic Hazard area; a geologic site assessment provided with application. Pursuant to WAC 197-11-800, this proposal is not SEPA exempt; a Determination of Non-Significance was issued by Chelan County PUD as lead agency on May 17, 2018.

Planner: Emily Morgan

SDP 2018-426: Application for a shoreline substantial development permit was submitted by Grette Associates, LLC (agent), on behalf of David & Kristian Hamilton (owners) on December 3, 2018 and deemed complete on December 13, 2018; for construction of a 450 sq ft single-use fixed-pile pier with grated metal decking. The T-shaped pier will be anchored to a 4 ft x 4 ft x 5 ft concrete abutment and extend 68 feet perpendicular from the OHWM, to a water depth of 5.8 ft. The main section of the pier will be 8 ft x 60 ft and the T section will be 8 ft x 18.5 ft. The project also includes construction of a 20-foot wide access corridor through the existing shoreline vegetation, in compliance with Chelan County Code Section 11.78.020(8), to allow upland access to the proposed pier. The subject property is located at 14164 Idlewild Rd, Leavenworth, WA, within the Rural Village (RV) zoning district and the 'conservancy' shoreline environment for Fish Lake, a shoreline of the state; further identified by Assessor's Parcel No.: 27-17-22-624-085. The application includes a JARPA and SEPA Checklist. Other permits required include a residential building permit and WDFW HPA. **Planner: Emily Morgan**

SDP 2018-398/SCUP 2018-399/SCUP 2018-400: Application for a shoreline substantial development permit and shoreline conditional use permits was submitted by Grette Associates, LLC (agent), on behalf of Clifford Webster (owner) on November 19, 2018 and deemed complete on December 4, 2018; for the removal of two existing anchoring chains on an existing dock and installation of five (5) 8-inch piles; installation of a new 10 ft x 12.5 ft boatlift; and placement of a new 24-inch diameter mooring buoy. The size of the existing dock will not change, and the gangway will continue to be removed during high water. The boatlift will be installed on the downlake side of the existing dock, approximately 47 feet waterward of the OHWM at a water depth of approx. 5-8 feet. The buoy will be located approximately 110 feet waterward of the OHWM at a water depth of 18 feet. The subject property is located at 16050 Cedar Brae Rd, Leavenworth, WA 98826, within the Rural Waterfront (RW) zoning district and the 'conservancy' shoreline environment designation for Lake Wenatchee, a shoreline of statewide significance; further identified by Assessor's Parcel No.: 271730511245. The application includes a JARPA and SEPA Checklist. Other permits required include a residential building permit and WDFW HPA. **Planner: Emily Morgan**

SDP 2018-370/SCUP 2018-371/SCUP 218-372: Application for a shoreline substantial development permit and shoreline conditional use permits, were submitted by Grette Associates, LLC (agent) on behalf of William Hayward (owner); for repair and maintenance of an existing 316 square foot pier and installation of a 125 square foot boatlift and one 24-inch diameter buoy on Lake Chelan. The pier maintenance includes replacement of wood decking with composite decking, replacement of existing batter boards and the installation of structural cross bracing to increase pier rigidity; the pier footprint will remain the same. The boatlift will be installed on the landward side of the existing pier, approximately 12 feet from the OHWM at a water depth of approximately 10 feet. The proposed buoy will be located approximately 40 feet from OHWM on state-owned aquatic lands. The subject property is located at 21734 S Lakeshore Rd, Chelan, WA 98816, within the Rural Waterfront (RW) zoning district and the 'rural' shoreline environment designation for Lake Chelan, a shoreline of statewide significance; further identified by Assessor's Parcel No: 292024820035. **Planner: Jamie Strother**

SDP 2018-388/SCUP 2018-389/SCUP 2018-390: Application for a shoreline substantial development permit and shoreline conditional use permits was submitted by Grette Associates, LLC (agent), on behalf of Lee and Stacy Sandquist (owners) on November 13, 2018 and deemed complete on December 4, 2018; for installation of a new 10 ft x 12.5 ft boatlift and one 24-inch diameter mooring buoy on Lake Chelan. The boatlift will be installed on the downlake side of the existing pier, approximately 24 feet waterward of the OHWM at a water depth of approximately 8-10 feet. The buoy will be located approximately 55 feet from the OHWM at a water depth of 18 feet. The subject property is located at 15884 S Lakeshore Rd, Chelan, within the Rural Waterfront (RW) zoning district and the 'rural' shoreline environment designation for Lake Chelan, a shoreline of statewide significance; further identified by Assessor's Parcel No.: 282104310100. The application includes a JARPA and SEPA Checklist. Additional permits required include a residential building permit, USACE Section 10, WDFW HPA and CCPUD License. **Planner: Jamie Strother**

SDP 2018-263 and SCUP 2018-264, -265 and -266 - Proposed Project Description: An application for a Shoreline Substantial Development Permit and three Shoreline Conditional Use Permits to remove an existing pier, construct a new pier, replace existing shoreline stabilization, and place a boatlift, buoy and swimfloat. The subject property is within the within the Rural Waterfront (RW) zoning district and the 'rural' shoreline environmental designation. Project Location: 1284 S Lakeshore Rd, Chelan, WA 98816; and identified by Assessor's Parcel No.: 27-22-08-705-136. **Planner: Jamie Strother**

VAR 2018-333/RIPV 2018-334/SV 2018-335: An application for a Front Yard Variance, Riparian Variance and a Shoreline Variance; to reduce the front yard setback to two (2) feet from the front lot line, to reduce the riparian setback to sixteen feet five inches (16'5") from the ordinary high water mark (OHWM) and to reduce the common line setback to sixteen feet five inches (16'5"). The subject property is within the Rural Waterfront (RW) zoning district and the rural shoreline environment designation for Lake Chelan, a shoreline of statewide significance. Project Location: 1284 South Lakeshore Road, Chelan, WA 98816; and identified by Assessor's Parcel No.: 27-22-08-705-136. **Planner: Jamie Strother**

III. AJOURNMENT