



CHELAN COUNTY HEARING EXAMINER

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

MEETING DATE: **Wednesday May 1, 2019**

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

HEARING EXAMINER: **Andrew Kottkamp**

AGENDA:

I. CALL TO ORDER

II. PUBLIC HEARING

CUP 2019-001: An application for a Conditional Use Permit has been requested by the Chelan County PUD for the installation of an approx. 250,000 gallon domestic water reservoir to support Rock Island Dam maintenance facilities, including fire protection; the existing reservoir is not large enough to meet fire flow requirements for future development. The proposed 32 ft. diameter x 55 ft. tall reservoir will have a drain and overfill pond as well as new 6 ft. security chain-link fencing; the fence will be placed to allow at least 15 ft. clearance around the new reservoir. Waterlines to service the proposed reservoir have previously been installed. The existing reservoir and waterline are to be decommissioned and abandoned upon completion of the proposed project. The property is located at 1476 Rock Island Dam Rd, Malaga, WA and is identified as Assessor's Parcel number: 21-22-20-000-050. The parcel is zoned Rural Industrial (RI). The parcel is located within an identified potential Geologic Hazard area. 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 April 26, 2018. **Planner: Emily Morgan**

AA 2019-001: An application for and Administrative Appeal was submitted to appeal the denial of Certificate of Exemption, CoE 2018-435. The Certificate of Exemption was submitted under the historic division criteria of CCC 12.14.050(6) to memorialize Lot 12 of the Plat of Dover, a plat approved in 1909 but never recorded. The Certificate of Exemption was denied by the Director of Community Development as the lot is not in compliance with Chelan County subdivision resolution and is not exempt from land division requirements. The appeal was submitted on the basis that (1) the cited Attorney General Opinions, AGLO 1974 No. 7 and AGO 1996 No. 5 fails to account for AGO 1998 No.4, therefore resulting in an incomplete Department analysis and (2) that the determination that the lot is not a legal lot of record per CCC 14.98.1090 was erroneous. Project Location: NNA Stayman Flats Rd., Chelan, WA; and identified by Assessor's Parcel No.: 26-22-09-240-105. **Planner: Emily Morgan**

ZC 19-001: A Zone Change application for approximately 3.53 acres from Rural Village (RV) to Rural Industrial (RI) on a portion of the subject property. The proposed zoning map amendment implements the changes adopted by Resolution 2019-31 to the Chelan County Comprehensive Plan. Project Location: 310 Main Street, Monitor; and identified by Assessor's Parcel No.: 23-19-14-488-015. **Planner: Kirsten Larsen**

ZC 19-002: A Zone Change application for approximately 12.56 acres from Urban Residential 1 (UR1) to Urban Residential 3 (UR3) within the Manson Urban Growth Area. The proposed zoning map amendment implements the changes adopted by Resolution 2019-31 to the Chelan County Comprehensive Plan. Project Location: 408 Madeline Road, Manson; Assessor's parcel numbers: 28-21-36-681-048 and 28-21-36-681-049. **Planner: Kirsten Larsen**

ZC19-003: A Zone Change application for approximately 13.65 acres from Rural Residential/Resource 5 (RR5) to Rural Waterfront (RW). The proposed zoning map amendment implements the changes adopted by Resolution 2019-31 to the Chelan County Comprehensive Plan. Project Location: 17001 US 97A, Chelan; identified by Assessor's parcel numbers: 26-21-29-110-000, 26-21-29-130-150 and 26-21-20-310-050. **Planner: Kirsten Larsen**

SDP 2018-454: An application for a shoreline substantial development permit was submitted by Lake Chelan Trails Alliance (applicant) on behalf of Chelan County PUD (owner) on December 21, 2018 and deemed complete on January 18, 2019; for construction of native surface trails for hiking and mountain biking adjacent to the Chelan River Gorge. The proposed 2.34 miles of trail will begin along the existing Reach 1 Trail developed by the Chelan PUD around 2010. The 24-36 inch wide trails will connect the existing gravel Reach 1 Trail and paved trail from the Reach 1 Trailhead to Riverwalk Park in Chelan, to provide linked non-motorized access to downtown. Approximately 10 signs would be placed along the trail for user navigation. The subject properties are located adjacent to the Chelan River Gorge, within the Rural Residential/Resource 20 (RR20) zoning district and the 'rural' shoreline environment designation for the Chelan River, a shoreline of statewide significance; further identified as Assessor's Parcel Numbers: 27-23-19-210-050, 27-23-19-240-050; 27-23-19-300-000; 27-23-19-400-050. The application includes a JARPA and SEPA Checklist. **Planner: Scott Kugel**

III. AJOURNMENT