



## CHELAN COUNTY HEARING EXAMINER

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

**MEETING DATE:** Wednesday May 15, 2019

**TIME:** 1:00 P.M.

**HEARING EXAMINER:** Andrew Kottkamp

### **AGENDA:**

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

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

**P-2018-178:** An application to subdivide a 5 acre parcel into a twenty (20) residential lots has been submitted by Martin Davy (agent) on behalf of Talos Construction LLC (owner) on June 13, 2018 and deemed complete on July 9, 2018. The subject property is within the Manson Urban Growth Area and Urban Residential 1 zoning district. Access is proposed from Swartout Road, potable water and sewer would be supplied by the Lake Chelan Reclamation District. The site is located in a potential Geologic Hazard area for erosive soils. A Geologic Assessment is included with the application. No other critical Areas were identified. The subject property is located at 1251 Swartout Road, Manson, WA, also identified as parcel number 28-22-31-680-300. The application includes a SEPA (state environmental) checklist. **Planner: Jamie Strother**

**CUP 2019-002:** An application for a Conditional Use Permit has been requested by John Fragnito (owner) for the construction of off-site agricultural worker housing. The application was submitted February 20, 2019 and deemed complete April 1, 2019. The proposed development includes a 20 ft. x 60 ft. (1,200 sq. ft.) duplex with four (4) parking spaces. The property is located at 91 Apple Acres Rd., Chelan, WA and identified as Assessor's Parcel No.: 28-23-33-440-100. The property is within the Commercial Agricultural Lands (AC) zoning district and located within a potential geological hazard area; a geological site assessment was provided with application. Pursuant to WAC 197-11-800, this proposal is SEPA exempt. **Planner Emily Morgan**

**SDP 2018-438/SCUP 2018-439:** Applications for a shoreline substantial development permit and a shoreline conditional use permit were submitted by Grette Associates, LLC (agent) on behalf of David Claughton (owner) for the modification of an existing 516 sq. ft. pier, installation and relocation of 125 sq. ft. boatlifts, and the installation of two 24-inch diameter mooring buoys. The existing pier is to be reconfigured into an "L" shape and will have 198 sq. ft. of over water coverage removed; the decking will be replaced with a grated surface. The

existing 125 sq. ft. boatlift will be relocated slightly downlake and the new 125 sq. ft. boatlift will be installed parallel to the perpendicular section of the pier on the downlake side. The mooring buoys will be anchored with a ½ in. steel chain approximately 30 ft. from the OHWM to a depth of approximately 18 ft. Mitigation is proposed through a native vegetation planting plan; the planting will be adjacent to the OHWM of the lake for a total of 126 sq. ft. of mitigation. The proposed applications are to remedy an active code enforcement violation for construction without the proper shoreline permits and building without a building permit. The subject property is located within the Rural Residential/Resource 20 Acres (RR20) zoning district 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.: 28-21-03-549-045 and is located at 152 Waterfront Terrace Ln, Manson. The application includes a JARPA and SEPA Checklist. **Planner: Emily Morgan**

**SDP 2018-299:** Applications for a shoreline substantial development permit to construct a step-pool channel to enhance fish passage to more than 23 miles of habitat in the upper reaches of Icicle Creek. The development includes the construction of 150 lineal feet of step-pools along the left bank of the reach and some of the channel, removal of boulders in three (3) areas to improve flow and reduce downstream turbulence, placing of boulders in gaps between existing boulders to raise tailwater in plunge pool below falls, shaping of at least 20-30 boulders greater than 500 cubic feet in volume with rock breaking techniques, excavation of material from left bank for step-pools, partial or full replacement of City of Leavenworth water supply pipeline between screen house (RM 5.7) and the Water Treatment Plant (RM 5.5), replacement of City of Leavenworth fish screen and fish screen house. The application contains provisions for a temporary erosion and sediment control plan for all construction activities, seeding and mulching for disturbed slopes, and re-stabilization to pre-project conditions. The subject properties are located within the Rural Residential/Resource—1 Dwelling Unit per 20 Acres (RR20) and Commercial Forest Lands (FC) zoning districts and the 'conservancy' shoreline environment designation for Icicle Creek, a shoreline of statewide significance. Project Location: Address Unknown, Unknown, WA 98826; and identified by Assessor's Parcel Nos.: 24-17-27-311-250, 24-17-27-320-050, 24-17-27-320-100. **Planner: Scott Kugel**

### III. AJOURNMENT