



CHELAN COUNTY HEARING EXAMINER

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

MEETING DATE: Wednesday, November 6, 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 in 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**

SDP 2019-011/SCUP 2019-011/SCUP 2019-012/SCUP 2019-013/RIPV 2019-005/SV 2019-004:

An application for a shoreline substantial development permit, three (3) shoreline conditional use permits, a riparian variance and a shoreline variance for the construction of a new 320 square foot pier, installation of a set of stairs up-land to the pier, installation of a boatlift, mooring buoy and swimfloat. The proposed new pier would be constructed in an "L" shape, attached to a new concrete abutment landward of the OHWM, the pier would extend approximately 40 feet waterward of the OHWM to a water depth of approximately 12 feet and would encompass approximately 320 square feet of overwater coverage. The stairs and elevated landing would be constructed off-site and brought to the site for installation by crane or barge. The proposed boatlift would be installed on the landward side of the "L" pier, with an approximate footprint of 10 feet x 12.5 feet, 32 feet waterward of the OHWM at a water depth of approximately 9 feet. The proposed buoy would be installed approximately 55 feet from the OHWM at a water depth of 16 feet. The proposed swimfloat would have an approximate footprint of 10 feet x 10 feet and would be installed approximately 40 feet waterward of the OHWM, within a water depth of approximately 12 feet. The subject property is located within

the Rural Waterfront (RW) zoning district and the 'rural' shoreline environment designation for Lake Chelan, a shoreline of statewide significance. Project Location: 18684 S. Lakeshore, Chelan, WA 98816; and identified by Assessor's Parcel No.: 29-21-29-130-110. **Planner- Jamie Strother**

P 2019-007: An application to subdivide approximately 3.5 acres into 12 residential lots was submitted by Dan Beardslee (agent) on behalf of Chelan Butte Estates, LLC (owner). The application was received on August 2, 2019 and deemed complete on August 27, 2019. The smallest lot is proposed at approximately 12,499 sq. ft. and the largest lot is proposed at approximately 13,963 sq. ft. The subject property is located in the Rural Waterfront (RW) zoning district. Access is to be off of Stayman Flats Rd. onto private access easements proposed with development. Domestic water is to be supplied by a Group B water system and sanitation is proposed as individual on-site septic systems. The subject property is located at NNA Stayman Flats Rd., Chelan, WA 98816 and further identified as a portion of Assessor's Parcel Number: 26-22-04-515-005. Pursuant to WAC 197-11-800(6), this proposal is not SEPA exempt; a SEPA checklist was provided with application. **Planner - Emily Morgan**

III. AJOURNMENT