



CHELAN COUNTY HEARING EXAMINER

Chelan County Administration Building, Room 1

This public hearing will be in a videoconferencing format due to the ongoing precautions associated COVID-19. Additional instruction to attend this hearing remotely will be posted on the website of Community Development. If you should have any questions, please contact Wendy Lane, at Wendy.Lane@co.chelan.wa.us or 509-667-6231.

March 3, 2021, 9:00 am

Chelan County Hearing Examiner: Andrew Kottkamp

Chelan County Staff: Assistant Director – Catherine Lorbeer, Planner – Jamie Strother, Permit Clerk – Wendy Lane, Public Works Environmental Manager – Jason Detamore

Public/Agencies: Paula Cox, Boomer, Ron Anderson, The Hansens, Colleen Frei

AGENDA:

I. CALL TO ORDER

Hearing Examiner Kottkamp called the Hearing to order at 9:00 am. No objections were given to Mr. Kottkamp running today's hearing. Instruction was given to attendees on how the hearing is conducted and how to participate, testify, and appeal a decision.

II. PUBLIC HEARINGS

SDP 20-046: An application for a shoreline substantial development permit and shoreline conditional use permits were submitted for the raising South Lakeshore Road, improving residential access points, installation of a bridge over Slide Ridge, filling a portion of the existing debris basin and removal of the existing culverts, regrading and slight alignments changes to the existing channel, and extending the berms/side slopes from where the 2019 work terminated to the low water mark of Lake Chelan.

The applicant estimates that within 200 feet of the ordinary high-water mark (OHWM) of Lake Chelan, there would be 1,000 cubic yards of cut (channel excavation) and 4,100 cubic yards of fill (extension of the berms/side slopes). Due to extensive debris modeling, it was determined that extending the conveyance berms/side slope would also need to occur below the ordinary high-water line (approx. elev. 1102') down to the low water line (approx. elev. 1085') of Lake Chelan in order to protect adjacent private property from impacts during higher debris flow events. This would result in an estimated 80 cubic yards of cut (channel excavation)

and 5,500 cubic yards of fill (i.e. rip rap type of rock). This work would occur in the dry between November and May, when Lake Chelan is Lowered, so no in-water work would occur.

The current culvert is regularly blocked with sediment and debris. The debris flow overtops the sediment basin and roadway, causing flooding and blockage of the roadway. The applicant submitted several alternatives culvert/bridge designs. The subject property is located within the Rural Waterfront (RW) zoning district and holds 'urban' shoreline environment designation for Lake Chelan. Project Location: NNA S. Lakeshore Road, Chelan, WA; Parcel No.: 28-21-21-842-020. **Planner – Jamie Strother**

Mr. Kottkamp discussed the application details, and entered the staff-report, attachments to the staff-report, application materials, site plans, and entire planning staff files into the record. Planner Jamie Strother explained the application. Staff recommends approval as conditioned.

Public Works Environmental Manager Jason Detamore was sworn in to testify on behalf of Chelan County. He gave a presentation on why the renovation was necessary.

Mr. Kottkamp asked Mr. Detamore if he had any objections to the conditions of approval, outlined in the staff report. He did not.

With no members of the public present, Mr. Kottkamp closed the public portion of the record on the matter.

RIPV 18-383: Pursuant to Court Order to Approve Variance - An application for a riparian variance to reduce the buffer from 150 feet to approximately 86 feet from the ordinary high-water mark (OHWM) of Eagle Creek, a fish-bearing (Type F) stream, for expansion of an existing single-family residence. The addition will include a two-story great room and wrap-around porch on the west side of the existing 1,430 square foot home. Project Location – 11515 Eagle Creek Drive, Leavenworth, WA 98826; Parcel Number 25-18-31-120-100. **Planner – Jamie Strother**

Mr. Kottkamp reviewed the courts letter decision, dated January 25, 2021, where the court stated "that my decision denying the variance was reversed" and the count "finds that the petitioners should be granted a variance to an 80' setback for the purpose of their planned remodel."

Mr. Kottkamp stated that he had not seen the court order that the letter of decision was based on. Colleen Frei read the court order aloud. She also stated she would forward a copy to the Hearing Examiner.

Aaron Hanson notified the Hearing Examiner that the property had an address change from 11515 Eagle Creek Road, Leavenworth, Washington to 54 Cross Creek, Leavenworth, Washington. Both addresses refer to the same property.

With no members of the public present, Mr. Kottkamp closed the public portion of the record on the matter. He kept the record open for the receipt of the court order.

III. ADJOURNMENT

Hearing Examiner Andy Kottkamp adjourned the March 3, 2021, meeting.