



CHELAN COUNTY HEARING EXAMINER

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

MEETING DATE: Wednesday January 23, 2019

TIME: 1:00 P.M.

HEARING EXAMINER: Andrew Kottkamp

AGENDA:

I. CALL TO ORDER

II. PUBLIC HEARING

CUP 2018-328: An application for a Conditional Use Permit to operate junkyard/impound lot in a 4,000 square foot existing pole building for vehicle storage. Currently the property has an approximately 5,000 square foot cold storage warehouse on the warehouse and a 4,000 pole building the proposal will utilize. The subject property is 2.58 acres within the Rural Industrial (RI) zoning. Primary access is from Main Street, potable water is provided by a private on-site well, septic was approved by the Chelan-Douglas Health District. The proposal is located at 8410 Main Street, Dryden, WA, also identified as Assessor's Parcel Number 24-18-26-330-350. **Planner: Jamie Strother**

CUP 2018-215: An application for a Conditional Use Permit to operate a 13,720 square foot existing warehouse that will allow storage, production, approximately 14 wine tasting venues serving pre-packaged food and future event space. Currently the property has a 15,412 square foot building warehouse on the parcel the proposal will utilize. The subject property is .86 acres within the Rural Industrial (RI) zoning. Primary access is from State Route 150 and Chelan Falls Road, potable water is provided by a private on-site well, septic is provided by the Chelan-Douglas Health District. The proposal is located at 6 Chelan Falls Road, Chelan, WA, also identified as Assessor's Parcel Number 27-23-29-210-250. **Planner: Jamie Strother**

SDP 2018-340/SV 2018-341/RIPV 2018-342: An application submitted by Marchelle Varamini (owner), for a shoreline substantial development permit, shoreline variance and riparian variance, for retroactive permitting of existing development on Lake Chelan. The development includes two (2) ecology block retaining walls within 60 feet of the OHWM, and an additional ecology block retaining wall, located along 65 feet of an existing access road, 90 feet above the OHWM. Also included is the permitting of an existing 12 ft x 20 ft shed, located approximately 33 feet from OHWM, a 12 ft x 14 ft picnic pavilion and paver patio, partially located within the riparian and shoreline setbacks, and underground electrical service to be installed via trenching from the future home site, down the hillslope to the shed. The subject property is located at 2325 Lakeshore Drive, Manson, WA, 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 Number: 28-21-27-609-005. **Planner: Maggie Boles**

RIPV 2018-383: An application for a Riparian Variance submitted by Aaron and Rachel Hansen (owners), to reduce the riparian setback from 150 feet to approximately 80 feet 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. The subject property is located at 11515 Eagle Creek Dr, Leavenworth, WA, within the within the Rural Residential/Resource 2.5 (RR2.5) zoning district; further identified by Assessor's Parcel Number: 25-18-31-120-100. **Planner: Maggie Boles**

SP 2018-174: The Development Agreement for a Short Plat for Carter Lawler to defer frontage improvements on Banks Avenue and Chase Avenue in accordance with the approved Conditions of Approval dated October 17, 2018. **Presented by Public Works**

III. AJOURNMENT