



SEE PAGE TWO FOR JUNE 27TH AGENDA
CHELAN COUNTY HEARING EXAMINER

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

MEETING DATE: **Wednesday June 20, 2018**

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

HEARING EXAMINER: **Andrew Kottkamp**

AGENDA:

- I. CALL TO ORDER**
- II. PUBLIC HEARING**

SDP2018-027/SCUP2018-028/SCUP2018-029 (Boyd Family Cabin)

An application for a shoreline substantial development permit and shoreline conditional use permits, for removal of an existing dock, construction of a new 432 sq ft single-use dock, replacement of an existing boatlift and installation of a mooring buoy. The property is located at 15580 Cedar Brae Rd, Leavenworth, WA 98826, within the Rural Waterfront (RW) zoning district and the 'conservancy' environmental designation for Lake Wenatchee, a Shoreline of Statewide Significance; identified by Assessor's Parcel Number: 27-17-29-510-210. **Planner: Maggie Boles**

SDP2018-109/SCUP2018-110/SCUP2018-111 (Boathouse LLC)

An application for a shoreline substantial development permit and shoreline conditional use permits, for replacement of an existing pier with a new 440 sq ft dock, relocation of an existing boatlift, installation of a jetski lift and placement of a buoy line along the northwest property line. The property is located at 50 S Lakeshore Rd, Chelan, WA 98816, within the Rural Waterfront (RW) zoning district and the 'rural' environmental designation for Lake Chelan, a Shoreline of Statewide Significance; identified by Assessor's Parcel Number: 27-22-16-220-050. **Planner: Maggie Boles**

CUP 2018-076 (Oshins)

An application for a conditional use permit, for construction of a new, two-story residence with a building footprint of approximately 1,748 sq ft (to exterior walls) and a total roof area of approximately 3,472 square feet, within the Icicle Valley Overlay District. The plans include a 186 sq ft basement, 1,237 sq ft first floor, 1,748 second floor, and 738 sq ft covered decks. Also included are appurtenances to the residential structure, including an onsite septic system, well, cistern, solar panel array, 500 gallon propane tank, driveway/parking areas and pedestrian paths. The property is located off Victoria Creek Road, Leavenworth, WA 98826, within the Rural Residential/Resource 20 (RR20) zoning district; identified by Assessor's Parcel Number 24-16-03-130-050. **Planner: Maggie Boles**

MPR 2018-053: An application for a master planned resort, known as "Harmony Meadows," for the authorization of on-site housing and food service to complement the previously approved tennis complex, which includes eight (8) outdoor tennis courts; pro shop; event hall with office and commercial kitchen; and micro-brewery building (approved under permit #CUP 2015-333). The current proposal includes plans for construction of sixteen (16) "dorm type" cabins and the use of a portion of the existing facilities to provide food service to guests staying on the property or using the tennis facilities. No other structures, besides the cabins, are proposed to be constructed under this application request. Pursuant to CCC Section 11.93.110, the applicant is also requesting a three-year extension of time for the approved conditional use permit (CUP 2015-333) which was decided upon May 3, 2016. The only structure left to be constructed under the terms of conditional use permit #CUP 2015-333 is an approximately 29,000 square foot indoor tennis building. Domestic water, irrigation water and fire flow to the subject property are provided by the Lake Chelan Reclamation District; the septic system is provided by on-site septic systems. The project fronts on Manson Boulevard and Green Avenue. Pursuant to Chapter 11.78 and 11.80, a wetland delineation report, which

includes comments regarding surface water of Stink Creek, a Type "F" stream, are included within the file of record. No other critical areas were identified. Also included within the file of record is a traffic impact study and a storm water drainage report, together with the Hearing Examiner's decision for CUP 2015-333. This proposal is within the Commercial Agricultural (AC) zoning district for Chelan County and is identified with Assessor's parcel numbers 28-21-22-612-135 and 28-21-15-612-130, more commonly known as 4870 Green Avenue, Manson, WA 98831. **Planner: Karen Peele**

III. AJOURNMENT



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VAR 2018-132: An application for a front yard variance has been submitted by Ronald Colwell (owner). The variance proposes to reduce the front yard setback for placement of a garage from 25' to 8' from the front property line. The property has an existing single-family residence and access is from Flamingo Road (Public Right-of-Way). The property is zoned Rural Recreational/Residential (RRR) and located in a potential geologic hazard area. The subject property is located at 3053 Flamingo St., Malaga, WA, and identified as Assessor's Parcel Number 22-21-29-880-390.

Planner: Emily Morgan

CUP 2017-353: An application submitted by Gary and Megan Hammon, for a conditional use permit for the operation of a dog breeding business. The applicants indicate they breed their own animals and note that no customers come to the site. All business transactions are over the internet and the puppies are delivered to the customers. The site plan indicates three (3) enclosures for the animals: A) kennel for studs; B) kennel for training and play; and, C) storage/kennels for dogs ready for breeding. Access to the project is off of Tunnel Hill Road, via SR 97A (a state highway). The subject property is zoned Rural Residential/Resource 5 (RR5) and is identified by Assessor's parcel number 26-21-01-110-060, more commonly known as 83 Tunnel Hill Road, Chelan, WA 98816. This parcel has a code violation, file number CE 2017-0051. **Planner: Karen Peele**

III. AJOURNMENT