



## CHELAN COUNTY HEARING EXAMINER

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

**MEETING DATE:** **Wednesday April 18, 2018**

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

**HEARING EXAMINER:** **Andrew Kottkamp**

### **AGENDA:**

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

#### **VAR 2018-056 (Zurn)**

Application for a front yard variance was submitted by Stefan Swoboda (applicant) on behalf of Greg and Debra Zurn to reduce the required front yard setback from 25 feet to 15 feet from the property line, to accommodate a 22' x 36' addition to an existing cabin. The addition will be located at the same setback as the existing residence. The property is located at 21119 Lariat Rd, Plain, WA 98826, within the Rural Waterfront (RW) zoning district and the 'rural' shoreline designation for the Wenatchee River, a Shoreline of Statewide Significance, Assessor's Parcel Number: 26-17-24-790-095. Pursuant to WAC 197-11-800(6)(e), The proposal is SEPA exempt. **Planner: Maggie Boles**

#### **CUP 2018-039 (Cairdeas Winery)**

An application for a Conditional Use Permit was submitted by Thom Vetter, EcoPlan & Design (agent), on behalf of Charles Lybecker (owner) for expansion of the Cairdeas Winery facility. The project includes a new tasting room with a footprint of 1,800 sq ft, with an upper floor/loft area to be used for wine tasting, office space and storage. The tasting room will include up to 2,600 sq ft of public space and approximately 1,000 sq ft of outdoor deck/patio space lakeside of the tasting room. Also included is a new wine production facility of approximately 5,000 square feet together with a new crush pad area of approximately 7,600 sq ft. The application includes a parking plan to accommodate 29 public parking spaces and an alternative landscape plan utilizing the existing and proposed vineyards. Small-scale food and beverage service is proposed as an accessory use in conjunction with the tasting room. Water and sewer is provided by Lake Chelan Reclamation District and primary access is provided by Winesap Avenue. A Category III wetland is located on the northern, undeveloped portion of the property. The wetland boundary has not been identified, but the estimated boundary is greater than 200 feet from the project site. The property is located within a designated geologically hazardous area for erodible soils; a geologic site assessment will be required for development. The property is located at 3395 Hwy 150, Chelan, WA 98816, within the Rural Residential/Resource 5 (RR5) zoning district and identified with Assessor's Parcel Number: 282232680225. **Planner: Maggie Boles**

### **III. AJOURNMENT**