



CHELAN COUNTY HEARING EXAMINER

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

MEETING DATE: Wednesday, January 8, 2020

TIME: 9:00 A.M.

HEARING EXAMINER: Andrew Kottkamp

AGENDA:

I. CALL TO ORDER

II. PUBLIC HEARING

SDP 2019-010/ SCUP 2019-010/ AM 2019-005: An application for a shoreline substantial development permit, shoreline conditional use permit and administrative modification for the installation of an approximately 448 square foot single-use pier with gangway, floating dock, install an at grade access trail from the up-land property to the proposed pier and an administrative wetland buffer reduction. The proposed pier would be approximately 4 feet x 35 feet and would extent 32 feet perpendicular from the OHWM of Roses Lake, the gangway is approximately 4 feet x 25 feet grated aluminum running from the pier to the floating dock and the dock would be approximately 8 feet x 26 feet and would extend to a water depth of approximately 8.7 feet below the OHWM. The applicant is proposing to install a 296 foot at-grade access trail between the upland property and the proposed pier, the trail would be constructed by placed field stones where necessary. An administrative wetland buffer reduction is requested for the construction of a single-family residence, pool, hot tub and detached garage with ADU on the subject property. A native vegetation planting within the wetland and riparian buffer is proposed as mitigation for the impacts the wetland buffer. The subject property is located within the Rural Waterfront (RW) zoning district and the 'rural' shoreline environment designation for the Roses Lake, a shoreline of statewide significance. **Planner – Jamie Strother**

SDP 2019-012/ SCUP 2019-014/ SCUP 2019-015: An application for a shoreline substantial development permit and shoreline conditional use permits, for the modification of the existing community dock, stabilization of the shoreline, extension of the existing sewer line laterals, install seven (7) boatlifts, install seven (7) mooring buoys and remove man-made debris/rip rap. The approximate footprint of the boatlifts are 10 feet x 12.5 feet each and would be installed on the downlake side of the dock at the approximate water depth 6.5 feet to 12 ft. The mooring buoys would be located approximately 210 feet to 260 feet from the OHWM at water depth of approximately 14 feet to 19 ft. The subject property is located within the Rural Waterfront (RW)

zoning district and the 'urban' shoreline environment designation for Lake Chelan, a shoreline of statewide significance. **Planner: Jamie Strother**

AA 2019-007: An Administrative Appeal with fees was submitted regarding file # AI 2019-003 for an interpretation of Chelan County Code (CCC) Section 11.88.170 Accessory Uses and Structures, to determine if a detached accessory structure can be used as bedrooms, bathrooms, home offices, art studios, secondary living rooms, or similar uses is allowed. The appellant was the applicant for the Administrative Interpretation give file # AI 2019-003 the interpretation was concluded that an accessory structure that meets the definition of a guest house would need to comply with the applicable provisions within the Chelan County Code for an Accessory Dwelling Unit. The interpretation does not limit uses such as a bathroom, office, art studio, canning kitchen, or similar type use from being within an accessory structure so long as it does not also contain sleeping accommodations. The appeal was submitted on the basis that the appellant believes the Analysis and Interpretation for AI 2019-003 are inconsistent and incorrect based on the Findings of Fact. The appellant is seeking for the interpretation to be revised to include an accessory building containing a bedroom as an allowed "Accessory Use/Structure", and not as an "Accessory Dwelling Unit". **Planner: Kirsten Larsen**

RIP-V 2019-006/WV 2019-002: An application for a Riparian and Wetland Variance was submitted by Grette Associates, LLC (agent) on behalf of the Sara Baughman/ Bryan Crossley/ Terence Lynch (owners) to reduce the required riparian setbacks and wetland buffer for the construction of a residence and septic system. The application was received August 26, 2019 and deemed complete September 24, 2019. The riparian variance is to reduce the 100 ft. riparian setback to 5 ft. from the ordinary high water mark (OHWM) of an Np-typed stream. The wetland variance is to reduce the 200 ft. buffer for a category I wetland to a 5 ft. to 8 ft. buffer. The proposed residence is to be approximately 1, 600 sq. ft.; 800 sq. ft. of mitigation plantings are proposed with application. The subject site is located at NNA/18207 W. Dardanells Rd., Leavenworth and is located within the Rural Residential/Resource 10 (RR10) zoning district; further identified with Assessor's Parcel Number(s): 26-16-11-240-200 / 26-16-11-230-050. A wetland delineation was submitted with application. **Planner - Emily Morgan**

III. ADJOURNMENT