



CHELAN COUNTY HEARING EXAMINER

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

February 5, 2020 9:00

Chelan County Hearing Examiner: Andrew Kottkamp

Chelan County Staff: Planner I – Emily Morgan, Permit Clerk – Ana Cortes

Public/Agencies:

AGENDA:

I. CALL TO ORDER

Hearing Examiner Kottkamp called the Hearing to order at 9:00. 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 2019-023/SCUP 2019-018: Applications for a shoreline substantial development permit and shoreline conditional use permits were submitted by Grette Associates, LLC (agent) on behalf of Pat King (owner) for the preparation of a residential building site on Chiwaukum Creek to include: grading and excavating, installing an access trail to the water, vegetation removal, and graveling a driveway. The proposed building site and driveway are to be located landward of the Chiwaukum Creek Road and approximately 84 ft. from the Category III wetland buffer which is located within the riparian area adjacent to Chiwaukum Creek; maintenance gravel will be placed to the western-most 300 linear ft. of Chiwaukum Creek Road. The proposed 750 sq. ft. access trail is to be 5 ft. in width and installed between the upland of the property and the riparian area adjacent to the creek; the trail will be located with the 150 ft. shoreline buffer but will be located outside the wetland buffer. Removal of hazard trees are also proposed with the project, said trees are located within shoreline jurisdiction as well as the category III wetland buffer. Stumps from the hazard trees are to be retained in the ground in order to provide soil stabilization. A habitat management and mitigation plan is proposed to alleviate potential impacts to the shoreline and wetland buffers. The subject property is located at NNA Chiwaukum Creek Rd., Leavenworth, WA 98826, within the Commercial Forest Lands (FC) zoning district and the 'natural' shoreline environment designation for Chiwaukum Creek, a shoreline of statewide significance. **PLANNER: EMILY MORGAN**

Mr. Kottkamp discussed the application details and entered the staff-report and entire planning staff files into the record. Planner Emily Morgan explained the application.

Eron Drew with Grette Associates, LLC was sworn and testify on behalf of the applicant and accept all the conditions.

With no members of the public to testify, Mr. Kottkamp closed the public portion of the record on the matter and a decision would be made within the next 10 working business days.

CUP 2019-012: An application for a Conditional Use Permit has been requested by the WA State Dept. of Transportation for the installation of a 24 ft. x 20 ft. concrete containment structure covered by a double-pitched roof. The proposed structure is to protect the liquid de-icer storage tank from damage, which may result in accidental leaking of the tank contents, due to the weight of winter snow accumulation. The new structure is to be constructed in an existing paved area; no additional impervious surface area is proposed. The property is located at 23790 US Hwy 2, Leavenworth, WA and is identified as Assessor's Parcel number: 26-15-03-340-050. The parcel is zoned Rural Residential/Resource 5 (RR5). **PLANNER: EMILY MORGAN**

Mr. Kottkamp discussed the application details and entered the staff-report and entire planning staff files into the record. Planner Emily Morgan explained the application.

Mr. Kottkamp indicated applicant was not present and had been properly notified of today's hearing.

With no members of the public to testify, Mr. Kottkamp closed the public portion of the record on the matter and a decision would be made within the next 10 working business days.

III. AJOURNMENT

Hearing Examiner Kottkamp adjourned the February 5, 2020, meeting.