



CHELAN COUNTY HEARING EXAMINER

Chelan County Administration Building, Room 1.

This public hearing will be in a videoconferencing format due to the ongoing precautions associated COVID-19. Additional instruction to attend this hearing remotely will be posted on the website of Community Development. If you should have any questions, please contact the Planner, RJ Lott, at RJ.Lott@co.chelan.wa.us or 509-667-6515.

MEETING DATE: Wednesday, May 20, 2020

TIME: 1:00 P.M.

HEARING EXAMINER: Andrew Kottkamp

AGENDA:

I. CALL TO ORDER

II. PUBLIC HEARING

CUP 20-002/SDP 20-004/SV 20-001: Applications for a Conditional Use Permit, Shoreline Substantial Development Permit and Shoreline Variance were submitted by Grette Associates, LLC (agent) on behalf of the Lake Chelan Reclamation District (owner) for the construction of an equipment storage building associated with a high impact public facility located on Wapato Lake. The applications were submitted January 21, 2020 and deemed complete to process on February 18, 2020. The subject property contains a Category I lake fringe wetland that holds a protective buffer of 250 ft.; a shoreline variance is requested in order to reduce the buffer to 100 ft. for the placement of the storage building. As part of the proposed project, approximately 14,400 sq. ft. of existing compacted soil and gravel is to be removed and replaced with roughly 14,400 sq. ft. of native mitigation plantings; a portion of this area is located within the wetland buffer and has been historically used as part of the District's storage yard. The subject property is located within the Rural Public Lands & Facilities (RP) zoning district and holds a 'rural' shoreline environment designation for Wapato Lake, a shoreline of statewide significance. The subject property is identified by Assessor's Parcel No.: 28-21-23-410-150 and is located at 153 E Wapato Lake Rd, Manson, WA 98831. The application includes a JARPA and SEPA Checklist. **Planner – Emily Morgan**

CUP 20-003: An application for a Conditional Use Permit has been requested by the River Bend Park Association for the installation of an approx. 35,200 gallon domestic water reservoir with associated pump house. The application was received on January 23, 2020 and deemed complete to process on March 12, 2020. The proposed 20 ft. diameter x 15 ft.

tall reservoir is to support and replace existing wooden water reservoirs on adjacent River Bend Park Association properties. With the proposed reservoir, a new 20 ft. x 10 ft. pump house is to be constructed to support an existing on site well. The property is located at NNA River Bend Drive, Leavenworth, WA and is identified as Assessor's Parcel number: 24-18-06-820-185. The subject property is located within the Residential Low Density 12,000 (R-1) zoning district of the Leavenworth Urban Growth Area. The property is located within an identified potential Geologic Hazard area; a geological site assessment was provided with application. Pursuant to WAC 197-11-800, this proposal is not SEPA exempt; a SEPA Checklist was submitted with application. **Planner – Emily Morgan**

ZC 20-001: An application for a Zone Change was submitted to change the land use designation for the subject property from Commercial Agricultural Lands (AC) to Rural Residential/Recreational 2.5 acres (RR2.5). The proposed zoning map amendment implements the changes adopted by the Board of County Commissioner's Resolution 2020-031 to the Chelan County Comprehensive Plan. Project Location: 10990 US Hwy 2A, Leavenworth, WA 98826; and identified by Assessor's Parcel No.: 24-18-07-140-150. **Planner – Emily Morgan**

CUP 2019-011: An application for a Conditional Use Permit has been submitted by Bruce and Toya Smith (owners) for a Small-Scale Recreational or Tourist use by utilizing their existing residence as a vacation rental by owner and also for a Places of Public and Private Assembly use to utilize their existing home and landscaped property as a wedding venue as well. Access to the subject property is off of Halvorson Canyon Rd., domestic water is provided by an existing shared-well and would also utilize the existing on-site septic system. The parcel is zoned Rural Residential/resource 5 (RR5). Project Location: 2006 Halvorson Canyon Rd., Wenatchee, WA 98801; and identified by Assessor's Parcel No.: 21-20-05-120-050. **Planner – Alex White**

PDA 2017-189/P 2017-190/CUP 2017-191: A Compliance/Substantial Progress review hearing pursuant to Condition 7(c) of the Conditionally Approved amendment of ZC 523A and P 2011-161, dated March 26, 2018. The proposal includes an 11-lot residential subdivision and mini-storage facility on a portion of the original ZC 523A site, APN 28-22-31-680-330, located at 2172 SR 150, Manson, WA. **Interim Assistant Director – Deanna Walter**

AA 2020-003: An Administrative Appeal was submitted by Scott Volyn (applicant) on behalf of Jeff and Shelley Oberfelder, for a Notice and Order issued on March 2, 2020. The subject property is located at 120 Rolling Rock Road Chelan, WA, Malaga, WA, with assigned assessor parcel number 28-23-27-741-050 and is within the Commercial Agricultural Lands (AC) zoning designation. Project Location: 120 Rolling Rock Road Chelan, WA, 98816; and identified by Assessor's Parcel No.: 28-23-27-741-050. **Code Enforcement Officer – Dave Reinhart**

III. ADJOURNMENT