



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.

Join Zoom Meeting

<https://us02web.zoom.us/j/81620177517?pwd=VytoM1N3RGE0NHc5bmFOTFZISFRIUT09>

Meeting ID: 816 2017 7517

Passcode: 330259

MEETING DATE: Wednesday, January 19, 2022

TIME: 1:00 P.M.

HEARING EXAMINER: Andrew Kottkamp

AGENDA:

I. CALL TO ORDER

II. PUBLIC HEARING

ZC 21-119: On December 14, 2021, the Board of Chelan County Commissioners approved the Comprehensive Plan Map amendment (CPA 21-118) by Resolution No. 2021-48, changing the land use designation of approximately 30 acres from Rural Residential/Resource 5 (RR5) to Rural Industrial (RI). The proposed zoning map amendment will establish the corresponding zoning districts on the subject properties, consistent with the Comprehensive Plan Map. Project Location: 5309 and 5351 Malaga Alcoa Hwy, Wenatchee, WA 98801 and identified as Assessor's Parcel No(s): 22-21-35-400-075 and 22-21-35-100-072 respectively. **Presented by Assistant Director Catherine Lorbeer**

AA 21-509: A request for an Administrative appeal was submitted to appeal the denial of a short-term rental permit as an existing non-conforming short-term rental. Project Location: 25 Harris Row, Manson, WA 98831 and identified as Assessor's Parcel No.: 28-22-31-691-130. **Short-term Rental Manager – Kirsten Ryles**

AA 21-458: An application for an Administrative Appeal with fees was submitted to appeal the denial of a shoreline substantial development permit (SDP 21-108). The shoreline substantial development permit proposed to construct a joint-use pier, install a boatlift and 2 mooring buoys, and assembly of shoreline access stairs within shoreline jurisdiction. The appeal was submitted on the basis that the agent believes the Chelan County Shoreline Master Plan (CCSMP) does not limit joint-use docks to only waterfront properties and the CCSMP has not adopted the Department of Ecology Shoreline

Master Program Handbook. Project Location: NNA Greens Landing Rd, Manson, WA 98831, and identified as Assessor's Parcel No.: 28-21-15-200-052. Planner – Jamie Strother

AA 21-459: An application for an Administrative Appeal with fees was submitted to appeal the denial of a shoreline substantial development permit (SDP 21-109). The shoreline substantial development permit proposed to construct a joint-use pier, install a boatlift and 2 mooring buoys, and assembly of shoreline access stairs within shoreline jurisdiction. The appeal was submitted on the basis that the agent believes the Chelan County Shoreline Master Plan (CCSMP) does not limit joint-use docks to only waterfront properties and the CCSMP has not adopted the Department of Ecology Shoreline Master Program Handbook. Project Location: NNA Greens Landing Rd, Manson, WA 98831, and identified as Assessor's Parcel No.: 28-21-15-200-051. **Planner – Jamie Strother**

Per Pro-tem Hearing Examiner, Gary McLean, the following application has been continued until the February 16, 2022 Hearing Examiner meeting, at 1:00 pm –

AA 21-162: An application for an Administrative Appeal was submitted to appeal the Revised Shoreline Administrative Determination for the modification of the 50 ft. shoreline buffer on Lake Chelan. The appellant is the applicant. The appeal was submitted on the basis that the appellant objects to the determination because: 1) demolition of the existing single-family residence is not a reconstruction, but rather a remodel within the existing footprint; and 2) the shoreline buffer may be reduced below 25 feet. Project Location: 904 South Lakeshore Drive, Chelan, WA 98816; Parcel Number: 27-22-08-430-100. **Presented by Assistant Director Catherine Lorbeer**

III. ADJOURNMENT