



CHELAN COUNTY HEARING EXAMINER

Chelan County Administration Building

This public hearing will be in a videoconferencing format.

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Meeting ID: 885 3860 6131

Passcode: 977078

One tap mobile

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MEETING DATE: Wednesday, May 17, 2023

TIME: 1:00 P.M.

HEARING EXAMINER: Andrew Kottkamp

AGENDA:

I. CALL TO ORDER

II. PUBLIC HEARING

SDP 2023-066/SV 2023-067 An application for a shoreline substantial development permit and shoreline variance for the construction and placement of a 737 sq ft dock and shoreline access stairs. The dock would be constructed in a 'L' shape and would consist of (3) sections: a 6 ft x 50 ft pier, a 4 ft x 40 ft gangway and an 8 ft x 35 ft float with a 5 ft x 5 ft float extension landward of the float. The float section would run parallel to the OHWM. The pier would be free standing and would begin waterward of the OHWM. The pier would measure 6 ft x 50 ft and be supported by (10) 12-inch diameter steel piles. The proposed 4 ft x 40 ft gangway would be attached to the pier and float extension using galvanized transition plates. Wheels on the waterward end of the gangway would sit on the float extension allowing the ramp to articulate as the water depth raises and lowers. The float section would measure 8 ft x 35 ft and extension would measure 5 ft x 5 ft. The float would be supported by a total of (5) 12-inch steel piles. A total (15) steel piles would anchor the pier and float sections. The dock would extend approximately 96 ft waterward of the OHWM to the water depth of approximately 21 ft on the waterward side of the float and 18 ft on the landward side of the float at low water in the winter. The dock would encompass approximately of 737 sq ft of overwater coverage. Landward of the 50 ft shoreline buffer, formal 5 ft wide aluminum stairs with grated treads and their associated landings would be installed to provide access down the shoreline slope to the proposed dock. The development would entail a maximum of approximately 740 sq ft of new overwater coverage. The proposed dock and stairs would have grating installed atop both structures, this mitigates for any assumed adverse impacts to the shoreline ecological function. The docks overwater coverage over 450 sq ft would be mitigated for through additional compensatory at a 1:0.5 ratio via a proposed native vegetation planting plan. The subject property is located in the Rural Residential/Resource 20 (RR20) zoning district and holds a 'Rural' shoreline environment designation for Lake Chelan, a shoreline of statewide significance.

NNA, Manson, WA 98831, Also identified my Assessors Parcel Number 29-20-11-440-250

III. ADJOURNMENT