



## 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 Wendy Lane, at [Torrey.Herrington@co.chelan.wa.us](mailto:Torrey.Herrington@co.chelan.wa.us) or 509-667-6231.**

**May 17, 2023 1:00 pm**

**Chelan County Hearing Examiner:** Andrew Kottkamp

**Chelan County Staff:** Senior Planner Jamie Strother, Permit Clerk Torrey Harrington and Permit Clerk Jessica Thompson

**Public/Agencies:** Anne Hessburg and Mike Einhorn

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### ***AGENDA:***

#### **I. CALL TO ORDER**

Hearing Examiner Kottkamp called the Hearing to order at 1:00 pm. 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 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.

Mr. Kottkamp discussed the application details, and entered staff report, application materials, site plans, entire planning staff files into record.

Senior Planner Jamie Strother presents the application, the proposed project meets the criteria for approval.

Anne Hessburg agent present on behalf of the applicant states that he has no issues with the revised staff report.

Michael Einhorn – is sworn into testify and expressed concerns about the dock size and design.

With nothing further from the agent, public, or staff. Mr. Kottcamp closes the record.

### **III. ADJOURNMENT**

Hearing Examiner Kottkamp adjourned the May 17, 2023 at 1:12 PM