



## CHELAN COUNTY HEARING EXAMINER

Chelan County Administration Building

**This public hearing will be in a videoconferencing format.**

### Join Zoom Meeting

*MEETING DATE:* **Wednesday December 06, 2023**

*TIME:* **9:00 A.M.**

*HEARING EXAMINER:* **Andrew Kottkamp**

### Join Zoom Meeting

<https://us02web.zoom.us/j/88626718426?pwd=RWFoSDJFV2QrUzIwVDlrVTNpY3dsQT09>

**Meeting ID: 886 2671 8426**

**Passcode: 277641**

## I. CALL TO ORDER

## II. PUBLIC HEARING

**CUPA 22-017 Smallwoods**— An application for a Conditional Use Permit Amendment has been requested for Agricultural Theme Market submitted by Lynn Zediker of Smallwoods Holding Co LLC(owner). The applicant is proposing to amend both CUP 1105 and CUP 1327. The subject property is located in the Commercial Agricultural Lands (AC) zoning district and access to the property would be from US HWY 2 and Stemm Rd. 10461 Stemm Rd, Peshastin, WA and is identified by Assessor's Parcel number: 24-18-17-420-000 and 24-18-17-240-20. **Jamie Strother – Senior Planner**

**SDP 23-371 & SV 23-372 Allison** – An application for a shoreline substantial development permit and shoreline variance for the construction and placement of a 596 sq. ft single-use, year-round dock and the placement of two (2) mooring buoys. The dock would be constructed in a 'L' shape and would consist of four (4) sections: a 4 ft x 40 ft gangway (7 ft of which would overhang the float extension for articulation), and a 8 ft x 35 ft float with a 5 ft x 5 ft float extension landward of the float (for gangway articulation during low water). The float section would run parallel to the OHWM, creating a protected area for a boat to moor in the landward side of the float. Landward of the OHWM, from the existing bedrock shoreline, a 6 ft x 5 ft ramp would provide access to the proposed pier. The ramp would be bolted to the bedrock to the level out the slope to provide safe access to the proposed pier. The ramp would have a grated surface. The pier section would be free standing in the lake and would begin at the OHWM where the ramp ends. The ramp would extend to the location of the bedrock in the lake where a portion of the rock rises above the OHWM. The pier would be supported by six (6) 12 – inch diameter steel piles. The larger piles would provide dock stability in an area of the lake that experience high winds, a large wake due to the over eleven (11) mile lake fetch directed at this location, the daily Lady of the Lake trips that create a 3-4 ft wake, and to protect against driftwood that commonly collects on site. Grated decking would be installed atop the completed framework of the pier. The dock would encompass approximately 569 sq. ft of over water coverage. Two (2) new mooring buoys would be installed, one (1) on each side of the proposed dock. The up lake mooring buoy would be located approximately 49 ft from the OHWM at a water depth of approximately 18 ft. the down lake mooring buoy would be located approximately 55 ft from the OHWM, at a depth of approximal 18 ft. Grating mitigates for adverse impacts to the shoreline ecological function with a ratio of 1:1 for the proposed new over water coverage. The dock's overwater coverage over 450 sq. ft would be mitigated for through additional compensatory mitigation 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; and identified by Assessor's Parcel No.:29-21-17-320-000. **Jamie Strother – Senior Planner**

### **III. ADJOURNMENT**