



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, at Jessica.Thompson@co.chelan.wa.us or 509-667-6231.

December 6, 2023 at 9:00 AM

Chelan County Hearing Examiner: Andrew Kottkamp

Chelan County Staff: Permit Clerk Jessica Thompson, Senior Planner Jamie Strother

Public/Agencies: Lynn Zediker, Ryan Walker, Iphone(10), Michael Petterson, Pam, Nicky Allison

AGENDA:

I. CALL TO ORDER

Hearing Examiner Kottkamp called the Hearing to order at 9:00 AM. 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

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 24-18-17-240-200. – **Jamie Strother – Senior Planner**

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

Chelan County senior planner Jamie Strother presents the application; the proposed project meets the Chelan County code criteria for approval.

Sworn in to testify was Lynn Zediker, the applicant and owner.

Mr. Kottkamp asks Ms. Zediker if she had read the staff report and conditions of approval.

Ms. Zediker stated she has not read the staff report or conditions of approval and have misplaced them.

Mr. Kottkamp continues the hearing to December 20, 2023 for Ms. Zediker to go over the staff report and conditions.

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**

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

Chelan County Senior Planner Jamie Strother presents the application; the proposed project meets the Chelan County code criteria for approval.

Sworn in to testify was Ryan Walker, the agent for the applicant and owner. Mr. Walker had no disagreements with the staff report or conditions provided by the county.

No comment made from the public.

With nothing further from the public, attorney, or staff. Mr. Kottkamp closed the hearing and will have a written decision within 10 working days.

III. ADJOURNMENT

Hearing Examiner Kottkamp adjourned the December 6, 2023 meeting.