

**SHORELINE MANAGEMENT PERMIT
ACTION SHEET**

Application #: SSDP2022-02
Administering Agency City of Chelan Community Development Department
Type of Permit: ☒ Substantial Development Permit Revision
☐ Conditional Use Permit
☐ Variance Permit
Action: ☒ Approved ☐ Denied
Date of Action: August 26, 2024
Date Mailed to DOE/AG

Pursuant to Chapter 90.58 RCW and the Shoreline Master Program of Chelan County, a permit is hereby granted to:

Campbell's Lodge Inc (Owner)
Charley Underwood (Agent)
P.O. Box 278
Chelan, WA, 988016

to undertake the following development: to revise the approved shoreline 16 townhomes to be redesigned as 13 detached single-family homes while still constructing onsite residential parking for each property, utilities, and recreational amenities including a pool and hot tubs.

upon the following property: located at 300 W. Okanogan, Chelan WA, 98816,
within 200 feet of Lake Chelan and/or its associated wetlands.

The project will be within a shoreline of state-wide significance (RCW 90.58.030). The project will be located within a (**shoreline environment**) designation. The City of Chelan Shoreline Master Program is applicable to this development.

Development pursuant to this permit shall be undertaken in conformance with the following terms and conditions:

CONDITIONS OF APPROVAL

1. Continue to comply with the SSDP2022-02 permit conditions of approval.
2. The applicant shall fully comply with the City of Chelan Shoreline Master Program (CSMP).
3. The proposed pool shall be relocated to a minimum of 75 feet from the OHWM.
4. Construction pursuant to the permit shall not begin and is not authorized until 21 days from the date of filing as defined in RCW 90.58.140(6) and WAC 173-27-130, or until all review proceedings initiated

within 21 days from the date of such filing have been terminated; except as provided in RCW 90.58.140 (5)(a) and (b).

FINDINGS OF FACT

1. SSDP2022-02 / SEPA2022-04 was approved by the Hearing Examiner on November 21, 2023, subject to a redesign taking into account the denial of Zoning Variance (VAR2022-04).
2. This application is for a revision to the approved shoreline permit, SSDP2022-02, for 16 townhomes to be redesigned as 13 detached single-family homes while still constructing onsite residential parking for each property, utilities, and recreational amenities including a pool and hot tubs.
3. This is a request to revise the existing approved shoreline permit in accordance with CSMP 7.14 Amendments to Permits.
4. The subject property is located at 300 W. Okanogan Ave.
5. The tax parcel numbers are 272213240200, 272213650005, 272213650010, 272213650015, 272213650020, 272213650025, 272213650030, 272213650035, and 272213650040
6. The applicant is Charley Underwood (Agent) for Eric Campbell, Campbell's Lodge Inc. (Owner) P.O. Box 278 Chelan, WA 98816.
7. The application materials for permit revision were submitted on June 14, 2024, and include:
 - 7.1. Brief memorandum / transmittal letter, dated 6/13/2024;
 - 7.2. Preliminary architectural plans, dated 5/31/2024
 - 7.3. SMP Compliance Technical Memorandum, dated June 3, 2024
 - 7.4. Vegetation Mitigation Plan, revised May 2024
8. The application fee was paid on August 1, 2024.
9. City of Chelan Shoreline Master Program (CSMP) identifies the Environment Designation as Shoreline Residential - Multi-family.
10. The scope of listed permit revisions do not require environmental review as provided for under the State Environmental Policy Act and CMC 14.06. A Determination of Nonsignificance (DNS) was issued on September 20, 2023 for the current shoreline substantial development permit.
11. Pursuant to CSMP 7.14.2, the City may approve a revision if the proposed changes are within the scope and intent of the original permit, and are consistent with CSMP and the Act.
12. As stated under CSMP 7.14.3(A.), the final ruling on consistency with the Amendments to Permits section shall be filed with Ecology and the City shall notify parties of record of their action.
13. Applicant provided responses to the review criteria "within the scope and intent of the original permit" means all of the following:
 - 13.1. No additional over water construction is involved except that pier, dock, or float construction may be increased by five hundred (500) square feet or ten percent (10%) from the provisions of the original permit, whichever is less.

- 13.1.1. There is no overwater coverage proposed as part of this project.
- 13.2. Ground area coverage and height may be increased a maximum of ten percent (10%) from the provisions of the original permit.
 - 13.2.1. The original site plan included approximately 15,150 sq ft of ground coverage. The revised site plan included approximately 12,300 sq ft of ground coverage. The reduction in ground coverage meets the requirement for approval of a revision. There is no change in the height of the structures proposed.
- 13.3. The revised permit does not authorize development to exceed height, lot coverage, setback, or any other requirements of this SMP except as authorized under a Shoreline Variance granted as the original permit or a part thereof.
 - 13.3.1. The project is not proposed to exceed height, lot coverage, setback or any other requirement of the CSMP. A Shoreline Variance is not proposed or necessary.
- 13.4. Additional or revised landscaping is consistent with any conditions attached to the original permit and with this SMP.
 - 13.4.1. A revised mitigation plan is included with the revision application.
- 13.5. The use authorized pursuant to the original permit is not changed; and
 - 13.5.1. The residential use proposed for the project will remain unchanged.
- 13.6. No adverse environmental impact will be caused by the project revision.
 - 13.6.1. There will be no increase in environmental impacts compared to the approved SDP. The revision will result in fewer residential units and will conform to the required shoreline setbacks. No negative environmental impacts will be caused by the revision.
14. Residential uses, including single-family, are permitted in the Shoreline Residential – Multi-family environment designation.
15. A vegetation mitigation plan in compliance with CSMP 4.4 – Vegetation Conservation and Shoreline Setbacks has been designed for the proposed project.
16. CSMP 5.1.2.I - Pools. Pools and other upland recreational uses that utilize chemically treated water must either be connected to a sewer system or must collect the water for later discharge into a sewer system. Pools and other upland recreational uses that utilize chemically treated water shall be located a minimum of 75 feet upland of the ordinary high water line.
17. At the closest point, the pool as depicted on the site plan is approximately 67 feet from the OHWM.
18. Pursuant to CSMP 7.14.4, the revised permit is effective immediately upon final decision by the City. Construction undertaken pursuant to a permit is at the applicant's own risk until the expiration of the appeals deadline.
19. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

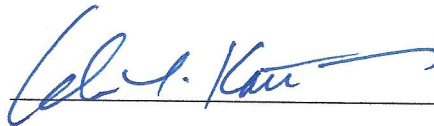
CONCLUSIONS

1. The Hearing Examiner has been granted the authority to render shoreline permit revisions pursuant to CSMP 7.1.3. (A).
2. The proposed changes are within the scope and intent of the original permit pursuant to CSMP 7.14.2.
3. The proposed changes as conditioned are consistent with the CSMP and Chapter 90.58 RCW.
4. Any Finding of Fact that is more appropriately a Conclusion of Law is hereby incorporated as such by this reference.

DECISION

SSDP2022-02 Revision is hereby **APPROVED**, subject to the above Conditions of Approval.

Dated this 26 day of August, 2024.



Andrew L. Kottkamp

This permit is granted pursuant to the Shoreline Master Program of Chelan County, as amended, and nothing in this permit shall excuse the applicant from compliance with any other federal, state, or local statutes, ordinances, or regulations applicable to this project, but not inconsistent with the Shoreline Management Act of 1971 (Chapter 90.58 RCW).

This permit may be rescinded pursuant to RCW 90.58.140(7) in the event the permittee fails to comply with the terms and conditions hereof.

CONSTRUCTION PURSUANT TO THIS PERMIT SHALL NOT BEGIN NOR IS AUTHORIZED UNTIL TWENTY-ONE (21) DAYS FROM THE DATE OF FILING AS DEFINED IN RCW 90.58.140(6) AND WAC 173-14-090, OR UNTIL ALL REVIEW PROCEEDINGS INITIATED WITHIN TWENTY-ONE (21) DAYS FROM THE DATE OF SUCH FILING HAVE TERMINATED; EXCEPT AS PROVIDED IN RCW 90.58.140(5)(a)(b)(c).

Substantial progress toward construction of the project for which this permit has been granted must be accomplished within two (2) years of the filing date of this permit. Authorization to conduct development activities granted by this permit shall terminate five (5) years from the filing date of this permit.

Date

Name, Title

**THIS SECTION FOR DEPARTMENT OF ECOLOGY USE ONLY IN REGARD TO A
CONDITIONAL USE PERMIT OR VARIANCE PERMIT**

Date received by the Department _____

Approved _____ Denied _____

This conditional use/variance permit is approved/denied by the Department pursuant to Chapter 90.58 RCW.

Development shall be undertaken pursuant to the following additional terms and conditions:

(Date)

(Signature of Authorized Department Official)