



City of Chelan

Hearing Examiner Agenda

Meeting Date: Wednesday, November 15, 2023
Meeting Time: 9:00 am
Meeting Location: City Hall Council Chambers – 135 E Johnson Ave, Chelan

I. Call to Order

II. Public Hearing

Hearing Items:

1. VAR2023-06 Salvadalena Variance

Project Description: A zoning variance (VAR2023-06) to the standards for building and retaining wall setbacks, as specified in Chelan Municipal Code (CMC) 17.20.040 and 17.04.075. The application includes three variance requests, as follows:

1. A request to reduce the front yard setback to 8 feet from the building foundation, for construction of a new single-family residence with attached garage.
2. A request to construct two verti-block retaining walls to support a new residential driveway, located within the required setbacks, due to wall height.
3. A request to allow a 6-foot eave and 8-foot cantilevered deck in the reduced setback.

Project Location: 122 Monte Carlo Dr; Parcel Number 272210815130

Project Applicant: Dave Salvadalena (Owner)

2. SSDP2022-02/VAR2022-04/SEPA2022-04 Riverwalk Park Townhomes

Project Description: An application for a Shoreline Substantial Development Permit (SSDP2022-02). This project seeks to construct a 16-unit townhouse complex on a 1.12-acre parcel located at 300 W Okanogan Avenue, Chelan, WA. The proposed development includes not only the townhouses but also associated parking, utilities, open spaces, frontage improvements, and a swimming pool.

Concurrently with this SSDP2022-02 application, a Zoning Variance application (VAR2022-04) has been submitted. Both applications have been reviewed and processed together as a consolidated application for processing purposes. The applicant is requesting separate decisions for each application.

Project Location: 300 W Okanogan Ave, Chelan; Parcels: 272213240200, 272213650005, 272213650010, 272213650015, 272213650020, 272213650025, 272213650030, 272213650035, and 272213650040.

Project Applicant: Charley Underwood (Agent) for Eric Campbell, Campbell's Lodge Inc. (Owner)