



US Army Corps  
of Engineers  
Seattle District

# Public Notice of Application for Permit

**Regulatory Branch**  
**Post Office Box 3755**  
**Seattle, Washington 98124-3755**  
**Telephone (206) 764-3495**  
**ATTN: Debbie Knaub, Project Manager**

Public Notice Date: May 2, 2008  
Expiration Date: June 1, 2008  
Reference: NWS-2007-2030 CRC  
Name: Sunset Marina, LLC

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Interested parties are hereby notified that an application has been received for a Department of the Army permit in accordance with Section 10 of the Rivers and Harbors Act of 1899, for certain work described below and shown on the enclosed drawings. In addition the applicant is proposing to remove a mitigation planting area installed for permit NWS-2002-72-CRC.

APPLICANT: Sunset Marina, LLC and Sunset Condo, LLC; Scott McKeller  
110 Water Street  
Chelan, Washington 98816  
Telephone: (509) 670-0004

AGENT: Larry Lehman, Grette Associates  
151 South Worthen, Suite 101  
Wenatchee, Washington 98801  
Telephone: (509) 663-6300

LOCATION: In Lake Chelan, at Chelan, Chelan County, Washington.

WORK: Construct a 23, 878 square foot private use marina; construct a 8,794 square foot breakwater; remove outer section (remove 5,740 square feet and 147 piles cut at lake bed) from an existing 11,900 square foot dilapidated pier.

NOTE: Applicant is proposing to remove existing native riparian plants along 400 linear feet of shoreline installed as mitigation for Corps permit NWS-2002-72-CRC (see sheets 2 of 9, 7 of 9, 8 of 9, and 9 of 9). The applicant is proposing to retain the permitted rock riprap, and remove the mitigation area to install a pool, hot tub and park area where the existing riparian mitigation planting is now located.

Marina will consist of a fixed pier (12 feet by 144 feet, twenty-two 12-inch steel piles); two ramps (6 feet by 80 feet each); concrete floats (150 total slips, 8 feet wide walks, 4 feet wide finger piers, twenty-four 16-inch steel piles and seventy-one 12-inch steel piles). Power, water and a pump out station will be installed at marina. Piling will be driven with a vibratory and an impact pile driver.

Breakwater will consist of a fixed pier (12 feet wide by 125 feet long, twenty 12-inch steel piles); a ramp (6 feet by 80 feet) and a concrete float (12 feet by 600 feet, thirteen 18-inch steel piles and ten 16-inch steel piles). All piling will be driven with a vibratory and an impact pile driver.

ADDITIONAL INFORMATION: Marina and breakwater are proposed to provide lake access and moorage for long term lease and for a proposed 33 unit condominium development. Public access will be provided on the breakwater.

PURPOSE: Private boat moorage

MITIGATION: Removal of a portion of an existing pier and piling and the restoration of the Washington State Department of Fish and Wildlife's spawning channel on 25 Mile Creek, including excavating sediment out of the channel, and relining the channel with spawning gravels (drawings not provided to the Corps).

No mitigation has been proposed to compensate for the removal of the mitigation area for permit NWS-2002-72-CRC.

ENDANGERED SPECIES: The Endangered Species Act (ESA) requires federal agencies to consult with the National Marine Fisheries Service (NMFS) and/or U.S. Fish and Wildlife Service (USFWS) pursuant to Section 7 of ESA on all actions that may affect a species listed (or proposed for listing) under the ESA as threatened or endangered or any designated critical habitat. A preliminary determination indicates that the activity may affect, but is not likely to adversely affect endangered or threatened species, or their critical habitat.

ESSENTIAL FISH HABITAT: The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996, requires all Federal agencies to consult with the NMFS on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH). There is no EFH on Lake Chelan. Because of this, the U.S. Army Corps of Engineers (Corps) has determined that the proposed action will not adversely affect designated EFH for federally managed fisheries in Washington waters. No further EFH consultation is necessary.

CULTURAL RESOURCES: The District Engineer has reviewed the latest published version of the National Register of Historic Places, lists of properties determined eligible and other sources of information. The permit area is likely to yield resources eligible for inclusion in the National Register. An investigation for the presence of potentially eligible historic properties is justified. The District Engineer invites responses to this public notice from Native American Nations or tribal governments; Federal, State, and local agencies; historical and archeological societies; and other parties likely to have knowledge of or concerns with historic properties in the area. This public notice initiates consultation under Section 106 of the National Historic Preservation Act (36 CFR 800.4[a][3]), with any Tribe that has information or concerns with historic properties in the proposed permit area.

PUBLIC HEARING: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

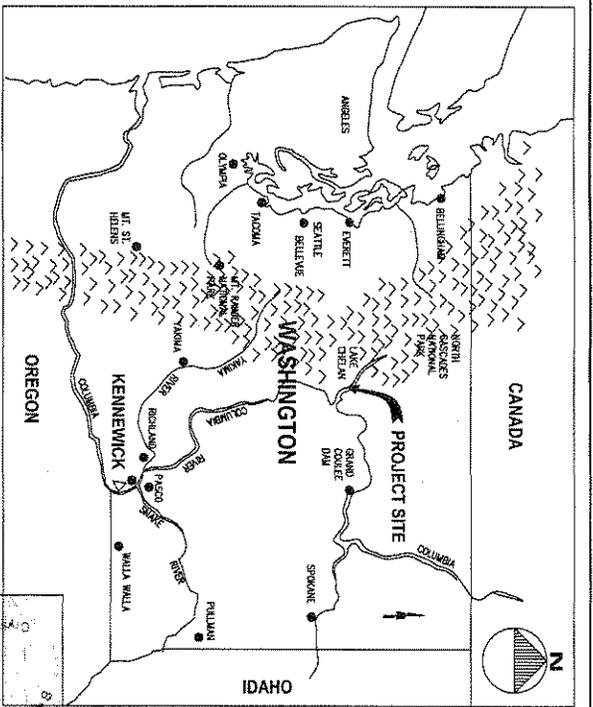
EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people.

The U.S. Army Corps of Engineers is soliciting comments from the public; Native American Nations or tribal governments; Federal, State, and local agencies and officials; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition or deny a permit for the work. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

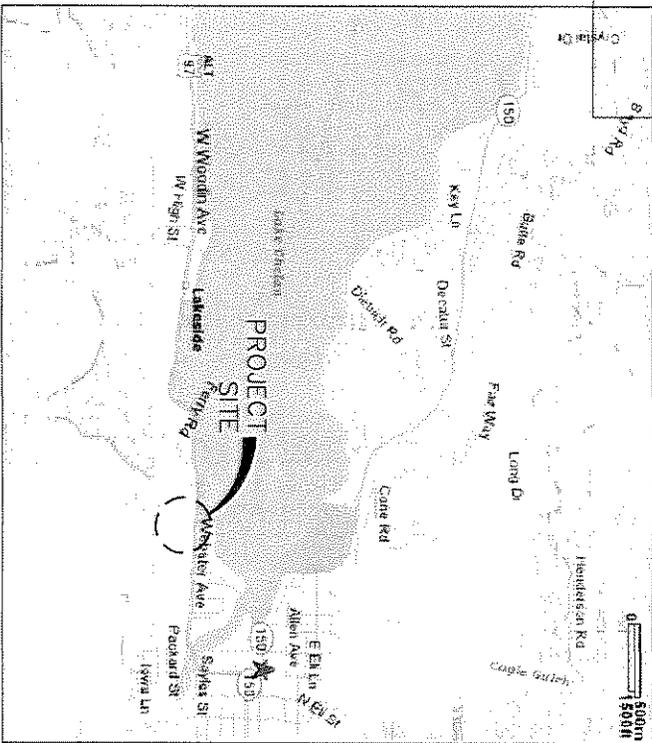
COMMENT AND REVIEW PERIOD: Conventional mail or e-mail comments on this public notice will be accepted and made part of the record and will be considered in determining whether it would be in the public interest to authorize this proposal. In order to be accepted, e-mail comments must originate from the author's e-mail account and must include on the subject line of the e-mail message the permit applicant's name and reference number as shown below. All e-mail comments should be sent to [Deborah.J.Knaub@usace.army.mil](mailto:Deborah.J.Knaub@usace.army.mil). Conventional mail comments should be sent U.S. Army Corps of Engineers, Regulatory Branch, Post Office Box 3755, Seattle, Washington, 98124-3755. Both conventional mail or e-mail comments must include the permit applicant's name and reference number, as shown below, and the commentor's name, address, and phone number. All comments whether conventional mail or e-mail must reach this office, no later than the expiration date of this public notice to ensure consideration. Please include the following name and reference number:

Sunset Marina, LLC and Sunset Condo, LLC, Scott McKellar NWS 2007 2030 CRC

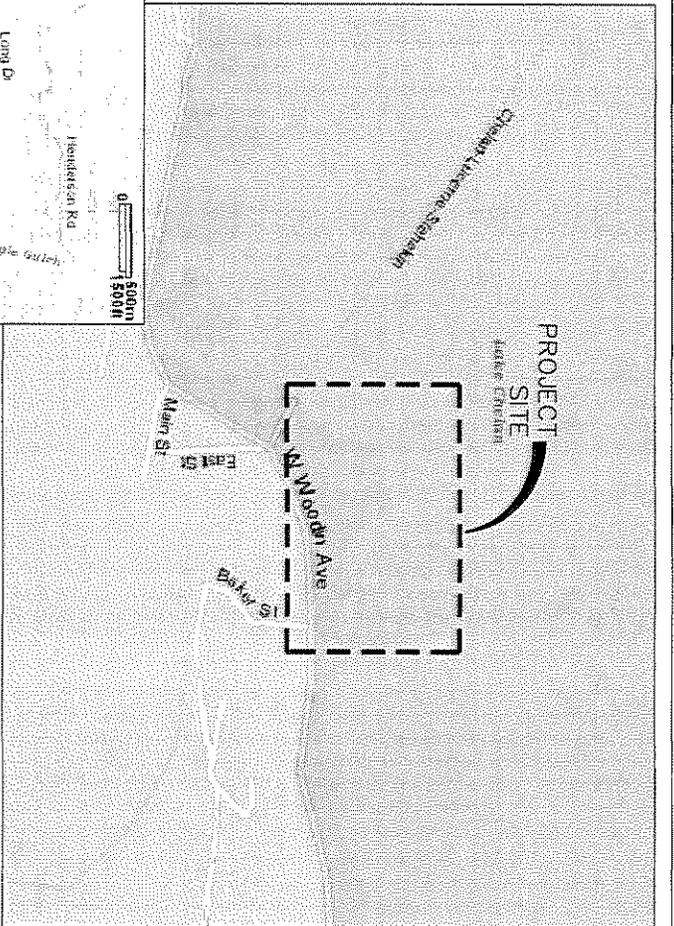
Encl: Figures (10 pages)



VICINITY MAP



LOCATION MAP



SITE MAP

USACE NWS 2007 2030 CRC

PURPOSE: CONSTRUCT SUNSET CONDOS AND MARINA  
 ADJACENT PROPERTY OWNERS:

- ① LAKE CHELAN RECREATION INC.  
 P.O. BOX 186  
 CHELAN, WA 98816
- ② RANDALL L GREEN  
 P.O. BOX 1240  
 CHELAN, WA 98816

LOCATION MAP



SUNSET MARINA LLC AND SUNSET CONDO LLC  
 IN: LAKE CHELAN  
 AT: 1328 WOODIN AVE  
 CHELAN, WA, 98816  
 COUNTY OF: CHELAN  
 STATE: WA  
 APPLICATION BY: SUNSET MARINA LLC AND SUNSET CONDO LLC  
 SCOTT MCKELLAR  
 SHEET NO. 1 OF 8 DATE: 04/15/08  
 REVISED

Blocks 1, 4 and 5

of the  
Amended Plat of Brunton's Addition to Lake Park

Blocks 1 and 2  
of the plat of

Lake Park

Gov't Lot 3, Sec. 14, T.62N, R.22E, W&M's

Chelan County, Washington

City of Chelan

47 50'12"N 120 2'15"W

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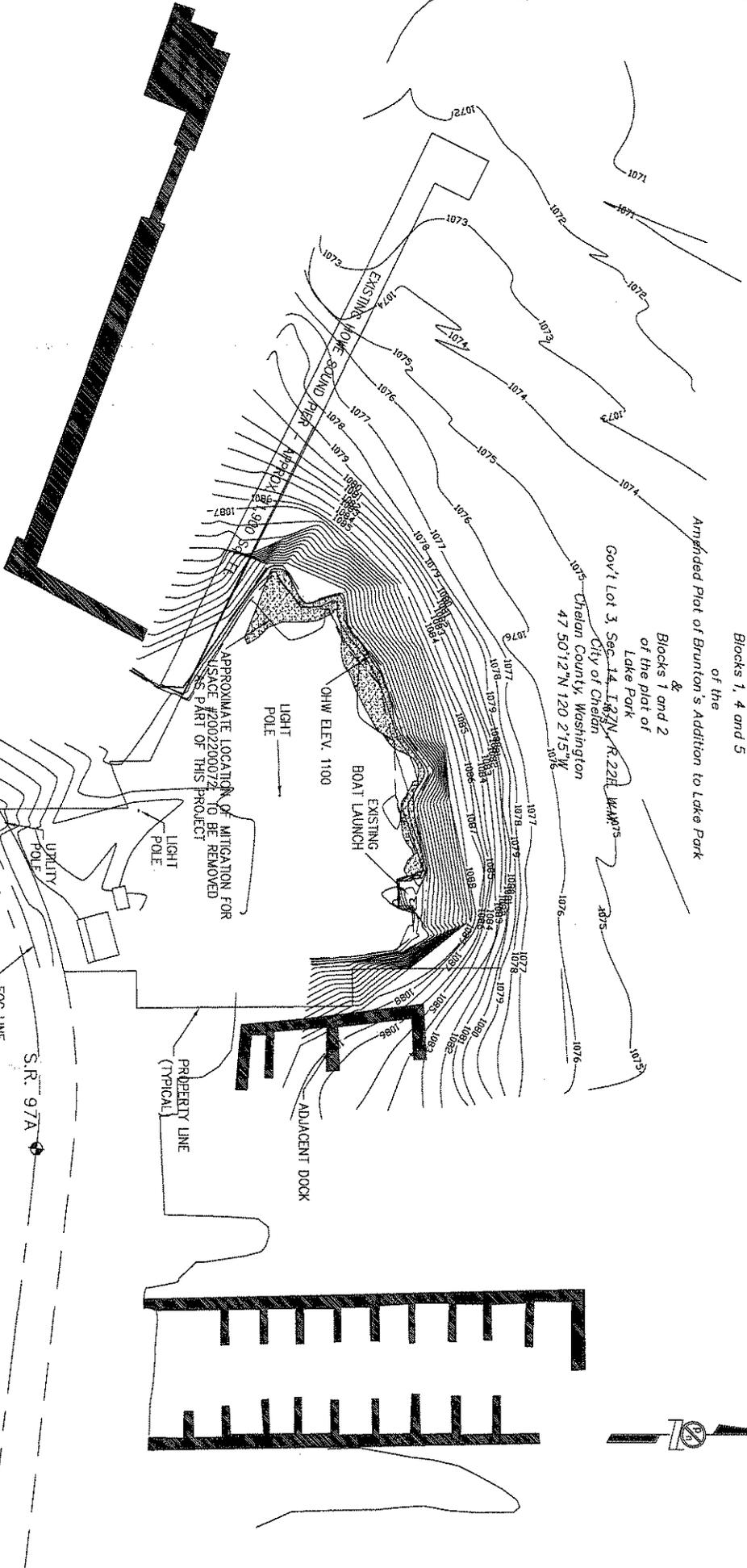
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USACE NWS 2007 2030 CRC



### EXISTING CONDITIONS

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PO BOX 186

CHELAN, WA 98816

② RANDALL L GREEN

PO BOX 1240

CHELAN, WA 98816



SUNSET MARINA LLC AND SUNSET CONDO LLC

IN: LAKE CHELAN  
AT: 1328 WOODIN AVE  
CHELAN, WA. 98816

COUNTY OF: CHELAN

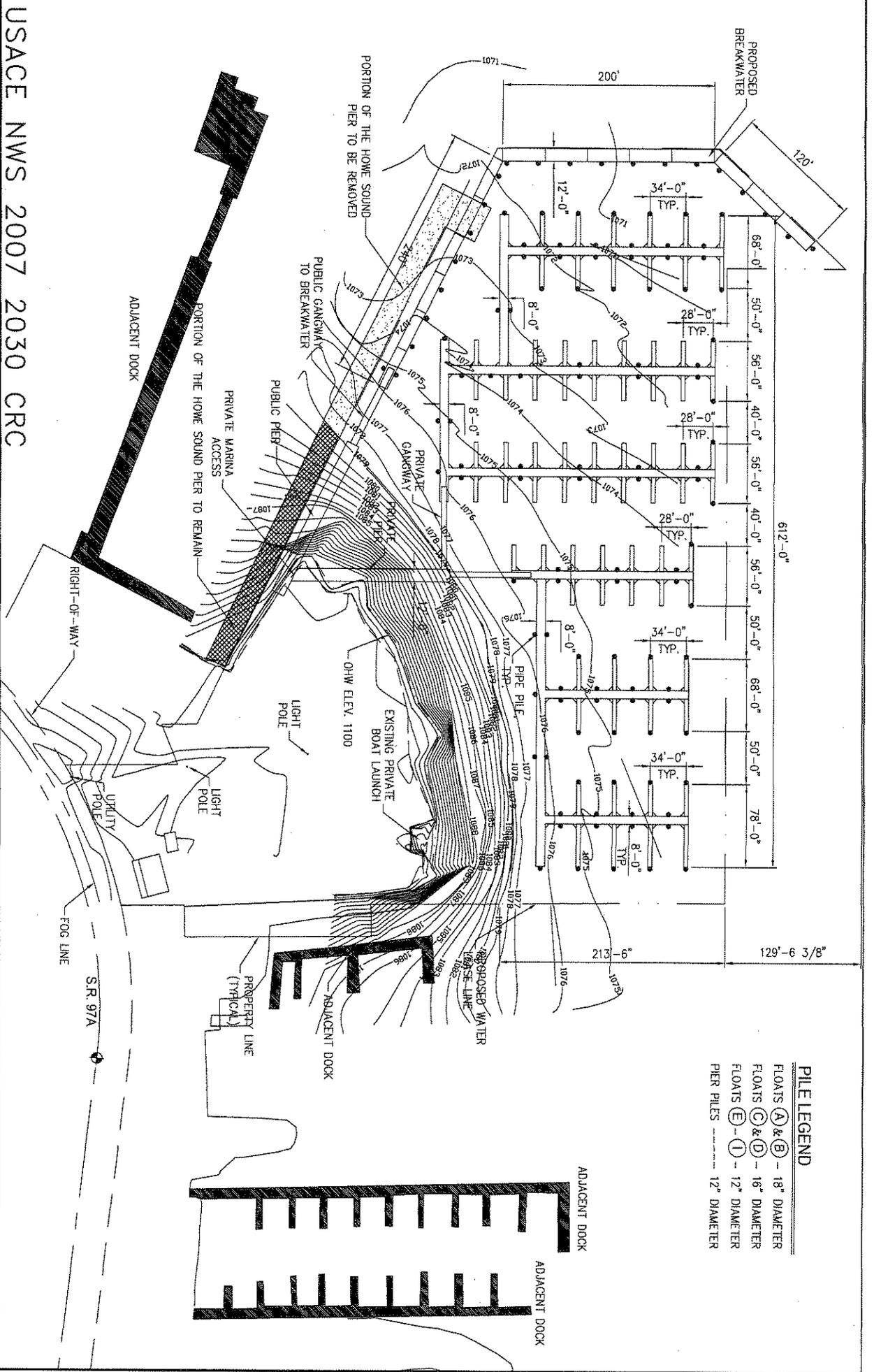
STATE: WA  
APPLICATION BY: SUNSET MARINA LLC AND SUNSET CONDO LLC

SCOTT MCKELLAR

REVISSED  
DATE: 04/15/08

SHEET NO. 2 OF 10





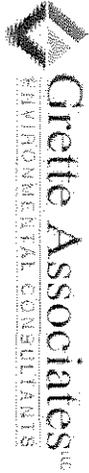
**PILE LEGEND**

FLOATS (A) & (B)	18" DIAMETER
FLOATS (C) & (D)	16" DIAMETER
FLOATS (E) - (1)	12" DIAMETER
PIER PILES	12" DIAMETER

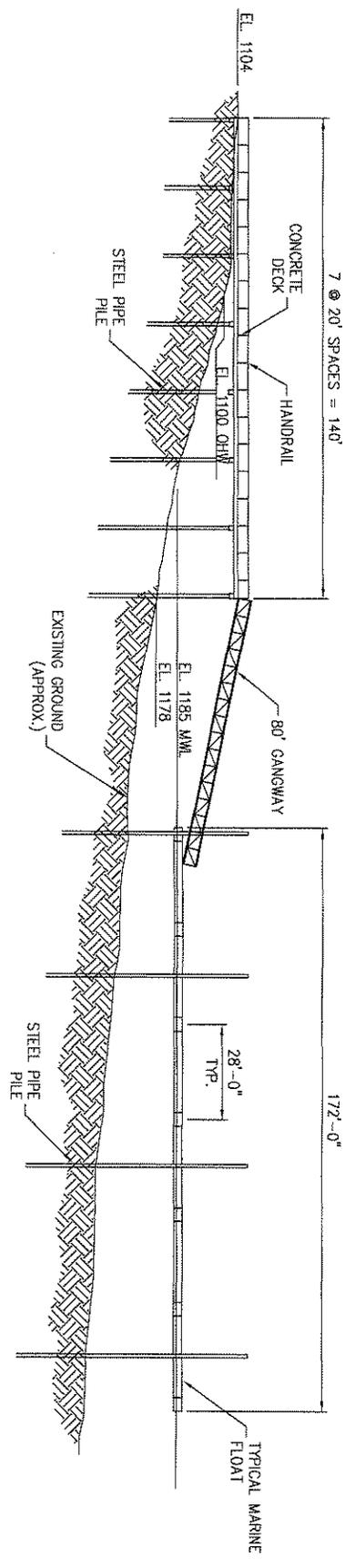
USACE NWS 2007 2030 CRC

**MARINA LAYOUT**

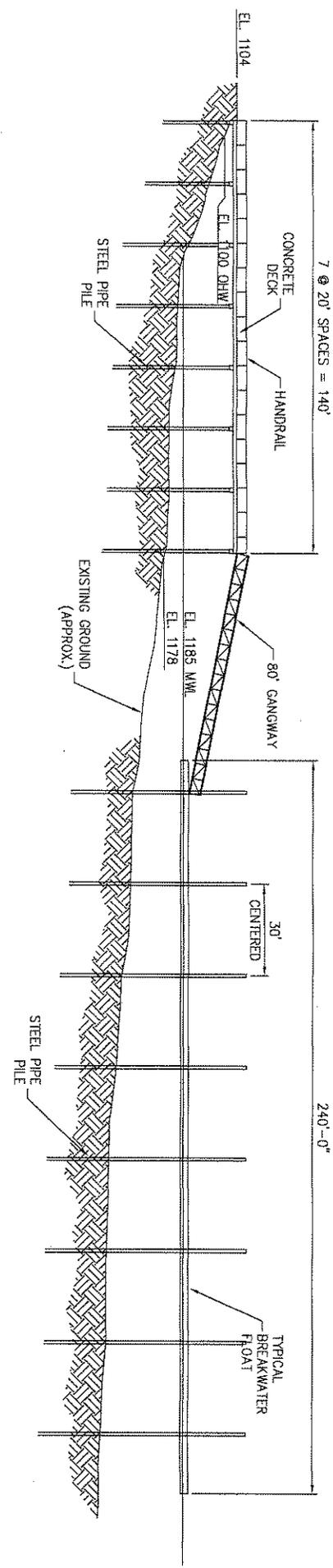
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 STATE: WA  
 APPLICATION BY: SUNSET MARINA LLC AND SUNSET CONDO LLC  
 SCOTT MCKELLAR  
 SHEET NO. 4 OF 10 DATE: 04/15/08  
 REVISED



ELEVATION A-A



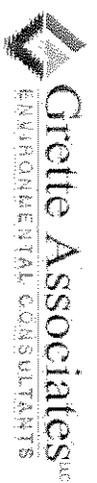
ELEVATION B-B

USACE NWS 2007 2030 CRC

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TYPICAL ELEVATION

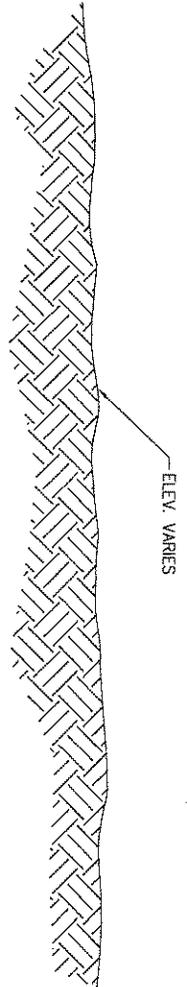
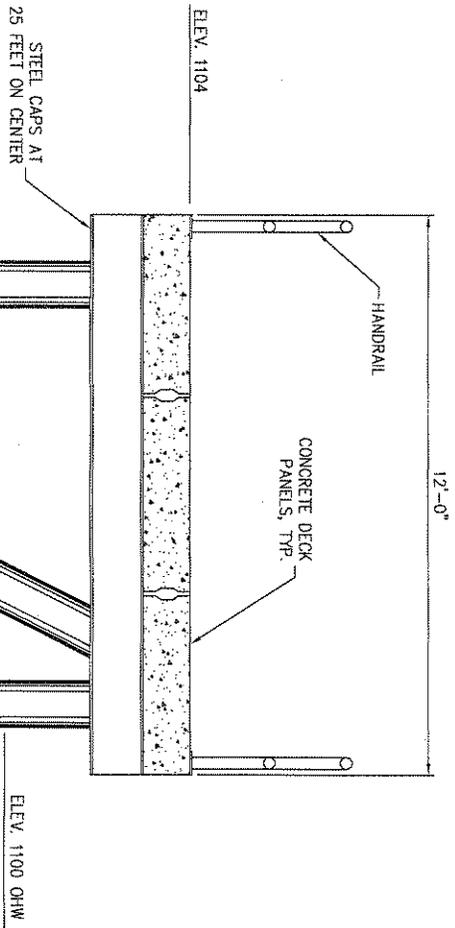


SUNSET MARINA LLC AND SUNSET CONDO LLC  
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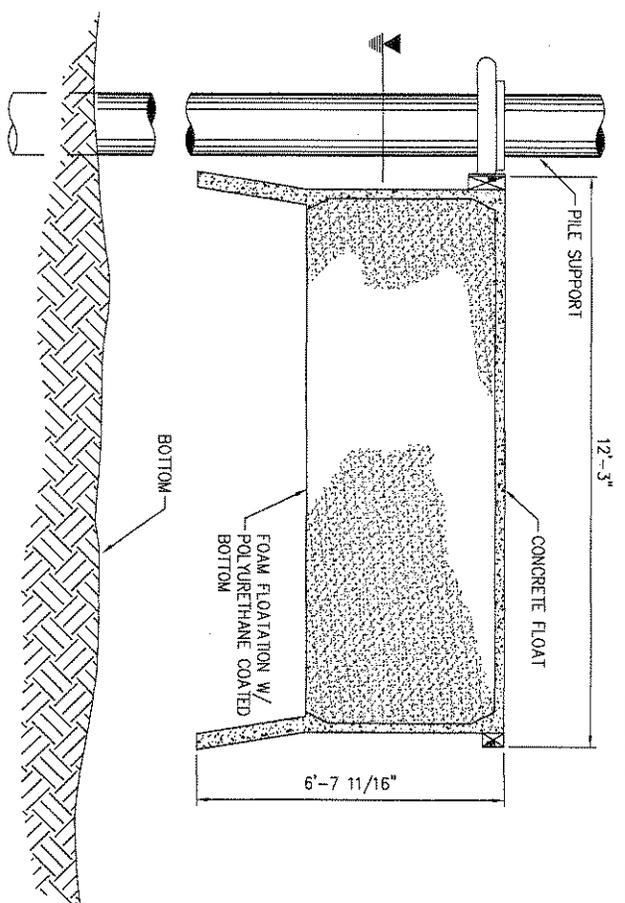
COUNTY OF: CHELAN  
 STATE: WA  
 APPLICATION BY: SUNSET MARINA LLC AND SUNSET CONDO LLC  
 SCOTT MCKELLAR

SHEET NO. 5 OF 10 DATE: 04/15/08

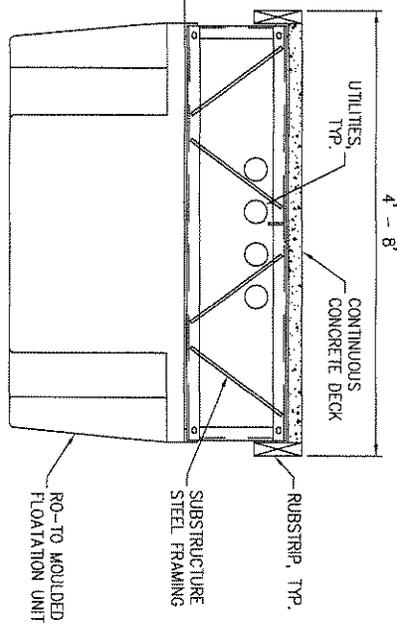
REVISED



TYPICAL  
PIER SECTION



TYPICAL  
BREAKWATER SECTION



TYPICAL  
FLOAT SECTION

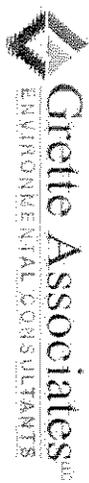
USACE NWS 2007 2030 CRC

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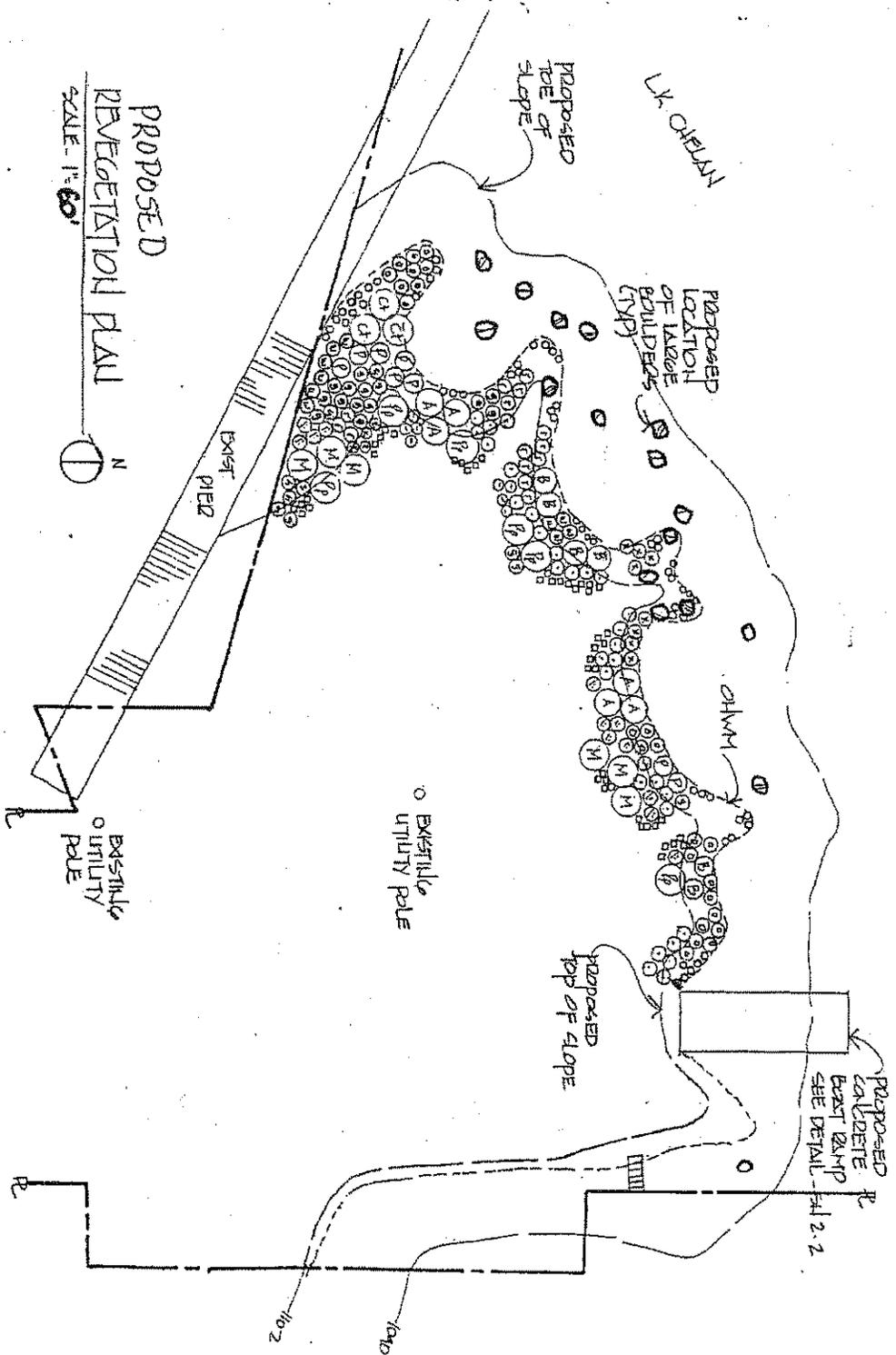
FLOAT SECTIONS



SUNSET MARINA LLC AND SUNSET CONDO LLC  
IN: LAKE CHELAN  
AT: 1328 WOODIN AVE  
CHELAN, WA 98816

COUNTY OF: CHELAN  
STATE: WA  
APPLICATION BY: SUNSET MARINA LLC AND SUNSET CONDO LLC  
SCOTT MCKELLAR

SHEET NO. 6 OF 10 DATE: 04/15/08  
REVISED



**PURPOSE:** Stabilize eroding shoreline; repair boat ramp  
**PROPOSED:** Excavate 3,050 cy; place 2,457 cy various sized materials & LWD; plant shoreline.  
**DATUM:** N.G.V.D.  
**ADJACENT PROPERTY OWNERS:**  
 1. Howes  
 2. Green Petroleum

**REFERENCE:** 2002-2-00072  
**COUNTY:** Chelan, WA  
**AT:** Chelan  
**WATERBODY:** Lake Chelan  
**DATE:** 02/2002

**PROPOSED VEGETATION PLAN**  
 SCALE: 1"=60'  
 N

EAST PIER  
 WEST PIER  
 EXISTING UTILITY POLE  
 PROPOSED UTILITY POLE  
 CHWM  
 PROPOSED TOE OF SLOPE  
 PROPOSED TOP OF SLOPE  
 PROPOSED CALZETTE EAST RAMP SEE DETAIL - 2.2  
 102  
 1040  
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**1**  
**10**  
**SHEET 10 OF 12**

## TABLE OF VEGETATIVE SPECIES TO BE USED IN REVEGETATION PLAN

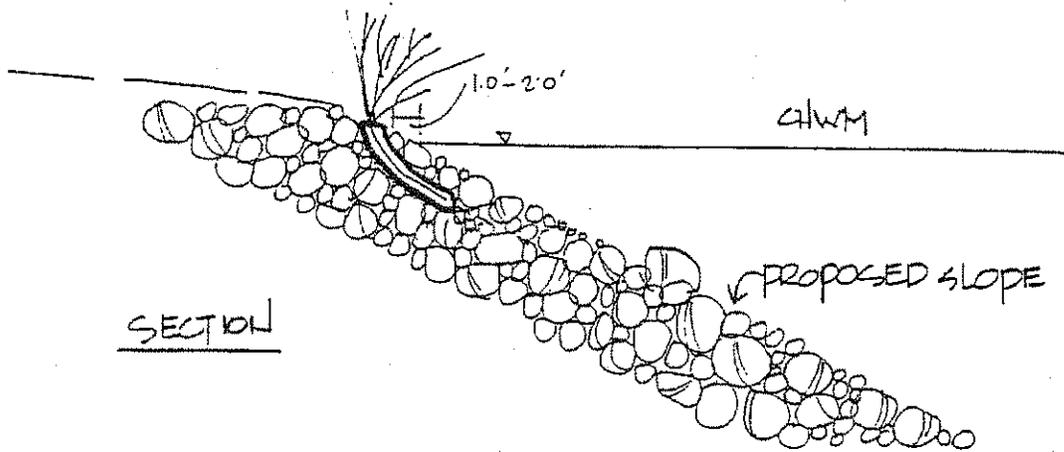
QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION	SYMBOL	SPACING
6	Ponderosa pine	<i>Pinus ponderosa</i>	4-6'	bail & burlap	(P)	9' o.c.
6	Douglas maple	<i>Acer glabrum</i>	4-6'	bare root	(M)	9' o.c.
3	Black cottonwood	<i>Populus tremuloides</i>	4-6'	bare root	(C)	9' o.c.
6	Mountain alder	<i>Alnus tenuifolia</i>	4-6'	bare root	(A)	9' o.c.
6	Water Birch	<i>Betula occidentalis</i>	3-4'	bare root	(B)	5' o.c.
8	Pacific willow	<i>Salix lasiandra</i>	3-4"	bare root	(P)	5' o.c.
10	Coyote willow	<i>Salix exigua</i>	1-3'	bare root	(W)	5' o.c.
8	Scouler's willow	<i>Salix scouleriana</i>	1-3'	bare root	(S)	5' o.c.
24	Red-osier dogwood	<i>Cornus stolonifera</i>	1-3'	bare root	(D)	5' o.c.
14	Nootka rose	<i>Rosa nutkana</i>	1-3'	bare root	(T)	5' o.c.
7	Serviceberry	<i>Amelanchier alnifolia</i>	1-3'	bare root	(S)	5' o.c.
12	Oceanspray	<i>Holodiscus discolor</i>	1-3'	bare root	(S)	5' o.c.
17	Golden currant	<i>Ribes aureum</i>	1-3'	container	(G)	5' o.c.
31	Snowberry	<i>Symphoricarpos albus</i>	1-3'	container	(V)	5' o.c.
8	Shrubby penstemon	<i>Penstemon fruticosus</i>	1 gal.	container	(O)	2' o.c.
47	Oregon grape	<i>Berberis repens</i>	1 gal.	container	(□)	2' o.c.
4	Kinnikinnick	<i>Arctostaphylos uva-ursi</i>	1 gal.	container	(E)	2' o.c.
58	Willow/Red-osier dogwood	<i>Salix spp./Cornus stolonifera</i>	3' min. length	cuttings	(○)	as shown

**PURPOSE:** Stabilize eroding shoreline; repair boat ramp  
**PROPOSED:** Excavate 3,050 cy; place 2,457 cy various sized materials & LWD; plant shoreline.  
**DATUM:** N.G.V.D.  
**ADJACENT PROPERTY OWNERS:**  
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 2. Green Petroleum

**REFERENCE:** 2002-2-00072  
**COUNTY:** Chelan, WA  
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**DATE:** 02/2002

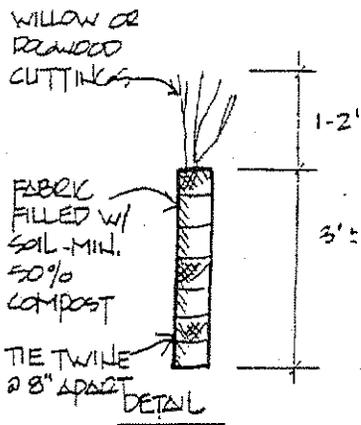
8 10  
 SHEET 7 OF 9

# Cross Section of Sacks for Cuttings



## SACK FOR CUTTING INSTALLATION

NTS



**NOTE:** BURY SOIL FILLED PLANTING SACKS SO THAT CENTER OF SACK IS AT OHWM & LIVE REDWOOD OR WILLOW STAKES ARE EXPOSED AT TOP. INSURE SUFFICIENT COVER OVER SACKS TO PREVENT SUNLIGHT FROM REACHING SACK & TO SECURELY HOLD SACK IN PLACE. (1-2' DEPTH) WRAP FABRIC & CUTTINGS W/ TWINE @ 8" O.C. SACK & TWINE TO BE BIO-DEGRADABLE WITH EXPECTED LIFE OF 3 YEARS MIN. RECOMMENDED MATERIAL FOR SACKS IS DOLANKA BIO-D MAT 90.

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**AT:** Chelan

**WATERBODY:** Lake Chelan

**DATE:** 02/2002

9 10

SHEET 8 OF 8

