



## CHELAN COUNTY HEARING EXAMINER

Chelan County Administration Building, Room 1,  
400 Douglas Street, Wenatchee, WA 98801

**April 17, 2019, 1:00 pm**

**Chelan County Hearing Examiner: Andrew Kottkamp**

**Chelan County Staff:** Planning Manager – Kirsten Larsen, Planner – Emily Morgan, Planner – Jamie Strother, Assistant Planner – Scott Kugel, Permit Clerk - Wendy Lane, Permit Technician – Stephanie Zamudio

**Public/Agencies:** Anne Hessburg, Ryan Walker

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### **AGENDA:**

#### **I. CALL TO ORDER**

1:00:20 PM Hearing Examiner Kottkamp called the Hearing to order. 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**

**RIP-V 2019-002:** An application for a Riparian Variance was submitted by WA Dept. of Fish & Wildlife to reduce the required riparian setback of 150 feet to approximately 38 feet from the ordinary high water mark (OHWM) of Swakane Creek, a fish-bearing (type F) stream, for the construction of a new equipment storage building. The new construction is proposed to replace an existing storage building that is to be demolished. The subject property is located within the Rural Residential/Resource 20 (RR20) zoning district. The subject property is located at NNA Swakane Canyon Road, Wenatchee and is further identified as Assessor's Parcel Number: 24-20-22-865-003. **Planner: Emily Morgan**

1:01:43 PM Mr. Kottkamp stated that he received a request for a continuance on this application. The request was to continue the file to the June, 5, 2019 Hearing Examiner's Meeting. Staff does not have any objections to the continuance.

**SV 2019-001/RIP-V 2019-001:** An application for a shoreline variance and riparian variance was submitted by Ryan Walker of Grette Associates, LLC (agent) on behalf of John Drake (owner) to reduce the riparian and shoreline setbacks to 0 feet from the OHWM of Lake Chelan for the construction of a new single family residence with a deck. The application proposes to remove the existing mobile home with deck due to its failing infrastructure and to replace it with a new single family residence in the same footprint; all work is to be completed in the dry above the OHWM of Lake Chelan. The subject property is located at 9950 S. Lakeshore Rd., Chelan, WA, within the Rural Waterfront (RW) zoning district and 'rural' shoreline environmental designation for Lake Wenatchee, a Shoreline of Statewide Significance; Assessor's Parcel Number: 28-21-28-635-100/105. Pursuant to WAC 197-11-800(6)(e), the project is categorically exempt from SEPA. **Planner: Emily Morgan**

1:02:24 PM Mr. Kottkamp discussed the application details, and entered the staff-report, attachments to the staff-report, application materials, site plans, and entire planning staff files into the record. Planner Emily Morgan explained the application. Staff recommends approval with conditions.

1:04:56 PM Ryan Walker was sworn in, as an agent, to testify on behalf of the applicant. He states that if the variance is granted, the applicant will apply for a Boundary Line Adjustment. He also stated that the lot is developed to the high water and the applicant just wants to replace and rebuild in the same spot. He pointed out that there is nowhere else in the property to build, thus a variance is needed. The property will have the same footprint. He agrees with the staff report and the recommended conditions of approval.

1:10:09 PM Mr. Kottkamp asked about access to the property and Ryan Walker verified the access route.

1:11:58 PM With no public present, Mr. Kottkamp closed the public portion of the record on the matter.

**SDP 2019-002/SCUP 2019-001/SCUP 2019-002:** Applications for a shoreline substantial development permit and shoreline conditional use permits were submitted by Grette Associates, LLC (agent) on behalf of Wolfgang Isenhardt (owner) for the installation of a new 342 sq. ft. pier, 125 sq. ft. boatlift, two 24-inch diameter buoys, and an anchored log line that will extend approx. 70 feet from OHWM on Lake Chelan. The project will entail approximately 467 sq. ft. in new overwater coverage. The subject property is located within the Rural Residential/Resource 20 Acres (RR20) zoning district and holds a 'conservancy' shoreline environment designation for Lake Chelan, a shoreline of statewide significance. The subject property is identified by Assessor's Parcel No.: 29-20-12-440-050 and is located in Manson; access to the subject property is by boat only. The application includes a JARPA and SEPA Checklist. **Planner: Emily Morgan**

1:12:17 PM Mr. Kottkamp discussed the application details, and entered the staff-report, attachments to the staff-report, application materials, site plans, and entire planning staff files into the record. Planner Emily Morgan explained the application. Staff recommends approval as conditioned.

1:14:16 PM Anne Hessburg was sworn in, as an agent, to testify on behalf of the applicant. She is in agreement with the staff-report and the conditions of approval.

1:14:52 PM With no public present, Mr. Kottkamp closed the public portion of the record on the matter.

**SDP 2018-413/SCUP 2018-414:** Application for a shoreline substantial development permit and shoreline conditional use permit was submitted by Grette Associates, LLC (agent) on behalf of Vincent & Lorre Stimac (owners) on November 29, 2018 and deemed complete on December 5, 2018; for installation of two personal watercraft (PWC) lifts adjacent to an existing pier on Lake Chelan. The proposed PWC lifts will be installed on the downlake side of the pier and have a maximum footprint of 6 ft x 8 ft (48 sq ft) each. The lifts will be located approximately 16 ft and 23 ft waterward of OHWM at a water depth of approximately 2-10 feet. The application includes a mitigation planting plan consisting 99.5 square feet of native vegetation to be planted adjacent to the OHWM. The subject property is located at 8272 S Lakeshore Rd, Chelan, WA 98816, within the Rural Waterfront (RW) zoning district and the 'rural' shoreline environment for Lake Chelan, a shoreline of statewide significance; further identified by Assessor's Parcel No.: 28-21-33-340-600.

The application includes a JARPA and SEPA Checklist. Additional permits required include: USACE Section 10, WDFW HPA, CCPUD License and residential building permit. **Planner: Jamie Strother**

1:15:10 PM Mr. Kottkamp discussed the application details, and entered the staff-report, attachments to the staff-report, application materials, site plans, and entire planning staff files into the record. Planner Jamie Strother explained the application. Staff recommends approval.

1:17:27 PM Anne Hessburg was sworn in, as an agent, to testify on behalf of the applicant. She is in agreement with the staff-report and the conditions of approval.

1:17:55 PM With no public present, Mr. Kottkamp closed the public portion of the record on the matter.

**SDP 2018-450/SCUP 2018-451/SV 2018-452:** An application for a shoreline substantial development permit, shoreline conditional use permit, and shoreline variance was submitted by Grette Associates, LLC (agent) on behalf of BCS Ventures, LLC and Robert Rempel (owners) on December 20, 2018 and deemed complete on January 7, 2019; for installation of a new approximately 728 sq ft joint-use dock and two 125 sq ft boatlifts on the Columbia River. The dock will extend approximately 78 feet from OHWM to reach a water depth of 11 feet on its landward side. Included in the project is an access trail and mitigation planting plan, to include approximately 2,258 sq ft of native riparian vegetation. The subject properties are located at 523 and 557 Hidden Lane, Chelan, WA 98816, within the Rural Residential/Resource – 2.5 (RR2.5) zoning district and the 'rural' shoreline environment designation for the Columbia River, a shoreline of statewide significance; further identified by Assessor's Parcel Numbers: 272302886140 & 272302886150. The application includes a JARPA and SEPA Checklist. Additional permits required include: a residential building permit, USACE Section 10 Permit and WDFW HPA. **Planner: Jamie Strother**

1:18:08 PM Mr. Kottkamp discussed the application details, and entered the staff-report, attachments to the staff-report, application materials, site plans, and entire planning staff files into the record. Planner Jamie Strother explained the application. Staff recommends approval as conditioned.

1:20:34 PM Anne Hessburg was sworn in, as an agent, to testify on behalf of the applicant. She is in agreement with the staff-report and the conditions of approval.

1:21:00 PM Mr. Kottkamp asked about the need for a variance and Anne Hessburg answered to was to meet the water depth mark required by the USACE's regulations.

1:22:13 PM With no public present, Mr. Kottkamp closed the public portion of the record on the matter.

**SDP 2018-448:** Application for a shoreline substantial development permit was submitted by Chelan County PUD on December 20, 2018, and deemed complete on January 17, 2019; for installation of flow meters on an existing withdrawal pipe at the Chiwawa hatchery facility. Flow meters will be installed on the well pipelines, inside a concrete vault to allow access. Power to the flow meters will be trenched from existing sources at the hatchery. Two approximately 10-foot ponderosa pine trees will be removed to accommodate the vault installation. Vault excavation will occur approximately 70 feet from the OHWM of the Chiwawa River and trenching for electrical will occur within 130 of the Chiwawa River. This project is needed to comply with Washington Department of Ecology's requirements to meter certain water diversions, per WAC 173-173 and RCW 90.44.450. The project is located at 2640 Kinnikinnick Dr, Leavenworth, WA 98816, within

the RR2.5 zoning district and the 'rural' shoreline environment designation for the Chiwawa River, a shoreline of statewide significance; further identified by Assessor's Parcel No.: 26-17-01-721-015. The application includes a JARPA. The project is categorically exempt from SEPA, pursuant to WAC 197-11-800(2)(i). **Planner: Scott Kugel**

1:22:33 PM Mr. Kottkamp discussed the application details, and entered the staff-report, attachments to the staff-report, application materials, site plans, and entire planning staff files into the record.

1:23:17 PM Mr. Kottkamp reported that he had an email from Scott Kugel with regard to the absence of the applicant at the Hearing Examiner's Meeting.

1:23:51 PM Assistant Planner Scott Kugel explained the application. Staff recommends approval as conditioned.

1:25:27 PM Mr. Kottkamp stated he also received an email sent, April 16, 2019, from Edrie Risdon explaining her absence from the meeting.

1:25:45 PM With no public present, Mr. Kottkamp closed the public portion of the record on the matter.

### III. **AJOURNMENT**

1:25:58 PM Hearing Examiner Kottkamp adjourned the April 17, 2019, meeting.