



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 the Planner, Wendy Lane, at [Wendy Lane@co.chelan.wa.us](mailto:Wendy.Lane@co.chelan.wa.us) or 509-667-6515.

October 7, 2020, 9:00 am

Chelan County Hearing Examiner: Andrew Kottkamp

Chelan County Staff: Planner – Emily Morgan, Permit Clerk – Wendy Lane, Public Works Development Review Manager – Andrew Brunner

Public/Agencies: Ryan Walker, Anne Hessburg, Shawn Cox, iPhone

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

SP 2019-010: The Development Agreement for Short Plat #2019-010 for Allen Kenoyer and Kenoyer Orchards is to defer frontage improvements on Richared Drive and East Richared Drive in accordance with the approved Conditions of Approval dated October 11, 2019. Project Location: 3565 Richared Dr., Monitor, WA, 98836; and identified by Assessor's Parcel No.: 23-19-14-430-350. **Presented by Public Works**

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. Public Works was not in attendance, at that time, to answer questions.

Mr. Kottkamp asked if there were any members of the public who wished to comment. Jeff Kenoyer stated he was in attendance (listed as iPhone) but he did not wish to speak. He did verify he had submitted all of the appropriate paperwork.

With no members of the public present, Mr. Kottkamp closed the public portion of the record on the matter.

WV 20-002: An application for a Wetland Variance was submitted by Grette Associates, LLC (agent) on behalf of the Mike Chase (owner) for the construction of a driveway extension and installation of a bridge within a categorized wetland buffer. The application was submitted July 23, 2020 and deemed complete to process on August 13, 2020. The subject property is intersected by Chumstick Creek, an F-typed stream and contains (2) Category II wetlands, which hold a protective buffer of 100 ft. The application proposes to construct a permanent concrete and steel bridge over Chumstick Creek and extend the existing graveled driveway in order to access the eastern portion of the property. The bridge is proposed to be installed outside of the (2) identified wetlands on site, but would be located within the associated buffer. As part of the proposed project, the applicant included a Habitat Management & Mitigation Plan for the installation of roughly 3,140 sq. ft. of native mitigation plantings adjacent to the creek in order to stabilize the bank and to increase the diversity of plant structure within the wetland and riparian buffers; the plantings also include a 2:1 ratio of mitigation to replace the mature Ponderosa pine to be removed. The subject property is located within the Rural Residential/Resource 5 (RR5) zoning district. The subject property is identified by Assessor's Parcel No.: 25-18-30-340-100 and is located at 11555 Chumstick Hwy, Leavenworth, WA 98826.

Planner – Emily Morgan

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. She recommends approval as conditioned.

Ryan Walker was sworn in on behalf of the applicant. He explained the site plan and why the bridge was needed. He also pointed out that the location of the bridge was the only area it would be feasible on the property. He agrees with the conditions of approval stated in the staff-report.

Mr. Kottkamp wanted to verify that the creek did, in fact, dissect the property. Ryan Walker confirmed that the bridge was needed to access other areas on the parcel.

With no members of the public present, Mr. Kottkamp closed the public portion of the record on the matter.

SDP 2020-015/SV 2020-015: Application for a shoreline substantial development permit and shoreline variance permit was submitted to construct a 635 square foot 'L' shaped dock, install a boatlift, a 64 square foot swim float and 2 mooring buoys. The dock would consist of 3 sections: a 6 foot x 45 foot dock, a 4 foot x 30 foot gangway and an 8 foot x 30 foot float with a 5

foot x 5 foot float extension landward of the float. The new boatlift would be installed on the uplake side of the pier section. The swim float would have a foot print of 8 feet x 8 feet. It would be installed approximately 50 feet waterward of the OHWM, with a water depth of approximately 14 feet. The mooring buoys would be located approximately 50-60 feet from the OHWM at a water depth of approximately 14-16 feet. The subject property is located within the Rural Residential/Resource 20 (RR20) zoning district and the 'natural' shoreline environment designation for Lake Chelan, a shoreline of statewide significance. Project Location: NNA N. Water Way, Stehekin, WA 98852; and identified by Assessor's Parcel No.: 32-18-06-420-050.

Planner – Jamie Strother

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. She recommends approval as conditioned.

Anne Hessburg was sworn in on behalf of the applicant. She finds the staff-report and conditions of approval acceptable.

With no members of the public present, Mr. Kottkamp closed the public portion of the record on the matter.

III. ADJOURNMENT

Hearing Examiner Kottkamp adjourned the October 7, 2020, meeting.