



## CHELAN COUNTY HEARING EXAMINER

Chelan County Administration Building, Room 1

**This public hearing will be in a videoconferencing format. Additional instruction to attend this hearing remotely will be posted on the website of Community Development. If you should have any questions, please contact Wendy Lane, at [Wendy.Lane@co.chelan.wa.us](mailto:Wendy.Lane@co.chelan.wa.us) or 509-667-6231.**

**July 20, 2022, 1:00 pm**

**Chelan County Hearing Examiner:** Andrew Kottkamp

**Chelan County Staff:** Senior Planner – Jamie Strother, Administrative Supervisor – Cindy Wright

**Public/Agencies:** Ryan Walker, Jeremy Jaech

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### ***AGENDA:***

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

Hearing Examiner Kottkamp called the Hearing to order at 1:00 pm. 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**

**CUP 21-413 / SCUP 21-414 / SV 21-415:** An application for a Conditional Use Permit, Shoreline Conditional Use Permit and a Shoreline Variance has been submitted by Grette Associates (agent) on behalf of Robert and Gale Holeton (owners) for the construction of a new single-family residence within the Icicle Valley Design Review District. A concrete foundation has been completed and inspected and currently is 50 ft landward of the OHWM of Icicle Creek. Icicle Creek has a shoreline designation of 'natural' which holds a 150 ft setback from the OHWM, to permit the partially constructed building and finish construction a shoreline conditional use permit and a shoreline variance is necessary. Single-family residences within the Icicle Valley Design Review District require a Conditional Use Permit per Chelan County Code (CCC) 11.72.050. The subject property is zoned Rural Residential/Resource 20 (RR20). Project Location: 7003 Icicle Rd., Leavenworth, WA 98826; and identified by Assessor's Parcel No.: 24-17-27-000-050. **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. Senior Planner, Jamie Strother, presented the application. Staff recommends approval as conditioned.

Ryan Walker was sworn in, as an agent on behalf of the applicant. He stated that the application speaks for itself and went on to explain why the permits were needed. He agrees with the staff-report and conditions of approval, with one modification. He would like condition #16 removed and explained why it wasn't necessary.

Mr. Kottkamp asked Senior Planner Jamie Strother about the comments made by Mr. Walker with regard to condition #16. Ms. Strother agreed, based on newly received documents, that the condition is unnecessary.

With no members of the public in attendance, Mr. Kottkamp closed the record on the matter.

**CUPA 21-547:** An application for a Conditional Use Permit (CUP) Amendment submitted by Jeremy Jaech (agent) on behalf of Harmony Meadows, LLC (agent) to amend the previously approved CUP under File No. 2015-33 for the addition of a dwelling unit above a garage located adjacent to the existing staff house. The new garage and dwelling unit would have a footprint of approximately 30 x 30 ft. The dwelling unit would be used for additional staff housing. The subject property is zoned Commercial Agricultural Lands (AC). Project Location: 4870 Manson Blvd, Manson, WA 98831 and further identified as APN: 28-21-15-612-130. **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. Senior Planner, Jamie Strother, presented the application. Staff recommends approval as conditioned.

Mr. Kottkamp asked Ms. Strother to confirm information stated within the comments from the Department of Ecology. She stated that she would need scaled site plan from the applicant to verify that the comment was correct.

Jeremy Jaech was sworn in as the applicant. He gave an answer to Mr. Kottkamp's concern to the Department of Ecology's comments. He went on to explain the need for the Amendment to his Conditional Use Permit.

Mr. Kottkamp asked Mr. Jaech if he could confirm that the requested dwelling unit would only be used for staff or paid contractors and not rented to the public and he did. Mr. Jaech had no objections to the conditions of approval stated in the staff-report.

With no members of the public in attendance, Mr. Kottkamp closed the record on the matter.

**SCUP 21-511 / SDP 21-512:** An application for a shoreline conditional use permit and shoreline substantial development permit for the installation of a new surface water withdrawal line, electrical conduit, and a pump for domestic water use for a future single-family residence and accessory dwelling unit. Permits for the single-family residence and accessory dwelling unit were issued on April 23, 2021 under File No. BP 210109 and 210111. A 1.5-inch PVC waterline and 240 V electrical service in conduit would be installed between a vault in the upland near the single-family residence and a new submersible water pump out in Lake Chelan. The new submersible water pump would be located just landward of the 1,079' elevation on the subject property. Attached to the pump would be approximately 129 linear ft. of 1.5-inch PVC waterline and electrical service in conduit that would lead from the pump to a junction box in the upland. Approximately 62 linear ft. of waterline and electrical service would be located below the Ordinary High-Water Mark (OHWM). The waterline would daylight 42 ft. from the OHWM near the 1,085' elevation before running downslope on the lake bed to the new submersible pump which would rest on the lake bottom at a water depth of approximately 21 ft. The waterline and electrical service would be buried underground in a 4 ft. deep trench to protect them from damage and freezing conditions during the winter months. No trenching would occur below the 1,085' elevation. The subject property is located within the Rural Waterfront (RW) zoning district and holds a 'rural' shoreline environment designation for Lake Chelan, a shoreline of statewide significance. Project Location: 93 Driftwood Lane, Chelan, WA 98816; Parcel No.: 28-21-04-310-050.

**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. Senior Planner, Jamie Strother, presented the application. Staff recommends approval as conditioned.

Ryan Walker was sworn in, as an agent on behalf of the applicant. He explained the need for the requested permits. He has read all of the conditions of approval and agrees with them.

With no members of the public in attendance, Mr. Kottkamp closed the record on the matter.

**III. ADJOURNMENT**

Hearing Examiner Kottkamp adjourned the July 20, 2022, meeting.