



CHELAN COUNTY HEARING EXAMINER

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

February 13, 2019, 1:00 pm

Chelan County Hearing Examiner: Andrew Kottkamp

Chelan County Staff: Planning Manager – Kirsten Larsen, Planner – Emily Morgan, Planning Tech - Wendy Lane, Fire Marshall – Bob Plumb

Public/Agencies: Robert Beebe, Julie Beebe, Anne Hessburg,

AGENDA:

I. CALL TO ORDER

[1:00:28 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

SDP 2018-286/SCUP 2018-287: An application for a shoreline substantial development permit and shoreline conditional use permit submitted by Chad & Nicole Oishi, for removal of two existing piers and construction of a new 319 sq ft "L" shaped pier, relocation of an existing 125 sq ft boatlift and installation of a new 125 sq ft double jetski lift on Lake Chelan. The subject property is located at 16578 South Lakeshore Rd, Chelan, WA 98816, within the Rural Waterfront (RW) zoning district and the rural shoreline environmental designation for Lake Chelan, a shoreline of statewide significance; further identified by Assessor's Parcel Number: 29-21-33-515-085. **Planner: Kirsten Larsen**

[1:03:32 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 file into the record. Planning Manager Kirsten Larsen explained the application. Staff recommends approval with conditions.

[1:04:52 PM](#) Anne Hessburg was sworn in, as an agent, to testify on behalf of the applicant. She agreed with the staff-report and the conditions of approval.

[1:05:42 PM](#) With no public present, Mr. Kottkamp closed the public portion of the record on the matter.

SDP 2018-377/SCUP 2018-378: Application for a shoreline substantial development permit and shoreline conditional use permit were submitted by Grette Associates, LLC (agent) on behalf of James Griess (owner) on November 6, 2018 and deemed complete on November 28, 2018; for replacement of an existing seawall, installation of a new stair structure and new 10 ft x 12.5 ft boatlift adjacent to an existing pier on Lake Chelan. Approximately 126 linear feet of the existing tiered seawall, stairs and apron (approx. 73.5 cu yds of concrete) will be removed from the lakebed. The new wall will be the same length and location as the original; however it will be smaller in width, resulting in a reduction of concrete in the lake. The new seawall will be a total of 32.5 cu yds of concrete; a net difference of 41 cu yds of concrete removed from the lake. The new stairs will be an aluminum frame with handrails and grated treads, and will extend approx. 9 feet

from the seawall, with a width of approx. 5 feet. The stairs will rest on a 5 ft x 4 ft x .5 ft concrete landing. The boatlift will be installed on the uplake side of the existing pier, approximately 33 feet waterward of the OHWM, at a water depth of approx. 7-9.5 feet. The subject property is located at 4284US Hwy 97A, Chelan, WA 98816, within the City of Chelan Urban Growth Area (UGA), Single Family Residential (R-1) zoning district and the 'urban' shoreline environment designation for Lake Chelan, a shoreline of statewide significance; further identified by Assessor's Parcel No: 27-22-16-770-025. **Planner: Emily Morgan**

1:05:55 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.

1:07:13 PM Mr. Kottkamp asked if it would interfere with any of the City of Chelan codes. Planner Emily Morgan answered yes, but it only concerned the setbacks.

1:07:47 PM Anne Hessburg was sworn in, as an agent, to testify on behalf of the applicant. She agreed with the staff-report and the conditions of approval. She stated that this property did not fall into the City of Chelan codes due to the property location. Planner Emily Morgan apologized for her answer to Mr. Kottkamp, on the matter, as she misunderstood his question.

1:09:08 PM With no public present, Mr. Kottkamp closed the public portion of the record on the matter.

VAR 2018-416: An application for a fence height variance has been submitted by Robert & Julie Beebe (owners). The application was submitted November 29, 2018 and deemed complete December 31, 2018. The variance proposes to vary the rear yard fence height to a maximum of 9 feet from the required 6 feet in the rear yard area. Due to sloping topography, the fence is to provide privacy from the neighboring property. The subject property is residential and zoned Urban Residential-2 (UR2) within the Manson Urban Growth Area. The subject property is located at 48 Willow Point Road, Manson, WA, and identified as Assessor's Parcel Number 28-21-27-925-150. Pursuant to WAC 197-11-800, this proposal is SEPA exempt. **Planner: Emily Morgan**

1:09:24 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.

1:10:48 PM Planner Emily Morgan submitted the Affidavit of Posting the Notice of Application. It was entered as Exhibit 1.

1:11:24 PM Robert Beebe was sworn in to testify. He is the property owner. Due to the sloping topography, the 8 foot fence would be like a 6 foot fence with regard to the neighbors and privacy.

1:12:36 PM Mr. Kottkamp asked if they tried to plant arborvitaes to insure privacy. He also asked if the fence would be cedar. Mr. Beebe answered that they had, in fact, planted arborvitaes to no avail. He also verified that the fence would be a cedar one. Mr. Beebe stated that in the past, the neighboring property was owner occupied, however in the last few years, the property has become a vacation rental and the balcony overlooks over their property thus removing any privacy they enjoyed. Mr. Beebe stated that they will keep the arborvitaes for a sound barrier.

[1:14:30 PM](#) Mr. Beebe also talked to neighbors with regard to the fence, and they did not seem to have any objections to it.

[1:15:01 PM](#) With no public present, Kottkamp closed the public portion of the record on the matter

VAR 2018-441: An application for a front yard variance has been requested by Tom Brandt (owner), to reduce the required setback from 25' to 5' to front property line in order to construct an accessory structure. The property is located at 17801 N. Shore Drive, Leavenworth, Washington; and is identified by Assessor's Parcel number: 27-16-14-700-415. The parcel is zoned Rural Waterfront (RW) and classified as a 'rural' environmental shoreline designation for Lake Wenatchee. Pursuant to WAC 197-11-800(6), this proposal is SEPA exempt. **Planner: Emily Morgan**

[1:15:14 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.

[1:16:38 PM](#) Planner Emily Morgan submitted the Affidavit of Posting the Notice of Application. It was entered as Exhibit 1.

[1:16:52 PM](#) Mr. Kottkamp asked if the variance was needed on both sides of the property. Planner Emily Morgan answered that it was only needed on one side of the property.

[1:17:51 PM](#) With no public present, Kottkamp closed the public portion of the record on the matter.

III. **AJOURNMENT**

[1:18:01 PM](#) Hearing Examiner Kottkamp adjourned the February 13, 2019, meeting.