



## CHELAN COUNTY HEARING EXAMINER

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

**February 6, 2019, 9:00 am**

**Chelan County Hearing Examiner:** Andrew Kottkamp

**Chelan County Staff:** Planning Manager – Kirsten Larsen, Planner – Jamie Strother, Planning Tech - Wendy Lane

**Public/Agencies:** Anna Lively, Dorteia White, Susan Hunter, John Anderson, Susan Huffman, Kris Pfeiffer, John Pfeiffer, Ryan Walker

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### **AGENDA:**

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

[9:00:23 AM](#) 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**

**PA2018-355:** An application for a Plat Amendment to amend note #7 on Maple Tracts Subdivision to read "Chelan County will not provide maintenance except snow plowing to Maple Street until the road is brought up to County Road Standards." The subject properties are within the Rural Residential/Resource 5 (RR5) zoning district, directly abutting the City of Leavenworth's Urban Growth Boundary. Primary access is from Maple Street in Leavenworth, WA also identified as Assessor's Parcel Number's 24-1702-696-010; 24-17-02-696-020; 24-17-02-696-030; 24-17-02-696-040; 24-17-02-696-050 and 24-17-02-696-060. Pursuant to WAC 197-11-800, this proposal is SEPA exempt. **Planner: Jamie Strother**

[9:04:25 AM](#) 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. Planner Jamie Strother explained the application. Staff recommends approval with conditions.

[9:06:56 AM](#) Dorteia White was sworn in to testify on behalf on the owners. She wants to clarify two points – Point 1. A correction needs to be made on Page 6 of the Staff Report due to the word "not" missing from the Department pf Community Development Summary. As a result, the statement reads exactly opposite of how it is supposed to read. Point 2 - She wants to know why a second signature block would be required on the final plat when all of the property owners signed the first one.

[9:09:34 AM](#) Mr. Kottkamp answered that the final plat would be a new document, so the property owners would have to sign it. Ms. White countered that because there was no boundary changes, and it is only a note, she thinks it is an unnecessary expense to obtain new signatures. Mr. Kottkamp said he would look into the situation to see if new signatures would be required.

[9:11:43 AM](#) Mr. Kottkamp asked Ms. White about the other conditions of approval and whether or not she agreed with them. Ms. White was in agreement with the remaining conditions.

[9:12:37 AM](#) Planning Manager Kirsten Larsen wanted to clarify the need for new signatures on the new final plat. She stated that it would require a new survey of the properties and with that, new signatures from property owners would be required.

[9:13:35 AM](#) With no public present, Mr. Kottkamp closed the public portion of the record on the matter.

**SDP 2018-348/ SCUP 2018-349/SCUP 2018-352/SV 2018-350/RIPV 2018-351:** Applications for a shoreline substantial development permit, shoreline conditional use permits, a shoreline variance and riparian variance for of Erika & Joseph Ribary (owners); for construction of a new 360 sq ft single-use dock, installation of a boatlift and mooring buoy, installation of a new access trail and permitting of an existing ecology block retaining wall. The subject property is located at 8510 S Lakeshore Rd, Chelan, WA, within the Rural Waterfront (RW) zoning district and the 'rural' shoreline environment designation for Lake Chelan, a shoreline of statewide significance; further identified as APN 282133310050. **Planner: Kirsten Larsen**

[9:14:00 AM](#) 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. Planning Manager Kirsten Larsen explained the application. Staff recommends approval.

[9:16:31 AM](#) Ryan Walker was sworn in to testify. He stated that the need for the variance was due to the slope of the property. He agreed with the staff-report and the conditions of approval.

[9:17:29 AM](#) Mr. Kottkamp asked if the application was a duplicate, with the exception of the variance, of previous permits submitted by a previous owner. Mr. Walker answered yes.

[9:18:45 AM](#) No members of the public were in attendance to testify.

[9:18:53 AM](#) With no public present, Mr. Kottkamp closed the public portion of the record on the matter.

**SP2018-315:** The Development Agreement for Wesley and Mary Sherer is to defer frontage improvements on Swartout Road and Summerset Boulevard in accordance with the approved Conditions of Approval dated December 20, 2018. **Presented by Public Works**

[9:19:19 AM](#) Mr. Kottkamp discussed the application details, application materials, site plans, the development agreement, and entire planning staff files into the record. The Hearing Examiner makes a recommendation to the County Commissioners on these agreements.

[9:20:10 AM](#) No member of Public Works was there to testify, so Planning Manager Kirsten Larsen verified that the information provided was correct.

[9:21:40 AM](#) No members of the public were in attendance to testify

[9:21:44 AM](#) With no public present, Kottkamp closed the public portion of the record on the matter

### III. AJOURNMENT

[9:22:00 AM](#) Hearing Examiner Kottkamp adjourned the February 6, 2019, meeting.