



## CHELAN COUNTY HEARING EXAMINER

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

**January 2, 2019, 9:00 am**

**Chelan County Hearing Examiner:** Andrew Kottkamp

**Chelan County Staff:** Planning Manager – Kirsten Larsen, Planner – Emily Morgan, Planner – Maggie Boles, Planning Tech - Wendy Lane,

**Public/Agencies:** Courtney Cox, Ken Sinibaldi, Jared Novak, Theresa Novak, Anne Hessburg

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### **AGENDA:**

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

[9:00:32 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**

**SDP 2018-347-** An application for a shoreline substantial development permit was submitted by Grette Associates, LLC (agent), on behalf of Dean Mastras (owner) on October 15, 2018 and deemed complete on October 30, 2018. The application is proposing to remove the existing mooring anchors and install six (6) 10" piles to permanently affix the existing 472 sq. ft. dock with removable gangway to the current location. The dock will be fixed 21' waterward of the ordinary high water mark (OHWM). The property is located within the Rural Waterfront (RW) zoning district and holds a "rural" shoreline designation for Lake Wenatchee, a shoreline of statewide significance; further identified by Assessor's Parcel No.: 27-16-13-430-400. **Planner:** Emily Morgan

[9:03:50 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 Emily Morgan explained the application. Staff recommends approval with conditions.

[9:05:32 AM](#) Anne Hessburg was sworn in to testify as an agent on behalf on the owners. She agrees with the findings of staff report and with the conditions of approval. Mr. Kottkamp asked of removing the existing mooring will reduce the environmental impact. Ms. Hessburg answered that the pilings will have a smaller impact, on the environment.

[9:07:11 AM](#) No members of the public were in attendance to testify.

[9:07:17 AM](#) With no public present, Mr. Kottkamp closed the public portion of the record on the matter.

**SDP 2018-311/SCUP 2018-312:** An application for a shoreline substantial development permit and shoreline conditional use permit, submitted by Jared and Theresa Novak; for installation of a new 32 ft x 14 ft in-ground swimming pool within the 200-foot shoreline jurisdiction associated with the Wenatchee River, a shoreline of statewide significance with a 'rural' shoreline environment designation. The subject property is

located at 3651 Bridge Street, Monitor, WA 98836, within the Rural Residential/Resource 5 (RR5) zoning district and identified by Assessor's Parcel No.: 231911230125. **Planner: Maggie Boles**

[9:07:27 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. Planner Maggie Boles explained the application. Staff recommends approval, subject to recommended conditions.

[9:11:59 AM](#) Mr. Kottkamp asked about the vegetation that was growing on the property. Mr. Novak answered that it was native vegetation that was removed in error and is now growing as it was before the removal took place.

[9:13:44 AM](#) Jared Novak was sworn in to testify. He brought in documents to prove compliance to a code violation with regard to vegetation removed from the property. He submitted pictures showing new growth on the property. They were entered into the record and marked Exhibit A-G.

[9:16:37 AM](#) Mr. Kottkamp asked if they were true and current photographs. Mr. Novak answered yes and he believed that the pictures were taken December 20, 2018.

[9:17:37 AM](#) Mr. Novak stated that additional native plants required, for replanting to satisfy the code violation, are not available this time of year. The nursery that sells said plants is closed until March. However, he did state that once the business was open, he would be purchasing the plants required to come into compliance with the code violation.

[9:18:44 AM](#) Mr. Kottkamp asked if there were further plans to disturb the shoreline vegetation. Mr. Novak answered no.

[9:19:18 AM](#) No members of the public were in attendance to testify.

[9:19:31 AM](#) Planner Maggie Boles pointed out that the work Mr. Novak has done, on the property shoreline, have been to fulfill conditions of approval for the application.

[9:19:48 AM](#) With no public present, Mr. Kottkamp closed the public portion of the record on the matter.

**SDP 2018-320/SCUP 2018-321/SCUP 2018-322/SCUP 2018-323:** Application for a shoreline substantial development permit and shoreline conditional use permit, submitted by Brandon Anderson; for installation of a new 442 sq ft "L" shaped pier, 125 sq ft boatlift, 125 sq ft PWC lift, 100 sq ft swim float and two 24-inch diameter buoys on Lake Chelan. The subject property is located at 10700 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 by Assessor's Parcel No.: 282128635380. **Planner: Maggie Boles**

[9:20:05 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 Maggie Boles explained the application. Staff recommends approval with conditions.

[9:23:47 AM](#) Anne Hessburg was sworn in to testify as an agent on behalf of the owners. She has reviewed the staff report of record and agrees with the conditions of approval.

[9:24:57 AM](#) Courtney Cox was sworn in to testify. She had questions about a trailer currently on the property. She is also concerned about the two floats. Her concern is that the area that will be taken up by the floats, in addition to the swim float, with their sway and drift. She wants to know if it will be intrusive on neighboring properties.

[9:28:57 AM](#) Mr. Kottkamp stated that if the boat were properly tied down, there should not be a problem with drifting onto neighboring properties. If they were not properly tied down, it would result in a trespassing situation.

[9:29:50 AM](#) Planner Maggie Boles said dock design was shown to be in compliance and would not interfere with neighboring properties. The design meets the requirements of the County, taking into account sway and drift of the equipment.

[9:31:23 AM](#) Mr. Kottkamp closed the public portion of the record on the matter.

**SDP 2018-330/SCUP 2018-331/SV 2018-332:** An application for a shoreline substantial development permit, shoreline conditional use permit and shoreline variance submitted by Bergren Tree Fruits, LLC and Bruce Meyer (owners); for a 160 square foot float addition to an existing 608 square foot joint-use dock on the Columbia River and installation of a 125 square foot boatlift. The subject property is located at 455 Rosemary Ct, Chelan Falls, WA, 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; identified by Assessor's Parcel No.: 262306518237. **Planner: Maggie Boles**

[9:31:59 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 Maggie Boles explained the application. Staff recommends approval with conditions.

[9:34:22 AM](#) Anne Hessburg was sworn in to testify as an agent on behalf on the owners. She read the staff report and agrees with the conditions of approval.

[9:35:00 AM](#) Mr. Kottkamp asked about the shape of the dock. Ms. Hessburg referenced page 7 on the Mitigation Plan, to explain the dock design.

[9:37:49 AM](#) No members of the public were in attendance to testify.

[9:37:52 AM](#) With no public present, Kottkamp closed the public portion of the record on the matter.

### III. AJOURNMENT

[9:38:03 AM](#) Hearing Examiner Kottkamp adjourned the January 2, 2019, meeting.