



CHELAN COUNTY HEARING EXAMINER

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

January 23, 2019, 1:00 pm

Chelan County Hearing Examiner: Andrew Kottkamp

Chelan County Staff: Planner – Maggie Boles, Planner – Jamie Strother, Planning Tech - Wendy Lane, Fire Marshall – Bob Plumb, Public Works - Andrew Brunner

Public/Agencies: Steve VanAssche, Charles Reum, Rachel Hansen, Sarah Cushing, Robin Werner, Ryan Walker

AGENDA:

I. CALL TO ORDER

[1:00:20 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

CUP 2018-328: An application for a Conditional Use Permit to operate junkyard/impound lot in a 4,000 square foot existing pole building for vehicle storage. Currently the property has an approximately 5,000 square foot cold storage warehouse on the warehouse and a 4,000 pole building the proposal will utilize. The subject property is 2.58 acres within the Rural Industrial (RI) zoning. Primary access is from Main Street, potable water is provided by a private on-site well, septic was approved by the Chelan-Douglas Health District. The proposal is located at 8410 Main Street, Dryden, WA, also identified as Assessor's Parcel Number 24-18-26-330-350. **Planner: Jamie Strother**

[1:04:22 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. Planner Jamie Strother explained the application. Staff recommends approval with conditions.

[1:07:03 PM](#) Charles Reum was sworn in to testify as an agent on behalf on the owners. He agrees with the findings of staff report and with the conditions of approval. He wanted to state that the business was not a junkyard but a holding facility for a towing business. There will be no dismantling of vehicles or keeping them for a long period of time. Most will turn over within 24 hours, except those that stay for the entire impound period. Once that time frame is over, the vehicles will be sent to auction.

[1:08:46 PM](#) Mr. Kottkamp asked if the storage for the vehicles was inside or outside on the property. Mr. Reum stated vehicles will be stored outdoors.

[1:09:38 PM](#) Mr. Kottkamp asked about number of vehicles that will reside on the property. Mr. Reum answered that he believed 20-30 vehicles would be an accurate guess.

[1:10:15 PM](#) Mr. Reum asked about the aquafer recharge area and wanted to know why such an area wasn't identified with signage. Mr. Kottkamp directed staff to give Mr. Reum the information he was asking for with regard to the recharge area.

[1:12:33 PM](#) Mr. Reum stated he had no problems with the conditions of approval.

[1:13:34 PM](#) Planner Jamie Strother asked where, on the property, would the outside vehicles be stored. Mr. Rerum pointed out, on the map, where the storage area is located. Ms. Strother stated that the area was in the aquafer recharge space, so the vehicle storage area would have to be moved to another section of the property.

[1:15:25 PM](#) No members of the public were in attendance to testify.

[1:15:29 PM](#) With no public present, Mr. Kottkamp closed the public portion of the record on the matter.

CUP 2018-215: An application for a Conditional Use Permit to operate a 13,720 square foot existing warehouse that will allow storage, production, approximately 14 wine tasting venues serving pre-packaged food and future event space. Currently the property has a 15,412 square foot building warehouse on the parcel the proposal will utilize. The subject property is .86 acres within the Rural Industrial (RI) zoning. Primary access is from State Route 150 and Chelan Falls Road, potable water is provided by a private on-site well, septic is provided by the Chelan-Douglas Health District. The proposal is located at 6 Chelan Falls Road, Chelan, WA, also identified as Assessor's Parcel Number 27-23-29-210-250. **Planner: Jamie Strother**

[1:15:50 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 Jamie Strother explained the application. Staff recommends approval.

[1:18:08 PM](#) Steven VanAssche was sworn in to testify. He is trying to convert the existing warehouse into useable space for public usage. Mr. Kottkamp asked if the building was currently in use. Mr. VanAssche answered that it is being used as cold storage. Mr. VanAssche agreed with the staff-report and the conditions of use.

[1:20:01 PM](#) Bob Plum spoke as an agent of the County. He stated that the location of the warehouse is in Chelan Falls and the area does not have water for fire suppression. He would like that resolved before the use of property changes.

[1:21:35 PM](#) Mr. Kottkamp asked if that was a condition of approval and Planner Jamie Strother stated that it was not a currently a condition of approval.

[1:21:49 PM](#) Mr. Kottkamp asked Mr. Plumb about what would be required to fulfill that condition. Bob Plumb gave him the water volume requirements needed to make the property safe.

[1:23:29 PM](#) Mr. VanAssche stated that the plan was to install a holding pond on the property to provide water. He understands the issue of fire suppression and will work to resolve the matter.

[1:24:37 PM](#) With no public present, Mr. Kottkamp closed the public portion of the record on the matter.

SDP 2018-340/SV 2018-341/RIPV 2018-342: An application submitted by Marchelle Varamini (owner), for a shoreline substantial development permit, shoreline variance and riparian variance, for retroactive permitting of existing development on Lake Chelan. The development includes two (2) ecology block retaining walls within 60 feet of the OHWM, and an additional ecology block retaining wall, located along 65 feet of an existing access road, 90 feet above the OHWM. Also included is the permitting of an existing 12 ft x 20 ft shed, located approximately 33 feet from OHWM, a 12 ft x 14 ft picnic pavilion and paver patio, partially located within the riparian and shoreline setbacks, and underground electrical service to be installed via trenching from the future home site, down the hillslope to the shed. The subject property is located at 2325 Lakeshore Drive, Manson, 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 Number: 28-21-27-609-005. **Planner: Maggie Boles**

[1:24:49 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. Planner Maggie Boles explained the application. Staff recommends approval with conditions.

[1:30:45 PM](#) Ryan Walker was sworn in to testify as an agent on behalf of the owners. He has reviewed the staff report of record and agrees with the conditions of approval. He stated that the picnic gazebo and the patio are both portable units so both items can be moved out of the buffer area with ease. He expects an inspection of the equipment due to a past code violation.

[1:33:20 PM](#) No members of the public were in attendance to testify. Mr. Kottkamp closed the public portion of the record on the matter.

RIPV 2018-383: An application for a Riparian Variance submitted by Aaron and Rachel Hansen (owners), to reduce the riparian setback from 150 feet to approximately 80 feet the ordinary high water mark (OHWM) of Eagle Creek, a fish-bearing (Type F) stream, for expansion of an existing single family residence. The addition will include a two-story great room and wrap-around porch on the west side of the existing 1,430 square foot home. The subject property is located at 11515 Eagle Creek Dr, Leavenworth, WA, within the within the Rural Residential/Resource 2.5 (RR2.5) zoning district; further identified by Assessor's Parcel Number: 25-18-31-120-100. **Planner: Maggie Boles**

[1:33:30 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. Planner Maggie Boles explained the application. Staff recommends approval with conditions.

[1:39:55 PM](#) Rachel Hansen was sworn in to testify. She wants to expand the house on the property. When they purchased the property, they had the understanding that they could add on to the structure. She does not understand the concern with obtaining the variance. Mr. Kottkamp asked if just wanting a bigger house was a reason to grant a variance.

[1:42:44 PM](#) Ms. Hansen stated that she agrees with the staff-report and conditions of approval.

[1:43:19 PM](#) Planner Maggie Boles stated that the size the applicant is proposing, for an increase to the structure, is consistent with the area. She also stated that this was a unique situation.

[1:45:11 PM](#) No members of the public were in attendance to testify.

[1:45:17 PM](#) With no public present, Kottkamp closed the public portion of the record on the matter

SP 2018-174: The Development Agreement for a Short Plat for Carter Lawler to defer frontage improvements on Banks Avenue and Chase Avenue in accordance with the approved Conditions of Approval dated October 17, 2018. **Presented by Public Works**

[1:45:27 PM](#) Mr. Kottkamp discussed the application details, application materials, site plans, the development agreement, and entire planning staff files into the record. Andrew Brunner from Public Works explained the application.

[1:46:22 PM](#) Andrew Brunner stated that the applicant took the option to obtain a development agreement with the County and would like the hearing examiner to make a recommendation to the County Commissioners.

[1:47:48 PM](#) No members of the public were in attendance to testify

[1:47:50 PM](#) With no public present, Kottkamp closed the public portion of the record on the matter

III. **AJOURNMENT**

[1:47:58 PM](#) Hearing Examiner Kottkamp adjourned the January 23, 2019, meeting.