



CHELAN COUNTY HEARING EXAMINER

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

October 7, 2026 at 9:00 A.M.

Chelan County Hearing Examiner: Andy Kottkamp

Chelan County Staff: Torrey Kynaston and Ashley Fernandez

Public/Agencies present: Ryan Walker, Ryan Kelso, Guy Evans, Mike Locatelli
(WA Ecology)- zoom, Tamara O'Connor – zoom, iPhone jt – zoom, Dretke –
zoom, Citizen - zoom

AGENDA:

I. CALL TO ORDER

Hearing Examiner Andy Kottkamp called the Hearing to order at 9:00 AM.
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

PA 26-190 Noche Vista LLC - An application for a Plat Amendment was submitted by Makena McCombs (Agent) in behalf of Noche Vista LLC (Owner). The purpose of the Plat amendment is to relocate a section of a trail easement located in the southwest corner of the Bandera Plat (Chelan County File No. PL 2004-005). The existing trail easement currently runs through the middle of three proposed residential lots that are being developed as part of the Noche Vista Plat (Chelan County File Number PL 2022-302) The trail easement proposed for relocation was established with the recording of the Bandera at Bear Mountain Ranch Plat. The purpose of the easement was to provide maintenance access from Golf Course Road to the Bear Mountain Ranch Golf Course. Address: Unassigned Chelan, WA 98816; APN: 27-22-18-480-765

Mr. Kottkamp discussed the application details and entered the staff report, application materials, site plans, public comments, and the entire planning staff file into record.

Chelan County Planner, Torrey Kynaston, presents the application; the proposed project meets the Chelan County code criteria for approval.

Sworn in to testify was Ryan Kelso. Mr. Kelso presents the application details and acknowledges the staff report and conditions provided by Chelan County Community Development.

No public comment.

With nothing further from the public, agent, or staff. Mr. Kottkamp closes the record and will have a written decision within 10 working days.

SDP 26-126 & SV 26-127 Buckley – Applications for a Shoreline Substantial Development Permit and a Shoreline Variance were submitted for the shoreline development of a residential parcel located within the ‘Urban’ shoreline designation on Lake Chelan. The applicant is seeking an After-the-fact Shoreline Variance to reduce the shoreline buffer to 5’ to accommodate a 4’ retaining wall that was constructed to support the swimming pool authorized under BP 220513. The applicant is also seeking an after-the-fact Shoreline Development Permit for a shoreline access trail and 2’ extension of the existing bulkhead. The subject property is within the Residential Low (RL) zoning district within the Urban Growth Area of Chelan. Address: 3780 US HWY 97A Chelan, WA 98816; APN: 27-22-16-130-075

Mr. Kottkamp discussed the application details and entered the staff report, application materials, site plans, public comments, and the entire planning staff file into record.

Chelan County Planner, Torrey Kynaston, presents the application; the proposed project meets the Chelan County code criteria for partial approval.

Sworn in to testify was Ryan Walker. Mr. Walker testifies on behalf of the applicants – stating all requirements were met for the pool building permit with Chelan County signing off on the final inspection. In turn, Chelan

County required applicant to apply for a variance due to pool deck being too close to the shoreline. Mr. Walker stated the applicants were told the shoreline buffer only needed to be 5ft instead of the 50ft code. Mr. Walker stated the removal of such would cause more economic issues than just leaving what is already in place. Also stating the accumulative impact would incur little to no re-occurrences.

Sworn in to testify was Mike Locatelli with WA state DOE. Mr. Locatelli will be the individual within the DOE to make the final approval or denial of this variance. He stated that the 2022 variance was denied not approved as stated previously. He stated that there are six criteria's that will need to be met to be approved by the DOE.

Mr. Walker reiterates that the building permit for the pool was issued before the first variance was submitted. The building permit was finalized before Chelan County stated a variance would be needed.

No public comment.

With nothing further from the public, agent, or staff. Mr. Kottkamp closes the record and will have a written decision within 10 working days.

III. ADJOURNMENT

Hearing Examiner Kottkamp adjourned the October 7, 2026 meeting.