



## CHELAN COUNTY HEARING EXAMINER

Chelan County Administration Building, Room 1  
This public hearing will be in a videoconferencing format due to the ongoing precautions associated COVID-19. Additional instruction to attend this hearing remotely will be posted on the website of Community Development. If you should have any questions, please contact, at [Jessicak.Thompson@co.chelan.wa.us](mailto:Jessicak.Thompson@co.chelan.wa.us) or 509-667-6231.

September 18, 2024 at 1:00 PM

Chelan County Hearing Examiner: Andrew Kottkamp

Chelan County Staff: Clerk Jessica Thompson, Planner II Alex White, Assistant Director Kirsten Ryles

Public/Agencies: Ryan Walker, John Torrence, Corey Van Lith, David pflugrath, Charles Moniz, Shelly Obanion, Pennie, Elvis P, WW, Kelly Riedinger, Breanne H.

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### **AGENDA:**

#### I. CALL TO ORDER

Hearing Examiner Kottkamp called the Hearing to order at 1:00 PM. 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

**PL 24-212 & SDP 24-213 Van Lith** - An application was submitted for the development of two adjacent properties with a combined size of approximately 12.0 acres into 9 lots for residential use. In addition, 5 river access trails are proposed as part of this development. The smallest lot proposed lot would be approximately 20,964 sq.ft. (0.48 acre) in size and the largest lot would be approximately 153,278 sq.ft. (3.51 acres) in size and currently contains an existing residence and shop. The subject properties are located in the Rural Waterfront (RW) zoning district. Access would be off of US Hwy 2 onto a private internal roadway system proposed with the development. Domestic water is proposed via a Group B water system using a permit-exempt well and sanitation would consist of individual on-site septic systems. The subject properties are located in a potential geological hazard area

and are also within the “Rural” shoreline jurisdiction of the Wenatchee River, which carries a protective 100’ shoreline buffer. Unassigned, Peshastin, WA 98847 and also identified as Assessor’s Parcel Numbers 24-18-17-130-000 and 24-18-17-130-020

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 Alex White presents the application; the proposed project meets the Chelan County code criteria for approval.

Sworn in to testify was Ryan Walker the agent representing the applicant and owner. Mr. Walker had no objections with the staff report or conditions provided by staff. Mr. Walker clarified additional conditions added.

Sworn I to testify was Corey Van Lith the developer representing the property, Mr. Van Lith clarified additional conditions added.

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

**AA 24-322 Moniz** – A request for an Administrative Appeal was submitted to appeal Notice and Order to Abate Violations issued on Code Enforcement case CE 22-0118. On August 13, 2024 the property owner was issued a Notice and Order to Abate Violation of Chelan County Code 11.88.030 Livestock Subsections 5 & 6. 476 Cherry Ln, Wenatchee, WA 98801 and also identified as Assessor’s Parcel Number 22-20-26-430-050.

**AA 24-323 Moniz** - A request for an Administrative Appeal was submitted to appeal Notice and Order to Abate Violations issued on Code Enforcement case CE 22-0108. On June 27, 2024 the property owner was issued a Notice and Order to Abate Violation of Washington State Residential Code 105.1- Permits for dumping of inert waste without the required permit. 476 Cherry Ln, Wenatchee, WA 98801 and also identified as Assessor’s Parcel Number 22-20-26-430-050.

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.

Sworn in to testify was Charles Moniz the appellant. Mr. Moniz clarified his side of the story and provided argument against the county’s claims.

Sworn I to testify was Chelan County assistant director Kirsten Ryles. Mrs. Ryles reaffirms the staff report provided by the county and clarifies previous discussions had with county employees and Mr. Moniz.

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 September 18, 2024 meeting.