



CHELAN COUNTY HEARING EXAMINER

Meeting Agenda

Join Zoom Meeting

MEETING DATE: **Wednesday November 6, 2024**

TIME: **9:00 A.M.**

HEARING EXAMINER: **Andrew Kottkamp**

Join Zoom Meeting

<https://us02web.zoom.us/j/89870048777?pwd=GOapPuoSt9vsE6LJHj2hJqm0mx4Dyf.1>

Meeting ID: 898 7004 8777

Passcode: 802042

I. CALL TO ORDER

II. PUBLIC HEARING

Plat 24-228 Sunnyslope Meadows - An application for a 10-Lot Plat was submitted by Ed Zontek (agent) on behalf of Sunnyslope Meadows, LLC, (owner), to divide a 5.41-acre lot (size based on Assessor's information) located in the Residential Single-Family (RS) zoning district into ten (10) residential lots; Lot 1 is proposed at .48 acres; Lot 2 is proposed at .48 acres; Lot 3 is proposed at .48 acres; Lot 4 is proposed .51 acres; Lot 5 is proposed at .54 acres; Lot 6 is proposed at .48 acres; Lot 7 is proposed at .45 acres; Lot 8 is proposed .45 acres; Lot 9 is proposed at .45 acres; Lot 10 is proposed at .45 acres, as allowed under Wenatchee City Code Section 10.14.050 Development Standards. Primary access would be from Knowles Rd. Domestic water would be provided by Chelan County PUD. All lots would utilize on-site septic systems. The subject properties are located in a potential geological hazard area. NNA Knowles Rd, Wenatchee, WA 98801; also identified as Assessor's Parcel Number 23-20-17-845-700.

AA 24-263 Sevenhills - A request for an Administrative Appeal was submitted to appeal Citation CE 24-0103 which was issued on June 12th, 2024 for operating an Indoor Cannabis production/processing facility without a Conditional Use Permit in the Rural Industrial Zone. 2778 Stemilt Creek Rd., Wenatchee, WA and is identified by Assessor's Parcel number: 22-21-19-430-150.

Disclaimer: This public hearing will be available via Zoom teleconference. Additional instructions to attend this hearing remotely will be posted on the Community Development [website](#). If you need an accommodation to view a meeting while it takes place, please contact us immediately to set up a place for you to do so on the County Campus. Please submit a request to the community development office if you would like to have an in person hearing in front of the hearing examiner. (509)-667-6225 <https://www.co.chelan.wa.us/community-development/pages/hearing-examiner>.

ZC 24-286 Spohn - An application for a Comprehensive Plan Map Amendment was submitted to change the land use designation for the subject property from Rural Residential/Resource 2.5 (RR2.5) to Rural Waterfront (RW). The proposed zoning map amendments implement the changes adopted by Resolution 2023-25 to the Chelan County Comprehensive Plan. 4720 Wapato Lake Road, Manson, WA 98831 and identified by Assessor's Parcel No: 28-21-23-613-211.

Plat 24-285 Davis - An application was submitted to subdivide the subject property, located at 609 American Fruit Road and currently at 3.78 acres in size, into 12 individual lots for residential use. The smallest lot proposed lot would be at 8,324 sq. ft. (0.19 acre) in size and the largest lot would be at 20,487 sq. ft. (0.47 acres) in size and this lot contains an existing residence. The subject property is located in the Residential Low (RL) zoning district within the Wenatchee Urban Growth Area (UGA). Access to the proposed development would be off of American Fruit Road onto a proposed internal road. Domestic water for each proposed lot would be provided by the Chelan County PUD and each proposed lot would connect into the City of Wenatchee sewer system for sanitation. The subject property is located in a potential geological hazard area. 609 American Fruit Road, Wenatchee, WA 98801 and also identified as Assessor's Parcel Number 23-20-17-440-200.

III. ADJOURNMENT

Disclaimer: This public hearing will be available via Zoom teleconference. Additional instructions to attend this hearing remotely will be posted on the Community Development [website](#). If you need an accommodation to view a meeting while it takes place, please contact us immediately to set up a place for you to do so on the County Campus. Please submit a request to the community development office if you would like to have an in person hearing in front of the hearing examiner. (509)-667-6225 <https://www.co.chelan.wa.us/community-development/pages/hearing-examiner>.