



## CHELAN COUNTY HEARING EXAMINER

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

If you should have any questions, please contact,  
[Jessicak.Thompson@co.chelan.wa.us](mailto:Jessicak.Thompson@co.chelan.wa.us) or 509-667-6231.

November 6, 2024 at 9:00 AM

Chelan County Hearing Examiner: Andrew Kottkamp

Chelan County Staff: Clerk Jessica Thompson, CD Director Deanna Walter,  
Senior Planner Jamie Strother, Planner II Alex White, Planner I Brad Scott, Clerk  
Darci Eggert, Public Works Andrew Brunner

Public/Agencies present: John Torrence, Nick Davis  
Public/Agencies via zoom: Del Jennings, Ken, WW, Ed Zontek, Ken Spohn,  
medicbill, Kahlen Sheehan, Del, Chelsea, Ben, Samsung SM, Cpeterson,

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### **AGENDA:**

#### I. CALL TO ORDER

Hearing Examiner 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

**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.

Mr. Kottkamp discussed the application details and entered the staff report and application materials into record. Mr. Kottkamp advised he received notice from the appellant's attorney stating this matter has been resolved and a settlement agreement has been signed with Chelan County.

Chelan County Community Development Director Deanna Walter agrees with the appellant's attorney of the dismissal.

Mr. Kottkamp dismisses the matter.

**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.

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 I Brad Scott presents the application; the proposed project meets the Chelan County code criteria for approval.

Sworn in to testify was Del Jennings, the applicant and owner of the property. Mr. Jennings had no disagreements with the staff report or conditions provided by the county.

Chelsea Mahuika, a member of the public, was sworn in to testify. Ms. Mahuika is a neighbor to Jennings and expresses her concerns with the project and Mr. Jennings actions.

Mr. Jennings explains further details of the project.

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

**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.

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 Senior Planner Jamie Strother presents the application; the proposed project meets the Chelan County code criteria for approval.

Sworn in to testify was Ken Sphon, the applicant and owner of the property. Mr. Sphon had no disagreements with the staff report or conditions provided by the county.

No comment made from the public.

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

**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.

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

Sworn in to testify was John Torrence, the agent for the applicant and owner. Mr. Torrence had no disagreements with the staff report or conditions provided by the county. Mr. Torrence addresses condition 20.7 and request the condition be taken out.

Public Works Andrew Brunner agrees with Mr. Torrence and the striking of condition 20.7.

No comment made from the public.

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

### III. ADJOURNMENT

Hearing Examiner Kottkamp adjourned the November 6, 2024 meeting.