

**CHELAN COUNTY
LAND USE HEARING EXAMINER**

**NUMBER ONE CANYON COMMUNITY)
Barbara & James Brink, Julie & Matt Canlis,)
Bill Deters, Fabiola & Arturo Garibay,)
Maria Lopez, Cindy Luksus, Janet & Tim)
Mundell, Marc Norsen, Ted & Chris)
Rehwald, Jeremiah & Kristi Rich, Eugene &)
Linda Schatz, Amie & Jason Shattuck, Peter)
Smytheman, Dennis & Julie Tarbert, Sally &)
Steve Voorhies, Sherry Warren, Amy)
Warren)**

Apellants,

**Appeal of Mitigated Determination of Non-)
Significance for SEPA 24-167 / HMMP 24-)
168 for Tyler Chambers, Parcels #22-20-07-)
000-125, #22-20-07-120-050, and #22-20-07-)
000-100)**

NO AA. 24-408 and AA 24-429

**DECISION ON REQUEST FOR
LIMITED RECONSIDERATION**

1. On August 8, 2025, the Chelan County Hearing Examiner issued his decision on two SEPA appeals related to an October 3, 2024, MDNS issued by Chelan County. Those decisions related to AA 24-408 (the Tyler Chambers appeal) and AA 24-409 (the Number One Canyon Community appeal).
2. On August 21, 2025, the Number One Canyon Community filed a Request for Limited Reconsideration. In that request, they asked the Hearing Examiner to reconsider the Hearing Examiner's decision in both matters to add two additional conditions to the MDNS. The first condition would preclude Mr. Chambers from proceeding until he provided a complete and complied with stormwater analysis prepared by a qualified engineer. The second is that the applicant should be required to post a bond in an amount adequate to ensure that the County could complete the work if the applicant did not complete the work himself.
3. The Hearing Examiner has reviewed the file of record, including the October 23, 2024 MDNS and hereby denies the request for limited reconsideration for the following reasons:
4. First, condition 1.9 of the MDNS requires the applicant to prepare a stormwater pollution prevention plan (erosion sediment control plan) prepared by a licensed professional engineer, covering the existing disturbed areas and future disturbed areas as additional excavation is proposed. This storm water pollution prevention plan is required to be in place prior to any additional development work commencing, in order to mitigate for current and future impacts to critical areas.
5. In addition, in condition 2.13 related to drainage is also an appropriate condition regarding surface water runoff from the applicant's property.
6. The Hearing Examiner finds that the County adequately considered all stormwater issues and submitted an appropriate condition in the MDNS.

AA 24-409

No. 1 Canyon Community Appeal

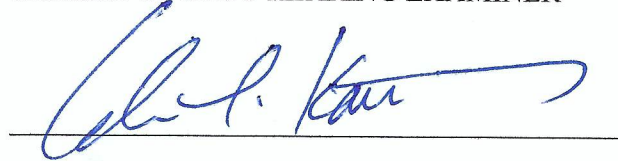
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7. In regards to a request for a bond, the Hearing Examiner will not reconsider his decision to place a bond because all of the conditions must be in place prior to any additional development on the applicant's property.

Based upon the above, the Hearing Examiner **DENIES** the request for limited reconsideration filed by the Number One Canyon Community.

Dated this 27 day of August, 2025

CHELAN COUNTY HEARING EXAMINER



Andrew L. Kottkamp