



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 or 509-667-6231.

November 5, 2025 at 9:00 A.M.

Chelan County Hearing Examiner: Andrew Kottkamp

Chelan County Staff: Jessica Thompson, Jamie Strother

Public/Agencies present: Steven Booher, Sam Wade, Jill Jelacic, Srdjan Iphone

AGENDA:

I. CALL TO ORDER

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

CUP CUP 25-177 Jelacic - An application for a Conditional Use Permit has been requested by Syndicate Smith, LLC (agent) on behalf of Jill and Srdian Jelacic (owner) for a 1,451 sq. ft single family residence within the Icicle Valley Design Review District. The subject property is within the Rural Shoreline Designation of Icicle Creek. The property has an approved Shoreline Variance (SV 2022-118) which varied the setback from the shoreline buffer 100 ft to 47 ft. Single family residences within the Icicle Valley Design Review District require a CUP pursuant to Chelan County Code (CCC) Section 11.72.050. Access to the subject property would be from private drive off of Icicle Road and the subject property is zoned Rural Residential/Resource 20 (RR20). 7047 Icicle Road, Leavenworth, WA 98828 and is identified by Assessor's Parcel number: 24-17-27-311-000.

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

Sworn in to testify was Sam Wade, the agent representing the applicant and owner of the property. Ms. Wade had no disagreements with the staff report or conditions provided by the county.

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 November 5, 2025 meeting.