



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.

January 7, 2026 at 9:00 A.M.

Chelan County Hearing Examiner: Andrew Kottkamp

Chelan County Staff: Torrey Kynaston, Deanna Walter, Jessica Thompson, Brad Scott, Kirsten Ryles

Public/Agencies present: Breanne H., Meridee Pabst, Ryan Walker, Darcie, Rhiana Herman, Jpierce, Jack McGuire, Josh Hawes, Todd Smith, Drtke, Sam Wade, Jess B, Maddy T, Joel Wilson, Kevin Foy, JB

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

VAR 25-284 Wilson - An application for a Variance was submitted requesting the reduction of the required front yard setback along Echo Avenue from 30 feet from the property line (55 feet from centerline), to 5 feet from the property line (30 feet from centerline), in order to demolish an existing single-family residence and construct a larger new single-family residence. The applicant is also requesting a variance to expand the width of a non-conforming carport by five (5) feet, which is located along North Shore Drive, at zero feet from the property line. The carport was previously permitted under Variance VAR 01-002. As part of the variance proposal for widening the existing carport, the applicant would be proposing to also construct a sky bridge from the carport to the proposed new single-family residence. The subject property is located within the Rural

Waterfront (RW) zoning district in Chelan County. 17739 N Shore Rd, Lake Wenatchee, WA 98826; Parcel No.: 27-16-14-700-440.

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

Sworn in to testify was Ryan Walker, the agent for the applicant and owner of the property. Mr. Walker states his arguments with the staff report and conditions provided by Chelan County Community Development.

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.

AA 25-316 Cascadian Properties Warehouse LLC - A request for an Administrative Appeal was submitted to appeal the issuance of BP 250454 New 135' monopole commercial telecommunications tower for co-location. 22 Chestnut St. Chelan Falls, WA 98817 and is identified by Assessor's Parcel number: 27-23-29-515-100.

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, Torrey Kynaston, presents the staff report and exhibits submitted into the record.

Sworn in to testify was Jessica Pierce, the agent representing the applicant and owner of the property. Ms. Pierce provides testimony in support of her client.

Sworn in to testify was Meridee Pabst, the agent representing the applicant and owner of the property. Ms. Pabst provides testimony in support of her client.

The appellant, Scott Dietrich, was sworn in to testify and presented his arguments regarding the evidence provided by Chelan County and the applicant.

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 January 7, 2026 meeting.