



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 509-667-6564.

April 15, 2026 at 1:00 P.M.

Chelan County Hearing Examiner: Andrew Kottkamp

Chelan County Staff: Jessica Thompson, Ashley Fernandez, Deanna Walter, Torrey Kynaston, Susan Dretke

Public/Agencies present via Zoom: Sean McKenna, David Krause, Tammy, R. Herman, Breanne H., Zoom1, Aaron Fahey, Dretke

Public present: Richmond Petty, Matthew Crane, Tyler Hotchkiss, Bill Roberts, Jon Port, Lorrie Bradley, Craig Bradley, Helen Horn, Rani Sampson, Ryan Peterson, Jon Johnston, Bill Sullivan, Sharon Seal, John Dantoni

AGENDA:

I. CALL TO ORDER

Hearing Examiner Kottkamp called the Hearing to order at 1:00 PM. 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

CUPA 25-038 McKenna - An application for a Conditional Use Permit has been submitted by Sean McKenna (owner/applicant) for places of private and public assembly. The applicant proposes private parties with parking on the subject property and a neighboring property. Access to the property would be off of Mission Creek Road and sanitation would be provided by portable toilets. The property is zoned Rural Residential/Resource 5 (RR5). 4550 Mission Creek Road, Cashmere, WA and is identified by Assessor's Parcel number: 23-19-08-410-100 and 23-19-08-410-070.

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, Susan Dretke, presents the application; the proposed project meets the Chelan County code criteria for approval.

Sworn in to testify was Sean McKenna, the applicant and owner of the property. Mr. McKenna stated he agrees with the staff report and conditions of approval.

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.

PLAT 24-444 Malaga Ridge - An application was submitted to subdivide approximately 15.52 acres into (33) lots. The smallest lot is proposed at approximately 0.29 acres (12,542 square feet) and the largest lot is proposed at approximately 1.51 acres (65,854 square feet). The subject property is located in the Rural Village (RV) zoning district. Domestic water would be provided by the Malaga Water District and sanitation would be provided by on-site septic systems. Access to the development is from W Malaga Road, Alkali Way and a new private internal roadway proposed with this development. 3800 W. Malaga Rd, Malaga, WA 98828 and also identified as Assessor's Parcel Number 22-21-28-130-050.

Withdrawn

PLAT 24-473 Malaga Meadows - An application was submitted for the development of approximately 4.0 acres into 11 lots for residential use. The smallest lot of the development would be at 12,553 sq. ft. (0.29 acre) in size and the largest lot would be at 17,058 sq. ft. (0.39 acres) in size. The subject property is located in the Rural Village (RV) zoning district. Access would be off of W. Malaga Road onto an internal roadway proposed with the development. Domestic water would be provided for by the Malaga Water District with sanitation consisting of individual on-site septic systems. Unassigned W. Malaga Rd., Malaga, WA 98828 and also identified as Assessor's Parcel Number 22-21-28-420-150.

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

Sworn in to testify was Rani Sampson, the attorney representing the applicant and developer of the property. Ms. Sampson presents testimony in support of her client.

Sworn in to testify was Jon Port, the applicant and developer of the property. Mr. Port provides testimony in support of the proposed application.

Sworn in to provide argument against applicant was Tyler Hotchkiss, the attorney representing the Malaga Water District. Mr. Hotchkiss argues the proposal with that of 12.04.020 and 246-27-2(a)-0320.

Mr. Kottkamp questions Mr. Hotchkiss

Mr. Hotchkiss calls for expert testimony

Sworn in to testify was Ryan Peterson.

Expert Testimony:

Ryan Peterson- Professional Engineer

Attorney Hotchkiss questioned expert witness Mr. Peterson

Mr. Kottkamp questioned Mr. Peterson

Attorney Sampson cross-examined Mr. Peterson

Sharon Seal submits public comment

No other public testimony

Mr. Kottkamp offers 30mins for applicant

Ms. Sampson calls for expert testimony

Sworn in to testify was Bill Sullivan.

Expert Testimony:

Bill Sullivan- Expert Hydro Geologist

Attorney Sampson questioned Mr. Sullivan

Mr. Kottkamp questioned Mr. Sullivan

Attorney Hotchkiss cross-examined Mr. Sullivan

No further questioning

With nothing further from the public, agent, or staff. Mr. Kottkamp defers to written closing statements from the applicant and the Malaga Water District.

Applicants closing statement with a 15-page limit are due April 24, 2026 at 5:00pm.

Malaga Water Districts closing statement with a 15-page limit are due May 1, 2026 at 5:00pm.

Applicant rebuttal due May 8, 2026 with a limit of 10 pages.

Mr. Kottkamp will have a written decision on May 22, 2026.

III. ADJOURNMENT

Hearing Examiner Kottkamp adjourned the April 15, 2026 meeting.