



CHELAN COUNTY HEARING EXAMINER

Chelan County Administration Building, Room 1

This public hearing will be in a videoconferencing format due to the ongoing precautions associated COVID-19. Additional instruction to attend this hearing remotely will be posted on the website of Community Development. If you should have any questions, please contact, at Jessica.Thompson@co.chelan.wa.us or 509-667-6231.

December 20, 2023 at 1:00 PM

Chelan County Hearing Examiner: Andrew Kottkamp

Chelan County Staff: Permit Clerk Jessica Thompson, Senior Planner Jamie Strother

Public/Agencies: Lynn Zediker, Greggs phone, Tom, Leo Betancourt, John Torrence, Complete Design Inc., Iphone11

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

Plat 23-351 - An application was submitted to subdivide approximately 6.3 acres into (11) lots. The smallest lot is proposed at approximately 0.49 acres (21,545 sq. ft) and the largest lot is proposed at approximately 0.55 acres (23,999 sq. ft). The subject property is located in the Rural Village (RV) zoning district. Domestic water would be provided for by Chelan County PUD and sanitation would be provided by on-site septic systems. Access to the development is from Pioneer way and a new private internal roadway proposed with this development. - **Jamie Strother – Senior Planner**

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. She corrects the project description from 10 lots to 11 lots.

Mr. Kottkamp requests a soil sample condition be added from the Department of Ecology.

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. He also agrees to the condition added by Mr. Kottkamp.

No comment made from the public.

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

CUPA 22-017 Smallwoods - An application for a Conditional Use Permit Amendment has been requested for Agricultural Theme Market submitted by Lynn Zediker of Smallwoods Holding Co LLC (owner). The applicant is proposing to amend both CUP 1105 and CUP 1327. The subject property is located in the Commercial Agricultural Lands (AC) zoning district and access to the property would be from US HWY 2 and Stemm Rd. 10461 Stemm Rd, Peshastin, WA and is identified by Assessor's Parcel number: 24-18-17-420-000 and 24-18-17-240-200. – **Jamie Strother – Senior Planner**

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. Mrs. Strother adds an additional condition that requires all signs on the property be permitted. The sign on the property now does not have a permit and will need to be removed.

Sworn in to testify was Lynn Zediker, the applicant and owner. Mrs. Zediker has no objections to the staff report or conditions and agrees to the added condition from Mrs. Strother. Mrs. Zediker addresses the request she made to have the summer hours changed from 5:00 PM to 6:00 PM. Both Kottkamp and Strother agree.

No comment made from the public.

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

III. ADJOURNMENT

Hearing Examiner Kottkamp adjourned the December 20, 2023 meeting.