



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.

July 16, 2025 at 1:00 P.M.

Chelan County Hearing Examiner: Andrew Kottkamp

Chelan County Staff: Clerk Jessica Thompson, Planner Susan Dretke, Planner
Jamie Strother

Public/Agencies present: Karen Peele, Erik Howe, Jon Port, Ryan Dell, Matt Steel

Public/Agencies present via Zoom: Dino Zoom (Rusty), GW, Anonymous, Julie
Norton, anabelt, Vicki Malloy, Greg McFann, Tammy, Stacie de Mastre (CDRPA),
Ryan Peterson (RH2 Engineering), Jon Meier (BLM), Anne Hessburg, Sharon Seal,
Jon Johnston M W D, tom, Aaron Rosenberg, Allison Foreman, Chelan County

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

AA 25-128 Shank – CONTINUED TO SEPTEMBER 17TH, 2025 AT 1:00 PM

CUP 25-078 Dell RV Park - The applicant is requesting Conditional Use Permit
approval for a Minor Recreational Vehicle Campground containing a mix
of RV sites and cabins and other accessory uses. The applicant is also
requesting a waiver from required landscaping provisions found in CCC
11.93.330(10)(A). Access to the proposed campground will be provided via
a private easement drive on parcels 26-21-01-420-050 and 26-21-01-130-
075. 19800 US HWY 97A, Chelan WA and is identified by Assessor's Parcel
number: 26-21-01-430-150.

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, Susan Dretke, presents the application; the proposed project meets the Chelan County code criteria for approval. Susan adds an Exhibit E to the staff report.

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

Public comment:

- Gregg Whittier (no comment)
- Rusty – (no comment)
- John Meier (no 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.

CUP 25-081 Malaga Water District - An application for a Conditional Use Permit amendment has been requested for a High Impact Utility. This application proposes to amend CUP 13-059 to allow up to five additional wells and two well houses. Each well house would include an approximately 1,200 gallon per minute well pump, centralized data logger for the district's telemetry system and piping to connect into the District's existing system. Each well house would consist of an approximately 24 ft x 32 ft building. Access to the property is from W. Malaga Rd and the subject property is zoned Rural Village (RV). 3780 W. Malaga Road, Malaga, WA 98828 and is identified by Assessor's Parcel number: 22-21-28-420-050.

Mr. Kottkamp discussed the application details and entered the staff report, application materials, site plans, 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 Erik Howe, the agent representing the applicant and property owner. Mr. Howe had no disagreements with the staff report or conditions provided by the county.

Public comment:

- John Port
- Sharon Seal
- Vicki Malloy

Sworn in to testify was Ryan Peterson, the agent representing the applicant and property owner. Mr. Peterson provided clarification on the effect the additional wells will have on the surrounding properties.

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 July 16, 2025 meeting.

