



## 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](mailto:Jessicak.Thompson@co.chelan.wa.us) or 509-667-6231.

August 6th, 2025 at 9:00 A.M.

Chelan County Hearing Examiner: Andrew Kottkamp

Chelan County Staff: Clerk Jessica Thompson, Planner Brad Scott, Chelan County Attorney Marcus Foster, Assistant Director Kirsten Ryles, Office Manager Maddy Treat

Public/Agencies present: Jeff & Shelley Oberfelder, James Stevens, Mike Kirk, Scott, Higgins, Kynaston(cccd), Morse

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### **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 25-111 Wilson** - An application for a Variance was submitted to 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 construct additions to an existing 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.

Applicant was not present.

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 25-123 Hawkins** - An application for a 12-Lot Plat was submitted by Skyline Land Services, LLC (agent) on behalf of Britt Hawkins (owner), to divide an 8.08-acre lot (size based on Assessor's information) located in the Urban Residential-1 (UR1) zoning district of the Manson Urban Growth Area, into twelve (12) residential lots; Lot 1 is proposed at .66 acres; Lot 2 is proposed at .88 acres; Lot 3 is proposed at .55 acres; Lot 4 is proposed .54 acres; Lot 5 is proposed at .44 acres; Lot 6 is proposed at .44 acres; Lot 7 is proposed at .49 acres; Lot 8 is proposed .51 acres; Lot 9 is proposed at 1.0 acres; Lot 10 is proposed at .64 acres; Lot 11 is proposed at .60 acres; and, Lot 12 is proposed at .69 acres, as allowed under Chelan County Code Section 11.23.040 Standards. Primary access would be from Green Avenue. Domestic water would be provided by Lake Chelan Reclamation District. All lots would utilize on-site septic systems. 1315 Green Ave, Manson, WA 98831; also identified as Assessor's Parcel Number 28-21-36-608-750.

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

Applicant was not present.

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 25-162 Oberfelder** - A request for an Administrative Appeal was submitted to appeal Notice and Order to Abate Violations for Code Enforcement case CE 25-0041 for operating an illegal Indoor Cannabis Production/Processing facility without a Conditional Use Permit required pursuant to Chelan County Code Sections, 11.04.020 (District Use Chart), 11.93.135 (Conditional Use Permit for Cannabis Production/Processing) and 11.100 (Cannabis). 120 Rolling Rock Rd, Chelan, WA 98816; also identified as Assessor's Parcel Number 28-23-27-741-050.

Mr. Kottkamp discussed the application details and entered the staff report, application materials, and the entire planning staff file into record.

Attorney Scott Volyn, representing the appellant, provided a brief argument for his client.

Chelan County attorney Marcus Foster provides further information on past cases and the Chelan County Code.

Sworn in to testify was Jeff Oberfelder; he gave further testimony to his argument.

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 August 6, 2025 meeting.