



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.

February 4, 2026 at 9:00 A.M.

Chelan County Hearing Examiner: Andrew Kottkamp

Chelan County Staff: Torrey Kynaston, Jessica Thompson, Maddy Treat

Public/Agencies present via Zoom: Jess B, Putigard, Shawn Utigard, Dretke, Ryan Walker, Danb, 15096704974, Matias Rudback, Rhianah, W, Ozzie, Erik

Public present: Pamela Talbot, Bridget Shaw, Gary Shaw, Jack Cahill, Lynda & Rob Jammerman, Dan & Karen Martinez

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

CUP 25-306 Jammerman - An application for a Conditional Use Permit has been submitted by Robert and Lynda Jammerman, trustees of the Jammerman Living Trust for a Home-Based Business. The applicant is proposing to operate a personal fitness coaching home business within the existing residence. No improvements to the existing structure are proposed at this time. The business will operate Monday-Saturday between the hours of 6-8pm. The business will be provided predominantly on an individual client basis with never more than two clients at one time. Access to the property would be via a shared access easement from E Mountain Brook Ln. Sanitation will be provided by the existing septic system. The property is zoned Rural Residential/Resource 5 (RR5). 120 E Mountain Brook Ln, Wenatchee, WA 98801 and is identified by Assessor's Parcel number: 23-20-16-693-370.

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 Linda Jammerman, the applicant and owner of the property. Mrs. Jammerman stated she 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 25-257 Sound Investments - An application for a Cluster Subdivision was submitted for the phased development of a parcel containing approximately 94.98 acres pursuant to the survey submitted with the application materials into 27 lots for residential use utilizing 11.12.020(1)(A) of the Chelan County Code. The lot is currently used as a commercial orchard. The smallest proposed lot would be approximately 29,301 sq. ft. (0.67 acres) in size and the largest lot would be approximately 45,167 sq. ft. (1.03 acres) in size. The subject properties are located in the Rural Residential/Resource 5 (RR5) zoning district and holds a 'Rural' Shoreline Designation for the Columbia River with a 100' shoreline buffer as measured from the Ordinary High-Water Mark. Access would be off of US Hwy 97A onto a private internal roadway system proposed with the development. Domestic water is proposed via a Group B water system and sanitation would consist of individual on-site septic systems. A total of 67.97 acres of open space is proposed exceeding the 70% open space requirement. Three community-owned lots managed by the HOA are proposed and designated as C1, C2, and C3 on the site plan of record, and will contain infrastructure for the proposed development as outlined in the narrative and Open Space Plan. The applicant is proposing Orchard Removal and Soil Remediation on the subject parcel compliant with the Chelan County Shoreline Master Program. Other Construction activities include a community parking area, river access road, 500 sq. ft. access trail, stormwater management facility and a picnic shelter within Lot C1. Each riverfront residential lot will have an approximately 25-ft-wide access corridor located in the central portion of each lot. A mitigation and monitoring plan have been submitted with the proposed

development. 9299 US HWY 97A Entiat, WA 98822 and also identified as Assessor's Parcel Number 24-21-07-100-050.

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 Ryan Walker, the agent for the applicant and owner of the property. Mr. Walker states him and his client agree 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.

III. ADJOURNMENT

Hearing Examiner Kottkamp adjourned the February 4, 2026 meeting.