

**CHELAN COUNTY
LAND USE HEARING EXAMINER**

IN THE MATTER OF

**CUP2025-306
Jammerman**

)
)
)
)

**FINDINGS OF FACT,
CONCLUSIONS OF LAW,
DECISION AND
CONDITIONS OF APPROVAL**

THIS MATTER having come on for hearing in front of the Chelan County Hearing Examiner on February 4, 2026, the Hearing Examiner having taken evidence hereby submits the following Findings of Fact, Conclusions of Law, Decision and Conditions of Approval as follows:

I. FINDINGS OF FACT

1. An application for a Conditional Use Permit has been requested for a Home-Based Business. The applicant is proposing to operate a personal fitness coaching Home-Based Business within the existing single-family residence.

2. General Information

Project Location:	120 E Mountain Brook LN Wenatchee, WA 98801
Parcel Number(s):	23-20-16-693-370
Legal Description & size:	Parcel B BLA 2007-041 AFN: 2255460 The subject property is 2.79 acres per the Assessor's records.
Applicants/Owners:	Jammerman Living Trust
Urban Growth Area:	The subject property is not located within an Urban Growth Area.
Comprehensive Plan Designation & Zoning:	Rural Residential/Resource 5 (RR5).

3. Site Information

Existing Land Use & Permit History	The subject property currently contains an existing 3463 sq. ft. residence and pool, per the Assessor's records.
Property North:	Vacant; Rural Residential/Resource 20 (RR20).
Property South:	Residential Use, Rural Residential/Resource 5 (RR5).
Property East:	Open Space Tract for Burch Mountain Estates, Rural Village (RV).
Property West:	Residential Use; Rural Residential/Resource 5 (RR5)

Fish & Wildlife Habitat Conservation Areas:	<p>Pursuant to the Washington State Department of Fish and Wildlife Priority Habitat Species Maps, the subject property contains mule deer winter range habitat, Golden Eagle habitat, and Shrubsteppe habitat. However, the proposed development is taking place in the existing legally established dwelling unit that does not alter or increase impacts to the critical area therefore, the provisions of Chelan County Code (CCC) Chapter 11.78, would not apply.</p> <p>According to the Washington State Department of Natural Resources Stream Typing Maps and Chelan County GIS mapping, an Unknown stream is located on the eastern portion of the subject property. However, the proposed development is taking place in the existing legally established dwelling unit that does not alter or increase impacts to the buffer, therefore CCC Chapter 11.78 Fish and Wildlife Habitat Conservation Areas Overlay District would not apply.</p>
Wetlands:	No wetlands are indicated on or adjacent to the subject property; therefore, the provisions of CCC Chapter 11.80 Wetland Areas Overlay District would not apply.
Aquifer Recharge Area:	The applicant submitted an Aquifer Recharge Disclosure Form, date stamped November 17, 2025; the proposed project does not require a vulnerability report, pursuant to CCC Chapter 11.82.
Frequently Flooded Areas:	Pursuant to Federal Emergency Management Agency, FIRM map panel 5300150625D, the subject site does not contain floodplains; therefore, the provisions of CCC Chapters 11.84 and 3.20 would not apply.
Geologically Hazardous Areas:	Chelan County GIS map layer does indicate that the subject property is located within a potential geologic hazard area for erosive soils. However, the proposed development is taking place in the legally established existing structure, therefore the provisions of CCC Chapter 11.86 would not apply. Any expansion or alteration of the existing structure will require an updated geohazard report prepared by a qualified professional.

4. Project / Design Information

Construction Phasing/Timing:	No new construction is proposed.
Traffic Circulation:	The primary access for the proposed development would be via access easement (AFN 2210432) off of E Mountain brook Ln. Minimal additional traffic will occur as services are primarily for one-on-one services with no more than two clients at any given time.

	Pursuant to the site plan of record the date stamped November 17, 2025 the applicant has proposed 2 additional parking spaces on site in accordance with CCC 11.90.060.
Domestic Water:	Domestic water would be provided by Chelan County PUD.
Power:	Power would be provided by Chelan County PUD.
Noise:	The applicant shall comply with CCC Chapter 7.35 Noise.
Visual Impact:	As conditioned, the visual impact is anticipated to be minimal.

5. SEPA Environmental Review

5.1. Pursuant to WAC 197-11-800(6)(b)(i) this proposal is categorically exempt from SEPA Environmental Review.

6. Noticing & Comments

6.1. The Notice of Application was referred to surrounding property owners within 300 ft. (excluding 60' of right-of-way), jurisdictional agencies and departments of the County. These agencies and surrounding property owners were notified on December 02, 2025 with comments due December 18, 2025. Agency comments are considered in the staff report and, when appropriate, associated recommended Conditions of Approval.

6.2. The following is a list of Agencies who received notice and the date comments were received:

Agencies Notified	Response Date	Nature of Comment
Chelan County Fire Marshal	December 11, 2025 December 22, 2025	Shall conform with International Fire Code, & Fire Life & Safety inspection passed.
Chelan County Building Official	No Comment	
Chelan County Public Works	No Comment	
Chelan County PUD	No Comment	
WA Dept. of Ecology	No Comment	
WA Dept. of Archaeology and Historic Preservation	No Comment	
Yakama Nation	No Comment	
Chelan-Douglas Health District	December 05, 2025	Septic System inspection required

Agencies Notified	Response Date	Nature of Comment
Department of Natural Resources	No Comment	
Link Transit	No Comment	
Confederated Tribes of Colville	No Comment	
Wenatchee Valley Fire District	No Comment	
Washington Dept. of Fish and Wildlife	December 09, 2025	No Comment

6.3. Public Comments were received from the following (Exhibit B)

6.3.1.JW – December 07, 2025

6.3.2.Kerry Lease – December 10, 2025

7. Application & Public Hearing Notice Compliance

Application Submitted:	November 18, 2025
Determination of Completeness issued:	November 26, 2025
Notice of Application:	December 04, 2025
Notice of Public Hearing:	January 24, 2025
Public Hearing:	February 04, 2025

8. The Hearing Examiner will issue a decision within 10 working days from the close of the hearing. This decision will have a 21 day appeal period.

9. Chelan County Comprehensive Plan

9.1. The proposed development is located in the Rural Residential/Resource 5 (RR5) zoning and therefore reviewed under the Rural Element of the Comprehensive Plan.

9.2. Rural Element, Chapter 3, section I (C) states that *Rural character refers to the patterns of land use and development established by a county in the rural element of its comprehensive plan:*

9.2.1.*In which open space, the natural landscape, and vegetation predominate over the built environment;*

9.2.2.*That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas*

9.2.3.*That provide visual landscapes that are traditionally found in rural areas and communities;*

9.2.4.*That generally do not require the extension of urban governmental services; and*

CUP2025-306

Jammerman

Page 4 of 12

9.2.5. *That are consistent with the protection of natural surface water flows and ground water and surface water recharge and discharge areas.*

- 9.3. Uses appropriate for the RR5 zoning district, identified in the Comprehensive Plan, include *open space; residential; agriculture; and forestry. Additional uses may be considered with supplemental provisions. These provisions shall address performance standards, impacts to the surrounding area, and be consistent with the goals and policies of the comprehensive plan. Such uses may include: natural resource support facilities and services; mineral resource activities; intensification of existing development or new development of small scale recreational or tourist uses that rely on a rural location or setting but that do not include a new residential component; intensification of development on lots containing existing isolated nonresidential uses or new development of isolated cottage industries and isolated small-scale businesses that are not principally designed to serve the existing and projected rural population and nonresidential uses, but do provide job opportunities for rural residents; home occupations; bed and breakfasts; and community facilities.*
- 9.4. Other applicable Goals of the Chelan County Comprehensive Plan include:
- 9.4.1. GOAL LU 12: Encourage development and maintenance of recreational facilities and opportunities to meet the needs of residents and visitors.
 - 9.4.2. GOAL RE 1: Maintain a balance between human uses and the natural environment in rural areas of the County.
 - 9.4.3. GOAL ED 2: Encourage the retention and growth of recreational and tourist-based industries consistent with the comprehensive plan.
 - 9.4.4. **Finding of Fact:** The Home-Based Business is subordinate to the primary use of the premises as a legally established single-family dwelling unit.
 - 9.4.5. **Conclusion:** The Home-Based Business is consistent with the Comprehensive Plan Rural, Land Use, Resource, and Economic Development Elements of the Comprehensive Plan.

10. Chelan County Code

10.1. CCC Section 11.98.960 Home-Based Business

- 10.1.1. "Home-based business" means a limited-scale contracting, service, or fabrication business operating from an established residence or residential accessory building where the business is subordinate to the primary use of the premises as a residence occupied by the operator.

10.2. CCC Section 11.12.010: Permitted, accessory and conditional uses

- 10.2.1. The proposed project is located in the RR5 zoning district of Chelan County. According to CCC Section 11.04.020 District Use Chart, Home-based business require a Conditional Use Permit in the RR5 zoning district.

10.3. Chelan County Code 11.12.020 Standards

- 10.3.1. All development in this zone shall meet the applicable provisions of the Chelan County Code, including without limitation the following:
 - 10.3.1.1. (1) Minimum lot size: 5 acres, which measures to include ten percent of the adjoining public rights-of-way.
 - 10.3.1.2. (2) Minimum lot width: one hundred feet at the front building line.
 - 10.3.1.3. (3) Maximum building height: thirty-five feet.
 - 10.3.1.4. (4) Maximum Lot Coverage. Buildings and structures shall not occupy more than thirty-five percent of the lot area.
 - 10.3.1.5. (5) Minimum Setback Distances.
 - 10.3.1.5.1. Front yard: 25 ft. from the front property line or 55 ft. from the street centerline, whichever is greater.

10.3.1.5.2. Rear yard: 20 ft. from the rear property line

10.3.1.5.3. Side yard: 5 ft. from the side property line.

10.3.1.5.4. **Finding of Fact:** The existing structures meet all dimensional standards in the RR5 zoning district.

10.3.1.5.5. **Conclusion:** Setbacks and lot standards for any additional structures would be reviewed at the time of building permit submittal.

10.3.1.6. (6) Off-street parking requirements in this district shall be as follows:

10.3.1.6.1. (A) Two spaces per single-family dwelling

10.3.1.6.2. (B) Off-street parking and loading shall be provided as prescribed in Chapter 11.90 of this title.

10.3.1.6.3. **Finding of Fact:** Pursuant to the site plan and narrative, the applicant is proposing two additional parking spots to accommodate the maximum of 2 clients.

10.3.1.6.4. **Conclusion:** Pursuant to CCC Section 11.90.070 1 space per 300 sq. ft. of floor area is required. The home-based business is only 360 sq. ft. of floor space. Off-street parking requirements are satisfied as proposed.

10.3.1.7. (7) Landscape standards shall be provided as prescribed in CCC Chapter 15.50, Development Standards, as amended.

10.3.1.7.1. **Finding of Fact:** The proposed home-based business is subordinate to the legally established Single-family dwelling unit. Pursuant to 15.50.020(2)(E) the proposal is exempt from landscaping standards

10.3.1.7.2. **Conclusion:** CCC 15.50 does not apply to this proposal as the home-based business will be an accessory use to the single-family dwelling unit.

10.4. **Chelan County Code, Section 11.93.040, Conditional Use Permit Criteria**

10.4.1. A conditional use permit may be approved only if all of the following review criteria and any special criteria listed in this chapter are met:

10.4.2. All criteria required for a specific use by this chapter can be satisfied.

10.4.2.1. **Finding of Fact:** Criteria for Home-based business have been addressed below.

10.4.2.2. **Conclusion:** Based on review of the application materials submitted, the criteria for a Home-based business could be satisfied.

10.4.3. The design standards of the zoning district within which the lot is located, critical area regulations, and all other applicable development standards and regulations can be met.

10.4.3.1. **Finding of Fact:** The subject property is located in the RR5 zoning district, which allows for Home-based businesses as a Conditional Use. The proposal is exempt from critical areas review.

10.4.3.2. **Conclusion:** As conditioned, the proposed development would meet applicable zoning and critical areas regulations.

10.4.4. Compatibility with the adjacent uses and the protection of the character of the surrounding area.

10.4.4.1. **Finding of Fact:** The proposed development fits with the rural character of the surrounding area as it will be operated out of the existing single-family dwelling unit. The adjacent properties are large lot single family residence. The activities onsite would take place during normal business hours and create minimal noise and disturbance.

- 10.4.4.2. **Conclusion:** As conditioned, the proposed development would be compatible with the character of the surrounding area.
- 10.4.5. Detrimental impacts on the natural environment and productive use of surrounding natural resource lands can be mitigated or avoided.
- 10.4.5.1. **Finding of Fact:** The proposed development will take place within the legally established existing single family dwelling unit. There will be no impact on the natural environment and productive use of surrounding natural resource lands.
- 10.4.5.2. **Conclusion:** As conditioned, the use will not be detrimental to the natural environment or the productive use of resource lands.
- 10.4.6. No conditional use permit shall be issued without a written finding that: a) After adequate opportunity for review and comment, all providers of water, sewage disposal, schools, and fire/police protection serving the development have issued a letter that adequate capacity exists or arrangements have been made to provide adequate services for the development; b) No county facilities will be reduced below adopted levels of service as a result of the development
- 10.4.6.1. **Finding of Fact:** Chelan County provided a Notice of Application to all providers; received comments are included in the file of record. (Exhibit D)
- 10.4.6.2. **Conclusion:** Through the process of public and agency noticing, opportunity for review and comments were provided for the proposed development. As conditioned, the proposed development would not result in county facilities being reduced below adopted levels of service.
- 10.4.7. The proposed use shall not result in undue adverse impacts affecting the public health, safety and welfare.
- 10.4.7.1. **Findings of Fact:** The home-based business will be subordinate to the primary use of the legally established single-family dwelling unit.
- 10.4.7.2. **Conclusion:** As conditioned, the proposed development is not anticipated to result in an adverse impact on public health, safety and welfare.
- 10.4.8. Adequate provisions have been provided for roads, ingress and egress, stormwater, parking and loading, domestic and irrigation water, sanitary facilities, power, fire protection, and other necessary facilities, improvements or services consistent with the requirements of Titles 11 and 15 of the Chelan County Code.
- 10.4.8.1. **Finding of Fact:**
- 10.4.8.1.1. **Roads, ingress and egress:** The subject property is accessed via private easement (AFN: 2210432) off of E Mountain Brook Ln.
- 10.4.8.1.2. **Stormwater:** The applicant shall comply with CCC Chapter 13.18 for stormwater drainage.
- 10.4.8.1.3. **Parking and Loading:** Off-street parking must comply with CCC Chapter 11.90 regarding off-street parking.
- 10.4.8.1.4. **Domestic and Irrigation Water:** Domestic water is provided by Chelan County PUD.
- 10.4.8.1.5. **Sanitary Facilities:** The existing single-family residence has an on-site septic system. Septic system inspection report is included with the application materials.
- 10.4.8.1.6. **Power:** Power is provided by Chelan County PUD.
- 10.4.8.1.7. **Fire Protection:** The applicant has completed their fire life and safety inspection as required by the Chelan County Fire Marshall.
- 10.4.8.2. **Conclusion:** All necessary facilities, improvements and services are consistent or could be conditioned per the requirements of Titles 11, 13 and 15 of the Chelan County Code.

- 10.4.9. Noise, light, heat, steam, erosion, water quality, glare, odors, air pollution, smoke, wastes, dust, vibration, electrical disturbance, physical hazards and related impacts on adjacent properties and to the vicinity can be mitigated or avoided.
- 10.4.9.1. **Finding of Fact:** Based on the application materials, the applicant has indicated that operations on the subject property would not impact adjacent properties in the vicinity with noise, light, heat, steam, erosion, water quality, glare, odors, air pollution, smoke, wastes, dust, vibration, electrical disturbance, physical hazards, or any other related impacts.
- 10.4.9.2. **Conclusion:** Based on the above facts, noise, light, heat, steam, erosion, water quality, glare, odors, air pollution, smoke, wastes, dust, vibration, electrical disturbance, physical hazards and related impacts on adjacent properties can be avoided or mitigated as conditioned.
- 10.4.10. The granting of the proposed conditional use permit is consistent and compatible with the intent, goals, objectives and policies of the comprehensive plan, and any implementing regulation.
- 10.4.10.1. **Finding of Fact:** The proposed home-based business would be consistent with the goals and policies of the Comprehensive Plan.
- 10.4.10.2. **Conclusion:** The project is consistent with the Chelan County Comprehensive Plan.
- 10.5. **Chelan County Code, Section 11.93.195 Home-based business**
- 10.5.1. The following minimum criteria shall apply to Home-based businesses:
- 10.5.1.1. *Not over fifty percent of the entire floor area of the residence is to be used for the home-based business.*
- 10.5.1.1.1. **Finding of Fact:** The existing residence floor space is 2,595 sq. ft. pursuant to the finished building permit (BP160437). The proposed floor area of the home-based business is 360 sq. ft.
- 10.5.1.1.2. **Conclusion:** The proposed home-based business does not exceed the 50% allowed floor space.
- 10.5.1.2. *Office space for the home-based business may be located in an accessory structure.*
- 10.5.1.2.1. **Finding of Fact:** No office space, or accessory structure is proposed.
- 10.5.1.2.2. **Conclusion:** Based on the application materials, this would not apply to the proposed development.
- 10.5.1.3. *The residential character of the building shall be maintained and the business shall be conducted in such a manner as not to give an outside appearance of a business.*
- 10.5.1.3.1. **Findings of Fact:** The applicant does not propose any physical improvements to the structure, landscaping, site access, or utilities.
- 10.5.1.3.2. **Conclusion:** As conditioned, the residential character of the building will be maintained.
- 10.5.1.4. *Signage shall be in accordance with Chapter 11.92*
- 10.5.1.4.1. **Finding of Fact:** No new signage is currently proposed with the development
- 10.5.1.4.2. **Conclusion:** As conditioned, the proposed development would meet Chelan County Chapter 11.92
- 10.5.1.5. *No retail activities are allowed on the premises.*
- 10.5.1.5.1. **Finding of Fact:** No retail activity is proposed with the development.
- 10.5.1.5.2. **Conclusion:** As conditioned, the proposed development will meet this criteria.

- 10.5.1.6. *Maximum environmental noise levels shall be in accordance with the provisions of Chapter 173-60 WAC, Maximum Environmental Noise Levels, at the property line.*
- 10.5.1.6.1. **Finding of Fact:** The home-based business will be operated indoors; no amplified music is proposed with this development.
- 10.5.1.6.2. **Conclusion:** Based on the application, the proposed development would not produce excessive noise.
- 10.5.1.7. *Employee parking outside (outside of the immediate family shall be limited to two employee vehicles and shall be behind the front yard setback line.*
- 10.5.1.7.1. **Finding of Fact:** No additional employees are included with the proposal and will be limited to the two residential owners.
- 10.5.1.7.2. **Conclusion:** As conditioned, the proposal meets the off-street parking requirements set forth in Chapter 11.90 of the Chelan County Code.
- 10.5.1.8. *All equipment and materials stored overnight shall be stored behind the front yard setback line and if practical should be stored in such a manner as to not be visible from any public right-of-way or from adjacent parcels.*
- 10.5.1.8.1. **Finding of Fact:** All equipment and materials will be stored in the existing residence.
- 10.5.1.8.2. **Conclusion:** As proposed, the development meets the equipment and materials storage requirement.
- 10.5.1.9. *The equipment or materials storage area must be located at least fifty feet from any existing adjacent residence.*
- 10.5.1.9.1. **Finding of Fact:** All equipment and materials will be stored in the existing residence.
- 10.5.1.9.2. **Conclusion:** As proposed, the development meets the equipment and material storage requirement.
- 10.5.1.10. *Storage of equipment is limited to not more than four pieces of equipment including not more than one each of the following types: backhoe, flatbed trailer, two-cubic-yard loader, tree spade, dump trucks no larger than ten cubic yards, trucks up to thirty -six thousand GVW or automobiles. Storage of equipment that requires transport via flatbed semi-trucks is not allowed.*
- 10.5.1.10.1. **Finding of Fact:** All equipment and materials will be stored in the existing residence.
- 10.5.1.10.2. **Conclusion:** As proposed, the development meets the equipment storage requirement.
- 10.5.1.11. *Business operations include movement of equipment shall be permitted only between the hours of six a.m. to eight p.m., Monday through Saturday, unless the hearing examiner determines that no nuisance exists, or that unusual circumstances are present.*
- 10.5.1.11.1. **Finding of Fact:** Hours of operation for the home-based business are Monday through Saturday, six a.m. to eight p.m.
- 10.5.1.11.2. **Conclusion:** The proposed, the hours of operation for the home based business meet the hours of business operation as outlined in the Chelan County Code.
- 10.5.1.12. *No more than two employees outside of the resident family may be employed and working on the premises at one time.*
- 10.5.1.12.1. **Finding of Fact:** Employees are limited to the two residential owners.

10.5.1.12.2. **Conclusion:** As conditioned, and proposed the home-based business meets the additional employee requirements outline in CCC 11.93.195.

11. An open record public hearing was held, after legal notice, on February 4, 2026.
12. Appearing and testifying was Linda Jammerman. Ms. Jammerman testified that she was an agent authorized to appear and speak on behalf of the property owner and applicant. She testified that she had reviewed the staff report and agreed with all of the conditions contained therein. She also stated that she had reviewed the proposed conditions of approval and had no objection to any of those.
13. No member of the public testified at the hearing.
14. The following exhibits were admitted into the record:
 - 14.1. Ex. A Application Materials
 - 14.2. Ex. B Fire Marshal Letter Dated December 11, 2025;
 - 14.3. Ex. C Chelan-Douglas Health District Letter dated December 05, 2025
 - 14.4. Ex. D Public & Agency Comments
 - 14.5. Ex. E Staff Report;
 - 14.6. Ex. F Remainder of Planning Staff File.
15. The Chelan County Hearing Examiner considered all evidence within the record in rendering this decision.
16. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

II. CONCLUSIONS OF LAW

1. The Hearing Examiner has been granted the authority to render this decision.
2. As conditioned, this application is consistent with the Chelan county Code and Chelan County Comprehensive Plan.
3. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

III. DECISION

Based on the above Findings of Fact and Conclusions of Law, CUP2025-306 is hereby **APPROVED** subject to the following Conditions of Approval.

IV. CONDITIONS OF APPROVAL

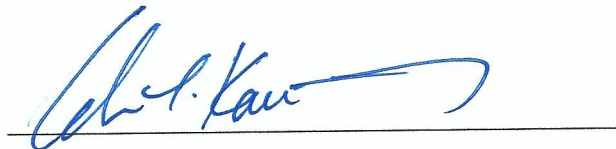
All conditions imposed by this decision shall be binding on the applicant, which includes the owner or owners of the properties, heirs, assigns, and successors.

1. Pursuant to CCC Chapter 11.93.080, the granting of a conditional use permit and the conditions set forth runs with the land; compliance with the conditional use permit is the responsibility of the current owner of the property, whether that is the applicant or a successor.

2. Pursuant to CCC Chapter 11.93.040(10), the final Conditional Use Permit shall be in conformance with the submitted application of record, including site plans in Exhibit A or as amended by this decision.
3. The applicant shall adhere to Conditions of Approval from the Fire Marshal, dated May 7, 2023 (Exhibit B).
4. The applicant shall adhere to conditions of approval from Chelan-Douglas Health District, dated December 05, 2025. (Exhibit C)
5. Pursuant to CCC Section 11.93.130(2), at least 3 additional parking spaces shall be provided for the home-based business. The existing residence was permitted with a garage that maintains the required parking for the Single-family dwelling unit. The applicant is proposing 3 additional spaces for a total of 5 off-street parking spaces. The applicant shall be required to show the dimensions and type of materials proposed for the parking area(s). Prior to commencement of activities, the applicant shall provide Chelan County Public Works with a parking area, type of surface material proposed for the parking lot, number of parking spaces, and general parking schematic of the proposed area.
6. The home-based business must comply with all criteria and conditions as outlined in CCC section 11.93.195.
7. Pursuant to RCW 27.53.020, if the applicant or their agents discover previously unknown historic or archaeological remains/artifacts while conducting the development activities authorized by this application, the applicant/ agent shall immediately notify the appropriate tribal and state representatives and the Chelan County Department of Community Development of the finding for local, state and tribal coordination. If any Native American grave sites or archaeological resources are discovered or excavated, work shall stop immediately.
8. Pursuant to Chelan County Code Section 11.93.110, a conditional use permit shall become void if not acted upon, including but not limited to submitting a building permit or the placement of all infrastructure, within three years after approval or such other time period as established by the Hearing Examiner. The applicant may request a one-year extension, to be reviewed administratively, if the applicant submits a written request with community development thirty days prior to expiration.
9. Pursuant to CCC Section 11.93.090, upon final action of the Hearing Examiner to deny an application for a Conditional Use Permit, the department shall not accept filing of an application for substantially the same matter within one year from the date of the final denial of the application.
10. Pursuant to Chelan County Code Section 11.93.120, action of the Hearing Examiner is final, unless appealed pursuant to the judicial appeal provisions of Title 14 of the Chelan County Code.

Dated this 6 day of February, 2026

CHELAN COUNTY HEARING EXAMINER



Andrew L. Kottkamp

Anyone aggrieved by this decision has twenty-one (21) days from the issuance of this decision, to file an appeal with Chelan County Superior Court, as provided for under the Judicial Review of Land Use Decisions, RCW 36.70C.040(3). The date of issuance is defined by RCW 36.70C.040 (4)(a) as "(t)hree days after a written decision is mailed by the local jurisdiction or, if not mailed, the date on which the local jurisdiction provides notice that a written decision is publicly available" or if this section does not apply, then pursuant to RCW 36.70C.040(3) (c) "...the date the decision is entered into the public record." Anyone considering an appeal of this decision should seek legal advice.

Chelan County Code Section 1.61.130 provides that any aggrieved party or agency may make a written request for reconsideration by the Hearing Examiner within ten (10) days of the filing of the written record of decision. The request for reconsideration shall be submitted to the Community Development Department. Reconsideration of the decision is wholly within the discretion of the Hearing Examiner. If the Hearing Examiner chooses to reconsider, the Hearing Examiner may take such further action deemed proper and may render revised decision within five (5) days after the date of filing of the request for reconsideration. A request for reconsideration is not a prerequisite to filing an appeal under Section 1.61.160.

The complete case file, including findings, conclusions, and conditions of approval (if any) is available for inspection during the open office hours at Chelan County Department of Community Development. Their address is 316 Washington Street, Suite 301, Wenatchee, WA 98801. Their telephone number is (509) 667-6225.