

Peshastin Community Council
Special Meeting
June 2, 2021
Via Zoom videoconference

Council members present: Lauri Malmquist, chair; Doug Clarke, Cheryl Parsley, Patricia Ortiz

Council members absent, excused: Stan Winters, Leticia Vizcaino, Steve Keene

Community members: Thomas Alexander, Derby Canyon Rd.
Kim Smith, North Rd.
Nick Rossi, Larson Rd.
Melissa Rossi, Larson Rd.
Barb Blaisdell, Derby Canyon Rd.
John Roman, Main St.
Allyson Kauffman, Lake St.
Lisa Deaver, School St.
Robert Dodge, Derby Canyon Rd.
Melinda Dodge, Derby Canyon Rd.
Bill Monigold, Derby Canyon Rd.
Patti Monigold, Derby Canyon Rd.
Marcia Smith, Blewett Pass
Dave Wilke, Derby Canyon Rd.
Anita Wilke, Derby Canyon Rd.
Ted Alway, Derby Canyon Rd.

“Lauri M.” Initially signed in but did not identify or introduce themselves, and left the meeting.

Chair Lauri Malmquist called the meeting to order at 7:04 p.m.

She stated the sole purpose of the special meeting is to receive public comments on the Pine Ridge Development application, which will be forwarded to the Chelan County Community Development department as they consider the application. She outlined rules to follow during the meeting.

Introductions took place, with minor difficulties due to connectivity deficits.

Lauri called on participants in order of appearance on her Zoom screen.

Attendants who stated they were present to listen, with no comment at this time: Nick Rossi, Barb Blaisdell and Allyson Kauffman.

Lisa Deaver voiced concern about increased traffic volume with the number and density of housing in the development. She states when school lets out and there is change of shifts at the packing sheds, traffic is very busy, especially affecting the bridge and underpass (she said “trestle”, meaning underpass). She is concerned about safety with too much traffic affecting the ability of volunteer fire fighters to perform their duties. She suggests considering a lot size minimum of half an acre, to decrease the number of residents.

Robert Dodge, speaking for Dodges and Monigolds who were attending together, has similar concerns about traffic. He states the traffic study with the application seems unreliable as it was performed on a weekday between 4 and 6 p.m., with no weekend traffic. He voiced the overall concern that the proposal would have a dramatic impact on Peshastin and would change the culture of the entire community. This raises the question, is this who we want to

be? The development would result in a sudden doubling of the number of houses in the community, and once done there is no turning back.

Melinda Dodge points out there is already a tremendous flow of weekend traffic, with hundreds of cars per day on Derby Canyon Rd., in addition to the cars of residents.

Patti Monigold asks what is the situation for providing water for the proposal, and what is the impact on Peshastin as a whole?

Dave and Anita Wilke have similar concerns about traffic.

Ted Alway who has orchard bordering the proposed development, states he is not opposed to the planned development but has three concerns: 1) the Peshastin UGA requires a 100 foot setback from agricultural activities, which is not marked on the map of proposed development. 2). On the south and north border there is a prescriptive easement for orchard access that must be maintained and 3) The secondary access road marked on the proposal at the southeast corner is only accessed through private property, and those property owners have not been contacted nor have they granted access.

Tom Alexander had very poor phone connection so was unable to articulate concerns other than about having adequate infrastructure for the development.

Marcia Smith reiterated concerns

John Roman who lives on Main St. states there is already a huge amount of traffic, and that safety is a huge issue. He feels the developer needs to be held accountable now, as once development begins it will be too late for change. He is concerned about density. He requests information about submitting comments to the county, and Lauri will give him the information he needs.

Nick Rossi has a working orchard on Larson Rd., and is concerned that spray 12 to 15 times a year, straddle truck traffic, and generally a lot of noise that goes on with farming will be a source of conflict for new residents who may not be accustomed to that. He is concerned about safety with the orchard in close proximity to development, and specifically the dangers with the nearby irrigation ditch being an attraction to children and other trespassers. He states traffic is a big problem, with potential for becoming much worse.

With no further comments, the meeting was closed at 7:48 by Chair Malmquist.

Respectfully submitted,

Patricia Ortiz, Secretary