

Peshastin Community Council  
Special Meeting August 4, 2021  
Peshastin Library Lawn

Council Members Present: Lauri Malmquist, chair; Cheryl Parsley, Patricia Ortiz

Council Members Absent: Steve Keene, Leticia Vizcaino, Doug Clarke, Stan Winters

Community Members Present:

Bob Dodge  
Don Wood  
Ede Daniels  
Patricia Monigold  
Bill Monigold  
Barb Blaisdell  
Denice Scott  
Sheila McKee  
Randy McKee  
Anita Wilke  
Tom Dark  
Richard E. Dodrill  
Kellie Dodrill  
Liz Hemberry  
Ken Hemberry  
Kim Smith  
Diana Johnson  
Jenni McGregor  
Lisa Deaver  
Jill Clevenger  
Greg Clevenger  
Mike Camp  
Ron Pflugrath  
John Romine

The meeting was called to order at 7:02 p.m. by chair Lauri Malmquist.

She explained that the sole purpose of this special meeting is to solicit comments from Peshastin Community members in response to the application by Carnan Bergren for the Pine Ridge proposed planned development on both sides of Larson Road, within zone R-1 of the Peshastin UGA. Comments will be forwarded to the Community Development Department of Chelan County; Lauri urged all community members to forward individual comments as well.

Bob Dodge would like the Council to take a position on this proposal; Lauri responded that the Council has already submitted comments regarding the SEPA for this proposal, and will be submitting a position to the county on the entire project.

Kellie Dodrill states traffic is already a big concern for all parts of town, and especially increased on weekends. She is concerned that this project will make traffic significantly worse.

Rich Dodrill has concern about the water supply for this amount of new building, and asks who will build and pay for increased water needs.

Tom Dark, Larson Road, lives on property adjacent to the proposed development. He has submitted concerns to the county; increased traffic and general infrastructure are major concerns. He believes this project will have tremendous widespread impact. He thinks there were omissions in the traffic impact study, not taking into account the traffic from the warehouses, school and Leavenworth events. If feasible, he would like Peshastin community to undertake its own traffic study.

Anita Wilke, Derby Canyon, has concerns about traffic and infrastructure as well. Specifically she points out the deficiencies of the Burlington Northern underpass, and the poor sight line for traffic coming down Larson Road.

Randy McKee, Derby Canyon, is concerned about traffic, and the effects on the Peshastin bridge that is already a problem. He states the bridge needs to be improved, widened, or an additional bridge constructed. He says at a previous home on Surrey Road outside of Wenatchee that for 10 years there traffic was a nightmare. There was constant concern about evacuation in the event of fire, and now they would face the same situation if this development goes through as planned.

Sheila McKee is also concerned about the ability for fire evacuation; if the one way out was blocked then there is no exit available. She asks if an evacuation plan was addressed in the proposal. In addition she states she lives here for the quiet, and wants to have that quiet maintained.

Denice Scott, Derby Canyon, is also concerned about traffic. With school traffic, there are children walking to and from the school, parents are driving through to pick up and drop off children, there are pedestrians along both sides of the road, and then traffic is added from the packing sheds, both cars and pedestrians.

Barb Blaisdell submitted traffic concern and emergency access concerns to the county. She wants to know who decides what will happen with these issues, and how to find out what is happening with the application process. Lauri directed her to the Community Development web site.

Bill Monigold echoes all the comments to date. He asks what is the next step after this? Lauri responded that the Council will be sending a letter with these comments to the county.

Patti Monigold has fears regarding the lack of emergency egress if needed. She asks if the county is liable if this proposal is approved, and there was subsequent damage or death that happened as a result of having no exit available.

Ede Daniels, Larson Road, has lived here for 50 years. She says we have absorbed a lot of negative spillover from the development of Leavenworth during that time. She says we live here because we want a small town, which would no longer exist if this development goes forward. She asks, can this be done?

Mike Camp asks if open space is allowed within this proposed development. His concerns include the bridge insufficient for traffic, safe egress, water availability, and traffic. With a history of working with the local Habitat for Humanity, he asks if there is any provision for affordable housing in the development. He realizes building and development will likely proceed in some fashion, and there is a great need for housing in this area. This could be beneficial if done in a planned way and well thought out.

Don Wood, business owner, wants to keep the community quiet. He believes existing pressure on orchard businesses locally will be increased. He fears increased light pollution as a result of

this development, and thinks there is already too much light at night. He thinks we who live here all want peace and quiet, and his hope is for safe and slow growth. The bridge is a major concern.

Bob Dodge is impressed by and shares the concerns voiced in previous comments. He has noted technical failings in the application, and has submitted comments to the county. He is concerned that the Community Development department does not pay attention to the cultural change represented by this proposal, which is huge, but just wants to check the boxes on the application. He has represented property rights in the past; the scale and scope of this proposal is his main concern, with the attendant effects on density, traffic, water and sewer. He is deeply concerned about the impact on the entire community, and how it will affect all of us. He predicts it would result in a dramatic change of the culture of Peshastin forever.

Greg Clevenger has lived here since 1979. He has had continued problems with rafters through town, and feels the county has not been able or willing to address these problems. His concerns include the traffic over the bridge and the high traffic of warehouse trucks. He feels that the bridge is not well cared for now, is not cleared of snow for pedestrians in the winter, and that speeding through town is not controlled now, so what will happen with a bigger influx of traffic?

Patti Monigold asks what protection we have from the county now?

Greg Clevenger states the fire department won't be able to respond adequately if this development occurs as planned.

Lisa Deaver states the traffic on School Street is a major problem already, with traffic from the warehouses and the school. Bottlenecks occur at the bridge and the underpass. She understands property owners' rights, but thinks the density as planned is way too much. She thinks the density should be no more than one unit per 1/3 to 1/2 acre. She thinks the entire development is too much.

Jeni McGregor relates an incident during a high traffic time when she was unable to get to Leavenworth to pick up her children from a school event, as it took more than 45 minutes to travel the distance less than 5 miles, and they were left waiting.

Diana Johnson, Ludwig Hill Road resident for 30 years, states she shares all stated concerns, and is "scared to death what is going to happen". She understands there is not adequate water and sewer to serve this large a development.

Kim Smith, North Road, shares concern regarding traffic and noise, and also has concern for the potential of trespassers along the Icicle Irrigation ditch. This is already a problem, but there is potential for being much worse.

Ken Hembery, general manager of Hi-up, states they saw the fire in Pateros, and thinks that could happen here; the Pateros community had more options for fleeing the fire that we have here. After reviewing the traffic study included in the application he thinks it was done at a time when there was less warehouse traffic, and an additional independent traffic study is important. He points out there is not yet a signed agreement with the PUD and the Peshastin Water District, and there is no commitment until that is signed. Both Hi-up and Blue Bird use lots of water, and recently the filling of dump tanks has had to be staggered between the two because of low water levels. They have streamlined operations to use fewer employees, stretched out over time, but if Hi-up wants to expand, they don't want to be prevented from doing that because a big development is hampering their water use. Traffic, water and sewer are major concerns. He points out a recent proposed development in Leavenworth was

denied, and it is not automatic that this one will be approved. He also thinks there may be problems with Icicle Irrigation needing to divide shares among so many different homeowners instead of one orchard owner.

Randy McKee reports that the Cascade School District in Leavenworth was recently told to cut their water use in half, and we need to consider ongoing droughts. Climate change is a factor that is not going away and needs to be considered in any development.

Kellie Dodrill asks what if the wells start drying up? Will we run out of water?

Tom Dark states this proposal is overwhelming due to its size and scope, and the implications for the community. He urges the Community Council to advocate for a more moderate size.

Kellie Dodrill asks what is affordable for housing? She does not think people living here now will be able to afford any of these houses if built as planned.

Mike Camp offers that affordable housing won't happen unless the developer wants it.

John Romine, pastor, thinks this proposal is overwhelming and beyond. He thinks that if this goes on as planned, no one else can do anything with their property, and this reflects greed and is not fair to others. It will impact anyone in the area who owns property. He was on the UV MEND board when the Meadowlark development was in planning stages, and it didn't happen because it was too expensive. He thinks to be affordable prices need to be tied to wages in the area. He says this will be a scar on the hillside, and there is nothing else like it between Leavenworth and Wenatchee.

Ken Hemberry states these will not be affordable housing.

Kellie Dodrill grew up in Chelan, and witnessed huge development there, to the detriment of the community.

Greg Clevenger echoed the concern about how or if it is possible to divide up Icicle Irrigation shares.

Liz Hemberry says the fire in Pateros took 20 minutes to move down from the hill into town, and if there is a fire here, there won't be time to evacuate.

The meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Patricia Ortiz, Secretary