

Peshastin Community Council
Regular meeting
January 19, 2022
Via videoconference

Council members present: Lauri Malmquist, chair; Steve Keene, Cheryl Parsley, Patricia Ortiz

Council members absent, excused: Doug Clarke, Leticia Vizcaino

Guests: Carnan Bergren, Chelan Falls, WA; Mike Link, Bellevue, WA

The meeting was initiated at 7:00 p.m.; the meeting was called to order at 7:14 p.m. after some difficulty with connection.

Chair Lauri Malmquist invited guests Carnan Bergren, developer, and Mike Link, real estate agent to present their statement. They are associates in the Pine Ridge Development proposed for the Peshastin UGA, on land owned by Carnan within the R1 designation of the UGA. They have reviewed comments submitted to Chelan County regarding the proposal and bring a prepared statement that is recorded by Lauri for completeness and detail.

They make the following points:

- 1) increased traffic on Larson Road will not cause problems.
- 2) Carnan testified for SB 5603, Senator Brad Hawkins Highway 2 project, although Carnan does not live on or near Highway 2
- 3) Growth needs to happen for change to happen
- 4) Selling orchard property for development there is no reason new owner can't co-exist with orchard
- 5) Pine Ridge Development proposal exceeds County requirements on many points
- 6) Developers are "Peshastin natives" and "want to help out"

Steve pointed out the significant increase in vehicle trips per day through the Burlington Northern underpass; Carnan stated the development would likely only contribute an additional 400 trips per day there, and that "traffic is no big deal"

Steve mentioned the concern of poor water drainage under the BN underpass; Carnan states he asked the county about this and received no response. Mike states the design of the development includes water features and there would be no effect on drainage downhill from it.

Lauri reported there is concern on the part of the council that the traffic study included in the application for the development does not accurately reflect Peshastin traffic patterns. It is erroneous because the county used a standard format which does not take into account the traffic particular to the Peshastin area.

Mike states there were similar comments with the development on the North Road, and there was no traffic impact from that.

Carnan states the traffic is a problem along all of Highway 2, and that there are solutions.

Lauri points out that the proposal is for 134 units, which can be single family residences, duplexes, and condominiums, which would result in increasing density and therefore traffic over what would be expected from single family residences only. She suggests deleting any reference to short term rentals in the proposal, since they are clearly not allowed within the Peshastin UGA residential zones.

Carnan states there has been discussion about affordability, which requires increased density. He states if he were to sell the property to another developer they would do what they please.

Steve asked Carnan what he wants from the Council. Carnan states they want to give people the opportunity to ask questions. He says the community should push the county to “fix the underpass” and that “nothing is going to happen until the council gets involved”. Mike states the applications doesn’t do justice to their plans. He states the community needs to trust them that they will “do right for Peshastin”.

Carnan and Mike left the meeting at 7:55 p.m.

Steve reports that Keith Goehner is sponsoring a bill in the state legislature to allow development and use of utilities outside cities and UGAs in the state, in direct opposition to the Growth Management Act. The council will need to monitor activity on this and provide an opinion if needed.

Lauri states the Council also needs to follow the Hawkins bill on Highway 2 and provide input there as well.

There has been continued upheaval and employee turnover at the county Community Development department, which directly affects any proposed developments in the area. It was suggested the council invite Commissioner Bob Bugert to a council meeting, regular or special, to give us an update, with implications for the Peshastin area.

Steve moved acceptance of minutes for meetings of November 17, 2021 and December 15, 2021; Tricia seconded motion and it passed unanimously.

Cheryl provided treasurer’s report: bank balance of \$584.11

The Council continues to look for prospective new members; none are currently identified.

Steve reports no new updates from the Peshastin Water District.

Regarding the recent heavy snowstorm when the Governor proclaimed a county emergency for Chelan County and the Leavenworth mayor declared an emergency for the city, Lauri asked about being included for services. Steve spoke with Leavenworth city officials, county officials, was referred to Rep. Schrier’s office, then referred to Chelan County Emergency Management but received no answers. The Sheriff’s office contacted the Peshastin Water District about clearing fire hydrants for safety. Tricia pointed out that there is still no safe passage for pedestrians across the Peshastin bridge or under the underpass due to snow. She will contact Public Works to ask if this can be cleared.

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

The next meeting will be Wednesday February 16, 2022 at 7:00 p.m.

Respectfully submitted,

Patricia Ortiz, Secretary