

Peshastin Community Council
Minutes of Regular Meeting
March 16, 2022
In person at Peshastin Library and via videoconference

Council members present: Lauri Malmquist, chair; Devera Sharp, Steve Keene, Patricia Ortiz

Council members absent, excused: Doug Clarke, Cheryl Parsley, Leticia Vizcaino

Community members present: Ken Hemberry, Liz Hemberry, Melissa Reuter, Barb Blaisdell, John Romine, all of Peshastin; Clare Morrison, Peshastin Librarian

Rachel Mathena-Darlington, Human Resources from Blue Bird, for Ron Gonsalves, via videoconference

The meeting was called to order at 7:00 p.m. by chair Lauri Malmquist; attendees were introduced.

Library report by Clare Morrison:

Current offerings at the library include:

- 1) a new best sellers section, available on site
- 2) free Covid tests
- 3) new outdoor activities planned for spring
- 4) nature walks planned on the mill site
- 5) request for community input for summer activities
- 6) ongoing teen writing competition

Clare left the meeting following her report.

Old Business:

Proposed Pine Ridge Development update

Lauri reports that Nick and Melissa Rossi of Issaquah, who own property on Larson Road, have retained a lawyer to review the application currently before the county. Concerns include the lack of detail in the SEPA section, inadequate attention to traffic implications, and lack of detail regarding infrastructure (domestic and irrigation water, storm water drainage, sewage system).

John Romine voiced concern about this development not allowing others to have future development option. He had questions about the zoning in the development and was referred to the Peshastin UGA document and the Chelan county code.

Ken Hemberry reported an instance of development on Titus Road in Leavenworth in which the county allowed a variance to override the required 100 foot setback of building from the property line with agricultural property, with the concern that this could set a precedent for this development.

Lauri reports on Friends of Leavenworth recent discussion of the development on Pine St. in Leavenworth and the Widener development behind the Safeway in Leavenworth, both of which have problems with storm water drainage that are affecting property owners and adjacent properties. This points to the need to have detailed plans for storm water drainage for Pine Ridge.

Steve states that potential contamination of ground water for the Peshastin Water District water table needs to be addressed in the application.

Devera states that reading through the application there is a striking lack of details on many points, stating that these will be addressed after approval, which may result in these issues never being dealt with.

In response to questions, Steve states that the developer must do all water and sewer upgrades at their expense. There has also been discrepancy in the number of Effective Residential Units (ERU) stated in various parts of the application, and this needs to be specific in order to complete an availability report.

The Chelan county hearings examiner has scheduled a hearing on the SEPA determination only for 9 a.m. July 8, 2022, which will last up to 4 hours. There will be specific witnesses, the public can observe, but no other testimony will be taken.

On July 11, 2022 at 9 a.m. there will follow a hearing on the permit application, which will include public comment. Any comments regarding all aspects of the application can be forwarded to the county Community Development department, as well as to the Rossis, by June 27, 2022. A final decision on the application will be determined within 10 working days of August 9, 2022.

County Commissioner Bob Bugert will hold a community meeting on Thursday March 31, 2022 from 6 to 8 p.m. at Barn Beach or on Zoom. The agenda items for discussion include a white water park at the Dryden dam, Chelan County multimodal pathways plan, and STR update. We may consider a request to add Pine Ridge Development to the agenda. In any case, this is an opportunity for community input into these issues.

Melissa Reuter states she has been in contact with Link Transit regarding the new schedules which include discontinuing access to Peshastin. Link reportedly does not want to use the Peshastin bridge. Devera has read state ratings for bridges, and notes that in the last ten years the rating for the Peshastin bridge has gone from unsatisfactory to satisfactory.

John Romine notes that in discussions of “affordable” housing, “affordable” needs definition.

Tricia reports that UVMEND has made housing a priority, and will contact the executive director to come to the council with a presentation about future plans for affordable housing.

Steve notes that as many details as possible need to be in place for Pine Ridge development, as this will be even more important in the event that the property is sold to outside investors.

Rachel Mathena-Darlington says that Blue Bird wrote a letter to Community Development in March with concerns about traffic, domestic water and waste water. She states Blue Bird and Hi-up are in agreement that these issues need to be addressed, and the development needs to take into consideration long and short term needs of all in the community.

Following this discussion, all community members except Melissa Reuter left the meeting at 8:01 p.m.

Old Business

The minutes of the January 19, 2022 meeting were read; motion by Steve to approve, second by Devera; motion passed unanimously.

The minutes of February 16, 2022 meeting were read; motion by Devera to approve, second by Tricia; motions passes unanimously.

New Business

1)Melissa stated her opinion that these issues that come before the council need more widespread dissemination. Discussion followed regarding options for this, such as Wenatchee World, NCW Life, NPR, Seattle Times. No action was taken.

2)Election of officers

Motion by Steve to accept slate of officers unchanged from last year: Chair, Lauri Malmquist; treasurer Cheryl Parsley; secretary Patricia Ortiz. Second by Tricia; motion passed unanimously.

3) Leticia has resigned from the council as of today, leaving a vacancy through the end of her term December 2026. Discussion was held regarding filling the vacancy.

4). Discussion held about the time and date for regular council meetings, currently held the third Wednesday of the month at 7:00 p.m. For now we will continue with this date, with a trial of meeting time 6:30 p.m.

5). Kids and pets parade will resume this year, June 4, 2022.
Lauri offers to lead planning for the event.

6) Devera reports increased incidents at the river access on the end of School St., with increased vandalism. The sheriff has been contacted on several occasions, but it would be helpful for more people to be aware of this and call the sheriff with any concerns.

The meeting was adjourned at 8:45 p.m.

The next meeting will be April 20, 2022 at 6:30 p.m., at the Peshastin Library, with online option.

Respectfully submitted,

Patricia Ortiz, Secretary