

Peshastin Community Council
Regular Meeting
April 15, 2026 7:00PM

Peshastin Library

Council members present: Jessica Mahugh, Chair; Nick Wood, Treasurer; Doug Clark; Kelly Carter; Emerson Peek, Secretary

Guests: Shon Smith, Chelan County Commissioner; Deanna Walter, Director of Chelan County Community Development; Kristian Winston, UVPRSA rep; Melissa Reuter, Community Member

1. Chair Jessica Mahugh called the meeting to order at 7:02 PM
2. Nick made a motion to approve 3/18/26 regular meeting minutes. Motion was seconded and passed unanimously.
3. Updates from Shon Smith:
 - a. UVPRSA + City of Leavenworth have a goal of increasing funding for the proposed community center at the old Osborn Elementary location. One part includes a proposed Public Facilities District that would function similar to the Town Toyota Center: tax dollars in, bond against them; must have a certain amount of debt to be able to get bond.
 - b. The community center project is estimated at \$15–25 million.
 - c. Previous surveys and comments from Peshastin residents show mixed support in Peshastin (one Peshastin district 46% for, another 57% for). Concern was raised that Peshastin residents feel underrepresented, with decisions perceived as being driven by Leavenworth.
 - d. MRSC was asked about the process for leaving a PRSA — it is uncommon and likely requires legal counsel.
 - e. The council agreed more information is needed. Action item: Emerson to draft a letter inviting City of Leavenworth representatives (including the new tourism manager) to the June meeting; letter to be reviewed by PCC at May meeting.
4. Updates from Deanna Walter:
 - a. Urban Growth Area
 - i. Peshastin's population allocation is currently at zero, limiting UGA expansion. Deanna adjusted it upward to zero from a negative number.
 - ii. New state legislation allows "UGA swaps" — stagnant areas can trade acreage with high-pressure areas on a contiguous, acre-for-acre basis.
 - iii. Comprehensive plan amendments (site-specific and zoning changes) are allowed once per year, with a March 1 deadline.
 - iv. The Gobel/Mill Yard property falls within the UGA and may not require rezoning, though infrastructure accommodations (roads, utilities) may be needed.
 - b. Agricultural, timber, residential zoning
 - i. Current agricultural zoning locks farmers into land valued at ~\$10,000/acre, which residents feel doesn't reflect actual crop income (~\$127/acre).
 - ii. Timber designation is an option (minimum 5 acres, requires a management plan; lowest rate ~\$36/acre), but converting agricultural land is a significant process.
 - iii. New middle housing legislation requires any zone allowing single-family homes to also permit up to a fourplex and two ADUs.

- iv. Council may consider inviting Keith Goener to a future meeting to discuss agricultural land issues.
 - v. Recommended contact for more information: Erin Fonville at Assessor's Office, has forestry background
- 5. Library Notes:
 - a. Sensory Storytime
 - b. Bookbinding
 - c. Can we start posting to
- 6. Treasurer's Report
 - a. No changes
- 7. Old Business
 - a. All council members have completed required MRSC training.
 - b. Google Drive being set up by Kelly for shared document access. Minutes to be added by Emerson.
 - c. Email outreach: Nick will use Sender (free platform, up to 15,000 emails) for community communications. Idea floated to canvas door-to-door for email list sign-ups.
 - d. Website and social media: working toward posting events and flyers online; Kelly, Emerson, and Jessica to share social media responsibilities.
 - e. Doug to give Memorial Hall key to Mark.
 - f. Peshastin Clean Up happening April 25, 9am. Start at Peshastin Market.
 - g. Pet Parade
 - i. Distribute informational flyers to Sonya (CSD) and Claire (library).
- 8. Motion to adjourn, seconded, meeting adjourned at 9:04PM