



## **Chelan County Planning Commission**

Chair: Jordan McDevitt

Vice Chair: Vicki Malloy

Commissioners District 1: Vicki Malloy, Aaron Young, Ryan Kelso

Commissioners District 2: Jim Newberry, Randy Baldwin, Jordan McDevitt

Commissioners District 3: Carl Blum, Pat Hammersmith, Greg Becker

### **Meeting Agenda**

Monday, December 9, 2019 at 6:00 P.M.

Chelan County Administration Building, Room 1

400 Douglas Street, Wenatchee, WA

**I. Call Meeting to Order**

**II. Administrative**

A. Review/Approval of Minutes from November 20, 2019

**III. Public Comment Period**

Comment for any matters not identified on the agenda (limit 3 minutes per person)

**IV. Old Business**

A. Hearing for CPA 2019-001 Riverstone Ranch Comprehensive Plan Map Amendment

B. Hearing for CPA 2019-004 Capital Improvement Plan Amendment

**V. New Business**

**VI. Discussion, at the Chair's discretion**

**VII. Adjournment**

Materials available on the Community Development website

**Next Meeting:** January 22, 2020 at 6:00 P.M.

All Planning Commission meetings and hearings are open to the public.

***Chelan County Community Development***

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# **CHELAN COUNTY PLANNING COMMISSION MINUTES**

Chelan County Special Meeting  
Chelan County Administration Building, Room 1  
400 Douglas Street  
Wenatchee, WA 98801

Date: November 20, 2019  
Called to Order: 6:00 PM

## **CALL TO ORDER**

Meeting was called to order at 6:00 pm by Chairman Jordan McDevitt.

## **COMMISSIONER PRESENT/ABSENT**

Jim Newberry	Present		
Randy Baldwin	Present	Carl Blum	Present
Pat Hammersmith	Present	Aaron Young	Present
Ryan Kelso	Present		
Jordan McDevitt	Present		

## **STAFF PRESENT**

Dave Kuhl, Director  
Kirsten Larsen, Planning Manager  
Emily Morgan, Planner II  
Jamie Strother, Planner  
Lisa Ogle, Permit Clerk  
Mike Kaputa, Natural Resources Director

## **PUBLIC PRESENT**

Seth Ellis  
Marty Fallon  
Bob Fallon  
Brian Bjorklund  
Duane Goehner  
Kathy Blum

## **APPROVAL OF OCTOBER 23, 2019 MINUTES**

Upon motion and second by Commissioners Blum and Kelso, the Commission unanimously approves the minutes.

**PUBLIC HEARING ITEMS:**

**Hearing for PBRs 19-002 for Open Space classification pursuant to the Public Benefit Rating System**

Chairman Jordan McDevitt opens public hearing and closes public hearing.

Planner Strother discusses the application and details and presents to the Planning Commission. Commissioner Blum asks about the taxation and process.

**MOTION:**

Upon motion and second by Commissioners Young and Kelso for approval of PBRs 2019-002, the Commissioners unanimously approve.

**Hearing for CPA 2019-001 Riverstone Ranch Comprehensive Plan Amendment**

Chairman Jordan McDevitt excuses himself from this discussion, and is not to be involved with the process.

Commissioner Young takes over as acting Chairman.

Planner Morgan discusses the application and details and presents to the Planning Commission, she explains that it may not be defined by a parcel by parcel basis.

Commissioner Blum asks what planning department will be doing on this matter.

Kirsten Larsen, Planning Manager addresses the Commission and its concerns.

Commissioner Blum asks Planner Morgan more questions in regards to agriculture zoning.

Commissioner Young opens public hearing.

Robert Fallon, 12275 Village View Drive, Leavenworth – Friends of Leavenworth – object – has letter that is submitting in support of the objection.

Duane Goehner, 11670 Riverbend Drive, Leavenworth address the Commission and addresses his concerns.

Commissioner Young closes the public hearing.

Commissioner Newberry asks Planner Morgan question in regards to “spot” zoning.

**MOTION:**

Continuance upon motion and second by Commissioners Kelso and Blum for CPA 2019-001, the Commissioners unanimously approve.

## **Hearing for CPA 2019-002 Bjorklund Comprehensive Plan Map Amendment**

Chairman Jordan McDevitt opens public hearing.

Applicant, Brian Bjorklund, 6201 Tigner Road, Cashmere speaks to Commissioners and the concerns regarding the current zoning.

Planner Morgan discusses the application and details and presents to the Planning Commission.

### **MOTION:**

Upon motion and second by Commissioners Kelso and Young for approval of CPA 2019-002, the Commissioners unanimously approve.

### **MOTION:**

Upon motion and second by Commissioners Young and Newberry, the Commissioners unanimously withdraw the above motion and make new motion.

### **MOTION:**

Upon motion and second by Commissioners and Newberry and Young and approval of CPA 2019-002, the Commissioners unanimously approve per findings and conclusions of the staff report.

## **Hearing for CPA 2019-004 Capital Improvement Plan Amendment**

Chairman Jordan McDevitt opens the discussion among the Commissioners.

Planning Manager Larsen presents to the Commission the details of CPA2019-004.

Mike Kaputa, Director of Chelan County Natural Resources, 411 Washington Street, Wenatchee addresses the Commission.

Planning Manager Larsen addresses the Commission and answers any further questions.

Commissioner Young feels it is best to move forward with no action at tonight's meeting and wait until the next meeting. Commissioner Blum agrees.

### **MOTION:**

Continuance upon motion and second by Commissioners Young and Hammersmith CPA 2019-004, the Commissioners unanimously approve to continue at next meeting.

Planning Manager Kirsten Larsen address the Commission and asks about a December 2019 Planning Commission meeting. There was discussion among the members as to availability. It was decided that December 11, 2019 would be the best date for all.

### **MOTION:**

Upon motion and second by Commissioners McDevitt and Blum, the Commission unanimously agreed to approve the December 11<sup>th</sup>, 2019 Planning Commission Meeting.

Commissioner Blum asks about the noticing timelines.

**MOTION:**

Upon motion and second by Commissioners Young and Blum, the Commission unanimously agreed to undo the previous motion regarding the December 11<sup>th</sup>, 2019.

The Planning Commission will hold its next meeting January 22, 2020 at 6:00 pm.

**ADJOURNMENT**

**MOTION:**

Upon motion and second by Commissioners Blum and Kelso, the Commission unanimously agreed to adjourn the meeting at 7:17 PM.

2020-2025 CHELAN COUNTY CAPITAL IMPROVEMENT PLAN						
YEAR	2020	2021	2022	2023	2024	2025
<b>CASHMERE DRYDEN AIRPORT</b>						
<b>Uses of Funds</b>						
Reconstruct taxi lane	0	0	0	0	0	250,000
Relocate entrance and access gate	0	0	0	50,000	0	0
Design Runway 7/25 project	0	0	0		0	220,000
Obstruction Removal (trees) EA	0	277,776	0	0	0	0
Obstruction Removal (trees)	0	0	0	126,666	0	0
Obstruction Removal - General	0	0	0	50,000	0	0
Property Acquisition RWY 25	0	0	0	0	0	110,000
Property Acquisition RWY 7	0	0	0	0	0	200,000
Above-ground fuel system	0	0	0	0		100,000
<b>Total Uses of Funds</b>	0	277,776	0	226,666	0	880,000
<b>Sources of Funds</b>						
Grant and County Funds		13,888		11,333		44,000
WSDOT Aviation		13,888		11,333		44,000
Non-primary entitlement (FAA)		250,000		204,000		792,000
<b>Total Sources of Funds</b>	0	277,776	0	226,666	0	880,000
<b>Variance</b>	0	0	0	0	0	0
<b>COMMISSIONER'S OFFICE</b>						
<b>Uses of Funds</b>						
Tech Bond Debt Service	65,329	66,230	66,967	0	0	0
Master Plan Debt Service	225,200	224,200	225,100	0	0	0
Jail Facilities Debt Service	610,827	612,203	613,083	613,395	1,112,995	827,195
<b>Total Uses of Funds</b>	901,356	902,633	905,150	613,395	1,112,995	827,195
<b>Sources of Funds</b>						
Chelan County General Fund	65,329	66,230	66,967	0	0	0
Rural Counties Tax Fund	225,200	224,200	225,100	0	0	0
Criminal Justice Fund	610,827	612,203	613,083	613,395	1,112,995	827,195
<b>Total Sources of Funds</b>	901,356	902,633	905,150	613,395	1,112,995	827,195
<b>Variance</b>	0	0	0	0	0	0
<b>Rural County Tax Fund</b>						
<b>Uses of Funds</b>						
County Wide Public Projects	146,578	143,984	145,971	147,594	0	
<b>Total Uses of Funds</b>	146,578	143,984	145,971	147,594	0	0
<b>Sources of Funds</b>						
Local Option Tax (LOTS)	146,578	143,984	145,971	147,594	0	
<b>Total Sources of Funds</b>	146,578	143,984	145,971	147,594	0	0
<b>Variance</b>	0	0	0	0	0	0
<b>COUNTY EXPO CENTER</b>						
<b>Uses of Funds</b>						
Fairgrounds Redevelopment Bonds	90,415	91,662	92,682			
Building Upgrades	140,000					
Carnival Lot Improvements			250,000			
Grounds Improvement/Electric/Asphalt	30,000					
RV Park Improvement	20,000					
Grandstands/Stage	70,000					
Exhibit Building Roofs	40,000					
<b>Total Uses of Funds</b>	390,415	91,662	342,682	0	0	0
<b>Sources of Funds</b>						
Rural County Tax Funds	90,415	91,662	92,682			
Capital Improvement Reet 2 Fund	220,000	0	250,000			
Grants, Loans, Donations	80,000	0				
Expo and Fair Revenues						
<b>Total Sources of Funds</b>	390,415	91,662	342,682	0	0	0
<b>Variance</b>	0	0	0	0	0	0

2020-2025 CHELAN COUNTY CAPITAL IMPROVEMENT PLAN						
YEAR	2020	2021	2022	2023	2024	2025
<b>FACILITIES DEPARTMENT</b>						
<b>Uses of Funds</b>						
Orondo Street Sidewalk	100,000					
Parking Lot Crack Sealing	100,000	100,000				
L&J Office Remodel						
Boilers - 1974 Courthouse			200,000			
Campus-wide Access Control	100,000	150,000				
Detox Safety & Facility Upgrades		100,000	300,000			
Remote server/network upgrade-Campus & Off Campus	50,000					
Telephone System Upgrade	230,000					
HVAC&Control Systems Upgrade (316 bldg)	200,000					
Facilities Signage (Courthouse)	20,000					
Carpet (Courthouse)	55,000		50,000		50,000	
Marble Restoration (Courthouse)	70,000			50,000		
Level 5 Remodel (Courthouse)		475,000				
Fire Alarm System Update	75,000	50,000	50,000			
Justice Facilities Improvement (Law & Justice)	420,000	225,000	225,000	225,000		
Elevator Modernization (Law & Justice)		275,000	275,000			
HVAC Unit Replacement (410 Washington)		20,000				
Security Systems Upgrade (Juvenile Detention)	450,000	450,000	200,000	200,000		
HVAC Upgrade/Replacement (West Annex)	90,000	90,000				
ADA Upgrades (West Annex)			150,000	150,000		
<b>Total Uses of Funds</b>	<b>1,960,000</b>	<b>1,935,000</b>	<b>1,450,000</b>	<b>625,000</b>	<b>50,000</b>	<b>0</b>
<b>Sources of Funds</b>						
Capital Improvement Reet 1 Fund	1,140,000	1,185,000	1,025,000	625,000	50,000	
Rural Counties Tax Fund						
Energy Incentives (PUD)						
Grant Funding (Department of Commerce)						
Criminal Justice Fund	820,000	750,000	425,000			
<b>Total Sources of Funds</b>	<b>1,960,000</b>	<b>1,935,000</b>	<b>1,450,000</b>	<b>625,000</b>	<b>50,000</b>	<b>0</b>
<b>Variance</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>OHME GARDENS</b>						
<b>Uses of Funds</b>						
Irrigation Pump Station	40,000					
Parking Lot Lighting	50,000					
Ox Yoke Lodge Renovation						
Restroom/Event Multi-Purpose Room	20,000	500,000				
New Visitor & Interpretive Center Building	335,000					
<b>Total Uses of Funds</b>	<b>445,000</b>	<b>500,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Sources of Funds</b>						
Capital Improvement Reet 2 Fund	200,000	200,000				
Rural Counties Tax Fund	225,000	300,000				
Tourism Grant, Other Grants, Donations	0					
Donations, Grants, Fund Raising	20,000	0	0			
Capital Improvement Reet 1 Fund						
<b>Total Sources of Funds</b>	<b>445,000</b>	<b>500,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Variance</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

2020-2025 CHELAN COUNTY CAPITAL IMPROVEMENT PLAN						
YEAR	2020	2021	2022	2023	2024	2025
<b>NATURAL RESOURCES</b>						
<b>Uses of Funds</b>						
Countywide Water Resource Projects	25,000					
Countywide Parks and Recreation Projects	25,000					
<b>Total Uses of Funds</b>	50,000	0	0	0	0	0
<b>Sources of Funds</b>						
Rural Counties Tax Fund	50,000	0				
<b>Total Sources of Funds</b>	50,000	0	0	0	0	0
<b>Variance</b>	0	0	0	0	0	0
<b>PUBLIC WORKS</b>						
<b>Uses of Funds</b>						
W Cashmere Bridge Replacement	1,000,000	1,000,000				
Construct Hazardous Waste Facility	200,000	100,000				
Vegecide Truck Wash Facility		50,000				
Wenatchee District Shop Replacement		125,000	2,500,000			
Road Rehabilitation	500,000	500,000	500,000	500,000	500,000	
Road District Sheds: Accessibility, Shop Lighting & Electrical Efficiency Upgrades	150,000	150,000				
<b>Total Uses of Funds</b>	1,850,000	1,925,000	3,000,000	500,000	500,000	0
<b>Sources of Funds</b>						
County Road Fund	1,150,000	1,325,000	2,500,000			
Solid Waste Fund	200,000	100,000				
Rural Counties Tax Fund						
Capital Improvement Reet 2 Fund	500,000	500,000	500,000	500,000	500,000	
<b>Total Sources of Funds</b>	1,850,000	1,925,000	3,000,000	500,000	500,000	
<b>Variance</b>	0	0	0	0	0	0
<b>REGIONAL JUSTICE CENTER</b>						
<b>Uses of Funds</b>						
H6/H7 Improvements	20,000					
Booking Remodel	25,000					
3rd & 4th flr Ofcr Stations & Ofc Remodel	25,000					
CCTV	800,000					
Security Locks	26,400					
2nd flr railing	40,000					
Cell Reconfiguration	30,000					
EAC Key Cards			500,000	500,000		
<b>Total Uses of Funds</b>	966,400	0	500,000	500,000	0	0
<b>Sources of Funds</b>						
Capital Improvement Reet 1 Fund	766,400		500,000	200,000		
Criminal Justice Funds				300,000		
Grants, Loans, Donations	200,000					
<b>Total Sources of Funds</b>	966,400	0	500,000	500,000	0	0
<b>Variance</b>	0	0	0	0	0	0
<b>SHERIFF</b>						
<b>Uses of Funds</b>						
Emergency Operations Center	2,200,000					
<b>Total Uses of Funds</b>	2,200,000	0	0	0	0	0
<b>Sources of Funds</b>						
Capital Improvement Reet 1 Fund	1,000,000					
Grants, Loans, Donations	1,200,000					
<b>Total Sources of Funds</b>	2,200,000	0	0	0	0	0
<b>Variance</b>	0	0	0	0	0	0
<b>Wenatchee River County Park/ Farm Worker Housing</b>						
<b>Uses of Funds</b>						
Sewer/Water system upgrade	35,000					
<b>Total Uses of Funds</b>	35,000	0	0	0	0	0
<b>Sources of Funds</b>						
Capital Improvement Reet 2 Fund	35,000					
<b>Total Sources of Funds</b>	35,000	0	0	0	0	0
<b>Variance</b>	0	0	0	0	0	0
<b>MANSON PARKS AND RECREATION</b>						
<b>Uses of Funds</b>						
Acquisition of Property (Lefler Field)	1,375,000					
<b>Total Uses of Funds</b>	1,375,000					
<b>Sources of Funds</b>						
Rural Counties Tax Fund	500,000					
Grants, Loans, Donations	875,000					
<b>Total Sources of Funds</b>	1,375,000	0	0	0	0	0
<b>Variance</b>	0	0	0	0	0	0