



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 11th, 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 11th, 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
NATURAL RESOURCES						
Uses of Funds						
Countywide Water Resource Projects	25,000					
Countywide Parks and Recreation Projects	25,000					
Total Uses of Funds	50,000	0	0	0	0	0
Sources of Funds						
Rural Counties Tax Fund	50,000	0				
Total Sources of Funds	50,000	0	0	0	0	0
Variance	0	0	0	0	0	0
PUBLIC WORKS						
Uses of Funds						
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 Rehallitation	500,000	500,000	500,000	500,000	500,000	
Road District Sheds: Accessibility, Shop Lighting & Electrical Efficiency Upgrades	150,000	150,000				
Total Uses of Funds	1,850,000	1,925,000	3,000,000	500,000	500,000	0
Sources of Funds						
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	
Total Sources of Funds	1,850,000	1,925,000	3,000,000	500,000	500,000	
Variance	0	0	0	0	0	0
REGIONAL JUSTICE CENTER						
Uses of Funds						
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		
Total Uses of Funds	966,400	0	500,000	500,000	0	0
Sources of Funds						
Capital Improvement Reet 1 Fund	766,400		500,000	200,000		
Criminal Justice Funds				300,000		
Grants, Loans, Donations	200,000					
Total Sources of Funds	966,400	0	500,000	500,000	0	0
Variance	0	0	0	0	0	0
SHERIFF						
Uses of Funds						
Emergency Operations Center	2,200,000					
Total Uses of Funds	2,200,000	0	0	0	0	0
Sources of Funds						
Capital Improvement Reet 1 Fund	1,000,000					
Grants, Loans, Donations	1,200,000					
Total Sources of Funds	2,200,000	0	0	0	0	0
Variance	0	0	0	0	0	0
Wenatchee River County Park/ Farm Worker Housing						
Uses of Funds						
Sewer/Water system upgrade	35,000					
Total Uses of Funds	35,000	0	0	0	0	0
Sources of Funds						
Capital Improvement Reet 2 Fund	35,000					
Total Sources of Funds	35,000	0	0	0	0	0
Variance	0	0	0	0	0	0
MANSON PARKS AND RECREATION						
Uses of Funds						
Acquisition of Property (Lefler Field)	1,375,000					
Total Uses of Funds	1,375,000					
Sources of Funds						
Rural Counties Tax Fund	500,000					
Grants, Loans, Donations	875,000					
Total Sources of Funds	1,375,000	0	0	0	0	0
Variance	0	0	0	0	0	0