

**CHELAN COUNTY COMMISSIONERS  
MINUTES OF FEBRUARY 25, 26, 2008**

**MONDAY, FEBRUARY 25**

**8:43:31 AM 8:45 A.M. OPENING:**

Chairman Hawkins opens session with Commissioner Walter and Commissioner Goehner in attendance. Also present for session are County Administrator Cathy Mulhall and Clerk of the Board.

**8:43:45 AM EMPLOYEE RECOGNITION AWARDS:**

Chairman Hawkins states that the Chelan County Commissioners, as representatives of the Citizens of Chelan County, are honored in presenting an exemplar of their appreciation for meritorious, exemplary, and dedicated service to the citizens of Chelan County and for upholding the ideals of public service through the years of serving the public, to the following employees:

James Brown	CCRJC	30 Years
Dale England	Sheriff	25 Years
Robert Scoville	IT	15 Years, Present
Jacob Orendor	Facilities Maintenance	15 Years, Present
Deon Reeves	Juvenile Dept	15 Years, Present
Judge Lesley Allan	Superior Court	10 Years, Present
Greg Pezoldt	Public Works	10 Years

**8:50:54 AM APPROVAL OF MINUTES:**

**Moved** by Commissioner Walter, seconded by Commissioner Goehner and carried unanimously that the Board approve the February 19, 2008 minutes as corrected.

**8:58:41 AM CONSENT AGENDA:**

**Moved** by Commissioner Goehner, seconded by Commissioner Walter, and carried unanimously that the Board approve the following action items (**pulling**) items **(a)**, **(i)** and **(n)** and (**adding**) items **(o)** – **(t)**:

- Vouchers as submitted and listed
- Payroll changes:
  - a) (**Pulled**) Clifford Shifflet, Public Works, Longevity Step
  - b) Sara Baumann, Juvenile, Step Increase
  - c) Christina Guerrero, Juvenile, Step Increase
  - d) Stephen Goodman, Sheriff, Holiday Pay Authorization
  - e) Ron Martin, Sheriff, Holiday Pay Authorization
  - f) Kristine Peters, Regional Justice Center, Resignation
  - g) Nathan Wooten, Public Works, COLA for Extra Help
  - h) Carey Russell, Public Works, Call Back
  - i) (**Pulled**) Jamie Shaw, Public Works, Temporary Hire

- j) David Scott, Public Works, COLA for Extra Help
- k) Donald Griffith, Public Works, COLA for Extra Help
- l) Mark Brent, Public Works, COLA for Extra Help
- m) Mathew Schwader, Public Works, COLA for Extra Help
- n) **(Pulled)** Debra Reid, Public Works, Temporary Hire
- o) **(Added)** Karen Elkins, Regional Justice Center, Union Contract Changes
- p) **(Added)** Joy Gere, Union Contract Changes
- q) **(Added)** Teresa Gooch, Regional Justice Center, Union Contract Changes
- r) **(Added)** Trudy Pulls, Regional Justice Center, Union Contract Changes
- s) **(Added)** Heather Klingensmith, Regional Justice Center, Union Contract Changes
- t) **(Added)** Leslie Carlson, Regional Justice Center, Union Contract Changes

### **9:01:42 AM BOARD DISCUSSION**

- Shorelines Act – Leasing of Chelan County PUD Fish Rearing Pens to Grant County PUD and Water Quality Concerns. Public workshop sessions in area needed. Coordination of efforts is a key issue. Chelan County will sponsor a watershed planning meeting.
- Legislative Steering Committee Meeting Update
  - Recording Bill Died
  - Cougar Bill Out of House
  - Climate Change Discussions
- WSAC Director
- WSAC Support of Thurston County Challenge of Growth Management Hearings Board
- NACo Update – PILT Formula
- Peshastin UGA/Comp Plan Amendment (Continuation of Rushton Application) – Task Force initially recommended inclusion of the UGA and Community Council changed boundaries.
- Parker Land Issue – Resolve approved by landowner
- License Tab Meeting – Cities and Counties were represented. Extended discussion on putting the issue to a vote of the people. Commissioner Hawkins feels if the cities in Chelan County asked to go to a county wide license fee he would consider, under our requirements, without putting it to a vote to the people. Commissioners Goehner and Walter would not support that without a vote of the people.

### **10:05:28 ADMINISTRATIVE AGENDA**

**County Administrator, Cathy Mulhall**

#### **DISCUSSION ITEMS:**

1. (Not available) Auditor Evelyn Arnold and Chief Deputy Skip Moore regarding Commission Minutes Program and Recording System
2. Facilities Director Pat DuLac regarding Change Order with Blodgett Construction Addition of Block Wall, Shower Wall Repair, Floor Damage, and Concern of other Wall Damage, Removal of Inmates during Work, Funding of Work by Partnership
3. Executive Session re: Qualifications of Applicant for Public Employment

**10:30:40 AM ACTION ITEMS:**

**Moved** by Commissioner Goehner, seconded by Commissioner Walter, and carried unanimously that the Board approve the following action items (**adding**) item **2(c)** change order:

**1. Budget Transfer**

- a) Regional Justice Center to Transfer \$50,954 from Salary & Benefits to Interfund Payments 2008B4-17

**2. Contracts/Agreements:**

- a) Change Order #4 with Blodgett Construction Addressing the Showers in Jail 60-Bed Annex 2008A5-27  
b) Starling Control Work Plan and Agreement through USDA 2008A5-28  
c) (**Added**) Change Order #5 with Blodgett Construction Addressing Main Jail Masonry Wall and Masonry Corner Repair 2008A5-27

**3. Miscellaneous**

- a) Fixed Asset Certification 2008B4-18

**10:32:28 AM EXECUTIVE SESSION:**

**Moved** by Commissioner Walter, seconded by Commissioner Goehner, and carried that the Board move into 30 minute executive session pursuant to RCW 42.30.110(g) regarding the qualifications of applicant for public employment.

**11:02:03 AM EXECUTIVE SESSION:**

**Moved** by Commissioner Walter, seconded by Commissioner Goehner, and carried that the Board extend executive session or an additional five minutes pursuant to RCW 42.30.110(g) regarding the qualifications of applicant for public employment.

**11:10:05 AM REGULAR SESSION:**

Board resumes regular session.

**11:12:14 AM NATURAL RESOURCES DEPARTMENT**

**Mike Kaputa, Natural Resources Director**

**DISCUSSION ITEMS:**

1. Intergovernmental Contract 2007-32-500 with Bonneville Power Administration for Wenatchee Complexity Program
2. Change Order for the Milne Restoration Project to Columbia Valley Excavation for an Increase in Contract Amount of \$9,612
3. Change Order for the Hanan/Detwiler Rock Weir Project Columbia Valley Excavation for an Increase in Contract Amount of \$1,706.40
4. Departmental Staff and Funding for Personnel
5. Master Shoreline Workshop

**11:40:52 AM ACTION ITEMS:**

**Moved** by Commissioner Goehner, seconded by Commissioner Walter, and carried unanimously that the Board approve the following action items:

**1. Contracts/Agreements**

- a) Intergovernmental Contract 2007-32-500 with Bonneville Power Administration for Wenatchee Complexity Program 2008A5-29
- b) Change Order #1 for the Milne Restoration Project to Columbia Valley Excavation for an Increase in Contract Amount of \$9,612 2008A5-30
- c) Change Order #1 for the Hanan/Detwiler Rock Weir Project Columbia Valley Excavation, Increase in Contract Amount of \$1,706.40 2008A5-30

**11:44:47 AM RECESS**

NOON Disability Board (Commissioner Goehner)

**1:32:23 PM CHELAN COUNTY SHERIFF'S DEPARTMENT**

**Sheriff Mike Harum, Under Sheriff Greg Meinzer,  
Chief Civil Deputy Ron Hupp**

**DISCUSSION ITEMS:**

- Re-entry Initiative – Focus has now changed to a two part process, grant for administrative facility and staff for entry program using existing community services, and also funding for a site for work release facility for housing offenders and services.
- Holiday Pay Authorization

**2:07:42 PM EXECUTIVE SESSION:**

**Moved** by Commissioner Goehner, seconded by Commissioner Walter, and carried unanimously that the Board move into five minute executive session pursuant to RCW 42.30.110(b) regarding the acquisition of real estate.

**2:13:11 PM EXECUTIVE SESSION:**

**Moved** by Commissioner Goehner, seconded by Commissioner Walter, and carried unanimously that the Board extend executive session for an additional three minutes pursuant to RCW 42.30.110(b) regarding the acquisition of real estate.

**2:14:35 PM REGULAR SESSION:**

Board resumes regular session.

**2:16:02 PM BOARD DISCUSSION:**

- WDFW Surplus Property – Beebe Springs
- Boating on the Wenatchee River – Board to schedule a public hearing

**2:18:27 PM CONTINUED PUBLIC HEARING - TITLE 15 ROAD STANDARDS**

Commissioner Hawkins opens hearing with all Commissioners present. Also present are Public Works Director Greg Pezoldt and Development Utility Coordinator Shirley Berg. Hearing will be continued. Commissioners and staff discuss issues of concern.

**3:18:17 PM CONTINUATION:**

**Moved** by Commissioner Walter, seconded by Commissioner Goehner and carried the Board continue the Title 15 Road Standards Hearing to **March 10, 2008 at 2:00 p.m.**

**3:19:03 PM BOARD DISCUSSION:**

- 2007 Sales Tax Revenues Increase Over 2006
- Fairgrounds Water Issues
- Q Street Stormwater Facility
- Wenatchee UGA Analysis Concerns
- Process on Sunnyslope UGA Expansion
- Beebe Springs Property Acquisition

2008A5-15

**3:31:32 PM RECESS**

Board recesses until Tuesday, Feb 26 session.

**TUESDAY, FEBRUARY 26**

**8:59:37 AM OPENING:**

Chairman Hawkins opens session with Commissioner Walter and Commissioner Goehner in attendance. Also present for session are County Administrator Cathy Mulhall and Clerk of the Board.

**9:00:49 AM CHELAN COUNTY EXPO CENTER**

**Marsha Clute, Director**

**EXPO CENTER ISSUES**

- Update on Restroom Facility Trailers – State will leave facility trailer at Farmworker Housing Camp until restroom project is finalized and need is assessed
- Domestic Water Reservoir Cleaning – Director will discuss issue with Facilities Maintenance Director
- Water System Management Planning Class
- Pigeon Concerns at Pavilion
- Water Meeting with DOE regarding Hook Up at Fairgrounds
- Improvement to Parking Lot B Needs Near Pavilion discussed

**9:25:07 AM BOARD DISCUSSION:**

- Possible Institution of Orondo Street Parking Lot Permits
- DOC Re-Entry Program



2. **Miscellaneous**
  - a) W-Cams Engineering Module Change Order No. 1 2008A5-31
  - b) **(Add)** Letter to Reject All Bids for Tipping Slab at Chelan Transfer Station  
2008B1-11
3. **Call for Bids**
  - a) Chelan Transfer Station – Tipping Slab 2008B1-12
  - b) Asphaltic Road Oil 2008B1-12
  - c) Snow Salt 2008B1-12
  - d) Asphalt Concrete Class “G” 2008B1-12
  - e) Cold Mix Asphalt 2008B1-12
4. **Contracts/Agreements**
  - a) **(Added)** Settlement Agreement between Chelan County and Ann Allen for Q Street Stormwater project 2008A5-32

## **10:21:27 AM COMMUNITY DEVELOPMENT**

**Director John Guenther, & Staff Graham Simon, Denise Altman, Wendy Endaya**

### **DISCUSSION ITEMS**

1. **Comp Plan Amendment Resolutions:**
  - a) CPA 2007-009 – John Black for John Grundstrom
  - b) CPA 2007-008 – Ron Eastman
  - c) CPA 2007-022 – David Pflugrath
  - d) CPA 2007-007 – Gregg and Jenny Smith
  - e) CPA 2007-005 – Arne Jorgensen
  - f) CPA 2007-003 – Joe Collins for Michael Evans
  - g) CPA 2007-001 – Jean Peterson
2. **Record of Decision for Comprehensive Plan Amendment:**
  - a) CPA 2007 – 004 – Robert Dodge for Johnny Brennan and Peshastin
3. Status report on Current Planning Activities – CUP (Wendy Endaya), Subdivisions (Graham Simon), and (Denise Altman) Shorelines
4. Policy Re-Draft for Seasonal Farm Worker Housing
5. Public Information Session – March 20, 2008 – Focus on Energy Efficiency
6. Planning Commission Training Schedule
7. Position Opening/Moving Expenses

### **11:15:04 AM ACTION ITEMS:**

**Moved** by Commissioner Goehner, seconded by Commissioner Walter, and carried unanimously that the Board approve the following action item **(adding)** item **3(a)** a Personal Services Contract with Beaman Architecture:

1. **Record of Decision**
  - a) **Record of Decision No. 2008P1-3** for Comprehensive Plan Amendment CPA 2007 – 004 Robert Dodge for Johnny Brennan and Peshastin 2008P1-3
2. **Resolutions**

- a) Resolution Adopting **Resolution No. 2008 - 28** Comprehensive Plan Amendment  
CPA 2007-009 John Black for John Grundstrom
  - b) Resolution Adopting **Resolution No. 2008 - 29** Comprehensive Plan Amendment  
CPA 2007-008 Ron Eastman
  - c) Resolution Adopting **Resolution No. 2008 - 30** Comprehensive Plan Amendment  
CPA 2007-022 David Pflugrath
  - d) Resolution Adopting **Resolution No. 2008 - 31** Comprehensive Plan Amendment  
CPA 2007-007 Gregg and Jenny Smith
  - e) Resolution Adopting **Resolution No. 2008 - 32** Comprehensive Plan Amendment  
CPA 2007-005 Arne Jorgensen
  - f) Resolution Adopting **Resolution No. 2008 - 33** Comprehensive Plan Amendment  
CPA 2007-003 Joe Collins for Michael Evans
  - g) Resolution Adopting **Resolution No. 2008 - 34** Comprehensive Plan Amendment  
CPA 2007-001 Jean Peterson
3. **Contracts/Agreements**
- a) **(Added)** Amendment to Professional Services Contract with Michael Beaman for  
Courthouse Exterior Masonry Restoration, Window Replacement Project  
2007A5-33

**11:16:46 AM RECESS**

**11:24:06 AM CASCADIAN CONSERVATION DISTRICT MEETING – Mike Rickel**  
Forest Coalition Work with Bob Stoehr and Sarah Rudback of the Forest Service Present.

**11:30:32 AM SUPPLEMENTAL BUDGET APPROPRIATION HEARING – SBA**  
Hearing opened by Commissioner Hawkins. No one from the public is present to comment on the issue. **Moved** by Commissioner Walter, seconded by Commissioner Goehner, and carried to approve the following SBA based upon the information before the Commission.  
Hearing closed:

- 1. **Resolution**
  - a) Adoption of **Resolution No. 2008 - 35** Supplemental Budget Appropriate for the Sheriff's Department in the amount of \$48,000

**11:31 A.M. Conservation District Discussions Continue:**

- Forest Restoration
- Wildfire Planning Evacuation Notice
- Letter to Residents regarding County Wide Wildfire Protection Planning
- Water Quality Issues
- Dept of Ecology Notice
- Update on Entiat Fishery

**12:14:55 PM BOARD DISCUSSION:**

- Herb Gardner of the Malaga Water District to Discuss Conditional Use Permits



**12:17:29 PM ADDED ACTION ITEMS:**

**Moved** by Commissioner Goehner, seconded by Commissioner Walter, and carried unanimously that the Board approve the following **(added)** action items *(a), (i), and (n)* previously pulled items from consent agenda:

1. **Payroll Change Notices**

- a) **(Added)** Clifford Shifflet, Public Works, Longevity Step
- i) **(Added)** Jamie Shaw, Public Works, Temporary Hire
- n) **(Added)** Debra Reid, Public Works, Temporary Hire

**12:17:57 PM RECESS**

NOON

**1:28:43 PM PUBLIC HEARING – URBAN GROWTH AREA UPDATE**

**City Updates to Comprehensive Plan, Urban Growth Expansions, and Referenced Municipal Codes for the City of Wenatchee, Cashmere, Chelan, and Entiat**

**Open Record Public Hearing: Adoption and Amendments to City Codes and Comprehensive Plans.**

**1:29:29 PM DISCLOSURES CONFLICTS OF INTEREST**

No conflicts are noted.

**OVERVIEW**

The City's of Wenatchee, Cashmere, Chelan, and Entiat have requested that Chelan County adopt the current Comprehensive Plan's, Urban Growth Area Expansions, and Zoning Code amendments. The amendments are as follows:

**1:30:51 PM CHELAN CITY CODES, COMPREHENSIVE PLAN AMENDMENTS.**

Planner Matthew Hansen offers the staff report. The City of Chelan proposes three amendments. They are Amendment of the Comprehensive Plan and Maps and associated Urban Growth Area Expansion; Adoption of Zoning Map Amendments requested by the City of Chelan; and Adoption of the Dark Sky Ordinance as described in the amendment package.

This matter was heard on January 28, 2008 by the Planning Commission. The Planning Commission voted 7 votes in favor and 0 votes opposed. There were with 2 commissioners absent.

Commissioner Hawkins states that Chelan County participated with the City of Chelan for sub area planning processes for these three urban growth area expansions. The County was

involved in obtaining a consultant that worked with the citizens group and the City to bring these applications forward.

John Guenther speaks of the process which has been over a year long. The objective is to make sure that when considering the urban growth expansion that consideration is also given for the levels of service that need to be attended to and is a very important tenant of Growth Management to make sure that sewer, and transportation are provided and the impacts anticipated as far as capital is concerned. It is a very important aspect that the City and the County work together on urban growth expansion and for the impacts that it will have on the city.

Duane Van Epps, Public Works Director and Craig Gildroy Planning Director for the City of Chelan are present.

Mr. Craig Gildroy states that the City received three citizen requested Comp Plan Amendments. The first was submitted in 2005 which is the Makai area. At that time the City did not have any means to deal with expansions so the City took the year 2006 to develop the Urban Growth Area Boundary Expansion Policies. From there the 2007 amendment process was started entertaining the three applications against the policies and the county-wide planning policies. Studio Cascade was contracted to do the analysis and looked at levels of service and determined that there were no major stumbling blocks to provide urban services to the areas. Additional work will be done in this following year. This will include a housing visioning exercise to look at urban densities. Potential changes that are going to happen are going to be some rezones to take some of the traditional single family areas out of the multi-family zones, reducing the density within those areas. The City of Chelan will also petition to introduce a medium density zone, again reducing the density in the downtown area, while also promoting infill development to make it easier for larger, taller density to occur within the downtown area. The analysis demonstrated that we cannot accommodate a 20 year population projection. There is support for the population side to expand the Urban Growth Boundary to these three areas. The support for the Urban Growth Boundary Expansion is also due to the encouragement of open space. The level of service area is in the existing transportation element. It states the level of services in the comprehensive plan. The development standards are in place again stating what functional classification of roads and level of service so they can also be applied to these areas. Additional work will be done to identify transportation corridors. Parks services criteria can also be applied to these areas to maintain a level of service in the parks around the City of Chelan. Essential public facilities will be addressed in 2008 in fire (Fire District 7 and 5) and police protection.

Mr. Duane Van Epps shares his primary roll is determining impacts on the City utility system and associated mitigation and also to support the City policy dictating that development pays for development. Notes presented to the Planning Commission and a portion of a letter written to Planning Director John Guenther on utility issues is read into the record.

2008C8-44

Commissioner Goehner questions the ERU figures on page 16 of application for the full 20 year build-out. City of Chelan Staff state there is not sufficient water and sewer for the build out. Annexation or development will require a transfer of water rights or developers may bring in water rights.

The collection of funds and acquisition of funds is discussed.

**PUBLIC TESTIMONY:**

William Clark speaks to the issue and asks that you approve the three amendments. He is speaking for the four families that are involved with the Deer Mountain proposal.

Commissioner Goehner states that the Commissioners have been apprised of the issues of the three expansions so they are up to date. Commissioner Hawkins shares that a revenue sharing agreement was in place with the City of Chelan and Chelan County for the South Shore project.

Mr. Bill Veroske speaks representing the Makai project with about 60 property owners. He has lived there and is a property owner there since 1950. He has always felt that the best use of the area is for the boundaries of Chelan to move west. There was 90 acres of area that was an Indian allotment founded in 1910 and had a stigma of no development. There is approximately 400 acres in that immediate area. There used to be about 90% planted in apples. The area was expanded and improved when the Bureau of Reclamation put water on it. Mr. Veraski started on the plan in 2005.

Attorney Mark Peterson speaks on behalf of the proponents of the South Shore area expansion.

Harold Schell, and his wife Karen, own property within the Deer Mountain proposed Urban Growth Boundary Expansion and would like to strongly urge the Commissioners to go forward with proposal as well as the other proposals.

Commissioner Goehner wants to know if the City of Chelan has an official stance on the issue of exempt wells (for residential purposes not requiring a DOE permit) within the Urban Growth Area. If an owner builds in one of the proposed areas and has an exempt well, will they be required to hook into the City sewer and water in order to get a building permit?

Mr. Gildroy states that yes if they apply for a building permit and if they are within 200 of an existing line. If it is with an existing lot of record it is not an issue. If it is a new plat yes, Chelan would require them to hook in, but for an existing lot of record and they have a well, no, they would not be required to hook in to the City water system. If they are subdividing or proposing a land use action they would need to hook into the water system. There is a 200 foot threshold there.

Commissioner Goehner speaks of property on the north side of the South Shore Road where there is an existing, large lot. There is an orchard there and the owner wants an animal or two. Would the City allow animals? Mr. Gildroy states there is grandfathering in if they have animals. They are

working on a new provision in March for Title 17 that would allow livestock. There are provisions depending on the acreage and the grandfather clause.

Commissioner Hawkins questions whether the Commissioners are specifically dealing with UGA Expansions at this point or are the Commissioners going to go back and talk about the Dark Sky Ordinance. Commissioner Walter and Commissioner Goehner state that sufficient information was in the packets and no further explanation is necessary.

**2:01:08 P.M. ACTION:**

**Moved** by Commissioner Goehner, seconded by Commissioner Walter and carried unanimously to approve the City of Chelan Urban Growth Area Expansion, Zoning Map Amendments and the Adoption of the Dark Sky Ordinance, with the final action to be taken on March 4, 2008 by form of resolution for the proposals listed below:

1. Amendment of the City of Chelan Comprehensive Plan and Maps and associated Urban Growth Area Expansion.
2. Adoption of Zoning Map Amendments requested by the City of Chelan.
3. Adoption of the Dark Sky Ordinance as described in the City of Chelan's amendment package

**2:03:09 PM CITY OF ENTIAT AMENDMENT TO THE MUNICIPAL CODE TITLE 18 ZONING AND DEVELOPMENT REGULATIONS AND AMENDMENTS AND COMPREHENSIVE PLAN AND MAPS**

Chelan County Planner Matthew Hansen offers the staff report. Requested is adoption and amendments to the City of Entiat Comprehensive Plan and Maps as well as their Municipal Code Title 18 Zoning and Development Regulations. He also states that the correct information was not initially introduced at the Planning Commission but it is correctly before you today. The vote at the Planning Commission was 7 votes in favor and 0 opposed with 2 Commissioners absent.

Commissioner Walter shares that he had to go through the documents page by page to find the changes. He suggests that in the future a notation would be helpful by including an index of the changes for reference. Commissioner Walter did find formatting changes on page 45 that were the housing elements, formatting changes, and in Title 18, page 87, the animal clinics and kennels portion is new. Section 18.52.110, which is winery small scale and microbrewery is also changed.

Susan Driver, contract planner for the city of Entiat is present for hearing. She confirms those as well as the use chart were also changed. The main focus is to limit the number of conditional use permits. Previously there were CUP's for everything. The changes to the

zoning are to be looking forward for a waterfront development which includes a waterfront business zone and a highway commercial zone. Entiat is beginning a visioning process.

No public members are present to testify.

**2:08:58 PM ACTION:**

**Moved** by Commissioner Walter, seconded by Commissioner Goehner, and carried unanimously that, based upon the presentation by staff and the City of Entiat, the Board will approve the Amendment of the City of Entiat's Municipal Code Title 18 Zoning and Development Regulations and also the Amendment of the City of Entiat's Comprehensive Plan and Maps. Final action to be taken on March 4, 2008 by form of resolution.

**2:10:01 PM City of Cashmere Amendments to the Comprehensive Plan, including the Capital Facilities; Amendment of the City of Cashmere's Municipal Code Title 16 Subdivisions and Plats; and Adoption of Zoning Map Amendments requested by the City of Cashmere.**

Matt Hansen shares staff report. This matter was heard by the Planning Commission on January 28, 2008 and the Planning Commission voted 7 votes in favor and 0 votes opposed.

Mark Botello, of the City of Cashmere, reports the minor changes such as water rights. The City of Cashmere completed a water rights study. There are approximately 52 ERU's remaining. Per the DOE approval the City has a little over 1300 acre feet of water rights for the potential build out for the city limits and UGA. The city will need a total of 4200 acre feet and they only have only a little more than 1300. The city is working on the water rights currently. It is noted in the Comprehensive Plan as having only about 52 ERU's remaining. The Capital Facilities projects are identified. One change is a plan for the downtown canopies. The City is hoping to do that work that was in the budget for \$50,000 and approved by the Cashmere City Council. One zoning map amendment is in the UGA for properties owned by Don Eldredge, BullDog Trucking. The current zone is urban residential and the proposal is to change to commercial light industrial. This is for the Grange Hall property near the intersection of Evergreen and Sunset Highway.

Commissioner Goehner asks about clarification of the city boundary which is outlined on the map.

Mr. Botello states there is no proposed expansion of the UGA in answer to a question posed by Commissioner Walter. The City of Cashmere currently has the same code the City of Chelan has that any proposed Urban Growth Area Amendment or Annexation must have a transfer of water rights to support that development. There are a few developers who are transferring their water rights to the City of Cashmere.

Commissioner Walter speaks on the water figures presented. He asks for clarification of earlier testimony on the water rights and then figures of gallons per minute. Mr. Botello shares that those figures of gallons per minute are based on what they are allowed to pump from ground water. Within the city limits the QI factor is a sufficient amount of 4300. They are only pumping out 2300 which are allowed in gallons per minute factor. The City needs additional 700 acre feet of water right just for build out within the City limits. The City also needs a full 2100 acre feet for build out within the Urban Growth Area. The 52 ERU's remaining is in acre feet.

Planner Botello affirms that compression of the UGA has been discussed as questioned by Commissioner Goehner. This would be a big project that he would like to try to look at later this year. He also states they also have a moratorium on water.

Commissioner Walter states that the City of Chelan just outlined a pretty expansive plan for growth to meet the needs into the future. Commissioner Walter asks how detailed and what the plan for Cashmere will be so that the City plans and gets out from under the moratorium.

Mr. Botello shares that the City of Cashmere just finished their water rights study. They had some very old water meters-some as old as 80 years, and some not working. They found some homes were not even metered. This study shows that some water was not accounted for and there were old systems and meters. They have recently replaced all the water meters. They are hoping to gain some water rights back and to replace the Division Street Water Main. The City will go into a conserve water mode. The City of Cashmere is the highest water users in the valley. They will also work with the school district that uses some city water for their play fields. They have just worked on the water code. It is a big project. They do not have the water to support an expanded Urban Growth Area.

Commissioner Goehner agrees that the metering will help with monitoring consumption. The City has made a projection based upon ERU's as to what the capacity or quantity that it will need for full build-out. You have the 1300 gallons right now, and you are going to need more. You are going to try to achieve efficiencies by changing the use and the conservation but is there any plan to acquire additional water rights other than by transfer of existing rights?

Mr. Botello states that the only plan they have right now is the Water Rights Transfer Ordinance in which they are looking at if you do not have water rights. The City of Cashmere is different than the City of Chelan because the City of Chelan has that buffer of 1300 but the City of Cashmere does not. So developers cannot put money into a bank. They do not have the ability as they can only pay fair market value to acquire outside water rights. The Wenatchee Instream Flow is being addressed and has been applied for from the reserve. An additional application has been in to the Department of Ecology but that has been in for 20 years.

The City of Cashmere is also requesting some changes in the sub division code. There are some minor changes but Mr. Botello notes the lot access on page six will remain the same at 20 feet for right of way frontage in the subdivision documents and the City is not requesting a change at this time as previously noted.

Planner Hansen states that the changes to the cities codes have been used in the determinations by the Chelan County Planners.

The document changes that are before the County Commissioners at this time have not been before the Planning Commission.

No one from the public speaks on the matter.

**2:26:51 PM ACTION:**

**Moved** by Commissioner Goehner, seconded by Commissioner Walter and unanimously carried that the Board approve the request of the City of Cashmere, based upon recommendation of the Planning Commission for the City of Cashmere Amendments to the Comprehensive Plan, including the Capital Facilities; Amendment of the City Municipal Code Title 16 Subdivisions and Plats; and Adoption of Zoning Map Amendments requested by the City of Cashmere, (noting the two minor changes as discussed earlier). Final action will be taken on March 4, 2008 by form of resolution.

**2:27:49 PM CITY OF WENATCHEE AMENDMENT OF THE WENATCHEE URBAN AREA COMPREHENSIVE PLAN AND MAPS AND ASSOCIATED URBAN GROWTH AREA EXPANSION; AMENDMENTS TO THE CITY OF WENATCHEE'S MUNICIPAL CODES, TITLE 7 STREETS AND SIDEWALKS, TITLE 10 ZONING, TITLE 11 SUBDIVISIONS, TITLE 12 ENVIRONMENTAL PROTECTION (CHAPTER 12.04 SEPA GUIDELINES), AND TITLE 13 ADMINISTRATION OF DEVELOPMENT REGULATIONS.**

**1) City Of Wenatchee Amendment of the Wenatchee Urban Area Comprehensive Plan and Maps and Associated Urban Growth Area Expansion**

Chelan County Planner Matt Hansen gives the staff report on the proposed amendments to the City of Wenatchee City Codes, Comprehensive Plan and Urban Growth Expansion Plan Updates. In the packets are amendments to the Wenatchee Urban Area Comprehensive Plan and Maps along with the associated Urban Growth Area Expansions which are all located on the code map provided. Also before the Board today is the City of Wenatchee Amendments to the Municipal Codes including Title 7 Streets and Sidewalks, Title 10 Zoning, Title 11 Subdivision, Title 12 Environmental Protection, and Title 13 Administration of Development Regulations. The final item to be heard is the adoption of the Sunnyslope Long Range Plan and Maps and the associated Urban Growth Area Expansion within that

long range plan. The matter was before the Planning Commission on January 28. The Planning Commission addressed issues 1) the Urban Growth Area Expansion (minus the Sunnyslope expansion) and item 2) amendments to the municipal codes, voting 7 in favor and 0 opposed for recommendation to approve. The Planning Commission forwarded a recommendation of denial for the adoption of the Sunnyslope Long Range Plan and Maps and the associated Urban Growth Area Expansion with 1 vote in favor to approve, 4 votes opposed, and two abstained and two Planning Commissioners absent. A mapping error was noted at the hearing. This error is also in some of the Sunnyslope documentation. This mapping error shows three parcels which are supposed to be zoned industrial and three are supposed to be zoned commercial. The incorrect map errors will be changed.

Community Development Director John Guenther states that an extensive process has taken place on the Sunnyslope sub area plan and will need some discussion. Fire District One personnel are present to speak. Further discussion and study in the area working with the City within the region for fire protection based on the land use changes and the changes here and those that will occur over time. The Planning Commission had big concerns on transportation. The staff view that the County Wide Transportation Plan was partially initiated by this Sunnyslope planning effort. A lot of what Jeff Wilkins (of the Wenatchee Valley Transportation Council) has done, as testified to at the Planning Commission meeting, had a lot to do with that initiative and bringing forth, not so much solutions because that involved the city, but at least the strategies for how we deal with transportation traffic circulation as extension and growth occurs over the next 20 years. Those were the two issues that were discussed with the Planning Commission. Mr. Guenther believes the transportation issues weighed more in the mind of the Planning Commission. From the staff point of view the transportation plan will address a lot of the issues that will be brought up within the Sunnyslope area as well as other sub areas.

Commissioner Hawkins states that the City of Wenatchee and Chelan County have entered into an Interlocal Agreement for revenue sharing four years ago and provided the basis for the collaborative effort between the County and the City for looking at the Sunnyslope area. That was prompted by an analysis of population growth patterns and available land within the City and the need to provide urban level of service to Sunnyslope in order to get the type of densities that are needed to allow that area to develop to its highest and best use.

Rick Smith, Community Development Director, and Planner Brian Frampton for the City of Wenatchee identify themselves and are present for comment.

Staff explains to Commissioner Goehner that the map provided is showing areas 1, 2, and 3 are the areas for expansion. It is further noted that the red line indicates that the red line Urban Growth Area was adopted in 2007 by the City. These documents before the Commission are City documents. The areas (on the map) with in the white inside the red are being proposed for expansion.



Rick Smith addresses the Comprehensive Plan Text and Map which includes an expansion of the Urban Growth Boundary outside of the Sunnyslope area. Mr. Guenther asked Mr. Smith to do research on the rationale for the expansion of the Urban Growth Boundaries outside of Sunnyslope. The Community Development Director and the Assistant Director for the City of Wenatchee are no longer with the City of Wenatchee. Mr. Smith shares his research through the volumes of files he has involving public testimony but the short answer is that using figures from the Office of Financial Management, Wenatchee will be expected by the year 2025 to accommodate an additional 17,000 people. It is estimated that about 6000 of those people could be accommodated in the Sunnyslope area, the balance of 11,000 would be accommodated through infill development within the existing Urban Growth Boundary relatively high density development such as you see getting underway along the river. And also by expansion of some of these areas into the canyons which are relatively small. He states he cannot speak on a parcel by parcel basis but there is a considerable amount of letters and documents and records of testimony on areas such as area 1 Squilchuck, indicating there are requests from a mining company (Lovett Mining) that had operations in there that are interested in expansion and possibly other people too. He apologizes for not being able to speak on specifics. When the Council made this decision they obviously had a public hearing. To the best of Mr. Smith's knowledge there was not opposition to the expansion at that time that was brought to his attention.

Commissioner Hawkins shares that he attended the meetings four years ago when the City of Wenatchee took the last action to do major expansions of the Urban Growth Area and they brought in a citizens task force, put the areas up on the wall, and went through a pretty well publicized, public process and those given areas were citizen initiated. Commissioner Hawkins shares that what struck him is that these are not citizen initiated, but by the city for additional areas in order to fulfill needed space for population expansion. He questions if that is a fair statement? Mr. Smith says he cannot say that due to the fact that he was not here. What he can say is that this was certainly publicized, people were notified, and they took account of those comments that were made. He shares again that he was not here at the time. He cannot speak specifically. There may indeed be some people in there that do not want to be within the Urban Growth Boundary but he is not aware of citizens that do not want to be in that new boundary.

Commissioner Walter shares that the County is doing a joint planning process and is just now getting started with the City of Wenatchee to look at the expansion of the Urban Growth area. This seems to be kind of backward to Commissioner Walter - to be expanding the Urban Growth Area when the City of Wenatchee and the County are going to be working with the City of Wenatchee on determining where the expansion should be properly placed. He states he will be real blunt that the people he has heard from in the lower Squilchuck area were completely surprised that this was expanding. He questions the public process. Granted, the City may have met the requirements of law to notify the public but he has not been able, while looking through the pile of information, to find any correspondence from the property owners that staff identified that were requesting expansion. He did hear from an

owner orchardist with an ongoing operation on the edge of the current area, who has concerns about any further expansion because it would take away his ability to do traditional farming processes. Unless Commissioner Walter hears contrary in this public hearing he would not support expanding this Urban Growth Area because we owe the public more than just meeting the intent of the law in advertising - we owe them a public process that we know the individuals are getting contacted and have the ability to weigh in on the matter. Those that don't want to be in (on the expansion) we need to be really considerate of that because the further that you go up Squilchuck then you really do get into serious ag operations up there. Commissioner Walter says he has a vested interest in the ongoing viability of ag in that area.

Rick Smith shares that it appears the City has, over the years, gotten piecemeal development requests for areas here along the edges and have never had the funds or resources to go and adequately evaluate it as a whole. The City was fortunate to receive the grant from the State with joint applications, with the City and the County. We now have the funds. The City has made recommendations for a firm to hire at the City Council on Thursday so this process can start very quickly. If the County wants to defer action on these areas outside of Sunnyslope Mr. Smith thinks it is a reasonable approach. The City would be back within a year when the process is complete. It will be much more specific than the plan that was done before in contacting individual property owners and making those decisions. From a staff position he feels that would be a good approach.

Commissioner Hawkins shares that he believes that opinion is good, that it almost seemed like an extension of the philosophy of manifest destiny that the City is going to expand so they are just going to draw the lines bigger and it was going to expand.

Commissioner Hawkins appreciates the fact that Mr. Smith is willing to set these aside, since particularly Commissioner Hawkins wants to know if there are any citizens that were advocating this for a project. It does not sound like there is.

Planner Brian Frampton states that areas of 2 and 3 are specific individual properties. If you look at the map those are just one specific property. You will see that in area three and area two. They just take in individual properties. Projects in 2 and 3 are one property owner. They brought the application forward.

Commissioner Walter found correspondence from Scott Davenport and Dave Phillipi. Planner Hampton believes that the Martinsons and the Howards, applied individually. Premium Development and Beacon Hill applied individually as well in sub areas 2 and 3. The Commissioners could continue actions on those to a future date that would give you time to go back and research that and come back with a definitive answer.

Planner Frampton states that just as the Commissioners are confused, the City is also with the Comp Plan articles and documents. When you talking about public process, Planner Frampton ran across the outline of that public process in the documents. Commissioner Walter agrees that he believes there were some charettes at Mission View School. He shares

that speaks to him more of meeting the RCW and the intent of the law. He does not know how extensive that was. There are no notes to indicate what went on there. There is a big question.

Director John Guenther shares that he, David Grimes, and David Stalheim discussed this issue. David Grimes is our long range planning manager who is away on leave. They discussed any comp plan changes that they would want to put into the cycle so this would have been a year ago, last fall. Mr. Stalheim said there was one parcel that was to go into the Urban Growth Area which was split. And he stated it was almost a hardship for the owner to be split and be outside of it. He remembers that one distinctly.

The other question John Guenther has is timing. They are on a cycle for Urban Growth Expansion and it is likely that with the Consultant that was selected with the City, we will not get into the cycle for this year for Urban Growth Expansion. The staff report would not be done until probably October or November.

Commissioner Hawkins states that knowing there is only one parcel and the application was generated by the property owner, he would be more inclined to support the action for areas 2 and 3. He was unable to verify where they had come from as all he had read was the analysis that it was basically to round off corners and to provide space for population. Commissioner Hawkins does not want to adversely impact an applicant who has a project. If we delay an action for an Urban Growth Area we could push back this project two years.

Commissioner Walter shares that will not happen if we just table the action to a date certain. That will give the City time to verify the process. Dates are discussed. Commissioner Walter has concerns about the Lower Squilchuck area expansion. Lovett Mining and Selland Construction are involved in that area. Areas of exception are discussed. Commissioner Goehner asks if there is a plan for the services to be provided with capital facilities all laid out. The City responds that it has.

**2:52.25 PM ACTION:**

**Moved** by Commissioner Walter, seconded by Commissioner Goehner, and carried unanimously that the Board continue all of the items in proposal 1, for the City of Wenatchee Urban Growth Area expansions to March 10, 2008 at 1:30 p.m.

Further discussion continues. Commissioner Hawkins requests that if there are property owners in this area that are advocates for this change that the City bring them forward for the Amendment of the Wenatchee Urban Area Comprehensive Plan and Maps and associated Urban Growth Area Expansion

Commissioner Goehner discusses the numbers given in the presentation by the City in which the City of Wenatchee would need to plan for 17,000 residents in addition to the current UGAs.

Commissioner Hawkins shares a history that years ago all the planning directors of the cities and counties all agreed to take one of three choices 1) slow growth, 2) moderate growth, 3) and rapid growth.

Commissioner Goehner states that it shows the projections on page six notes that the population projection would be 16,945 people for Wenatchee. He wonders if today, this is relating to the 29,900 population that is indicated also in here that would mean 17,000 totals. But you already have some urban growth area plus the addition.

Mr. Smith says that a lot of those people would be accommodated in the existing Urban Growth Area just through infill. Commissioner Goehner says that in the City documents it states about 6,000 within the Sunnyslope proposed area and then the rest would be the 11,000 plus these new proposals. Mr. Smith says that is correct.

## **2:56:46 PM ZONING CODE AMENDMENTS**

### **2) Amendments to the City of Wenatchee's Municipal Codes, including: Title 7 Streets and Sidewalks, Title 10 Zoning, Title 11 Subdivisions, Title 12 Environmental Protection (Chapter 12.04 SEPA Guidelines), and Title 13 Administration of Development Regulations.**

Rick Smith shares that this is amendments to the zoning ordinances and apply to the area along the water and downtown. They would apply to the unincorporated areas also but in Mr. Smith's opinion are not significant.

Commissioner Walter asks the City of Wenatchee staff about short plats in Chapter 11.12.010 in reference to language that says that the short plat process can be used for two or more but less than 9 lots. He adds that if you go to Chapter 11.16.010 which is major subdivisions it states that a major subdivision is 6 or more lots, which Commissioner Walter feels those two sections are in conflict.

Planner Frampton shares that the city adopted the ability to do 9 or less as a short plat.

Commissioner Walter feels that in chapter 11.16.010 (major subdivisions) it should be corrected to be nine or more. Mr. Frampton shares that the City of Wenatchee is in the process of updating its subdivision codes so this will be corrected this year at this time.

Commissioner Walter shares his concerns that the document the Commissioners are being asked to adopt now is not correct until you make that correction. In major subdivisions, chapter 11.16.010, if you are going to do short plats 2 or more but less than 9, major subdivisions should be 9 more rather than 6 or more.

Commissioner Hawkins questions until Title 7, chapter 7.22.030 refers to approval from the City Commission. That is a change to be made. Planner Frampton shares that this was changed in the previous titles of definitions but not changed in individual sections.

Commissioner Hawkins asks the Director if he is familiar with policy #5 found on page 93 of 124. Mr. Smith states he is aware of that policy. Commissioner Hawkins believes he read a quote that indicates that Mr. Smith is not in favor of cluster development in the unincorporated portion of the county. But you are in favor in the City?

Mr. Smith responds that it is a separate issue that will probably be discussed later. He states that the cluster is not a problem in and of itself. But if the clusters and the land that has been set aside affectively block the City from further expansion, that really is the issue. It is not the cluster. It is being able to expand beyond it.

Commissioner Hawkins clarifies if what Mr. Smith is saying then is that he does not have an issue of clusters being used as a tool. Mr. Smith says they have been around for 30 years and used to be called planned unit developments. The concept itself is not a problem; it is the manner in which it has been used, which is a topic for another night.

Commissioner Walter states he thinks Mr. Smith is saying that his concern is out in the county area if there is a cluster land set aside for perpetuity, however, if it were set aside until zoning may change and it could be come usable, it may be a different issue.

Mr. Smith says that the problem with that is once people buy a home within that cluster, they have a shared interest in that open space land set aside and you want to modify that, you would have to get all of the people in the cluster to agree to allow that land to be developed. That is a practical matter very difficult and nearly impossible. He points out that there are clusters all over the County. The City only commented on five of them which are in the vicinity of what he thinks is going to be the eventual Urban Growth Area for the City of Wenatchee. As indicated before, the Sunnyslope area is designed to accommodate 6,000 people. Mr. Smith shares he moved here from the Tri-Cities. At the rate Pasco grew, that would fill that up in two years. Once utilities come in, that place will absolutely explode in terms of development. There is a very good possibility that the Urban Growth Boundary or urban development will be right up on those clusters. That is the issue. Are they really appropriate that close in to the City when development is imminent? If the clusters are out in the county that is unlikely to be urbanized, he does not see a problem at all. It is a good tool.

Commissioner Hawkins questions terminology, what does NWBD and Planner Frampton replies that stands for North Wenatchee Business District. There is South Wenatchee Business District as well. Commissioner Hawkins asks the difference between a neighborhood commercial district and a neighborhood commercial overlay. Planner Frampton states in the Comprehensive Plan, there are nodes where the City decided this

would be an area for neighborhood commercial type developments. Within those nodes there are already properties that are being used in a commercial manner that are consistent with that, so in that instance they get applied the zoning district. The overlay is for those other properties that do not have that zoning or use but could in the future apply under the overlay and become that. At that point in time they would be zoned commercial. But until that time residential use is what they are currently in. Commissioner Hawkins understands that means one is for current use and one is for future anticipated use.

**Public Comment:**

Mr. Chris Vellinga speaks for himself and Helen Inks, regarding the School Street light. He understands that a light and changes will be made to School Street. He wonders who he can talk to.

Commissioner Hawkins shares that there is a proposal by WSDOT as part of the Highway 2 Safety Corridor Study. Specifically the proposal is to make School Street right turn in and right turn out only which has been in the plan for a number of years. This would mean prohibiting a left turn off of School Street and off of Highway 2 which has been problematic, but is not party to this action today.

**3:07:02 PM ACTION:**

**Moved** by Commissioner Walter, seconded by Commissioner Goehner to approve item number 2 proposed by the City of Wenatchee referencing Municipal Codes, including Title 7 Streets and Sidewalks, Title 10 Zoning, Title 11 Subdivisions, Title 12 Environmental Protection (Chapter 12.04 SEPA Guidelines), and Title 13 Administration of Development Regulations (noting the corrections to major subdivisions chapter 11.16.010 should be 9 more rather than 6 or more and Title 7, 7.22.030 changing the language from the City Commission to City Council).

3:07:45 Commissioner Hawkins is excused from session. Prior to his departure he states in reference to the 3<sup>rd</sup> proposal, in which he has spent a lot of time working on the Sunnyslope Plan and is very familiar with the concerns of Fire District One and how it might impact them, and is supportive in their efforts to reach a resolve. He would hope his fellow Commissioners feel it is appropriate to move forward and vote to adopt the plan.

Commissioner Walter becomes Chair Pro-Tem. He speaks on the Planning to Blossom 2025 with the maps entitled Wenatchee Urban Area Circulation Map and he is pleased to finally see connection of the canyons from Maiden Lane behind Broadview to Fifth Street and from Fifth Street to Castlerock. He is pleased to see this in the planning in the Transportation Planning Study for the foothills Urban Growth Area Expansion. We get developing up out of the valley floor up in to the canyons and it is going to be more important as we do that to start figuring out how we are going to connect all of this and get away from the one way in and one way out. He applauds the City for at least drawing the lines on the map and having those

discussions to avoid the issues we have on the top of School Street and Circle Street and other areas that have no connection.

**3:10:15 PM CITY OF WENATCHEE AMENDMENT OF THE WENATCHEE URBAN AREA COMPREHENSIVE PLAN AND MAPS AND ASSOCIATED URBAN GROWTH AREA EXPANSION** Staff previously gave their report on the Sunnyslope proposal.

Mr. Rick Smith of the City of Wenatchee gives a report for the City. This was reviewed and a letter of Oct 26 from Cindy Butler, former Assistant Community Development Director suggesting a number of text changes. That same letter also contains a map which suggested some zoning changes. The Wenatchee City Council recommended approval of this after a public hearing.

Commissioner Walter questions what has been incorporated into what is before us today from the September 19, 2007 letter. Commissioner Goehner states that on page one where it refers to a Memorandum of Understanding that has been proposed but has not been signed yet.

Director Guenther believes that the County developed an Interlocal with the City to do planning in the area and share revenue as well. A consultant was hired with the City of Wenatchee and the consultant went out and did some community outreach land use planning. The County again met with the City. Some modifications were made before this time and then referred it on to the City of Wenatchee for their study. We continued to support the consultant financially through that process. The City then picked it up and worked with Chelan County for some more community outreach. We referred it to the City of Wenatchee Planning Commission and the consultant continued to operate within that realm. All of those comments should have been in the staff report that was made to us. There were some concerns about a neighborhood commercial zone and wanted to make sure that we aligned the land use designations because it was a moving target as we were moving ahead with what the City's plans were. That was an issue of discussion that came up. A number of changes were made in the Olds Station area as far as planned developments were concerned. The Port has a planned development there already that we kept and made some changes to the zoning designations to allow the underlying planned development to exist. He has not identified all of the points that were raised in that letter.

Commissioner Walter shares that the City Council took action October 11 on the comments from the letter of September 19. They should be incorporated.

Planner Frampton shares that the letter went to the City Council for the Staff Recommendation and the City Council directed those changes be made. Those track changes were forwarded to the County on October 26 including the proposed changes from earlier discussion from commercial to industrial.

Mr. Guenther shares that the concerns of Mark Lombard were also picked up.

Commissioner Goehner asks about the letter of October 26, regarding median income and in which the definition of Urban Reserve Classification is questioned. Did that get clarified? Mr. Guenther believes it should have been picked up. The City Council asked the same question and staff could not answer that question. The letter to the County asked if the County could identify that. Director Guenther states that is a good question. He also responds he is not sure, but he thinks it was picked up. However, Commissioner Goehner shares that the document still states “retain urban classification until design guidelines and appropriate development standards are in place”. Director Guenther states that it is something we can clarify at some later date. He does not think it is crucial to the discussion. The urban reserve classification had more to do with the area around and outside of the Urban Growth Area (towards Monitor). Commissioner Goehner thinks the people in that area would be concerned about what that means. Urban Reserve will be a part of this document. Director Guenther feels it is a goal or policy but it is very fuzzy but would not normally appear within a regulation. It is kind of a vision for what would happen should urban growth expansion population increase over the next few years very accelerated. It needs to be a consideration for what that urban growth reserve would look like around the fringes. Other than a general policy that it is all it is meant to do is to talk in terms of generally what the implications were. And there is potential expansion towards the Monitor area for holding areas. That was another discussion that David Grimes and Mr. Guenther had with David Stalheim.

Commissioner Goehner says that practically speaking if someone came forward with a desire to short plat or do some sort of development on their land and what they want to do may not be part of an urban reserve vision. Would there be any teeth to that?

Director Guenther says the intention of that goal is to try to restrict development on the fringes similar to what Mr. Smith said on the fringes of the Urban Growth Area just like you would any other area and try to retain something within a buffer, whatever that buffer is, that would be more in character with the Urban Growth Area. The policy is meant to be intentionally vague. He does not know if clarifying the definition really helps a lot.

Commissioner Goehner states it is a goal and there is not going to be anything specific in the plan that will say Urban Reserve. Director Guenther states it would be up to the County Commissioners to affirm that goal.

**PUBLIC COMMENT:**

Mr. Randy Johnson of Chelan County Fire District One addresses the Board regarding the affects of sub area plans on Sunnyslope Sub Area Plans. A letter was submitted to the Planning Department last September as well as to the City of Wenatchee and the Planning Commission expressing their concerns about the involvement of the Fire District in the Sub Area Planning. The Fire District is not opposed to the expansion. They understand the need



for development and where the population is going to grow and build. The Fire District is in a unique relationship with the City. Who is going to provide that service specifically and emergency medical services are to be provided in the area and what that means to the remainder of Fire District One? Fire District One is not just the Sunnyslope area but also goes to Squilchuck, Malaga out to the Tarpiscan area as well as Sunnyslope and all the way up to Entiat. What happens to the Sunnyslope area as it pertains to growth and the affects and the impacts to the fire district will affect how they provide service to the other areas as well. They want to inform the Commission that they are willing to work through this, and they have a master plan process on-going now which started in July of 2007. The Fire District is on the second draft identifying the levels of service for all of the fires district and specifically for the Sunnyslope area, identifying capital facilities needs and apparatus needs that are typical in a master planning process. This process has shed light on what we can provide and the importance of the Fire District's participation in the comprehensive planning process. The District is looking at the proposed zoning and determine how that impacts the fire district. They know that when they have to plan for services, add resources in this growth and the capital facilities needs for the increased population. As a part of urban growth, annexation is a possibility in the future. Annexation is a large concern for the fire district. The affects of annexation are pretty straightforward when it comes to loss of revenue for the district. It can mean a transfer of assets which are under mandate in Washington State Law and that makes this difficult for Fire District One. This is what makes it difficult to be in support or in favor in moving forward because we have not addressed those questions through this planning process yet. How are services going to be provided and who is going to provide it and how do they work through that issue if annexation happens. What does that mean for the remainder of Fire District One when it comes to level of service and what does it mean to how the City could provide service in that area whether that is through Fire District One or providing their own services out there or through asset transfer? Mr. Johnson also believes working through Title 15 subcommittee in the last few months in working with the developer community and the realtor community, builders and road builders, there is a drastic need for land to become available for development. If this sub area plan goes forward there is land available for development. He is hearing from one committee he is working on that there is a big need and there is a push for this development and as Mr. Smith stated this may not take 20 years to fill those 6000 people out there. It takes time for fire districts and fire departments to work through issues of capital facility replacement. The City is working through that process for a new station and remodeling the existing stations. The details on where those are going to be and where they are going to serve is unknown at this time. The increase on tax roles for the increase in development typically does not provide for facility improvements or purchase. The most likely way to provide for that is through a bond with the tax payers and the Fire District to provide those facilities long term bond. So if you look at bonding the whole Fire District One to provide the facilities for a portion of the district. If annexation comes to fruition then the Fire District ends up transferring assets to another jurisdiction, the remainder of the Fire District is still liable for those voted bonds. They are not opposed to this but there is much discussion that needs to happen between the Fire District and the City and County to decide how we provide the service. How can we be in

support and how can we say as you're your sub area plan that services that are required under the UGA to be provided, can be provided? They are working towards that in their internal planning process but right now they cannot say that those services are going to be there for the long term because of some of the unknowns. That is what they are trying to resolve and work through.

Commissioner Goehner states that expansion of the UGA would impact the certainty of your planning process. If the County were to adopt or not adopt, how would that impact the certainty or lack of certainty that you would have and the Fire District Planning Process.

Mr. Johnson states that the current UGA does come out into Olds Station and into Sunnyslope. He is not sure when that was put into place. Commissioner Walter states that has been in place before any of us were here. There is a lot of things that went on that we are not privy to. This is the opportunity today to look at expanding the UGA to address the things that were not addressed when the last UGA was put forth. It is a changing world in fire service. There is language in the Urban Growth Act that speaks to cities being the most likely provider of urban level of service. There were some assumptions made back 20 years ago when the Urban Growth Act put through that as urban growth areas expanded that fire districts would become a thing of the past. He found this information out in speaking with individuals that were involved when the urban growth legislation was developed. That has proven not to be the case. What we see more frequently is that fire districts are now providing services in municipal areas, in urban areas whether that be through cities actually annexing into fire districts to provide that service or whether it be through regional fire authorities, whether it be through mutual agreements and contracts for service. The thought was that fire districts would not be there so this would no be an issue. If all we were is Fire District One this would not be an issue because whatever infrastructure was put in place and voted upon those tax payers and became municipal they would still be receiving the benefit of what they voted for. With the bulk of the fire district outside of that area and that boundary those folks would still be paying for something that they may not be receiving the benefit from. It is not an insurmountable issue but it does require some more direct communication through the planning process and with the County and the City. How do we lay the ground work now to have the facilities there to provide the service to what this area is going to look like? This is the step today and as we talk about cluster developments on the outside of what is being proposed today for the UGA potentially being in the UGA is does not appear this trend is going to change to the other way. It is not going to become more rural out there it is going to continue to become urbanized. It seems this is the right opportunity through this sub area plan if adopted and become part of the comprehensive plan for the City. This is the opportunity to address the issue and get it out of the way. Part of this applies to the other areas as far as the Squilchuck and the Foothills area. Those are also served by Fire District One currently.

Commissioner Walter states we have discussed this and the Commissioners have been aware of this. He also knows the history about the possibility of merging. Commissioner Walter

knows those decisions are not going to be made here this week. What can be done is that the Fire District work with the Planning Department and Mr. Smith at the staff level and we can have successful dialogue and progress. If you can come together at a staff level then collectively you can take that up to the respective council and back to this Commission and possibly make some headway as far as Interlocal agreements. Commissioner Walter shares that Fire One concerns about acquiring infrastructure and then having to turn that over due to annexation is a valid concern. The State laws are not favorable to you as far as what happens when annexation occurs. He suggests that they get together at the staff level to work this out. We all do serve the same constituents and it is our interest to provide services in the best manner to the citizens whether they live in the county or out of the county.

Commissioner Goehner is concerned about split districts and having assets that would not be subject to a transfer. So trying to make a long term commitment for Sunnyslope with encumbering people on the south end and if it those people in Sunnyslope get annexed and they continue to receive those services. It seems as though we need to have something more concrete than the dialogue such as a memorandum of understanding or something that would say at a certain point in time should annexation take place there will be a consideration for the commitment of these people proportionately to the District One to nail down an obligation. Without something that has some substance to it to add validity and forcing that dialogue he is not sure the City of Wenatchee has any motivation to engage other than it would be a good thing to do. There is nothing that would motivate them to address District One concerns without something substantial to force that conversation. Commissioner Goehner feels that would be a condition for approval.

Randy Johnson agrees to work though the issue with Planning and the City and come back with ideas or proposals to say this is what we can do. This has been going on for a long time. Today is an opportunity to go down that road and takes care of all of the citizens so we are not building fire stations across the street from each other. That has happened because these types of discussions were not held.

Commissioner Walter says this same situation will be facing Malaga and surrounding the City. This issue is not going away.

Mr. Johnson says we have to have this component of the comprehensive plans come along you know what the pieces look like.

Director John Guenther says we need to have a public safety master plan and a safety element built in. We need to have this not only in Sunnyslope but also the Malaga area and the area surrounding the UGA up the canyons as well. That fees off of Randy Johnson's master plan and it would dove tail into the County and feed into our public safety element as well. We have a broader scope of interest with the Fire District One providing Fire Marshall Service for the County that we do this throughout the County not just in this area. We can begin working

with the Fire District and the County on an MOU that would specifically identify a public safety master plan within the greater Wenatchee area and updating our public safety element within our comp plan for the County.

Mr. Smith will be back on Monday, and the City is coming back on March 10 before the Commission. The legislative entities need to come to an understanding prior to any annexation. Some language is already in place.

Mr. Pat Aylward is present representing Weinstein Beverage Company. Pat Weinstein is with him to talk about any details if needed. Weinstein Beverage is looking to move the operation from the downtown location to Olds Station. The Olds Station is a more appropriate location than downtown. They have gone through the City Planning Commission and the City Council and the County Planning Commission and have been approved at those three levels. They are hoping for favorable consideration here also. The area he is talking about is flip flopped on the map. There is not an island of industrial. He points to the commercial areas on the map and the delineation of industrial currently. They are asking in the proposal to have one of the commercial parcels changed from general commercial to industrial.

Mr. Pat Weinstein is also present. He is the local Pepsi/7-Up bottler. This property adjoins a Dovex Warehouse and a veterinarian office. The subject property would become a warehouse. It is the former driving range.

Mr. Mark Lombard speaks on his issues of the City getting a parcel next to his commercial parcel in an overlay for further expansion along with the Sunnyslope Expansion.

### **3:49:39 PM ACTION:**

Commissioner Goehner **moves** to continue the hearing until March 10, out of deference to Commissioner Hawkins, to allow him to vote on the issue of the UGA, Commissioner Walter seconds. Discussion Continues:

Commissioner Goehner comments that between today and March 10, he would like to see a memorandum of understanding or discussion or report that would indicate that Chelan County, Fire District One and the City of Wenatchee will work out an agreement as to fire service. Mr. Guenther states Chelan County and the City of Wenatchee on a regional MOU on Regional Planning such as the same one we worked on in Leavenworth and Chelan. He and Mr. Smith will work on how that would look. This would be with a list of projects and this would be one of them as well as a fire safety master plan together with the City. This stage is conceptual in sub area planning and there would not be an anticipated outcome in the next week.

Approved to continue until March 10, the Adoption of the Sunnyslope Long Range Plan and Maps and associated Urban Growth Area Expansion.

**3:57:04 PM ADJOURN:**

**Moved** by Commissioner Goehner, seconded by Commissioner Walter, and carried unanimously that the Board adjourn. Board adjourned until Monday, March 4, 2008.

**Filed Correspondence:**

- Letter from Wenatchee Rock Products regarding Amendment Changes 2008C8-45

**Vouchers Approved for Payment (2008 Budget)**

2008B4-19

Current Expense	\$ 34,101.28
All Other Funds	<u>301,106.66</u>
Total All Funds	\$335,207.94

BOARD OF CHELAN COUNTY COMMISSIONERS

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BUELL HAWKINS, CHAIRMAN

ATTEST: JANET K. MERZ

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RON WALTER, COMMISSIONER

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Clerk of the Board

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KEITH W. GOEHNER, COMMISSIONER