

CHELAN COUNTY BOUNDARY REVIEW BOARD

JUNE 28, 2023

6:01 Meeting called to order by Chair Johnson

Present:

Dennis Johnson, Chair
Duane Goehner, Member
Carl Blum, Member **via zoom
Larry Cordes, Member
Aaron Young-Absent
Susan Hinkle, Deputy PA
Lisa de Vera, Clerk

Guests: Tammy Miller, City of Cashmere

Mike Hendricks
Ann Radoslovich
Julie Radoslovich **via zoom
Randi Belcher
Gina Quinn
Stan Radoslovich
Sharen George
Helen Belch
Ben Wintler
Cassandra Parker
Justin Parker
Mark Michael
Joshua Prince

Review of May 2023 draft minutes

Motion by Duane Goehner to approve May minutes as presented

2nd – Larry Cordes

Discussion - none

Vote – unanimous to approve

6:03 Dennis Johnson opened the meeting and explained tonight's process as the following:

BRB is an independent body appointed to review annexations in this current filing. Following testimony the Board will render a decision on the proposed annexation.

If you wish to offer testimony you are required to have signed the roster with the BRB Clerk prior to the hearing. If exhibits are to be submitted they need to be submitted to the BRB Clerk for labeling prior to the hearing.

Only the Board may ask questions of speakers.

After all have spoken and the Board begins deliberations no additional questions of speakers can be asked.

To ensure a fair a timely hearing we have set an allotted time limit for speakers and public comments. The submitting entity/agency, applicant (rebuttal 5 minutes), and registered opponents shall be granted 15 minutes each. Other governmental agencies 10 minutes and public comments 5 minutes (this may be shortened if repetitive).

Order of hearing:

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- Entity/agency forwarding the Notice of Intention
- Applicant and or their representative
- Other governmental agencies
- Opponents who have registered opposition/requested a hearing
- General public testimony
- Applicant rebuttal (no new materials)
- Closing of testimony
- Board discussion and action (consistent with GMA)

Testimony and Board questioning:

- Those offering testimony will state their name and address for the record
- Only the Board may ask questions of speakers (consistent with RCW 36.93 sections 170 and 180).

Dennis then introduced Susan Hinkle as the BRB Attorney from the Chelan County Prosecuting Attorney's Office.

6:07 Dennis opened the Public Hearing for City of Wenatchee NOI 2023-001.

No one representing the Applicant was present.

Tammy Miller, City of Cashmere was present representing the City of Cashmere.

A member of the public asked if it is the intention of the Board to make a decision tonight? Dennis Johnson replied it is the intention of the Board to decide tonight, but it depends on the content. The meeting can be continued if necessary.

6:07 Dennis welcomed Tammy Miller, City of Cashmere. Ms. Miller described the annexation of Christ Church and Mr. Spears. She explained the utilities and county maintenance of roads and zoning. She explained that the intention is that the lot sizes will be 7,000 square feet and the Mark Spears' property lots will be 10,000 square feet. Dennis asked Tammy about the Urban Growth Boundary.

Carl asked about multi – family zoning. Tammy answered that it is by default single family zoning or 7,000 sf lots. She went on to explain that they could later request to be zoned to multi family, but that it is not a guarantee. One can always apply.

Dennis Johnson asked if water and sewer were already on Kimber Road? Tammy answered that some are on sewer mostly on the south side, but most have wells for water. If annexed they must all be on water and sewer.

Larry Cordes asked if it is suburban residential (current Urban Growth Zoning)?

Snow plowing was discussed.

Carl Blum asked if the adjacent property is an island? Tammy explained there are three islands left: one on Mill Road, eight on Evergreen, and a section off of Sunset Highway. Tammy explained to be part of the City, the owner requests it.

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Dennis Johnson confirmed again that there was no one present representing the applicants, nor any public agencies.

6:23 Mr. Johnson opened up the Public Comment portion of the Public Meeting:

1. Ann Radoslovich: resides in Cashmere, 38 years. Concerned with traffic and safety on Kimber Road, has increased 127% one way, and 350% measuring both ways. 40% were traveling above the speed limit. She is also concerned with the soccer field and its attribution to increased traffic that endangers children, walkers, joggers, and cyclists. On closing she asked the City of Cashmere to complete a traffic impact study.

6:28 2. Gina Quinn: Gina addressed the manipulation of the annexation process and the effect of the Brender Creek Critical Area. She spoke of the GMA and protection of critical areas, shorelines, and setbacks. She spoke of Mr. Spears' property and his goats, bridges and concrete and his violations of environmental regulations. She asked the BRB to deny the NOI.

6:35 3. Ben Wintler: Ben asked about the map of the Boundaries. Ms. de Vera explained where the maps were on the website. Mr. Wintler asked what method of annexation is being used? Mr. Johnson explained it is the direct petition method. Mr. Wintler asked about minimum lot size and about the islands.

6:42 4. Justin Parker: #1 concern is public safety and excess traffic. He believes the proposed homes would greatly increase the traffic.

6:48 5. Joshua Price: recent Cashmere Chamber of Commerce President, referred to his letter sent into the Board. He referred to the City's comp plan where it states, " between 2017 and 2037 the city of cashmere and corresponding UGA will increase by population from 3807 to 4137 or 330 people. He believes that based on this there is no reason for the BRB to allow this annexation when there is already double the amount of space needed for growth.

6:55 Public Comment complete.

Dennis Johnson asked Tammy Miller about sidewalks and development standards. Tammy answered there is no requirement for sidewalks for single family homes.

Larry Cordes asked if there was a pre-app with Mr. Spears?

Duane Goehner asked about a Traffic Impact Analysis?

7:08 Another Public Comment was made by a zoom member of the public that was previously missed:

6. Julie Radoslovich: resides in New Mexico but frequently visits. Discussed the code violation by the Christ Center Church for the un-permitted soccer field, concerned about traffic and safety.

A conversation followed about the code violation and Susan Hinkle responded that it is the Chelan County Sheriff's department that investigates code violations. The Code enforcement officer may communicate directly with the violator.

7:17 Tammy Miller with the City, continued with her rebuttal. Tammy discussed Brender Creek. Tammy discussed how properties initiate the annexation process, that the city does not "grab"

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properties but rather the property owners request it. She discussed traffic and that 30+ homes would not bring in nearly as much traffic as the County Fair does.

Carl Blum stated that he understands the objector's but most everything that he heard was more of a discussion that should happen at the community development level. These issues are not annexation issues. He went on to state that this is an urban growth area. According to the RCW's, urban growth should be encouraged. You have to expect that it is going to grow.

Larry Cordes agreed that the safety, plowing etc. are all valid concerns and that in the future you will have an opportunity to express your concerns at the City or County.

Mr. Johnson went on to explain that if it is approved tonight, it just approves the land being part of the City of Cashmere. All of tonight's arguments would be taken at a subdivision hearing process with the City of Cashmere.

7:37 Mr. Johnson discussed the objectives of the BRB, and how they effect this NOI. It was later concluded that based on the criteria, there is no reason not to approve the NOI.

7:41 **Carl Blum made a MOTION to accept the City of Cashmere NOI 2023.001**

2nd: Larry Cordes

The Motion passed unanimously.

Mr. Johnson appreciates the comments of all of the neighbors and encourages them to continue with the process.

Mr. Blum hopes they pursue the code violation.

7:45 The board discussed the new NOI received from Chelan County Fire District No. 9 that was properly identified as 2023.002. The Board requested Lisa de Vera to have the NOI posted on the website right away.

Dennis Johnson added that we should add to our agency letters that are sent out that we as the BRB strongly encourage the applicant to be present at these public hearings.

Susan Hinkle added that the Hearing went great, but the map could have been better.

8:10 Meeting adjourned

Next meeting date:

July 26, 2023 @ 6pm in person.

Chelan County Commissioner's Office Building

400 Douglas Street, Suite # 201 Wenatchee, WA 98801