



DOUGLAS COUNTY
TRANSPORTATION & LAND SERVICES

140 19TH STREET NW, SUITE A • EAST WENATCHEE, WA 98802
PHONE: 509/884-7173 • FAX: 509/886-3954
WWW.DOUGLASCOUNTYWA.NET

Douglas County Planning Commission
ACTION MINUTES
Wednesday, April 13, 2022

I. CALL MEETING TO ORDER

Chair Dan Beardslee called the meeting to order at 5:30 P.M.

Douglas County Planning Commission Members Present:

Tanya Davis, Michelle Taylor, Dan Beardslee, Robert Knowles, Molly Linville, David Dufenhorst

Douglas County Staff Present:

Nathan Pate, Principal Planner
Tanner Ackley, Senior Planner
Charity Duffy, Associate Planner

General Public:

See sign-in sheet

II. ADMINISTRATIVE PROCEDURES

- a. Review minutes from the Wednesday, January 12 and March 9, 2022 Planning Commission meetings. Commissioner Robert Knowles made a motion to approve the Wednesday, January 12 and March 9, 2022 minutes. Commissioner Molly Linville seconded the motion. The motion passed and minutes were approved.

III. CITIZEN COMMENT -No general comments from the public.

IV. OLD BUSINESS -No old business items.

V. NEW BUSINESS -

- a. Public Hearing to receive and review public testimony on Wilkinson Planned Unit Development (PRD-2021-01): An application, submitted by Wilkinson QOZB LLC, for a residential Planned Unit Development (PUD). The proposed PUD will consist of a 290 unit apartment complex with community features such as a swimming pool, sports court, play area, dog park, outdoor BQ area, open space, and interconnecting trails. The subject property is approximately 24.26 acres in size and located within Residential Low Density (R-L) zoning District. The subject property is located at 2296 5th St. NE, East Wenatchee, WA.

The property is further described as being located in Section 7, Township 22N, Range 21 E.W. M. Douglas County Assessor's Parcel Number: 22210740004.

CHAIRMAN BEARDSLEE

Provided an introduction, process, and appearance of fairness. All contents of the Staff Report, application materials, supporting documents and public / agency comments were entered into the record.

STAFF PRESENTATION

Senior Planner Tanner Ackley presented the staff report, analysis and staff recommendation.

PAIGE WILKINSON – APPLICANT

The applicant provided details and presented the project to the Planning Commission. (Expanded information recorded)

TESTIMONY – SUMMARIZED

PAM JOHNSON, 504 N. Lander Court: Concerned with traffic safety, safety for families and kids, increased crime, school capacity, and prefers single-family dwellings be built and the proposed site location.

MERRY KAY SHAW, 1930 Glen Street: Concerned with road standards, narrow roads intersections, building height, and the legality of bonus densities.

MARCIA WEBB, 2040 Glen Street: Concerned with density, feels the density will change the character of the neighborhood, discussed weeds, reduction in surrounding home values; and would not have purchased home if known the proposed project would be built. Concerned with high traffic and does not welcome the proposed project.

CURTIS HALL, 509 Montclair: Bought home with orchard and knew it would be replaced with housing stock. Feels the project is a good project compared to other multifamily projects in Wenatchee and East Wenatchee; believes the best option is to be good neighbors to the future residents.

RAY DOBBS, 558 Canyon Drive: Ray knows Dan Beardslee. Both swore that conversations about the project only included process and timelines. Ray discussed his experience as a former City of Chelan Planning Commissioner. Although code allows the PUD, he feels there is ample area to construct the project which is not zoned Residential Low. Concerned with traffic, vehicle trips, and children safety.

CLIFF BOTTEMILLER, 522 Canyon Drive: Although a thoughtful project, was concerned with traffic, child safety on narrow streets, and need to widen several listed streets.

CARLTON OLSON, 586 Canyon Drive: Concerned with neighborhood compatibility. Disputes the legitimacy of the traffic study; believes the streets cannot handle the increased traffic. Feels the project should be denied because traffic cannot be mitigated. Believes the project does not meet the standards of the PUD code. Provided written version of testimony.

SHIRLY LESLIE, 588 Sunday Drive: Announced her former position was as the mayor of SeaTac, WA. Feels the project is a "spot zone" and shouldn't be allowed. Voiced concerns over increased traffic.

FRED JOHNSON, 518 Sunday Drive: Opposed to the PUD, but not opposed to housing; not the same character as the area. Feels “Big money” is driving the decision and not the citizens. Believes there is other land/areas zoned properly for a PUD and/or this level of multi-family housing.

JD DALPEZ, 530 Lyle Ave: Concerned with snow maintenance and speeding; concerned with lack of police patrolling the area. Concerned with traffic increases and lack of sidewalks on Lyle Avenue; feels the project does not serve the community.

DALEYNN CHAPMAN 1207 8th Street: Concerned with safe children walking on narrow 5th Street. Snow maintenance and other concerns raised. There is a need to improve more streets.

JOHN SCHLOSS, 191 N Lyle: Former WSDOT out of Everett, and concerned that the Level of Service E is failing, and that traffic and speeding is too high. There is already difficulty in turning movements, and off-site improvements to traffic is needed. He is witness to dangerous driving. Concerned with potential off-site parking.

JUNE KEITH, 527 Monteray: Concerned with narrow streets and children in streets. The entrance location is not a good location for two facing each other gated communities. There is a need to widen streets and add sidewalks.

JERRY PAINE, 1836 3rd St. NE: Concerned with traffic and speeding; prefers single-family dwellings and not high density living. Feels there will be issues even with proper management of the proposed project. Stated it was not the right fit to community.

BRIAN PITTS, 1900 Glenn Street: Concerned schools are over capacity, on-street parking, contaminated soils, lack of sidewalks, lack of vehicle speeding controls, and commented regarding the previous owner wanted a church or school built there.

ALLACI NAKATA, 2014 Broadway N, Wenatchee: States “father never mentioned a church or school” being built. Stated she didn’t want Sunrise East when it was built due to traffic and orchard operations. Stated that the impacts of the development were “the price of progress,” and the project does include mitigation.

BECKY LAVERGNE, 2223 22 3rd Street.: Dogs are trespassing on her property and felt a fence was necessary. Was concerned about contaminated soils and noise; prefers quiet.

KAREN HARMON, 85 N. Lyle Ave (Overflow Room Located in the Land Services Building, 140th 19th Street NW): Concerned with traffic, lack of crosswalks, safety, culvert failing, need to widen road for children, lack of compatibility with single lots that are 1-2 acres in size – the proposed project is not in harmony. Felt there were other lands more appropriate for the proposed project.

LARRY SHAW, 429 Neptune (zoom): Concerned that fire will race up the ravine, high density, and the community losing orchards in the past which can’t be reversed.

CHAIRMAN BEARDSLEE: Closed public testimony

APPLICANT REBUTTAL

RILEY WILKENSON, 671 Lynch St, Yakima WA.

1. Addressed fire/emergency: Fire Marshal confirmation the proposed project is in compliance. Discussed fire hydrants, fire resistant landscaping, compliance for emergency access, and landscaping will be maintained and irrigated.
2. Addressed property value: Unable to speak to values; the proposed project will be well constructed, provide amenities, and off-site improvements.
3. Addressed density/zoning: Consistent with City comprehensive plan, Regional comprehensive plan, and County/City development codes. Referred back to the analysis information.
4. Addressed crime: The property is well lit; upgrades to the dead end road will discourage trespassers from entering the property/ravine, gated entrance will provide further security, thorough screening for all prospective residents.
5. Addressed ravine danger: A condition of the lease includes eviction if tenants trespass into the ravine.
6. Addressed traffic: A traffic impact analysis was completed by SCJ Alliance; improvements meet the County's requirements. The County's and City's transportation departments agreed with the results of the traffic impact analysis.
7. Addressed community: Presented the idea that proposed project will add value to the community and are happy to have open communication lines with residents.

PLANNING COMMISSION DELIBERATION

COMMISSIONER TAYLOR asked about traffic impacts, and invited Mike Neer to respond

MIKE NEER, PE– TRANSPORTATION DEPARTMENT

1. Confirmed trip generation analysis was correct and consulted results with the city of East Wenatchee. The City agreed the results were compliant.
2. LOS E is acceptable; does not push past the allowable LOS. None of the intersections require improvements.
3. Lack of Sidewalks/ existing narrow streets of cannot be tied to the proposed project.
4. Project will construct Road width of 32 feet and provides parking on one side; wider turn lanes will be provided with project.

COMMISSIONER ROBERT KNOWLES

1. Struggled with the need for multifamily housing.
2. Feels there is a public safety issue (fire) with the adjacent ravine.
3. Discussed wildland interurban interface area and the need for additional mitigation before someone dies.
4. Voted against recommending the project to the Board of County Commissioners.

COMMISSIONER MOLLY LINVILLE: Stated that there is a need for housing, but respected the desires of the community; and expressed concern regarding fire danger.

COMMISSIONER DAVE DUFENHORST

1. Stated that he wants to see less density by removing 48 units.
2. Recognized already using 20% less bonus density than allowed (40% is allowed).

COMMISSIONER MICHELLE TAYLOR: Asked if the written materials were new.

TANNER ACKLEY – LAND SERVICES: Explained that the materials include previously submitted comments, additional details, and an additional attorney comment.

COMMISSIONER TANYA DAVIS stated the proposed project meets code; and asked that the Fire Marshal comment regarding the deliberations on fire danger

FIRE MARSHAL KURT BLANCHARD shares that the fire department is satisfied with the fire protection/measures of the proposed project. He also discussed the ravine potential future fire hazard(s) and feels confident the fire department can protect the citizens of the community in the event of a fire.

PLANNING COMMISSIONER'S GENERAL COMMENTS

1. Can the PC change conditions or add within recommendations.
2. Many of the public Comments would be better severed during the code and comprehensive plan adoption. The project is following that plans and codes already laid out.

VOTING

COMMISSIONER ROBERT KNOWLES makes a motion to deny the project.

COMMISSIONER MICHELLE TAYLOR seconds the motion.

VOTE FOR DENIAL: One (1) to approve denial; and five (5) opposed to denial. Motion does not pass

COMMISSIONER DAVID DUFENHORST presents a new motion approve the project with the reduction of density from 290 units to 242 units;

COMMISSIONER MOLLY LINVILLE seconds the motion.

VOTE FOR REDUCTION OF DENSITY: Three (3) for approval and three (3) opposed. Motion does not pass.

COMMISSIONER ROBERT KNOWLES presents a new motion to remand the project to staff to further address fire protection measures.

No Second to Motion on the floor.

COMMISSIONER TANYA DAVIS makes a motion to approve the project as submitted, while cautioning the applicant to consider the potential fire dangers/ voluntary fire protection measures.

COMMISSIONER ROBERT KNOWLES seconds.

VOTE FOR APPROVAL OF THE PROJECT AS SUBMITTED, WHILE CAUTIONING THE APPLICANT TO CONSIDER FIRE RISKS / VOLUNTARY FIRE PROTECTION MEASURES: Four (4) to approve; and two (2) opposed. Motion passes.

VII. ADJOURNMENT -The meeting adjourned at 8:35 P.M.