

Tua Vang

From: Kailan Dunn <kailan@hrspinner.com>
Sent: Sunday, December 5, 2021 7:43 PM
To: Tua Vang
Cc: greenwaltelectric@frontier.com
Subject: FW: revised
Attachments: Naches UGA letter.docx

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Good Evening Tua,

My neighbor wanted to write a letter and I told him I would send to you. Let me know if you have any questions. I have cc'd him on this email if you have any questions. Thanks!

Thanks,
Kailan Dunn

Kailan Dunn | Sales | O: [509.453.9111](tel:509.453.9111) | C: [509.833.1845](tel:509.833.1845)



From: greenwaltelectric@frontier.com <greenwaltelectric@frontier.com>
Sent: Sunday, December 5, 2021 5:09 PM
To: Kailan Dunn <kailan@hrspinner.com>
Subject: revised

You don't often get email from greenwaltelectric@frontier.com. [Learn why this is important](#)

Tua Vang

From: greenwaltelectric@frontier.com
Sent: Sunday, December 5, 2021 8:24 PM
To: Tua Vang
Subject: Naches UGA
Attachments: Naches UGA letter.docx; ParcelInfo12052021.pdf; CouncilMintues_09-09-1912052021.pdf

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Mr. Vang, Please see the attached letter pertaining to the proposed Naches Urban Growth Area. I have also attached my parcel info as well as Naches City Council minutes supporting info in my letter. I would like these added to the neighbors comments that have already been posted in the Naches Emergency UGA ammendment LR-21-001 / SEP 21-010.

Thank You,

Chad Greenwalt
(509)949-8223

December 5, 2021

To whom it may concern,

I own parcel 171403-24409 located at 9393 Old Naches Hwy. which sits directly center between city limits and the Eastern properties belonging to the Dieners that are being proposed in the UGA. I do not condone city growth, I actually welcome it, if it is done properly without conflict of interest and corruption.

In 2009 I purchased 3 adjoining parcels totaling 19.03 acres. Ultimately doing lot line adjustments and selling 2 parcels and keeping 11.84 acres for my current residence. Prior to that purchase I had talked with Jeff Ranger about when he thought a possible annexation for future development could occur with this property. He thought maybe 8- 10 years. In passing over the years I reminded him of my interest in being annexed multiple times only to fall on deaf ears. I finally realized that if I wanted to be heard I would have to bring it to the city council and did so Sept. 9, 2019. I informed the council of my desire but have never been contacted about it since, apparently more deaf ears.

I was appalled to learn of the Emergency UGA that included the Diener properties. My parcel sits 292 feet East on the Old Naches Hwy from city limits and at a minimum city water. I also have adequate irrigation rights to serve development. My entire Southern property line sits directly across the Old Hwy from a 9.33 acre parcel 171403-31014 which is already in the UGA and is zoned R-1. All the while, the Diener properties are no where remotely close to the city infrastructure or city limits via the Old Hwy.

On the opposite side of town you have the Mills family property which is less acreage than mine who have stated they are strongly opposed to their property being included in the new UGA.

Why hasn't the city council or administrator contacted the nearest property owners to city limits and approached them about being included or desire to be in the UGA ? Why was this such an emergency to not include this type of input? Just because a past family member or current owner has

previously expressed their non- acceptance of such notion doesn't mean their views have changed in recent years.

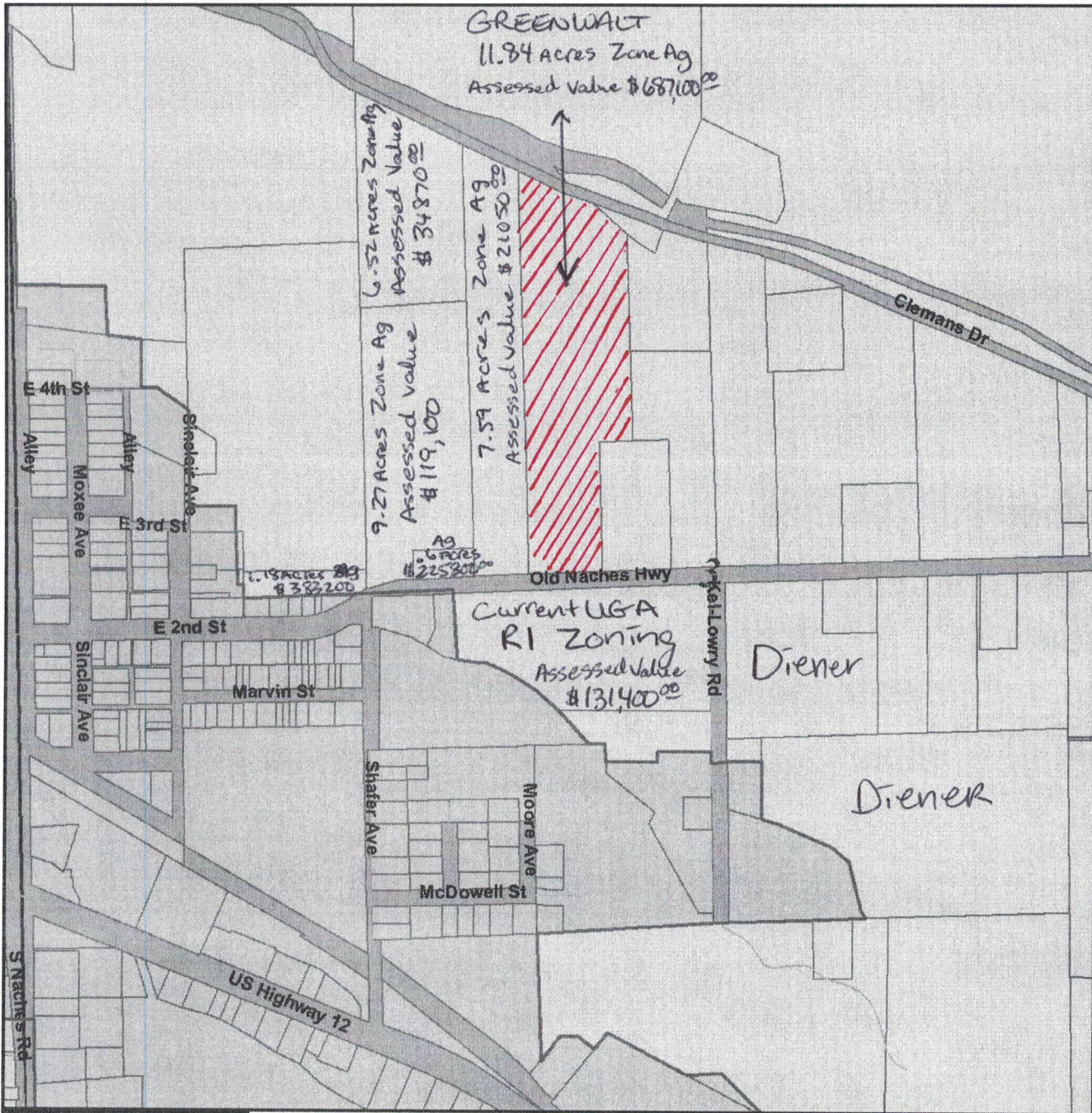
Before you approve Jeff Ranger's agenda please look at properties that are closer to the city core that are anxious and willing to accept the growth. I frankly am tired of watching tax dollars and cover ups go to padding the pockets of select individuals while turning a blind eye to people that would actually be interested in such growth but ignoring them since they will not benefit from it or have a vendetta against them.

Please end this corruption and collusion.

Thank You,

Chad Greenwalt

(509)949-8223



Map Center: Range:17 Township:14 Section:3

City Limits
Sections

WWW.YAKIMAP.COM
Yakima County GIS
128 N 2nd Street
Yakima, WA 98901
(509)574-2992

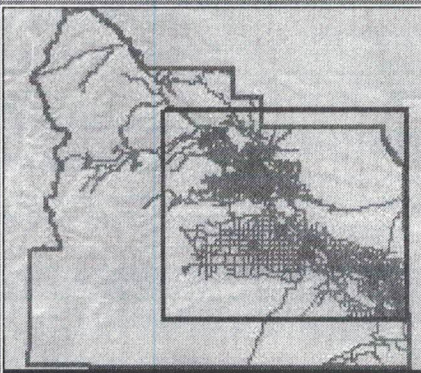


One Inch = 600 Feet

Feet 250 500 750 1000

MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT
AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION

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Printed On: 12/5/2019 10:37:54 AM

PROPERTY PHOTO		PROPERTY INFORMATION AS OF 12/4/2021 11:08:58 PM							
		Parcel Address:		9393 OLD NACHES HWY, NACHES ,WA 98937					
		Parcel Owner(s):		CHAD L & CRISTA C GREENWALT					
		Parcel Number:		17140324409		Parcel Size:		11.84 Acre(s)	
		Property Use:		11 Single Unit					
TAX AND ASSESSMENT INFORMATION									
Tax Code Area (TCA):		314		Tax Year:		2022			
Improvement Value:		\$586000		Land Value:		\$101100			
CurrentUse Value:		\$0		CurrentUse Improvement:		\$0			
New Construction:		\$0		Total Assessed Value:		\$687100			
RESIDENTIAL INFORMATION									
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	Carport
VERY-GOOD	2011	2.00	2226	1542	0/0	3	2/0/1	2/784/0	
SALE INFORMATION									
Excise	Sale Date	Sale Price		Grantor				Portion	
412165	11/30/2009	\$225000		PRINGLE, ROBERT G & RUTH				N	
VALUE HISTORY INFORMATION									
Tax Year	TCA	Land	Improvement	New Construction		CurrentUse	CurrentUse Improvement		
2022	314	\$101100	\$586000	\$0		\$0	\$0		
2021	314	\$95500	\$531300	\$0		\$0	\$0		
2020	314	\$81900	\$537200	\$0		\$0	\$0		
2019	314	\$81900	\$446700	\$0		\$0	\$0		
2018	314	\$74000	\$416400	\$0		\$0	\$0		
2017	314	\$74000	\$414800	\$50700		\$0	\$0		
2016	314	\$74000	\$364100	\$0		\$0	\$0		
2015	314	\$74100	\$357200	\$0		\$0	\$0		
2014	314	\$75000	\$359500	\$0		\$0	\$0		
2013	314	\$75000	\$360000	\$0		\$0	\$0		
2012	314	\$75000	\$363400	\$310400		\$0	\$0		
DISCLAIMER									
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us .									

OVERLAY INFORMATION			
Zoning:	AG	Jurisdiction: County	
Urban Growth Area:	Not in a UGA	Future Landuse Designation: Ag Resource (Yakima County Plan 2015)	
FEMA:	FEMA Map	FIRM Panel Number: 53077C0677D	
LOCATION INFORMATION			
+ Latitude: 46° 44' 01.356"		+ Longitude: -120° 41' 30.292"	
Range: 17 Township: 14 Section: 03			
Narrative Description: Section 03 Township 14 Range 17 Quarter NW: LOT 3 OF SP 81-55, EX E 99.72 FT LY N'LY OF LOT 2 OF SD SP			
DISCLAIMER			
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION			

TOWN OF NACHES COUNCIL MINUTES
September 9, 2019

Present:

Mayor Williams
Councilman Hawver
Mayor Pro Tem Hawver
Councilman Weekes

Absent:

Councilwoman Williams excused
Council Position No. 2 Vacant

Others in Attendance: Attorney Shinn and Admin. Ranger and Clerk Birrueta.

Call to Order
Introductions
Roll Call

The meeting was called to order at 6:30 P.M. by Mayor Williams. Council members present Councilman Weekes, Councilman Hawver and Councilwoman Hawver, with the exception of Councilwoman Williams. Mayor Williams led the Council/Audience in the Pledge of Allegiance.

Honors & Recognition

None

Additions to the Agenda

None

Approve Agenda

Councilman Weekes moved to approve the agenda as presented. Seconded by Councilwoman Hawver. Motion carried unanimously.

Consent Agenda

Councilwoman Hawver moved to approve the Consent agenda as presented. Seconded by Councilman Hawver. Motion carried unanimously.

- a) Approve Study Minutes of 8/12/2019.
- b) Approve minutes of 8/12/2019 Regular Council Meeting.
- c) Approve Claim checks, Second Payment August 22, 2019 check No. 19793 through 19797. 1 ACH payments Dept. of Revenue & 2 Manual check# 5444 & 5445. Total of \$64,049.43 checks dated September 9, 2019 check# 19804 through 19841, 1 ACH Exxon. 1 manual checks #5446 Total of \$94,802.29
- d) Approve those Payroll Checks dated through August 30, 2019 in the amount of \$38,182.86 Check #19798 through 19803. ACH

TOWN OF NACHES COUNCIL MINUTES
September 9, 2019

payments Aflac, DRS, IRS.

REPORTS/ANNOUNCEMENTS

Planning Commission/	Minutes of the September 3, 2019 meeting were included were the Open Record Public Hearing was held. Findings and recommendation from the Planning Commission regarding the Conditional Use application.
Sheriff's Report/	Lieutenant Hendrickson, was present for the Council Meeting and presented the report for the month of August 2019. The report showed 22 calls from the Town of Naches, Lieutenant Hendrickson discussed some of the calls with Mayor and Council.
YVCOG	None
Naches Depot Advisory	None
Public Hearing(s)	A closed Record Public Hearing: The regular Council Meeting closed at 6:33 p.m. to open a closed record Public Hearing. Bill Hordan working with the proponent of this project presented the project description: The proposal is to establish a microbrewery (beer & ale) and craft distillery (spirits) within an existing 4,800 square foot building (formerly RJ's Tire Center) which will include indoor and outdoor venues and 32 parking spaces on two parcels which total approximately 1.5 acres. Microbreweries and craft distilleries are permitted to produce up to 60,000 gallons per year each. The microbrewery and craft distillery will be located within the existing 4,800 square foot structure along with a tasting room, office space, storage rooms, small banquet room (in the upper mezzanine) and eventually a commercial kitchen to serve food. The "footprint" of the property is not proposed to change but will be modified to accommodate outdoor uses such as seating and gathering areas for outdoor activities. Outdoor seating and gathering is proposed on the east side of the building and outdoor seating and gathering is proposed on the west side of the building, where outdoor events such as food trucks, barbeque, music and fund-raising

TOWN OF NACHES COUNCIL MINUTES
September 9, 2019

events will occasionally occur. Public parking is proposed to be located within the existing parking lot which lies south of the structure. The project is proposed to be completed in phases and take several years to accomplish. The applicant has indicated to staff that he approves of all items listed in the application through this conditional use request and will complete the project as time and financial resources permit. The general order of project development will be securing appropriate permits and licenses, establishment of the microbrewery and craft distillery equipment, grade and fence the south parking lot., construct the tasting room, construct outdoor seating/gathering area on east side of structure, landscape and fence outdoor seating/gathering area on west side of structure and development of the indoor mezzanine. Planning Commission addressed a concern from a resident on the south side of the proposed project property, she also submitted a comment letter. Councilwoman Hawver address the letter submitted by the neighbor on the south side of the property. Staff response was that after the Public Haring and answering her concerns, she was satisfied with the response she received no other concerns were brought before the Planning Commission. The Closed Record Public Hearing closed at 6:40 p.m. and regular Council Meeting continued.

Presentations None

Unfinished Business

- a) Allan Bros. wastewater proposal: No further discussion was desired by Council.
- b) Phase II Naches Trail Link & Lighting Project. Progress estimate No. 3 for work performed by Knobel's Electric, Inc., for work performed through August 31, 2019. Amount due the contractor of \$19,374.18 is net, per contract documents.
- c) Phase III Naches Trail pedestrian Lighting project. Progress estimate No. 2 for work performed by Knobel's Electric, Inc., through August 31, 2019. The amount due the contractor of \$32,889.84 is net after retainage, per contract documents.
- d) Shafer Avenue resurfacing project TIB funding: Closeout project enclosed is Progress estimate No. 2 and final designated

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as the final for work performed by Central Paving LLC, through July 31, 2019. The amount due the contractor of \$16,014.12 is net after retainage, as per contract documents. The retainage of \$5,775.63 should be released to Central Paving, LLC after acceptance of the project and when the Town has received notices of completion clearance from Department of Revenue, Department of L&I and Department of Employment Security relative to this contract.

- e) CDBG grant application: No further discussion.
- f) TIB Application for Naches Avenue Resurfacing Project. No further discussion was desired.
- g) 2020 Budget Process Schedule
- h) Mayor Pro Tem Nomination: Councilman Hawver Motion to nominate Councilman Weekes. Seconded by Councilwoman Hawver Motion carried unanimously.

New Business

- a) SIED Grant/Loan Application: Councilman Weekes moved to approve a submittal of a SIED grant/loan application. Seconded by Councilwoman Hawver. Motion carried unanimously.
- b) Application for appointment to fill vacancy on Naches Town Council. Mayor and Council spoke with Cary Henning who submitted the application. Mr. Henning presented himself and his interest as Councilmember serving the community. Councilwoman Hawver moved to appoint Cary Henning for the vacant Council position No. 2. Seconded by Councilman Weekes. Motion carried unanimously.
- c) Conditional Use Application from Oak Creek Investments, LLC. Planning Commission recommends approval of the application.

Resolutions & Ordinances

- a) Proposed Resolution No. 2019-10: A resolution of the Town of Naches, Washington, authorizing

TOWN OF NACHES COUNCIL MINUTES
September 9, 2019

the Mayor to accept the Shafer Avenue resurfacing project as complete and allow for 100% payment, less retainage, to the contractor. Councilwoman Hawver moved to approve resolution No. 2019-10. Seconded by Councilman Weekes. Motion carried unanimously.

- b) Proposed Ordinance No. 742: An ordinance approving a conditional use permit for Oak Creek Investments, Llc in the General Business Zoning. Councilwoman Hawver moved to approved ordinance. No. 742. Seconded by Councilman Weekes. Motion carried unanimously.

Audience Participation	Chad Greenwalt: Spoke during audience participation he expressed to Mayor and Council his desired to have his property annexed into the Town of Naches city limits.
Executive Session	None
Other Business	None
Council FYI Items	None
Meeting to continue or adjourn. 7:03 p.m.	With no other business to be discussed, Councilwoman Hawver moved to adjourn. Seconded by Councilman Hawver. Motion carried unanimously.

Paul D Williams, Mayor

Elvira Birrueta, Clerk/Treasurer