

Vista Del Lago Planned Development Committee

General Community Informational Meeting

Meeting Minutes
September 25, 2010

Call to Order:

The regular meeting of the VDL PD was called to order at 9:00 am on September 25, 2010 in the club house.

Present:

A sign up sheet was circulated for members present.

Guests: Randy Zielinski

VDL President Dave Sneesby introduced the meeting and thanked everyone for attending. He then turned the meeting over to Deb Hassler, Chair of the PD Committee.

Deb Hassler gave a brief overview of the work the PD committee has completed. The committee had recommended engaging a consultant to complete the negotiations with Chelan County. Randy Zielinski of Whitebird Construction has been engaged to do this project. Deb introduced Randy to the property owners present.

Presentation by Randy Zielinski:

Randy gave a brief background regarding his qualifications to do this project. He went on to say the most important aspect of this entire issue is that the community must be united in the solution. He was there to explain the options and to receive input from the community if they had comments. In the end, it is necessary that the community come to a consensus for a united position to Chelan County.

Randy has met with the county and says it won't be easy to go back to them because it will have been the 4th time VDL has been before the planning department with changes. He feels they are 'tired' of VDL returning. It is necessary to return to them with an amendment to the current PD so that the community can be in full compliance with the county rules and the terms of the PD, including issues that have not yet been completed from the original binding site plan. His strategy is to meet with the planning staff so that they can support our amendment with the hearing examiner.

He also recommended a specific timeline be presented with the amendment so that Chelan County knows VDL is sincere in completing the necessary actions to be in compliance. No other previous amendment attempts included this.

Randy explained the 'worst case scenario' if VDL takes no action. Currently, Chelan County has a moratorium on all building permits in VDL. Chelan County would be

forced to enforce their regulations. The reality is the manpower at Chelan County is low and their workload would most likely delay any action for a year to 18 months. They would have the ability to take court action against the VDL HOA for noncompliance. They would have the ability to cloud the titles of property that was nonconforming.

Randy then explained the evolution of the Planned Development Zone Change 501, the first amendment ZC501A and the two failed amendments, ZC501B and ZC501C.

A document (see attached) was distributed as a draft proposal for a solution. Each point was reviewed.

- 1) This makes the community in conformance with the existing zone.
- 2) Right now the binding site plan states there are 83 lots when only 80 lots are developed.
- 3) This gives the county a timeline for *after* filing. This will take time and wouldn't take effect until about June 30 at the earliest.
- 4) Conforming use is the key here. There is confusion about the terms Park Model RV, Park Model Home and Doublewide Mobile Homes. This needs to be clarified with the county.
- 5) The building permits if needed will be the responsibility of the individual property owners.
- 6) This refers to the resolution approving ZC501A.
- 7) The plan is to name Chelan Rooms as accessory uses as defined in the code. Randy will check further on issues regarding sheds.
- 8) These set backs are directly from the county letter dated 12/22.
- 9) This is incomplete from the original PD.
- 10) This explains the timeline for individual property owner's responsibility to get a building permit if one is necessary for their property with out late fees or penalties.
- 11) The CCRs must be updated after the PD to come into compliance with the terms of the original PD and the amendments.
- 12) The CCRs need to be amended now (prior to going to the county) to allow 67 % of the community to alter land use provisions.

Randy then explained his proposed timeline which he termed "aggressive but doable":

As soon as possible the community should vote to proceed with the recommendations.

Amend current CCRs to allow 67% approval for land use changes and have community vote on new CCRs.

Submit the plan to the county soon after that.

It will take 3-4 months from that time to have a hearing date.

Assume the Hearing Examiner passes the amendment.

Submit a revised Binding Site Plan including the new terms of the PD.

Owners would have 60 days after the BSP is submitted to bring their property into compliance with building permits.

VDL HOA would have 120 days to complete the terms of the PD and BSP.

Revise CCRs to be in compliance with new PD and BSP terms.

Community would vote on amended CCRs.

There were some general comments and some questions regarding the content of the presentation. These included:

Please develop a glossary of terms so that it is easier to understand what terms such as 'Park Model RV' or 'Park Model Home' mean.

What is the estimated cost of all this process?

There were many comments in general of support for the proposal and the need to move forward.

President Dave Sneesby indicated the board would be discussing the proposal for next steps at the board meeting scheduled for Oct. 2, 2010.

The meeting concluded at 10:15 am.