

**WENATCHEE HISTORIC PRESERVATION BOARD
REGULAR MEETING
July 3, 2024**

AGENDA

- I. **CALL TO ORDER: 5:30 PM**

- II. **ADMINISTRATIVE AFFAIRS**
 - A. Approval of the minutes from the regular meeting of June 5, 2024

- III. **PUBLIC COMMENT PERIOD (10 MINUTES)**
 - Comment for any matters not identified on the agenda.

- IV. **UNFINISHED BUSINESS**
 - A. Public Hearing: HP-24-01 – Waiver of Certificate of Appropriateness (124 S Miller)

- V. **NEW BUSINESS**
 - A. None

- VI. **OTHER**
 - A. Staff Update

- VII. **ADJOURNMENT**

Wenatchee City Hall is open for the public to attend meetings in person. The public may also participate in the meeting via phone by calling: (509) 888-3298, passcode 98368#. If you have questions about participating in the meeting, please contact Kirsten Larsen, Senior Planner, at klarsen@wenatcheewa.gov or (509) 888-3249.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Mayor's office at (509) 888-6204 (TTY 711). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title 1.)

MINUTES

I. CALL TO ORDER

The meeting was called to order at 5:30 p.m. with the following members in attendance: Heather Ostenson, Bob Culp, Mark Seman, Blythe Kelly, Jon Campbell, Darlene Baker, and Cindy Volyn. City Planning staff was represented by Stephen Neuenschwander, Assistant Director; Kirsten Larsen, Senior Planner; Eva Osburn, Administrative Assistant.

II. ADMINISTRATIVE AFFAIRS

- A. Amendment to the June 5, 2024 agenda. Board member Ostenson asked to include the review the Skookum sign for consideration as a historic sign on the agenda as item VI.C. under New Business.

Board member Darlene Baker moved to include this item to the agenda. Board member Jon Campbell seconded the motion. The motion carried.

- B. Approval of the minutes from the regular meeting of April 3, 2024.

Board member Ostenson asked for amendments and none were given. Minutes were adopted as distributed.

III. PUBLIC COMMENT PERIOD (10 MINUTES)

None

IV. OLD BUSINESS

None

V. NEW BUSINESS

- A. Public Hearing: HP-24-01 – Waiver of Certificate of Appropriateness (124 S Miller)

Applicant asked for a continuation for a month. Staff recommended the public hearing be continued to July 3 meeting.

Board member Jon Campbell moved to continue the public hearing of HP-24-01 to the regularly scheduled meeting of the Historic Preservation Board on July 3rd at 5:30pm to allow the applicant to provide a response to the staff report. Any written materials or documentation shall be submitted to staff by June 19, 2024 and staff shall provide a supplemental to the staff report to include the additional information to be made available to the Historic Preservation Board and public on June 26, 2024. Board member Mark Seman seconded the motion. The motion carried unanimously.

- B. Public Hearing: HP-24-02 – Certificate of Appropriateness (146 S Delaware)

Kirsten Larsen, Senior Planner, presented. Applicant and owner, Carl Polson, presented. Board asked questions of the applicant. Steven Greider, neighbor on King Street, gave testimony.

Board member Mark Seman moved to approve HP-24-02, a Certificate of Appropriateness for 146 S Delaware Avenue based upon the findings of fact, conclusions of law, and conditions of approval contained within the May 29, 2024 staff report with amending the condition of approval 2 to read windows shall be installed to retain the three dimensionality, such 3 dimensionality would include muntin of the new windows to be installed on the interior, exterior and in between the glass. Windows shall also be installed with the new window face in alignment with the existing face of the window sash. Trim shall be reinstalled or matched if damaged. Board member Jon Campbell seconded the motion. The motion carried unanimously.

C. Public Hearing: Newer Skookum sign for consideration as a historic sign

Kirsten Larsen, Senior Planner, presented. Board members asked questions.

Board member Jon Campbell moved that the Skookum sign be added to the list of recognized historic signs. Darlene Baker seconded the motion. Board member Bob Culp moved to amend the motion that each face would be recognized as historic. Darlene Baker seconded the motion. The motion to amend the motion carried. The motion to approve the Skookum sign carried unanimously.

VI. OTHER

A. Historic Tour Update: 167 people participated in the Historic Tour. A survey will be sent out to homeowners and volunteers to get feedback. May 31 is a tentative date for next year's tour.

B. Downtown Possibilities Tour is next Wednesday afternoon, June 12.

VII. ADJOURNMENT

With no further business to come before the Historic Preservation Board the meeting was adjourned at 6:44 p.m.

Respectfully submitted,
CITY OF WENATCHEE
COMMUNITY DEVELOPMENT DEPARTMENT
Eva Osburn, Administrative Assistant



**City of
Wenatchee**

**DEPARTMENT OF
COMMUNITY DEVELOPMENT**

City Hall
301 Yakima Street, Suite 100
Wenatchee, WA 98801

(509) 888-3200
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Memorandum

To: City of Wenatchee Historic Preservation Board
From: Kirsten Larsen, Historic Preservation Officer and Senior Planner
Date: June 26, 2024
Subject: Supplemental memorandum to staff report

On June 4, 2024 an email was received from the applicant for HP-24-01, a request for waiver of demolition of the house located at 124 S. Miller Street, to continue the public hearing scheduled for June 5, 2024 to July 3, 2024 in order to provide time for the applicant to respond to the staff report.

The applicant provided a response to the staff report on June 16, 2024 (Attachment A). The response states that they do not agree with the staff analysis and recommendation provided in the staff report. Below is a summary of the applicant's response and related comments and analysis by staff.

Vernacular Architecture

Applicant Response: The applicant provides their perspective on the significance of the vernacular architectural style of the home and the historic significance of the original owners that built the house.

Staff Response: The staff report addresses the nomination of the house to the Wenatchee Register of Historic Places. The nomination followed the required process in WCC Section 2.36.120 and the criteria for determining designation on the register as provided in WCC Section 2.36.110 were reviewed and approved by the Historic Preservation Board.

Foundation

Applicant Response: The applicant provides information on the condition of the foundation.

Staff Response: There is no documentation to support the applicant's analysis of the condition of the foundation. On May 31, 2024, Historic Preservation Officer and Senior Planner, Kirsten Larsen and the Building Official, Chris Hanson, performed a site visit with the applicant's representatives. The Building Official provided a summary of the site visit in an email provided on June 24, 2024.

Project History

Applicant Response: The applicant states the property was purchased with the intent to provide additional affordable housing while respecting and working around the historic home by providing "cottage style" housing. It is stated that the analysis of the

development of the property changed when the fire occurred due to the amount received from insurance. The applicant states dollar amounts related to insurance and building costs.

Staff Response: There is no documentation to support the applicant's response. Staff has not been provided with any reports from the insurance company nor has staff been provided any estimate(s) from contractors on the described work. In addition, no current or estimated appraisals of the property have been provided to staff.

Staff Analysis on Demolition, Alterations, and Floor Plan

Applicant Response: The applicant provided responses to several portions of the staff analysis provided in the staff report addressing physical alterations to the property.

Staff Response: The staff analysis provided with the staff report was based on the review of the application materials, nomination materials, agency and public comments, the Comprehensive Plan, and the Wenatchee City Code, and guidance provided in the Historic Preservation Brief 18. The applicant's response does not change the analysis in the staff report. Specifically, staff concludes that the most important interior features for defining the historic character and significance are the primary spaces of the house which remain intact and the exterior, street facing facades which remain intact.

Building/Fire Code Official Comments

Applicant Response: The applicant states that they have concerns regarding comments made by the Building/Fire Code Official in their letter dated April 24, 2024, which summarizes observations made from the walk through after the fire.

Staff Response: The Building/Fire Code Official completed a second walk through of the property on May 31, 2024 and provided a follow up email summarizing his observations (Attachment B). He states in the email that the inspection was completed for the fire damage only and did not address any other repair(s) that may be needed for general maintenance.

Both the comments and analysis from the Building/Fire Code Official and the Historic Preservation Officer provided in the email and staff report are based on the minimum work necessary to repair the structure after the fire, consistent with Building Code requirements. Deferred maintenance is not considered in this analysis and no reports from the insurance company or estimate(s) from contractors were provided that differentiated between work required to address deferred maintenance and fire damage repair.

Property Tax Exemption Benefit Analysis

Applicant Response: The applicant provided an estimate of the potential cash value for receiving Special Property Tax Valuation for a range of project costs.

Staff Response: Staff provided a copy of the estimate to Erin Fonville, Chief Deputy, Chelan County Assessor for assistance in understanding how they apply the tax

exemption. She states that the method used by the Chelan County Assessor is different and that each year of the 10-year period, the value of the exemption will fluctuate based on depreciation and market value. If the qualified costs exceed the assessed value of the structure the remaining qualified costs are taken off the value of the land.

Staff Recommendation on HP-24-01:

As a result of the analysis provided by the applicant and by staff herein, staff has not amended its recommendation as stated in the Staff Report issued on May 29, 2024.

Attachments:

Attachment A – Applicant Response to Staff Report (June 16, 2024)

Attachment B – Email from Chris Hanson, Building/Fire Code Official (June 21, 2024)

Attachment C – Email correspondence with Erin Fonville, Chief Deputy, Chelan County Assessor (June 21, 2024)

COVER PAGE

City Of Wenatchee
Historic Preservation Office
Attn: Kristen Larsen
Senior Planner
klarsen@wenatcheewa.gov

Waterworks LLC
John McQuaig
1 5th Street Suite 250
Wenatchee, WA 98801
johnm@ww-prop.com

PROPERTY INFORMATION

NAME OF PROPERTY

Nathan Heath Home

LOCATION

**124 S Miller St
Wenatchee WA 98801**

RECOMMENDATIONS

**Wenatchee Historical Preservation Board Staff 03-14-97
Wenatchee Historical Preservation Board Chair 04-17-97**

CONSENT AND CERTIFICATION

**Owner Consent for Listing 03/29/97
City of Wenatchee Certification Local Elected Official 04/22/97**

CLASSIFICATION

Private Building

FUNCTION OR USE

Private Residence

We do not agree with the City of Wenatchee Community Development Staff analysis and recommendation that the Historic Preservation Board deny the waiver of certificate of appropriateness. We will outline our analysis of the staff report in this document.

Physical Description

Vernacular Architecture

Throughout your staff report you continually fall back on how important the architectural influence and description of the house is and the Term “Residential Vernacular” to support your argument to keep it in the registry. Below is the definition of Residential Vernacular:

Vernacular architecture (also **folk architecture**) is a building done outside any academic tradition, and without professional guidance. It is not a particular architectural movement or style, but rather a broad category, encompassing a wide range and variety of building types, with differing methods of construction, from around the world, both historical and extant and classical and modern. Vernacular architecture constitutes 95% of the world's built environment, as estimated in 1995 by [Amos Rapoport](#), as measured against the small percentage of new buildings every year designed by architects and built by engineers.

On page 7 of your report, you state once again Vernacular style architecture and then suggest that the form of the house represents features found on a Queen Anne in the detailing of the second-floor porch and the front entrance porch represent features of a Colonial Revival.

Based on the description of residential vernacular and the fact that 95% of the world’s built environment is residential vernacular it is difficult to come up with what is the historic significance of this property. It is simply built “without professional guidance” so no architects contributed to it therefore making it unique.

The other significant factor the staff relies on in the report is the family that occupied the property initially. It is clearly stated that these people kept to themselves and were not significant historic persons in the Wenatchee area.

The reliance on these two factors leads us to question why this house was put in the register at all in the first place. Reading between the lines the historic application was presented by George Richardson who was the resident of the house at the time as well as the editor of the Wenatchee World. I think it is his persuasion that got it on the register initially and not necessarily the facts of its historic worthiness as we know them.

Foundation

The foundation is in poor shape and would need to be replaced to lengthen the building's life. The excavation of the basement near the furnace that was deteriorating was repaired by pouring a foundation stem wall around the existing stacked stone foundation basement wall about three feet inside the original stone wall providing support to hold it back from caving in. This has created two main problems; first you cannot address

the problem which is the compromise wall that is still deteriorating but now you cannot get to it to fix it so as it decays and settles the house settles with no way to fix it without a major excavation project, second, you cannot access the exterior walls for the plumbing or electrical that routed from the main floor to the basement as the new stem wall is in the way. The new stem wall also offers no structural support to the outer wall, it is merely a dirt retaining wall of unknown construction.

Project History

It seems there is a conflict between two basic tenets on the comprehensive plan for the city of Wenatchee. The two tenets are preservation of “historic structures” and provide for affordable housing. It is well-documented that housing is in short supply in Wenatchee. It really makes no difference whether you are seeking affordable housing or more expensive housing. It is all in short supply. This is driven by the fact that there is very little remaining buildable land in Wenatchee. The land shortage requires housing to go vertical as we progress. That has been happening quite rapidly but there is still a lack of housing, particularly affordable housing.

When this property was purchased, the plan was to provide additional affordable housing in the Wenatchee area. We were certainly aware of and respectful of the historic nature of the home and planned to work around it to provide affordable “cottage” style housing. We made several presentations to the city staff regarding the concepts we have been working on that would provide additional affordable housing units on this parcel working around the historic home. We recognized that the home should stay in place. Our analysis changed when the fire occurred, and we received insurance proceeds based on the depreciated value of an old building as reimbursement. We received a net of \$ 175,000. Our estimated building costs to make the building habitable range from \$ 435,000 to \$ 700,000 depending on what additional issues are uncovered as the building is remodeled. The insurance proceeds received only covered 25- 40% of the estimated costs to refurbish the building and make it habitable. We have been given an estimated value of \$ 375,000 once a remodel is completed.

Staff Analysis: The property owner has started to demolish parts of the interior of by removing plaster from walls and ceiling, and trim in areas where the fire occurred, shown in the application materials, without the benefit of a waiver of certificate of appropriateness.

All material in the aforementioned paragraph was destroyed by the fire itself including the extinguishing of the said fire. This was followed by the emergency remediation of the fire, water and smoke damage. Some additional material was removed for insurance damage inspection only. All of the removal and cleanup process was performed by a remediation contractor. The residence has not been altered by the owner other than as required by the insurance company.

Staff Analysis: As stated in this report, no other alterations have occurred since the nomination of this property, except for now with the elements damaged by the fire. There have been many modifications.

These alterations have been made post-application and prior to current ownership:

- Living room floors are altered with vinyl flooring.
- Kitchen update/ remodeled

- Ceiling Lowered on the main floor in the Kitchen bathroom area.
- Doorway infilled on the main floor for laundry.
- Laundry facility added. Just off the kitchen.

Staff Analysis: The floor plan is intact: specifically, the primary space(s) that include the dining room with the staircase and adjacent parlor.

Historical interior items i.e. light fixtures, wood trims, and moldings that are in the original application were altered before new ownership. The staircase is not intact, it was destroyed in the fire and needs to be rebuilt.

Staff Analysis: There were several other minor issues described in the applicant's narrative.

The interior molding in the home is very old and brittle and some may be saved while taking it off but there is no way to know how much of it will be lost in the process. This is where it becomes a matter of cost and time. The same goes for the removal of wall sections to access the wiring and plumbing. [OBJ]

Building/Fire Code Official comments:

Comments made by the Building/ Fire Code Official throughout the Staff Analysis are concerning to us. The damage that was caused by the fire was far more severe than stated in his Official letter dated April 24, 2024, in which he did a short walk-through with all the current tenants' belongings and burnt materials still in the way of viewing the entirety of all the damage.

The Building /Fire Code Official is making assumptions that only a small part at the rear of the home needs to be addressed to fix the issues. We have had contractors, insurance representatives, engineers and other industry professionals assess the issues we are up against to repair the home to bring it up to building standards and obtain insurance coverage again. In order to achieve this requirement for coverage set forth by the insurance company, it is in our industry professionals' assessments and opinion that it will require more than just a bare-bones minimum fix as set forth by the building official. We cannot just patch it as the Building/ Fire Code Official states. There are beams in floors and walls that must be replaced that he does not agree with, and we respectfully disagree with him. We have our own professionals that we work with, and we are in the business and have been for over 30 years. There are structural supports in the floors and walls that should be replaced. We need to rely upon the opinions of our building professionals and partners who have assessed the current state of the structure and proceed with repairs as they have advised.

Staff analysis: Value of the property tax exemption

The property tax exemption, while appreciated, has very little value relative to the overall construction costs of a renovation of the building. See the analysis below. The present value of the property tax exemption is about 7% so it doesn't even pay the sales tax on the project.

124 S Miller St.								
Property tax exemption benefit analysis								
10 year property tax exemption related to improvements if qualified- lots of rules								
Average property tax millage rate in Chelan county						0.8%		
10 year exemption								
						Low est.		
						High estimate		
Low cost						\$ 435,000	\$ 700,000	
exemption per year						\$ 3,480	\$ 5,600	
PV of tax savings 10 years at 9%						\$ 30,545	\$ 38,876	
Out of pocket costs						\$ 435,000	\$ 700,000	
sales tax						8.8%	\$ 38,280	\$ 61,600
Total out of pocket						\$ 473,280	\$ 761,600	
Tax exemption offset						\$ (30,545)	\$ (38,876)	
Net						\$ 442,735	\$ 722,724	

Staff Analysis: An agency comment was received dated April 18, 2024, from the WA Department of Archeology and Historic Preservation stating that the home is eligible for listing on the National Register of Historic Places and acknowledges that it is already listed on the Wenatchee Register of Historic Places. It finds that demolition would have an adverse effect on the historic resource. The comments encourage the application to work with the Historic Preservation Board to utilize historic tax credits to mitigate the 13 cost of the needed repairs. If loss of the historic resource cannot be avoided, DAHP requests that DAHP Level II documentation, prepared by a qualified professional, be submitted to their office.

Financial considerations are not part of the criteria in determining the appropriateness of issuing a waiver of demolition (WCC 2.36.170(4)).

The second comment regarding financial considerations is from the staff report referring to the Wenatchee Code. In fact, the code is silent regarding financial considerations. In asking the staff about that issue they stated that since it was absent it cannot be considered. They can only consider items specifically in the code. Fair enough, however, this seems to conflict with the agency letter from the WA department of Archeology. They indicate that if loss of the historic resource cannot be avoided, i.e. it is destroyed beyond feasible reconstructions costs then DAHP suggests a DAHP level II documentation prepared by a qualified professional and submitted to their office. The example is provided by us, but the inference in the letter is that if it is not feasible to reconstruct, submit the report. We are willing to submit this report at our cost.

An additional item is that the property is uninsured at present. The insurance company cancelled our policy after the fire, and we have had no luck getting a new policy because of the condition of the property. The property represents a huge risk to our financial situation in the condition it is in and needs to be dealt with one way or the other.

To summarize, we disagree with the staff report's conclusion. There is a dire need for housing in the Wenatchee valley. This fire damaged structure sits in the way of accessing a $\frac{3}{4}$ acre parcel that could support 12 cottages for low-income residents. Our intention is to build those for low-income college students and provide them at no cost other than out of pocket costs to students at Wenatchee Valley College. At present, 20% of college students in Washington State are homeless. We would like to be able to provide this housing to students that might otherwise experience homelessness or not go to college because they must choose between tuition and housing. One of the citizens that commented on this request said that we need to be the nice guys and rebuild this home. We look at the alternative of being able to house 24 students per year at very low cost and provide them a hand-up as they seek higher education. Those are the same people that might be providing our MRI, nursing and medical services in the future as opposed to just flipping our burgers or living on the streets. We need to look forward on this project as opposed to clinging to a marginally documented history of this property.

Thanks for your time,

John McQuaig.

Waterworks, LLC

From: [Chris Hanson](#)
To: [Kirsten Larsen](#)
Cc: [Stephen Neuenschwander](#)
Subject: 124 South Miller
Date: Monday, June 24, 2024 1:58:47 PM

Re: Walk through of fire damaged structure

Date: May 31st, 2024

Attendee Summary:

Walked through the fire damaged structure with Kirsten Larsen, Ed Gardner (EDY Construction) and Brae (Representative for John McQuig).

Inspection Summary:

Inspection was for the fire damage only, this would not include any other repair that may be needed from general maintenance. When walking through the building has been “boarded up” with plywood to secure the building, the original tenants belongings have been removed and there has been removal of burnt, water damaged materials have also been removed to see more of the damage from the fire. The exterior lower floor in the North West corner of approx. 10’ will need to be re-framed, re-sheeted and new siding and possibly new exterior trim will need to be replaced. The upper 6’ of the second floor will need to be re-framed and re-sheeted with the installation of new siding and some trim. The interior there will be some re-framing of ceiling joists, ceiling beams, headers, some subfloor, headers & interior walls. This area is limited to about 12’ x 7’. The existing stairs were partially burnt and will need some structural repair and re-attached to the framing. The exposed exterior walls shall be insulated to R-15 and the exposed ceilings will need to be insulated to the maximum available or R-38. Wall covering of lathe and plaster or GWB shall be applied over exposed insulation. Lastly a new kitchen is to be installed, and possibly resealing and repainting smoke damaged walls.

Regards,



Chris Hanson
Building/ Fire Code Official
Department of Community Development
Building and Community Safety Division
301 Yakima, Suite 100
Wenatchee, WA 98801
Telephone: (509) 888- 3261
Fax: (509) 888-3201
Web: www.wenatcheewa.gov

From: [Erin Fonville](#)
To: [Ruth Traxler](#)
Cc: [Kirsten Larsen](#)
Subject: RE: Response to staff report
Date: Friday, June 21, 2024 12:49:03 PM
Attachments: [image003.png](#)

CAUTION: This email originated from outside of the City of Wenatchee. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Ruth,

Thanks for reaching out to me. The way they broke down the property tax exemption benefit analysis is a little different from how we apply the exemption. The total approved qualified costs that are listed in the recorded historic preservation special valuation agreement are subtracted from the assessed value of the property for the assessment year after the application year. We currently have 124 S Miller assessed at \$379,660 for the 2024 assessment year, with taxes payable in 2025. The 2024 property taxes are \$3,181.09 with a levy rate of \$8.3788 per \$1,000 assessed value.

So, if for example, they are granted a reduction in their assessed value of \$250,000 based on the qualifying costs; they would only be paying taxes on \$129,660, which would be about \$1,086 per year (property tax savings of \$2,095). It's important to keep in mind that this will fluctuate each year for the ten-year exemption period based on depreciation and market adjustments to the assessed value and potential changes in the yearly levy rate. If the approved qualified cost is greater than the assessed value of the improvement (aka structure), then the remaining would be taken off the value of the land. I hope this helps; if not, please let me know.

Kind regards,



Erin Fonville
Chief Deputy
☎ (509) 667-6375
✉ erin.fonville@co.chelan.wa.us
350 Orondo Ave., Suite 206 | Wenatchee, WA 98801
www.co.chelan.wa.us/assessor

From: Ruth Traxler <RTraxler@WenatcheeWA.Gov>
Sent: Friday, June 21, 2024 9:49 AM
To: Erin Fonville <Erin.Fonville@co.chelan.wa.us>
Cc: Kirsten Larsen <KLarsen@WenatcheeWA.Gov>
Subject: FW: Response to staff report
Importance: High

External Email Warning! This email originated from outside of Chelan County.

Hi Erin,

We are working with a property owner at 124 S. Miller Street, which is a listed historic structure. They have provided a response to staff analysis attached, with some conversation included regarding potential special valuation. The image below is from page 6 of their staff report. Could you help us in understanding whether his math or analysis regarding special valuation is correct? Thanks!!

124 S Miller St.			
Property tax exemption benefit analysis			
10 year property tax exemption related to improvements if qualified- lots of rules			
Average property tax millage rate in Chelan county			0.8%
10 year exemption			
		Low est.	High estimate
Low cost		\$ 435,000	\$ 700,000
exemption per year		\$ 3,480	\$ 5,600
PV of tax savings 10 years at 9%		\$ 30,545	\$ 38,876
Out of pocket costs		\$ 435,000	\$ 700,000
sales tax	8.8%	\$ 38,280	\$ 61,600
Total out of pocket		\$ 473,280	\$ 761,600
Tax exemption offset		\$ (30,545)	\$ (38,876)
Net		\$ 442,735	\$ 722,724

Best,
Ruth

Ruth Traxler, AICP

Principal Planner
Community Development Department
301 Yakima St., P.O. Box 519
Wenatchee, WA 98807-0519
Phone: (509) 888-3254
www.wenatcheewa.gov

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From: Brae Runnels <braer@ww-prop.com>
Sent: Tuesday, June 18, 2024 11:21 AM
To: Kirsten Larsen <KLarsen@WenatcheeWA.Gov>; John McQuaig <johnm@ww-prop.com>

Cc: Stephen Neuenschwander <SNeuenschwander@WenatcheeWA.Gov>; Ruth Traxler <RTraxler@WenatcheeWA.Gov>

Subject: RE: Response to staff report

Importance: High

CAUTION: This email originated from outside of the City of Wenatchee. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I have attached our response to the staff report for the Miller house located at 124 S Miller St. I know that Kirsten is out on Vacation so could one or the other of you please confirm the receipt of the report by email to John and I so that we know it has been received.

Thank you,

Brae D. Runnels
Waterworks, LLC
503-913-4134

From: Kirsten Larsen <KLarsen@WenatcheeWA.Gov>

Sent: Thursday, June 13, 2024 4:02 PM

To: Brae Runnels <braer@ww-prop.com>; John McQuaig <johnm@ww-prop.com>

Cc: Stephen Neuenschwander <SNeuenschwander@WenatcheeWA.Gov>; Ruth Traxler <RTraxler@WenatcheeWA.Gov>

Subject: Response to staff report

Good afternoon,

I wanted to touch base to let you know I am on vacation tomorrow and returning on the 24th. A response to the staff report is due by end of day on June 19th. Please include both Steve and Ruth on that email so staff can start reviewing it before my return.

Thank you,

Kirsten

Kirsten Larsen, AICP

Senior Planner
Community Development Department
301 Yakima Street, Suite 100, P.O. Box 519
Wenatchee, WA 98807-0519
Phone: (509) 888-3249
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