

LEAVENWORTH CITY COUNCIL SPECIAL MEETING MINUTES

June 6, 2018

Leavenworth Mayor Cheryl Kelley Farivar and Planning Commissioner Chair Larry Hayes called the June 6, 2018 Leavenworth City Council and Planning Commission Joint Special meeting to order at 7:00 PM.

ROLL CALL

Council Present: Mayor Cheryl K. Farivar, Elmer Larsen, Carolyn Wilson, Mia Bretz, Sharon Waters, Clint Strand and Jason Lundgren.

Planning Commission: Larry Hayes, Pete Olson, Andy Lane, Scott Bradshaw, Anne Hessburg, Joel Martinez, and Chuck Reppas.

Staff Present: Nathan Pate and Chantell Steiner.

RESOLUTIONS, ORDINANCES, ORDERS AND OTHER BUSINESS

1. Joint Meeting Discussion with the Planning Commission

Development Services Manager Nathan Pate provided the Council and Commission with an update on permitting and tree removal regarding a current business building near the shoreline.

The City Council and Planning Commission discussed general comments on the agenda items for the Planning Commission regarding residential density incentives and zero lot line developments. The Boards discussed the impacts to the Community in this environment of high growth that has created difficulties in finding employees and having affordable housing as well as potential impacts from resort style growth due to the proximity to Stevens Pass. One step that the Council has made is to create a new Housing Committee that will be looking at what the Housing Task Force did over the past year, the updates that the Planning Commission is implementing from the Task Force recommendations, and to take further steps to increase housing opportunities whether they be affordable or workforce housing units within Leavenworth and the surrounding area residents. The Boards discussed options for density changes that could be considered for maintaining the residential community feel versus a traditional ski resort style town. The Council asked the Planning Commission to consider any thoughts that they may have on tasks for the Housing Committee to review; the Boards discussed options for attending those meetings and keeping both boards abreast of the discussions. Some options to explore include looking at development regulations that allow for developer related discounts, or density bonuses, when building affordable housing units and at legislative options for taxes, such as the voter approved retail sales tax option. Another idea to look at might include spot annexation with commitments to annex for the larger land areas already within the urban growth area. The Boards agreed that having a variety of options for different types of density bonuses would be beneficial. They discussed growth in general and how it will continue over time; it is critical to manage that growth as best as possible to ensure good planning and availability of future city services.

Consideration of parking options for multifamily units needs to be looked at; a recent request to have alley access parking for a Bed & Breakfast (B&B) rather than on-street access was noted. More recent practice of the City has been to deviate away from use of alleyways for development, in particular commercial development, such as a B&B, in the residential zone and for managing city utilities and

maintenance of the alleys. The Boards discussed opportunities and challenges with alleys in regard to owner/property rights for use and maintenance and who is responsible for that maintenance. The Boards reviewed the options to improve alleys through city run access; some feel the City could allocate more dollars towards alley maintenance while others felt property owners should have some stake in the maintenance and costs. The Boards suggested looking at the Transportation Benefit District dollars and to start looking at improvements to alleys being included within the project improvements.


The Boards reviewed the draft language of the Residential Density Incentives that the Planning Commission has been working on for a definition of workforce housing and how affordable housing is a part of that definition. There was a brief discussion on Area Median Income and overnight rentals and how many cities are just now beginning to explore restrictions on overnight rentals; Leavenworth has already addressed this and was able to manage it before it was uncontrollable.

In closing, Commissioner Hessburg stated that the Planning Commission's goal for the docket work this year is to make small changes and to send those back to the Council in batches to allow for faster approval so that developers could have access to more of the new tools as soon as possible.


ADJOURNMENT

Seeing no other business, Councilmember Lundgren motioned to adjourn the June 6, 2018 Special meeting of the Leavenworth City Council. The motion was seconded by Councilmember Wilson and passed unanimously.

The joint meeting adjourned at 8:19 PM.

APPROVED


Cheryl K. Farivar
Mayor

ATTEST


Chantell Steiner
Finance Director / City Clerk