

LEAVENWORTH CITY COUNCIL MINUTES

March 12, 2019

Mayor Cheryl Kelley Farivar called the March 12, 2019 Leavenworth City Council meeting to order at 6:30 PM and Anja, Elle, and Farrah Lundgren led the City Council in the Flag Salute.

ROLL CALL

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

Staff Present: Interim City Administrator Chantell Steiner, City Attorney Tom Graafstra, Lilith Vespier, Herb Amick, and Sue Cragun.

Mayor Farivar excused Councilmembers Mia Bretz, Margaret Neighbors, and Clint Strand from the meeting.

APPROVAL OF THE CONSENT AGENDA

Consent Agenda

1. Approval of Agenda
2. Approval of February 26, 2019 Regular Meeting Minutes
3. February 2019 Payroll \$217,382.04
4. 2019 Claims \$258,406.38

Councilmember Larsen motioned to approve the consent agenda. The motion was seconded by Councilmember Waters and passed unanimously.

PRESENTATION: CHELAN COUNTY COMMISSIONER BOB BUGERT AND CHELAN COUNTY COMMUNITY DEVELOPMENT DIRECTOR DAVE KUHL

Mayor Farivar introduced Chelan County Development Services Manager Dave Kuhl. Mr. Kuhl began with a presentation regarding enforcement of short-term rentals in Chelan County. He said that the County has hired Host Compliance, a company who provides short-term rental compliance monitoring and enforcement solutions for local governments. He noted that Host Compliance began their research with an inventory of short-term rentals that were located in the County, created an ordinance to address those rentals, and will soon begin the enforcement process for the County. He added that they have identified 2,015 listings, representing 1,410 unique rental units. He addressed the benefits that the short-term rentals create for the County; rental income, tourism spending, state, local, and sales tax, etc. He said that tourism benefits other businesses in the area and compromises have to be made; short-term rentals are here to stay and they are a good economic driver for the County. He added that the County charges an annual \$500 fee in order to permit a short-term rental. On a final note he addressed the pricing modules that can be combined to meet Chelan County's exact needs in regard to the enforcement of short-term rentals.

Mayor Farivar questioned the County's enforcement process, and the enforcement process for illegal short-term rentals in the City's Urban Growth Area (UGA). Mr. Kuhl explained that enforcement begins with a letter to the property owner and that the County will adopt the City's ordinance and honor the City's ban on short-term rentals in the residential zone.

Bruce Williams, 8050 E Leavenworth Road, Leavenworth; Mr. Williams asked about the rules and what is changing. Mr. Kuhl stated that the ordinance provides tools for regulations; limitation of houses, houses per block, number of bedrooms, etc. Mr. Williams asked if the County would have a similar meeting for County residents at the Fire Hall.

Duane Goehner, 11670 River Bend Drive, Leavenworth; Mr. Goehner stated that the neighbors on River Bend Drive were able to have Chelan County Code Enforcement come to their neighborhood.

Sharon Lunz, 7848 Old Bridge Road, Leavenworth; Ms. Lunz asked what the City does for enforcement. Mayor Farivar stated that the City uses Pacific Security.

Craig Steele, Wilson Street, Leavenworth; Mr. Steele asked if there was a way for the public to be notified about future meetings. Mr. Kuhl said to contact Chelan County Community Development to be added to the mailing list.

Administrator Steiner questioned how short-term rentals that are currently operating within the UGA would be handled; would they be grandfathered in after adoption of the new County ordinance? Mr. Kuhl stated that he does not believe so as they are currently operating illegally.

PUBLIC SAFETY REPORT: SERGEANT SCOTT LAWRENCE, LIAISON OFFICER

None.

COUNCILMEMBER AND COMMITTEE REPORTS

Councilmember Lundgren reported that he attended the Public Works and Economic Development Committee meetings. He reported on Economic Development and stated that 25 parking stalls have been purchased by Cascade Medical Center for the Pilot Parking Program, the Mayor has postponed the Parking Stakeholder meeting, the City has received two casual proposals for motorized bicycles, and the Weidner Apartments have been renamed Leavenworth Haus Apartments; construction on that project will begin soon. He said that there was a discussion regarding the Lodging Tax Funds and how to better handle the distribution of those funds.

Councilmember Waters reported that she attended the Chamber of Commerce and Autumn Leaf Festival Association Banquets. She reported on the Public Works Committee meeting and stated that the Pine Street right-of-way acquisitions have been completed, the Wastewater Treatment Plant Upgrade project is in process, the City pool surge tank will be restored prior to the start of the pool season, and the resurfacing will be completed once the pool is closed for the season.

Councilmember Larsen reported on the Parks Committee meeting and stated that the Committee received another presentation on the Holiday on Ice temporary ice rink and that they are working on a contract now. He noted that it is very low risk for the City, but can provide insight for a permanent ice rink. He said that the City has received a request from the Farmers Market for wine and cider sales and tasting; they may allow for sales, but not tasting, due to the ordinance that prohibits alcohol consumption in a City Park. He said that Red Bull will have their pump track competition on May 18, 2019.

Councilmember Wilson thanked the Mayor and Council for the support that she has received while she's been away. She then reported that she attended the Parks Committee meeting.

MAYOR/ADMINISTRATION REPORTS

Mayor Farivar reported that she attended the Festhalle Oversight Committee and Pine Street meetings. She went on to report on the Study Session meeting and stated that the Council received an update from the Chelan County PUD regarding the proposed Service Center location, received a presentation on the Holiday on Ice temporary ice rink, reviewed the Lodging Tax Group Funding requests, received an overview of the public hearing process, and received a status update on the Wenatchee Valley Animal Care & Control contract.

Interim City Administrator Chantell Steiner reported on the Festhalle Oversight Committee meeting and stated that there is a contractual concern with the Festhalle manager and booking events; City Administrator Walinski will address the concern upon his return. She noted that the Residential Advisory Committee (RAC) meeting was canceled. She reported on the Upper Valley Park and Recreation Service Area (PRSA) meeting and stated that the group continued the discussion of strategic planning and assigned new positions to the members; Councilmember Lundgren noted the new members of the Committee.

Development Services Manager Lilith Vespier provided a brief update regarding the current activities of the Planning Commission. She provided an update on the numbers of permits that have been issued and the progress to date of current projects throughout the City. She briefly addressed the status of the Adventure Park; the applicant wishes to combine the SEPA appeal with the land use decision before the Hearing Examiner.

Public Works Director Herb Amick reported on the Icicle Work Group meeting. He said that there are two projects with funding related to the City; Trout Unlimited fish bypass / fish screen and possible funding for the City's water meter replacement.

COMMENTS FROM THE PUBLIC ON ITEMS NOT ON THE AGENDA

None.

PUBLIC HEARINGS AT 6:30 PM

1. Zero Lot Line Code Amendment

Mayor Farivar opened the public hearing at 7:25 PM.

Development Services Manager Lilith Vespier stated that the zero lot line development option came to the Planning Commission as a recommendation from the Mayor's Affordable Housing Taskforce; the Planning Commission has been reviewing residential development incentives throughout 2018. She said that the zero lot line code amendment allows for a common shared wall, the structures must be built simultaneously, an increase in lot coverage, added building articulation, and the addition of allowing a front porch to protrude eight feet into the front yard setback. She confirmed that the Planning Commission recommends that the Council approve this code amendment.

Mayor Farivar asked if there were any questions from the public; hearing none she closed the public hearing at 7:35 PM

2. Comprehensive Plan Map Amendments

Mayor Farivar opened the public hearing at 7:35 PM

Development Services Manager Lilith Vespier stated that this is part of the revised 2018 Amendment Docket to review and consider Comprehensive Plan Map Amendments for lands owned by the City of Leavenworth. She noted the changes as follows: 1.) one parcel being rezoned from Multifamily District to the Light Industrial District; and 2.) three parcels being rezoned from Recreation Public District to Residential Low Density 6,000 District, which matches the other zoning along the street.

Mayor Farivar asked if there were any questions from the public; hearing none she closed the public hearing at 7:38 PM

RESOLUTIONS, ORDINANCES, ORDERS, AND OTHER BUSINESS

1. Ordinance 1583 – Zero Lot Line Code Amendment

Development Services Manager Lilith Vespier stated that the Council is being asked to adopt Ordinance 1583 – Zero Lot Line Code Amendment. There was discussion of the discrepancy within the code language and the definition and the Council preferred to better understand the ordinance prior to adoption.

Councilmember Waters motioned to continue adoption of Ordinance 1583 to a date certain of March 26, 2019. The motion was seconded by Councilmember Wilson and passed unanimously.

2. Ordinance 1584 – Comprehensive Plan Map Amendments

Development Services Manager Lilith Vespier stated that the Council is being asked to adopt Ordinance 1584 – Comprehensive Plan Map Amendments.

Councilmember Larsen motioned to adopt Ordinance No. 1584 amending the 2018 Comprehensive Plan Map. The motion was seconded by Councilmember Lundgren and passed unanimously.

3. Lodging Tax Group Funding Requests

Interim City Administrator Chantell Steiner stated that the City Council is being asked to approve the expenditure of the Lodging Tax Group Funding Requests for 2019. She said that the applications were reviewed by the Economic Development Committee meeting. Staff will contact the Soccer Club to determine what the funds will be used for and it was discussed that the event is taking place in 2020; the Committee would like more details on the event. She said that the Council will review the Group Funding for the Leavenworth Soccer Club at the next meeting. Mayor Farivar noted that there were applications that do not fit the Group Funding regulations and one that is better funded through the General Fund Youth Funding. She added that Group Funding will be further discussed at the Annual Retreat. Mrs. Steiner noted that the Committee based their decision by using the original guidelines for granting Lodging Tax Group Funding requests that allow up to a maximum of three years of funding.

Gro Buer, 8050 E Leavenworth Road, Leavenworth; Ms. Buer questioned the reason for funding being denied to the Wenatchee River Institute. Mayor Farivar noted that it did not fit the necessary criteria for advertising in support of the state law for generating overnight stays.

Councilmember Lundgren noted for the record that he is a Trout Unlimited Board Member, although he receives no financial compensation.

Councilmember Larsen motioned to approve \$1,200 for Cascade Farmlands, for the use of the Lodging Tax Group Funds for the 2019 calendar year. The motion was seconded by Councilmember Wilson and passed 3/1 with Councilmember Waters opposed.

Councilmember Larsen motioned to approve \$1,200 for Blue Lotus Foundation & Infinity Cycling, for the use of the Lodging Tax Group Funds for the 2019 calendar year. The motion was seconded by Councilmember Lundgren and passed unanimously.

Councilmember Larsen motioned to approve \$1,500 from Youth Funding for Icicle Valley Trout Unlimited for the Kinderfest and Summer Youth Fishing. The motion was seconded by Councilmember Waters and passed unanimously.

4. Ad Hoc Committee Assignment

Mayor Farivar stated that there is currently one vacant position for a representative from the City Council on the Downtown Master Steering Committee. She would like to wait until the full Council is available prior to requesting a volunteer.

Councilmember Lundgren motioned to continue to a date certain of March 26, 2019. The motion was seconded by Councilmember Larsen and passed unanimously.

INFORMATION ITEMS FOR FUTURE CONSIDERATION

Councilmember Lundgren stated that the fire risk presentation by United States Forest Service Representative Rick Stratton will take place at the April 9, 2019 City Council meeting. He stated that he would like to see a presentation on the Downtown Master Planning project at a future study session.

ADJOURNMENT

Seeing no other business, Councilmember Lundgren motioned to adjourn the March 12, 2019 meeting of the Leavenworth City Council. The motion was seconded by Councilmember Waters and passed unanimously.


The meeting adjourned at 7:58 PM.

APPROVED



Cheryl K. Farivar
Mayor

ATTEST



Chantell Steiner
Interim City Administrator