



City of Leavenworth

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TAB 1

City Council

Carl J. Florea - *Mayor*
Carolyn Wilson
Mia Bretz
Sharon Waters
Clint Strand
Jason Lundgren
Anne Hessburg - *Mayor Pro Tem*
Zeke Reister
Ana Cortez-Steiner - *City Administrator*

MEETINGS VIA ZOOM CONFERENCING

June 8, 2021 Pacific Time (US and Canada)

Morning Study Session Begins at 8:30 AM

Join Zoom Meeting

<https://us02web.zoom.us/j/89001728585?pwd=N3N3d2ExcGJGK3FKTFJUY1JXR1Y1QT09>

Meeting ID: 890 0172 8585

Passcode: 847902

Afternoon Committee Meetings Begins at 3:45 PM

Economic Development 3:45 – 4:30 PM * Parks 4:30 – 5:15 PM * Public Works 5:15 – 6:00 PM
Councilmembers will attend based on their specific assignments.

Join Zoom Meeting

<https://us02web.zoom.us/j/89202696233?pwd=dnFSYUUh5V29oMVJTODlkSTAxGdGdz09>

Meeting ID: 892 0269 6233

Passcode: 872014

Special Meeting Early Start - Wildland Urban Interface (WUI) Discussion – 6:00 – 6:30 PM

Regular Evening Meeting Begins at 6:30 PM

Join Zoom Meeting

<https://us02web.zoom.us/j/89170849604?pwd=Vjg3QitrN0pybmxSbWFnUDNJYXMrUT09>

Meeting ID: 891 7084 9604

Passcode: 172700

All Meetings allow for the same dial by your location option using the number listed below:

+1 253 215 8782 US

Or find your local number: <https://us02web.zoom.us/j/89170849604?pwd=Vjg3QitrN0pybmxSbWFnUDNJYXMrUT09>

PLEASE TAKE NOTICE, in consideration of the current COVID-19 pandemic, for the health and safety of the community, city staff, and councilmembers, City Hall is closed to the public.

We encourage all Councilmembers, Staff, and the public to utilize the Zoom Conferencing meeting feature. Staff will ensure hosting of the access approximately 10 minutes prior to each of the scheduled meetings; no meeting business may be discussed prior to the official opening of the meetings. The public is encouraged to submit written comments prior to the meetings by sending to the City Clerk at financedir@cityofleavenworth.com; comments via email will need to be submitted by no later than 5:00 PM on Monday, June 7, 2021 in order for them to be received and prepared for submission into the record; comments received for the evening meeting will be read aloud as part of the Comments From the Public on Items Not on the Agenda or during the discussion of specific items. If you would like to deliver comments, you may contact City Hall at (509) 548-5275 prior to 1:00 PM on Monday, June 7, 2021 to schedule an appointment for delivery. Comments received through US Mail will be included if they are received prior to the meetings.

LEAVENWORTH CITY COUNCIL AGENDA
Leavenworth City Hall – Council Chambers
June 8, 2021

SPECIAL MEETING EARLY START WUI DISCUSSION 6:00 – 6:30 PM

Regular Meeting - 6:30 PM

Call to Order
Roll Call

Council Committees – 2nd Tuesday

Economic Development 3:45 PM

Parks 4:30 PM

Public Works 5:15 PM

Consent Agenda

1. Approval of Agenda
2. Approval of May 25, 2021 Regular Meeting Minutes
3. May 2021 Payroll \$270,966.31
4. 2021 Claims \$505,424.52
5. Contract for Accessory Dwelling Unit Plan Development
6. Memorandum of Understanding with the Wenatchee River Institute: Story Trail

Councilmember and Committee Reports

Mayor / Administration Reports

Comments from the Public on Items Not on the Agenda

Resolutions, Ordinances, Orders, and Other Business

8. Action: Resolution 13-2021 Continued Suspension of Special Use Permit Requirements
9. Action: Resolution 12-2021 Workforce Housing Defined
10. Action: Resolution 14-2021 Amendment to the Protective Covenants and Conditions for the Icicle Road Properties
11. Discus: River Pilot Program: Continuation

Information Items & Future Considerations

12. Economic Development Committee Agenda Items
13. Parks Committee Agenda Items
14. Public Works Committee Agenda Items
15. Development Services Monthly Report - May

Adjournment

(Next Ordinance is 1629 – Next Resolution is 15-2021)

CONSENT AGENDA ITEMS / REPORTS / PUBLIC HEARING

1. City Council Meeting Agenda:

This item is included under **TAB 1.**

2. Regular Meeting Minutes – 5/25/2021:

This item is included under **TAB 2.**

3. May 2021 Payroll:

This item is included under **TAB 3.**

4. 2021 Claims:

This item is included under **TAB 4.**

5. Contract for Accessory Dwelling Unit Plan Development

The Mayor is seeking concurrence to sign an agreement with Syndicate Smith, LLC for the development of three Accessory Dwelling Unit construction plans, consistent with the Request for Proposals issued March 1, 2021. Proposals were due April 15th then reviewed by members of the Housing Committee and the Building Official. Syndicate Smith was the topic ranking applicant.

The following items are included under **TAB 5:**

- Agreement for Services
- Syndicate Smith, LLC submittal package

6. Memorandum of Understanding with the Wenatchee River Institute: Story Trail

The Mayor is seeking approval and authorization to sign a memorandum of understanding with the Wenatchee River Institute for use of a City shoreline trail, just east of the Barn Beach Reserve, to place displays along a trail. The displays would hold various story book pages for people to read as they walk. Displays will be changed out with new stories each month. The memorandum of understanding outlines an agreement on placement and maintenance of the displays. This concept was favorably reviewed at the May 11, 2021 Parks Committee.

The following item is included under **TAB 6:**

- Draft Memorandum of Understanding

7.

SUPPLEMENTAL COUNCIL AGENDA

8. Resolution 13-2021 Continued Limited Suspension of Special Use Permit Requirements

Development Services requests the Council continue the suspension of various City regulations for special use permits, currently authorized under Resolution 13-2020, until either November 15, 2021 or January 17, 2022 (end of Martin Luther King weekend).

The following item is included under **TAB 8**:

- Resolution 13-2021
 - **MOTION:** *The City Council moves to approve Resolution 13-2021 to continue the suspension of various City regulations for special use permit until (January 17, 2022 or November 15, 2021).*

9. Resolution 12-2021 Workforce Housing Defined

Development Services requests City Council approve Resolution 12-2021, which defines workforce housing as 80%-120% of the area median income (AMI), which includes such professions as elementary school teachers, firefighters, postal mail carriers, registered nurses, social workers, mental/substance abuse social workers, and veterinary technicians. Adoption of this resolution is essential to document and to justify investment in workforce housing for households within this income bracket.

The definition of workforce housing for the City of Leavenworth is “housing for moderate income households earning between 80% and 120% of area median income and housing for households where at least one wage earner provides a critical community service such as, but not limited to, school teaching, social work, government worker, nursing or related medical arts, law enforcement or firefighting.”

The following items are included under **TAB 9**:

- Resolution 12-2021
- Exhibit A
 - **MOTION:** *The City Council moves to approve Resolution 12-2021 establishing a definition of workforce housing.*

10. Resolution 14-2021 Amendment to the Protective Covenants and Conditions for the Icicle Road Properties

The City Administrator respectfully requests Council’s direction to amend General Covenant No. 1 attached to 9111 Icicle Road so that multifamily units may be allowed. If this section is amended, future uses of the lot may include ADU, multi-family and single-family units.

These covenants were adopted prior to the sale of the lots on Icicle Road. The City sold two of the three lots in 2019. The City currently has a listing agreement with Mike West Realty for the sale of the third lot. As the market conditions have improved and the current owners of the adjacent lots have inquired if the City would consider covenant amendments and a corresponding rezone, the City Administrator and the listing agent find that by removing sections of the covenants, the listing price may reach the high 300’s. The rezoning would be to Multifamily, which is consistent with the surrounding area.

The Administrator is aware of the intended uses of sale proceeds. The Administrator is not asking for any other changes that may be perceived as interfering with Council’s intent to use the proceeds for the development of Osborn.

The following items are included under **TAB 10:**

- Resolution 14-2021
- Declaration of Protective Covenants and Conditions
 - **MOTION:** *The City Council moves to approve Resolution 14-2021 amending the protective covenants and conditions of the Icicle Road Properties.*

11. River Pilot Program

The City Administrator continues a discussion for a pilot program to manage river uses. This item is intended to provide additional time on this topic if needed.

The following item is included under **TAB 11:**

- Slideshow for Proposed Pilot Program

INFORMATIONAL & FUTURE CONSIDERATION ITEMS

12. Economic Development Committee Agenda Items

This item is included under **TAB 12.**

13. Parks Committee Agenda Items

This item is included under **TAB 13.**

14. Public Works Committee Agenda Items

This item is included under **TAB 14.**

15. Development Services Monthly Report – May

This item is included under **TAB 15.**