

Peshastin Community Council
Regular Meeting | March 14, 2019 | 7PM
Peshastin Memorial Hall | Peshastin, WA

ATTENDEES

Council members present: Steve Keene, Chair; Lacey Price; Doug Clarke; Leticia Vizcaino

Council members absent—excused: Stan Winters; Cheryl Parsley, Treasurer; Patricia Ortiz, Secretary

Community members present from Peshastin: Teri Miller, Barbara Blaisdell, Vania Winters, Bob & Melinda Dodge, David & Anita Wilkie, Carnan Bergren, Randy & Sheila McKee, Christina & Kelly Criska, Chuck & Di Darlington, Von Ugelstad, Rachelle Ruff, Byron Fenski, Brian Burnett

Guests present from outside Peshastin: Mark Wall (Leavenworth), Herb & Anne Gardner (Malaga), Dorthea White (Leavenworth), Susan Hunter (Leavenworth), John Anderson (Leavenworth), Sharon Waters (Leavenworth), Michelle Mueller (Leavenworth), Barbara Rossing (Leavenworth), Laura Johnson (Leavenworth), Tamara Dimond Belgacem (unknown), Mara & Brian Bohman (Leavenworth), Pat & Rick Thirlby (Leavenworth), J Mathey (Leavenworth), Dave Kuhl (unknown), Bob Bugert (Wenatchee)

Chair Steve Keene called the meeting to order at 7:01pm; a quorum was present.

MINUTES

Minutes of the February 5, 2019 meeting were read and one correction was made: Council member Lacey Price was present. Lacey Price made a motion to approve the minutes as corrected, with a second by Doug Clarke. Unanimous.

FINANCIALS

Lacey Price reported that Treasurer Cheryl Parsley let her know prior to the meeting that the account balance remains the same (\$1,351.32). The check to Cascade Choir for providing entertainment at the Santa Breakfast in December was lost, and they've requested a new check. Lacey Price moved to approve reissuance of a check for \$100 to the Cascade Choir, with a second by Doug Clarke. Unanimous.

WATER DISTRICT REPORT

Steve Keene reported that the Water District Office Manager resigned on February 22. They are working on filling the position, and filling the gaps in the interim.

Steve Keene reported that the fire at the Blue Bird warehouse on Sunday, March 3 used 2.7 million gallons of water pumped from all three wells at full capacity for nine hours. Steve noted that the burned building has a shared wall with two of the Water District's wells, so it was fortunate the wall remained intact. Community member David Wilkie reported that the well water pumps were temporarily shut down to de-energize the building. Steve noted that he believes the energy for the pumps had been

previously re-routed to avoid that from being necessary, and will confirm and report back to the appropriate entities. Steve reported that a boil-water notice was put into effect and additional chlorine was added to the system as safety precautions; however, all water tests came back with no bacterial or chemical contamination. Steve commended Water District employee Jason Williams for his support during the fire.

UPPER VALLEY PARKS & RECREATION SERVICE AREA (PRSA) REPORT

Lacey Price reported that she was voted on to the PRSA Board at their meeting February 27 to represent Peshastin, and was also voted as Secretary of the Board. Lacey reported that the PRSA swimming pool must be resurfaced; however, PRSA voters did not pass a \$0.03 property tax increase to fund the pool resurfacing. Therefore, the PRSA has worked with the City of Leavenworth to secure \$180,000 to resurface the pool in September after the pool is closed. The funds have come from (a) an inter-fund transfer of \$60,000 from the City of Leavenworth, (b) Leavenworth City Council approval of \$60,000 of Lodging Tax dollars, and (c) a low-interest loan of \$60,000 from the City of Leavenworth to the PRSA. Lacey reported that pool user rates will remain the same for 2019. Lacey also reported that the PRSA is creating a sub-committee made up of community members to explore the possibility of an indoor recreational center in the Upper Valley. Lacey invited any/all community feedback on this idea.

SPEED SIGN UPGRADE

Chelan County Commissioner Bob Bugert reported that he spoke with Public Works Director Eric Pearson and other senior staff regarding a request made at the February 5 Peshastin Community Council meeting for an upgraded speed sign on Main Street. Commissioner Bugert reported that a representative from the Council should contact Eric Pearson regarding a plan, including financing options, since the maintenance cost of the Icicle Rd speed sign upgrade has been more than anticipated.

SHORT-TERM RENTAL PRESENTATION

Chelan County Community Development Director Dave Kuhl reported that the County is currently seeking informal input from communities in unincorporated Chelan County on ideas for appropriately managing the county's growth in short-term rentals (STRs). Dave delivered a PowerPoint presentation originally presented to the County by Host Compliance—a company that has helped more than 150 cities and counties develop ordinances for short-term rentals, and uses digital solutions to help cities and counties manage short-term rental identification, permitting, compliance, and more. The full presentation can be found attached to these meeting minutes. Some highlights of the presentation include:

- Chelan County fee for a short-term rental permit increased from \$100 to \$500 in December.
- Nationwide, the short-term rental market has grown 800% since 2011, with over 8 million.
- Home Compliance has initially identified 2,015 short-term rental listings in unincorporated Chelan County, representing 1,410 unique rental units. Taking into consideration that listings come and go, they estimate there are likely around 2,648 unique short-term rentals in unincorporated Chelan County.
- 53% of those listings are single family homes; 24% are multi-family; 23% are other.
- Nationwide, in general, less than 10% of short-term rental owners voluntarily get a permit.

- Home Compliance's services range from pre-ordinance research and ordinance drafting to post-ordinance support including short-term rental registration, address identification, compliance monitoring, rental activity monitoring, and a 24/7 hotline. The estimate for Chelan County to use all of Home Compliance's post-ordinance services annually would be approximately \$125,000/year; however, the County does not anticipate using all of their services.
- For various reasons, the County's legal team has advised the County not to contractually out-source code compliance enforcement. The current concept is for complaint calls to come in to a County-managed hotline, which would dispatch a Sheriff Deputy. This will require additional Sheriff Deputy personnel, which the County believes the revenue from increased permit fees would sufficiently cover.

In response to present community member questions regarding the current status of hiring a contracted company like Host Compliance, Dave Kuhl reported the County is currently going through a statement of qualifications for a consultant. Their goal is to have a contract in place in the next few months, and for a short-term rental ordinance to be presented in public hearings and finalized for Commissioner review and approval approximately 90 days later.

Chelan County Community Development Director Dave Kuhl also requested community input on the current draft short-term rental ordinance (attached). It was determined that any community member wishing to provide feedback on the ordinance should do so through the 'Contact' section of the Peshastin website, peshastin.org. Steve Keene appointed Lacey Price to collect all community feedback between now and April 30.

Lacey Price noted that, because Peshastin has its own Urban Growth Area, the Peshastin community has the opportunity to create its own ordinance related to short-term rentals. Dave Kuhl said he would work with Steve Keene on a schedule for drafting, review, and adoption of any update to the Peshastin UGA related to short-term rentals.

During and following Dave Kuhl's presentation there were many questions and feedback offered by the community members and guests present. Of note:

- Community members and guests expressed a desire to see the current County code related to short-term rentals better enforced before additional management strategies were pursued.
- It was noted that the economic development benefits related to short-term rentals illustrated in Host Compliance's presentation through examples of other cities may not translate as such in Chelan County, since (a) many visitors spend money in the City, which does not result in a significant benefit of tax dollars collected for the County; and (b) visitors often bring with them pre-purchased groceries and supplies, whereas full-time residents are more likely to patronize local businesses.

The meeting was adjourned at 9:02pm.

Respectfully submitted by Lacey Price.