



**WENATCHEE CITY COUNCIL**  
**Thursday, December 5, 2019**  
Wenatchee City Hall Council Chambers  
301 Yakima Street, 2<sup>nd</sup> Floor  
Wenatchee, WA 98801

**MINUTES**

**In attendance:**

**Mayor Frank Kuntz**  
**Councilmember Jim Bailey**  
**Councilmember Ruth Esparza**  
**Councilmember Lyle Markhart**  
**Councilmember Keith Huffaker**  
**Councilmember Mark Kulaas**  
**Councilmember Linda Herald**  
**Councilmember Mike Poirier**

**Staff in attendance:**

Executive Services Director Allison Williams  
City Attorney Steve Smith  
City Clerk Tammy Stanger  
IS Support Jessi Saucedo  
Parks, Recreation & Cultural Services Director David Erickson  
Utilities Manager John Ricardi  
Community Development Director Glen DeVries  
Finance Director Brad Posenjak  
Planning Manager Stephen Neuenschwander  
Senior Planner Matt Parsons  
Economic Development Director Steve King  
Public Works Director Rob Jammerman

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**5:15 p.m. Special Meeting**

**1. Call to Order, Pledge of Allegiance, and Roll Call.**

Mayor Frank J. Kuntz called the meeting to order at 5:15 p.m. Councilmember Ruth Esparza led the Pledge of Allegiance. All Councilmembers were present.

**2. Consent Items:**

- Motion to approve agenda, vouchers, and minutes from previous meetings.
- Motion for City Council to accept the work performed by the contractor, Road Products, Inc., on City Project No. SW18-11 – Iron Adjustments, and further authorize the Mayor to sign the Final Contract Voucher.
- Motion for City Council to accept the work performed by the contractor, Pipkin Construction, on City Project No. 1614 – Wenatchee Regional Vector Waste Facility, and further authorize the Mayor to sign the Final Contract Voucher.
- Motion for City Council to accept the work performed by the contractor, Pipkin Construction, on the Montana and Dakota Water Main Replacement Project, City Project No. 1702, and further authorize the Mayor to sign the Final Contract Voucher.

- Motion for City Council to accept the work performed by the contractor, Pipkin Construction, on City Project No. SW19-05 – WWTP Snowmelt & Old Clarifier Demolition Project, and further authorize the Mayor to sign the Final Contract Voucher.

Motion by Councilmember Keith Huffaker to approve the consent items. Motion seconded by Councilmember Jim Bailey. Motion carried (7-0).

### 3. Citizen Requests/Comments.

Manuel Valencia thanked the Mayor and Council for all of the good work in South Wenatchee and Methow Park. He shared some photos of the clean-up effort they held a few weeks ago with sponsorship from Lowes.

### 4. Action Items.

#### A. Lease Amendment No. 3 (WRC – Parcel D)

Executive Services Director Allison Williams presented the staff report. Council asked questions.

Motion by Councilmember Mike Poirier for City Council to authorize the Mayor's signature on Lease Amendment No. 3 between the City of Wenatchee and the Women's Resource Center of North Central Washington for Parkside Parcel D. Councilmember Linda Herald seconded the motion. Motion carried (7-0).

#### B. Tourism Promotion Area Annual Budget Approval

Executive Services Director Allison Williams presented the staff report. Tourism Promotion Area Board Chair Freyda Stephens was also present. Council asked questions. Councilmember Linda Herald recused herself from this item due to a conflict of interest.

Motion by Councilmember Lyle Markhart for City Council to approve the 2020 Tourism Promotion Area budget. Councilmember Keith Huffaker seconded the motion. Motion carried (6-0) (Herald conflict).

#### C. Tourism Promotion Area Advisory Board

Executive Services Director Allison Williams presented the staff report. Tourism Promotion Area Board Chair Freyda Stephens was also present. Councilmember Linda Herald recused herself from this item due to a conflict of interest.

Motion by Councilmember Mike Poirier for City Council to approve Resolution No. 2019-55, appointing a member to the Tourism Promotion Area Advisory Board for a three (3) year term (Tiffany Petty). Councilmember Ruth Esparza seconded the motion. Motion carried (6-0) (Herald conflict).

D. Acceptance of RCO Grants – Lincoln Park Project

Parks, Recreation and Cultural Services Director David Erickson presented the staff report. Council asked questions.

Motion by Councilmember Keith Huffaker for City Council to approve the Project Funding Agreement 18-18246D with the State of Washington for the Lincoln Park Project and authorize the Mayor to sign the agreement. Motion seconded by Councilmember Jim Bailey. Motion carried (7-0).

Motion by Councilmember Jim Bailey for City Council to approve the Project Funding Agreement 18-1250D with the State of Washington for the Lincoln Park Project and authorize the Mayor to sign the agreement. Councilmember Lyle Markhart seconded the motion. Motion carried (7-0).

E. Chelan County Natural Hazard Mitigation Plan

Utilities Manager John Ricardi presented the staff report. Council asked questions.

Motion by Councilmember Linda Herald for City Council to approve Resolution No. 2019-52, authorizing the adoption of the Chelan County Hazard Mitigation Plan. Councilmember Jim Bailey seconded the motion. Motion carried (7-0).

F. Historic Preservation Board Re-Appointments

Community Development Director Glen DeVries presented the staff report.

Motion by Councilmember Ruth Esparza for City Council to approve Resolution No. 2019-53, reappointing two voting representatives to the Wenatchee Historic Preservation Board for three-year terms (Robert Culp and Jon Campbell). Councilmember Jim Bailey seconded the motion. Motion carried (7-0).

G. Planning Commission Member Re-Appointments

Community Development Director Glen DeVries presented the staff report.

Motion by Councilmember Keith Huffaker to approve Resolution No. 2019-54, reappointing three voting representatives to the Planning Commission (Ace Bollinger, Josh Jorgensen, and Rani Sampson). Councilmember Lyle Markhart seconded the motion. Motion carried (7-0).

H. Interlocal Agreement for Housing of Inmates

Finance Director Brad Posenjak presented the staff report. Council asked questions.

Motion by Councilmember Lyle Markhart for City Council to authorize the Mayor's signature on the Interlocal Agreement between Chelan County and the City of Wenatchee for the Housing of Inmates, after final contract language has been negotiated. Councilmember Ruth Esparza seconded the motion. Motion carried (7-0).

I. Ecology Construction Grant – Walla Walla Street Stormwater Retrofit

Utilities Manager John Ricardi presented the staff report.

Motion by Councilmember Keith Huffaker for City Council to authorize the Mayor to sign the Water Quality Combined Financial Assistance Agreement between the State of Washington Department of Ecology and the City of Wenatchee for the Walla Walla Street Stormwater Retrofit project. Councilmember Jim Bailey seconded the motion. Motion carried (7-0).

**5. Public Hearing Items.**

The Mayor explained the public hearing process.

J. Sign Code Update – Amendments to Chapter 10.50 Signs

Community Development Director Glen DeVries, Planning Manager Stephen Neuenschwander, and Senior Planner Matt Parsons presented the staff report.

Council asked questions.

The Mayor asked for public comment. The following citizens spoke:

1. Mike Walker, business owner and property owner on North Wenatchee Avenue, had concerns about loss of right-of-way with the North Wenatchee Avenue project, and nonconforming signs being required to conform to the new code, rather than relocated on the property. Staff responded and stated there is no relocation provision in the code, the new code would need to be followed.
2. Michael Noyd, 1720 Madison, Wenatchee, while he believes there are a lot of good provisions in the proposed code, he has concerns with non-compliant signs and the new variable of ten years. He also has concerns with single tenant buildings vs. multi-tenant buildings and feels that small businesses are being singled out. He also stated his concern with sight lines and monument signs.
3. Linda Haglund, Wenatchee Downtown Association Executive Director, was thankful for the city inviting them to the table allowing thoughtful consideration as they worked through the code updates. The WDA is comfortable with the updated sign code but recognizes there is more work to be done with respect to historic downtown.

With no further public comments, the Mayor turned the matter back over to the City Council. The Council discussed and asked for further clarification and asked for a change to the Ordinance as presented. The following motion was made:

Motion by Councilmember Linda Herald to adopt the recommendation of the City of Wenatchee Planning Commission incorporated in Ordinance 2019-50, with the following amendment. The amended noted as Alternative 1, 12/4/2019, would provide a new subsection, WCC 10.50.150(9), providing for the amortization of nonconforming pole and pylon signage within a 10 year period. Motion seconded by Councilmember Ruth Esparza. Motion carried (7-0).

K. 2020-2025 Capital Facilities Plan

Senior Planner Matt Parsons and Economic Development Director Steve King presented the staff report. Council asked questions.

The Mayor asked for public comment. There was no one who wished to speak.

The Mayor then turned the matter back to the Council.

Motion by Councilmember Mark Kulaas for City Council to approve Resolution No. 2019-59, amending and restating the City of Wenatchee Capital Facilities Plan. Councilmember Keith Huffaker seconded the motion. Motion carried (7-0).

At 6:36 p.m. the Council took a 5 minute break. The meeting resumed at 6:41 p.m.

L. Annual Amendments to the Wenatchee Urban Area Comprehensive Plan and the Official Zoning Map

Planning Manager Stephen Neuenschwander and Senior Planner Matt Parsons presented the staff report. Council asked questions.

The Mayor then asked for public comment. The following people spoke:

1. Cherie Keller, 1111 Westview, Wenatchee, said she is fully supportive of changing the zoning of her property to RF and spoke of wildfire concerns for her neighborhood.
2. Paul Furmanczyk, 1044 Surry Road, Wenatchee, spoke of his concerns with wildfire and is in support of the zoning change to RF for lower risk.

3. Don Stone, 900A Westmoreland, Wenatchee, said he was concerned with the hasty last minute inclusion of zoning changes. He provided some photos for the council to see of his property. He said the intentions are good but the results may not be what they are looking for, and he is concerned with a greater lack of access. He stated that further review is needed.
4. Andy Dappen, 2332 Westview Drive, Wenatchee, spoke of his concerns with high density and the threat to the neighborhood with greater wildfire risk.
5. Scott Davenport, 2500 Westwick Road, Wenatchee, owns 37 acres that he hopes to develop and is concerned with the quickness at which the proposed zone changes are being considered with a lack of communication to property owners. He would also like to see a west access road to his property.
6. Dave Beck, 1398, Westview Drive, Wenatchee, spoke in support of the RF zone.
7. Greg Wright, 580 7<sup>th</sup> Street NE, East Wenatchee, with the Nick McLean Real Estate Group, spoke of his concerns with downzoning in a time when there are no available homes to buy and a lack of rentals. He feels more work needs to be done before adopting the zoning changes. He also spoke of his concerns about wildfire.

With no further comments, the Mayor turned the matter back over to the City Council for consideration. The Council asked additional questions of staff and discussed the matter.

Motion by Councilmember Ruth Esparza to adopt the recommendation of the City of Wenatchee Planning Commission incorporated in Ordinance No. 2019-49, with the following amendment: incorporate and adopt the entire set of comprehensive plan land use designation and zone change map amendments identified in the planning staff report issued to the Planning Commission on November 13, 2019, and presented at the November 20, 2019, City of Wenatchee Planning Commission Hearing. Motion seconded by Councilmember Lyle Markart.

Amended motion by Councilmember Ruth Esparza to adopt the recommendation of the City of Wenatchee Planning Commission incorporated in Ordinance No. 2019-49 and Resolution No. 2019-58, with the following amendment: incorporate and adopt the entire set of comprehensive plan land use designation and zone change map amendments identified in the planning staff report issued to the Planning Commission on November 13, 2019, and presented at the November 20, 2019, City of Wenatchee Planning Commission Hearing. Motion seconded by Councilmember Lyle Markart. Motion carried (6-1) (Poirier nay)

After further discussion an additional motion was made as follows:

Motion by Councilmember Mark Kulaas that the Planning Commission is instructed to further analyze the wildland urban interface areas, specifically the application of the RF zoning district, and how it fits into the Community Planning Assistance for Wildfire Recommendation for Wenatchee, Washington Report. The analysis needs to be delivered to the Council not later than the third Thursday in August 2020. Motion seconded by Councilmember Keith Huffaker. Motion carried (7-0).

**M. Franchise Renewal with Spectrum Pacific West, LLC, locally known as Charter Communications**

Executive Services Director Allison Williams presented the staff report. Council asked questions. There was no one present who wished to comment.

*No action to be taken at this time. The hearing was held for public input. There are some additional changes requested by Charter. It is scheduled for final consideration by the City Council on December 12.*

**6. Reports.**

a. Mayor's Report. The Mayor reported on the following:

- (1) Code on billboards will be heard next week.
- (2) Confluence Health has asked the Mayor to consider a payment in lieu of taxes. The B & O tax ordinance is set for hearing next week. If there is a signed payment in lieu of taxes agreement it will come to the Council for consideration.

b. Reports/New Business of Council Committees

- (1) Councilmember Keith Huffaker announced that the ribbon cutting for the waste facility was today. He also mentioned that he would like to receive the agenda packet a week prior to the meetings (this will be discussed at next week's training).

**7. Announcements.** None.

**8. Adjournment.** With no further business the meeting adjourned at 8:22 p.m.

  
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Frank J. Kuntz, Mayor

Attest:

  
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Tammy L. Stanger, City Clerk