

WALLA WALLA CITY COUNCIL
Work Session Minutes
September 12, 2016

1. CALL TO ORDER

Mayor Pomraning called the meeting to order at 4:00 p.m.

Present: Councilmembers Jim Barrow, Barbara Clark, Tom Scribner, and Mayor Allen Pomraning.

Absent: Councilmembers Jerry Cummins, Dick Morgan, and Steve Moss.

City staff in attendance: Deputy City Manager Troy Bell, Development Services Director Elizabeth Chamberlain, Public Library Director Beth Hudson, Fire Chief Bob Yancey, Police Chief Scott Bieber, Public Works Director Ki Bealey, City Engineer Neal Chavre, Project Engineer Mike Laughery, Facilities Maintenance Manager Les Wright, Parks Maintenance Supervisor Andy Coleman, and City Clerk Kammy Hill.

2. ACTIVE AGENDA

A. Vacation rental (short term rental) discussion.

Mayor Pomraning outlined the steps in the planning process and indicated that public comments will be taken at the Planning Commission meeting on October 3.

Development Services Director Chamberlain reviewed the staff recommendations to begin the drafting of regulations for review by the Planning Commission. Studies indicate that short-term rentals have an impact on affordability; although, since one percent or less of the City's housing units are short term rentals, staff believes there are other factors contributing to housing affordability in Walla Walla. Random samplings of short-term rentals reflect that they are mainly owned by individuals and not corporations.

There was discussion on:

- Hotels and motels are not allowed in residential zones.
- Ensuring adequacy of off-street parking for short-term rentals.
- Limiting occupancy of rentals in residential neighborhoods.
- Enforcement of limiting regulations that may be imposed on short-term rentals such as: limiting the number of nights per year a

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property is available for rent; or restricting the number of short-term rentals in a neighborhood.

- Ensuring any proposed business license fee covers the City's administrative, inspection, and enforcement costs.
- Having a two-tiered system: owner-occupied rentals versus non-owner occupied.
- Having regulations that ensure health and safety with owners directly responsible for any violations.
- The changing business model away from bed and breakfast establishments to short-term rentals.

B. Capital Facilities Plan, Part 2: Police, Fire, Library, Parks, Facilities, and Fleet.

Development Services Director Chamberlain described the planning roadmap and need for a capital facilities plan.

Public Works Director Bealey reviewed a map of City facilities and the chart of capital needs. Life/safety projects are the top priority.

There was discussion on needs and specific projects.

C. Review of complete streets policy.

City Engineer Chavre reported the Bicycle & Pedestrian Advisory Committee has raised the concept of a complete streets policy. The Transportation Improvement Board has an incentive for agencies to adopt a complete streets policy. The City has portions of a complete streets policy in its comprehensive plan and the six-year comprehensive transportation plan. A complete streets policy does not mandate improvements or prescribe street design. It does help secure grants through the Washington State Department of Transportation and Transportation Improvement Board.

There were comments on the permissive nature of the proposed complete street policy and importance in setting goals.

D. Finalize list of 2017 legislative priorities.

There was discussion on:

- Purpose for adopting legislative priorities for use in meeting with legislators throughout the year.

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- Whether the priorities should include support for K-12 education funding (McCleary decision).

It was the consensus of a majority of Council to remove the education funding from the final list of priorities for consideration on September 14.

There were comments on the funding request for the Mill Creek general investigative study and the feasibility of a surtax on cellular telephone sales for distracted driving enforcement.

3. OTHER BUSINESS

No other business was discussed.

4. ADJOURNMENT

There being no further business, the meeting adjourned at 5:45 p.m.