

WALLA WALLA CITY COUNCIL
Work Session Minutes
May 9, 2022

1. CALL TO ORDER

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

Present: Councilmembers Brian Casey, Rick Eskil, Ted Koehler, Steve Moss, Susan Nakonieczny, Gustavo Reyna, and Mayor Tom Scribner.

Absent: None

City staff in attendance: City Manager Nabel Shawa, Deputy City Manager Elizabeth Chamberlain, City Attorney Tim Donaldson, Development Services Director Preston Frederickson, Public Works Director Ki Bealey, Water Distribution Supervisor Adrian Sutor, and City Clerk Kammy Hill.

2. ACTIVE AGENDA

- A. Housing Ad-Hoc Committee's recommendation on manufactured housing preservation policy.

Staff reviewed the five policy recommendations from the ad hoc housing task force:

1. Comprehensive Plan Amendment and Area-wide Rezone to create a specific manufactured home park zone.
2. Maintain the current zoning code permitted uses within the Neighborhood Residential, Multi-family, and Highway Commercial zones that allows new manufactured home parks.
3. Zoning code text amendment to establish a notification plan requirement (City of Kenmore's and City of Kent's approach/example).
4. Zoning code text amendment to establish a process where residents, park homeowners' association, and eligible organizations be given an opportunity to purchase or lease the manufactured home park.
5. Zoning code text amendment to revised general development standards regarding manufactured home placement on fee simple lots in the Neighborhood Residential zone.

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There was discussion on:

- The thoughtful process used by the ad hoc housing task force to ensure that additional manufactured home parks are not precluded from development.
- Additional issues that the task force is continuing to work on.
- The thorough research performed on actions taken by other municipalities to ensure the legality of the action.
- The process to amend the comprehensive plan to allow for zone code amendments.
- Zoning amendments and other allowable uses in a manufactured home park zone.
- Requirement for a notification process.
- Whether recommendation number 4 can withstand a legal challenge.
- Manufactured home park residents want housing security and other measures that might be taken to allow for the purchase of land rather than leasing.
- Bringing policies back before the City Council for review before a formal application is made.

B. Water use efficiency goals.

Staff reviewed the requirement that water use efficiency goals be established every six years and the progress made on the current goals.

The proposed goals for 2023-2028 are:

- Supply side
- Meter Testing Program.
- Capital Improvement Program - replacement of failing distribution piping.
- Leak detection and repair.
- Reduce water loss by one percent per year.
- Demand side
- Leak notification to customers.
- Customer portal.

There was discussion on:

- Notification process to utility customers when water leaks are found.
- Reduction in water loss and role of the Infrastructure Repair & Replacement program.
- Identifying water leaks in the distribution lines.
- Eliminating system redundancy.
- Using a customer portal as an educational tool.

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- Water conservation measures.
- Benefits to fish passage due to reduced water loss.
- Water use efficiency goals and how it fits within the strategic plan.

3. ADJOURNMENT

There being no further business, the meeting adjourned at 5:25 p.m.