

Minutes Approved March 19, 2019

MANSON COMMUNITY COUNCIL MEETING MINUTES FEBRUARY 19, 2019

The meeting was called to order by Jorge Valencia at 6pm with the Pledge of Allegiance. Chris Willoughby, Kari Sorensen, Jorge Valencia and Sarah Cushing were present. There were 21 members of the community present. The sign sheet is attached.

A motion to approve the minutes of the January 15, 2019 was made by Kari; seconded by Jorge and unanimously approved.

There wasn't a treasurer report.

Chris introduced our guests, Dave Kuhl, Director of Community Development and Commissioner England. Mr. Kuhl gave a presentation outlining the program the County is purchasing for management of Vacation Rentals/ Short Term Rentals within Chelan County. Host Compliance will help set the program up and manage it ongoing; the county legal department will develop the Code. They expect the program to be operational by this summer. Within the Manson UGA, the cost to register your STR has increased to \$500 per year. At this time, 60 properties are registered in the Manson UGA. The new program will be county wide. Health and Safety inspections will be required, and these will be conducted by the Fire Marshall's office. Community Development will be responsible for compliance after an owner has been given notice and an opportunity to correct any violations. The fine for continuing violations will be \$150 per day. Questions were raised as to whether there would be a limit of STR in the County, and Commissioner England did not think that would be a part of the Code. Community members felt the increase in STR within the county is reducing affordability in the area. A question was raised whether owners of STR will pay water usage fees equal to lodging properties. Reclamation Commissioner Christopher said they would not but would be subject to domestic water fees and overages. Several guests want maximum occupancy clearly stated in the code and enforced. The Fire Marshall advised that if a property has more than 5 bedrooms, it is considered a lodge and would fall under those requirements.

Currently, Community Development is undergoing the annual review for amendments to the Comprehensive Plan. It is expected this process will continue into the 4th quarter of the year. There will be public meetings held by for citizen comment; hearings by the Planning Commission and finally hearing by the Chelan County Commissioners. The public can be notified of upcoming hearings by requesting their name be placed on the list of interested parties.

Arnold Baker presented his suggestions for changes to the Comprehensive Plan. He suggests entirely removing "Planned Development" from the Manson UGA. He says this provision has not been used within the UGA and only creates a loop hole. UR-3 is the same density as PD. Chief Baker also suggested that code require "actual" lot sized; a minimum of 4500 sq. ft. and that the use of "panhandles" be prohibited. The width of private streets must be 28 feet to provide emergency vehicle access. Chief Baker suggests that the "Design Character" of Manson should be considered when updating the Codes.

OLD BUSINESS:

A motion was made by Kari and seconded by Jorge that the corrected version of the Bylaws be approved. The motion was unanimously approved.

Previously there was discussion that MCC reach out to Peshastin and Malaga Community Councils to discuss how others are dealing with their community issues. Kathy contacted each council and Chris reported that the Peshastin Community Council only meets once a month and we would have to attend their meeting to open discussion. Malaga is interested in meeting with the MCC and we will follow-up with this at the next meeting.

The change of signers for the MCC bank account will be discussed and followed up at the March MCC meeting.

PUBLIC COMMENT:

There was discussion from the audience stating concern surrounding failure of sellers to disclose the potential for soil contamination. It was stated that City of Chelan is now taking an aggressive approach to this matter. It was suggested that property sales require a letter disclosing the possibility of soil contamination and include a map of known potential hazardous locations. It was stated that the DOE is only a commenting agency and the County is responsible for disclosure.

Kathy Miller suggested that a member of the MCC attend the Manson Chamber of Commerce meetings held the last Wednesday of each month, at 8:30am at the Park and Recreation Office. The MCC will attend these as able.

The next MCC meeting will be March 19, 2019

The meeting adjourned at 8:26