



Kodiak Sports on Page 4

## City planners to dig into housing 'Task Force' concepts

By IAN DUNN  
EDITOR

The Housing Affordability Task Force took the better part of nine months to come up with a series of recommendations. Those recommendations are being passed to the Planning Commission for further study. On Jan. 23, the Commission and Leavenworth City Council met in a joint session to talk about the 2018 docket for the it.

"For this particular docket, it is a little bit different and exciting. We're trying to work through and implement the code changes that were recommendations from the housing task force," said Leavenworth Community Services Director Nathan Pate. "The mayor set up of the housing task for last year. They worked through about nine months of getting together, with 15 people with different levels of responsibilities and representations. They developed some brain storming, and came up with a bunch of ideas on housing."

The focus is on trying to find housing for residents, workforce housing, Pate said.

"They came back with multiple layers and opportunities for changes. This particular

look is changes to the LMC (Leavenworth Municipal Code) they believe would help push housing opportunities and some flexibility to encourage housing options," Pate said. "Affordable is one of the key pieces. This is changing the code to open the doors for housing stock and variety and hopefully make it more flexible for builders to come in and build more housing."

Pate said the planning commission will look at development regulations and zoning parameters and things that go with the actual code.

"My questions are directed at the order in which you put this together. Reading through it myself, I can see a different order that may work better for us, but I want to understand how you prioritized it first," said Planning Commission member Anne Hessburg.

Mayor Cheri Kelley Farivar said they did not prioritize it. She said they put ideas together and would be okay with Hessburg prioritizing it.

"My recollection is we were handing you a list and saying take the low hanging fruit. Number one is a very simple that's quick and gets it out of the way. It doesn't need to be case by case," said Council-

man Elmer Larsen.

Hessburg said she was all about the low hanging fruit, getting the easy stuff done first. Number one on the list regarded reviewing standings and criteria to allow for innovations for a Planned Unit

Development or PUD. Number two is to define Affordable Housing specific to Leavenworth in the LMC.

"I would move number two up to number one. I think it is important to work from the code definition before you

start rewriting the code. I would also like to move number one to number four. I don't think that is low hanging fruit as far as PUD's are concerned. Identifying potential areas for multi-family expansion, we already have that," Hessburg

said. "The likelihood of having planned PUD's in the city limits is lot lower than having the district we already have."

The thing the housing affordability task force looked

SEE CITY PLANNERS ON PAGE 2

## Efforts being made to establish boys and girls soccer at IRMS

By IAN DUNN  
EDITOR

No one can argue the immense popularity of the youth soccer in Leavenworth. Nearly 50 percent of all the elementary age children in the school district participate. Unfortunately, once a child is done with youth soccer and ready for middle school, there is no soccer team until high school.

The Leavenworth Soccer Club is trying to change that. Cascade High School Athletic Director Dom Coffin briefed the Cascade School Board on recent developments toward establishing a middle school soccer program.

"It was officially brought up to bring in middle school soccer for girls. With us, if we are going to do it for the girls, we want to do it for the boys, just to make it fair on both sides," Coffin said at the Jan. 22 board meeting. "We actually have more girls sports than boys. With soccer, if we add it, there could be a Title IX issue, so if we are going to add it, we want to add it for both."

As for the budget, Coffin said they would have to add four coach stipends, for the head and assistant coaches for both seventh and eighth grades.

"That is a good startup cost. There is the cost of uniforms, transportation, balls, goals... it's all a big concern for us. What is nice, Leavenworth Soccer Club reached out to us and said, we're willing help you purchase uniforms and balls. We'll loan you the goals we already have with all our rec teams," Coffin said. "That was a huge relief to us because starting a school team can be very difficult because it requires a lot of equipment. We can cross that one off the list."

Middle school soccer would be on the same schedule as the high school, girls play in the fall, boys play in the spring. Board member Trey Ising asked how many other schools have middle school soccer.

Coffin said most of the big school districts do, like Wenatchee, Eastmont and Moses Lake. Smaller schools district like Cashmere and Chelan do not. When soccer is added, Coffin said there is drop in participation in the other sports.

"If kids are wanting to do it, and LSC has a majority of our community out, why would we stop those kids from having the opportunity to play?," Coffin said. "It's going to be something we are going to look at harder and try to find

a way to do it."

Transportation will be big issue, especially in the spring, he said. Only two buses may travel out of district in a given week during spring.

"Spring is the crazy time for us with transportation. We have six sports at the high school level. We have two at the middle school and now we'd be adding a third. It would be nine different sports teams to balance throughout

the week and make sure not more than two of them are playing away," Coffin said.

It's already a nightmare to schedule spring sports, he said.

"I try to work around that. Another sport would be tough. Talking with Tim (Bentz, transportation director)...we are going to try and see if we can make it work. It will be tough to do," Coffin said. "Luckily, middle school sea-

sons are short, so it would be four or five trips away we would have to work around."

The biggest impediment toward starting a middle school soccer program is field space, he said.

"We are pushed all together in the fall. Middle school football and high school football share the middle school field since we lost the practice football field," Coffin said. "The big thing that is really stop-

ping us from adding middle school soccer is getting that field (Alpine Lakes Field) finalized. As of right now, it looks like it will be towards the end of summer when that field will be done."

If that field is not done, Coffin said they will not commit to doing it.

"I've met with LSC a few times and we've talked about

SEE IRMS SOCCER ON PAGE 2

## Empty Bowls begins at Sleeping Lady



Photos submitted by UV MEND

Preparations are underway for the annual Upper Valley Empty Bowls Festival. The fund-raising event, which helps support Leavenworth's Community Cupboard Food Bank and art programs in local area schools, kicked off on Friday, Jan. 19 at the Woodpecker Room at the Sleeping Lady Mountain Resort.

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## City planners: Need for rentals in Leavenworth a big issue

CONTINUED FROM PAGE 1

at was...do we really even need that minimum lot size for the PUDs?, Farivar said.

“If not, if you come back to us and say, remove that one section. It can get done. That was reason it was first on the list, although I don’t think we have any real issues with it being in number four place,” Farivar said.

Number three on the list was creation of code to allow sub-lot, common wall construction and/or zero lot line building standard.

“Number three is a hot button item for a couple builders in town. Looking at common wall construction. Young people are looking for housing and they’re standing in line to look at this. It will reduce the cost of their structures, common wall,” Larsen said.

Hessburg said she would prefer to kick that to number five. She said, in her mind, using as a priority what the city already has, then creating new code as being the bottom of the list, as far as planning priorities.

Farivar bristled at that statement.

“I would have to say, that is not the recommendation of the housing task force or of the council, simply because this one feels more urgent simply because a couple builders testified to the task force that they are ready and willing to do a zero lot line home on properties they already own, if only we had the code for it. I think that one feels a little on the urgent side,” Farivar said.

Councilwoman Mia Bretz said it is true, there were builders who said they were willing to do that, but that was not her perspective. She felt the task force had quite a diversity of opinion.

“From my position, along with some others, is exactly what Ann is saying, it’s high priority to look at multi-family and expand the districts we already have. We are so short for affordable housing here, apartments and rentals are so key. The more rentals we can get, the better,” Bretz said. “The single wall idea is a great idea and it could be a cheaper way to do single family homes, but it’s still just two single family homes. It’s the same number of homes. If we want to look at more housing, we need more multi-family.”

Councilwoman Margaret Neighbors asked the planning commission how long it would take them to go through the recommendations.

“This is our docket for the entire year. We are going to be as ruthlessly efficient as a

possible, but I don’t have any idea to tell you when we’ll have a product for you,” Hessburg said.

Larsen said the city does need additional multi-family zones, but he did not favor moving the lines or converting single family to multi-family. He suggested the MEND property or some of other open piece of ground. He favors rezoning those areas.

ready,” Larsen said. “If you’re going to put multi-family in any neighborhood, you want to start with a bare piece of ground and say this is going to be multi-family, so that what gets built.”

Farivar said, as you can see, they don’t agree.

“We’ve had this discussion and others like it four or five times. I think what we’re looking for is for you guys to

thorough review of the zoning and bring in a recommendation. Farivar wanted to talk about the Brender property, located off Pine Street.

“The Brender property is now under new ownership and a development is being planned. I would hope you would reach out to that development to see if he’ll include multi-family as part of his development plans,” Farivar

It is currently zoned single family, Hessburg said.

“He does intend to do more than single family, he’s just not sure what yet. Because it is such a large parcel, that is the likely spot. Because it is so large, 37 acres, I think this is an opportunity ripe for many kinds of compatible zoning to occur. He wants to do this in a collaborative fashion,” Farivar said.

Bretz said they are talking about higher densities in housing, noting that parking and snow were a big part of the conversation.

“Trying to figure out good design standards to increase that density but also make things function in the winter-time. It’s already bad in some places in town,” Bretz said.

Look at minimum lot sizes in the city limits, Farivar said.

“My hope is what you’ll come up with as recommendations are logical, where we have some old code that is illogical. Maybe we have some logic code that could be made more easy to understand,” Farivar said.

The planning commission only has 11 meetings left for the year, Planning Commissioner Andy Lane said.

“We’re not going to do 11 items in 11 weeks. We need to have at least some direction. This isn’t necessarily a one year docket,” Lane said. “The focus on housing and cleaning up to code to make developments more appealing that might get more houses people can afford. Since all these work together, if working on one, see it connected to two or three other things. Then, take the time to step back, and say if we make this tweak, what is the affect on these other things?”

Farivar said it is daunting task.

“It took our housing task force nine meeting to come up with any coherent recommendations. That was some pretty intense stuff we went through, so yes, if you need more time, then you certainly should take longer,” Farivar said. “We would like to see something occur, but we would also like to see some document that is going to serve the city for decades to come.”

*Ian Dunn can be reached at 548-5286 or editor@leavenworthecho.com.*

## Bavarian Bruisefest



Photo by Ian Dunn

Roller Derby teams battle at the Festhalle as part of the annual Bavarian Bruisefest. The two day festival drew teams from Washington, Oregon and Canada.



Photo by Ian Dunn

The action was fast and furious at the recent Bavarian Bruisefest at the Festhalle. The event helps raise funds for the local Apple City Roller Derby.

“I completely disagree with that. I would not like to put multi-family in random pockets around town. I think we need to grow it in an organized way. The changes are challenging,” Bretz said.

Larsen said you don’t convert single family to multi-family.

“They’ll stay single family even if you rezone it. We have senior and subsidized public housing. We have clusters al-

put some logic to the questions. Do we need to expand our city limits to take it more residential areas that we can zone multi-family?,” Farivar said. “And should we consider changing within our existing zones area to multi-family as the progression occurs. Those questions are likely not going to be easy nor quick. The council is confused on which of the two should be.”

Hessburg said they will do a

said. “That is the largest parcel adjacent to the city and will be annexed in the next short period of time. I think maybe a little more outreach, not just waiting for people to come to you.”

## IRMS soccer: Field space is a key issue

CONTINUED FROM PAGE 1

all these different situations and ways they can help us. They really want to see the program happen and we want to try to make it happen. We will continue to work on this in spring,” Coffin said.

Board President Brenda Biebesheimer asked they were shooting for next school year.

“It really depends on the field, how fast the snow melts and how fast we can get up on it. We have to confirm because the league makes schedules in April. If we don’t have that field all the way done, we’ll wait and reevaluate,” Coffin said.

Leavenworth Soccer Club President Aaron Simon said they have been in discussions with Coffin about adding middle school soccer.

“What this accomplishes is fill in the gap between rec soccer, which usually ends at U13, which are 12 year olds... it fills that gap between rec soccer and high school soccer. Currently, there are 10 other middle school soccer teams in north-central Washington. With our growing soccer program here in Leavenworth, it just makes sense to have middle school soccer. I don’t know why we haven’t in the past,” Simon said.

Simon said LSC is willing to help get the program started.

“Dom has been working on a budget. He said, if they can make it work, he asked if we could donate balls, goals, etc. We have presented that to our board and our board is willing. We don’t have a number, but if there is anything we can do to get that program going, it would be one of biggest accomplishments,” Simon said.

At this point, field space seems to be the only barrier. If the field space is ready, Simon said it should be a done deal.

“The Alpine Lakes ball field, we actually are in the running for a \$100,000 NFL Grassroots Foundation grant. We should find out in February if we are the recipient of that. That would help a lot to develop these ball fields, which would be used by all sports,” Simon said.

Simon hopes the program can start next fall.

“The girls program is in the fall. That is, by far, the biggest need. That would a good group to start with. We figure there are between 20-30 girls available for team. The coincides with the high school season,” Simon said.

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<b>GRACE LUTHERAN CHURCH</b> Vine & Elberta Streets • 860-0736 Worship 10:30 a.m. Pastor Robert Gohl	<b>CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS</b> 10170 Titus Rd. (across from middle school) Church: 548-7667 Meetings: Sunday - 10:00 a.m. For any other information: 868-2620	<b>PESHASTIN</b> <b>LIGHT IN THE VALLEY COMMUNITY CHURCH</b> 8455 Main Street • 548-7517 Sunday Worship 10 a.m. Pastor John Romine www.lightinthevalley.org
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<b>OUR LADY OF THE ASSUMPTION</b> 300 S. Division • Office: 548-5119 Rectory: 782-2643 Sunday Mass: 8:30 a.m. Spanish Mass: 12:30 p.m. Daily Mass Wednesday: 5:30 p.m. Friday: 9:30 a.m. Mass Convalescent Center Fr. Miguel Gonzales	<b>FIRST BAPTIST CHURCH OF LEAVENWORTH, SBC</b> 429 Evans Street • 290-0686 Sunday School, 9:45 a.m. • Worship, 11 a.m. Pastor Michael Brownell email: mkb3123@gmail.com	<b>PLAIN COMMUNITY CHURCH</b> "Helping people connect with God and one another in caring community." 12565 Chapel Dr. • 763-3621 Worship 10 a.m. Nursery (ages 1-3) Children's Church (ages 4-8) Pastor Jon Johnson www.plaincommunitychurch.org





