



**CITY OF WHITE SALMON**  
**City Council Regular Meeting – Wednesday, November 3, 2021**  
**Via Zoom Teleconference**

**Council and Administrative Personnel Present**

**Council Members:**

Jason Hartmann  
David Lindley  
Jim Ransier  
Joe Turkiewicz

**Staff Present:**

Marla Keethler, Mayor  
Jan Brending, Clerk Treasurer  
Pat Munyan, City Administrator  
Russ Avery, Public Works Operations Mgr.  
Brendan Conboy, Land Use Planner  
Mike Hepner, Police Chief  
Bill Hunsaker, Fire Chief/Building Official

**I. Call to Order, Presentation of the Flag and Roll Call**

Marla Keethler, Mayor called the meeting to order at 6:00 p.m.

There were approximately 24 members of the public in attendance via teleconference.

*Moved by Jason Hartmann. Seconded by Jim Ransier.*

*Motion to excuse Ashley Post. CARRIED 4-0.*

**II. Changes to the Agenda**

There were no changes to the agenda.

**III. Consent Agenda**

- A. Resolution 2021-11-528 Adopting Residential Antidisplacement and Relocation Assistance Plan
- B. Change Order No. 1 – El Camino Real Water Improvements Project (Decrease in contract price of \$4,324.34 to \$57,810.66)
- C. Pay Application No. 1 – El Camino Real Water Improvements Project (\$52,432.92)
- D. August 2021 Budget Report
- E. September 2021 Budget Report
- F. Approval of Meeting Minutes – October 20, 2021
- G. Approval of Vouchers

Vouchers audited and certified as required by RCW 42.24.080 and expense reimbursement claims as required by RCW 42.24.090 as of this 3<sup>rd</sup> day of November, 2021.

Type	Date	From	To	Amount
Claims	11/3/2021	EFT	EFT	3,120.00
	11/3/2021	37517	37561	305,852.97
			<b>Claims Total</b>	<b>308,972.97</b>
Payroll	11/5/2021	EFT	EFT	107,682.08
	11/5/2021	37514	37516	944.56
			<b>Payroll Total</b>	<b>108,626.64</b>
Manual Claims	10/26/201	37511	37513	1,918.56
	11/6/201	EFT	EFT	2,948.12
			<b>Manual Total</b>	<b>4,866.68</b>
			<b>Total All Vouchers</b>	<b>422,466.29</b>

*Moved by Jason Hartmann. Seconded by Joe Turkiewicz.  
 Motion to approve Consent Agenda as presented. CARRIED 4-0.*

**IV. Public Comment**

**A. General Public Comment**

*Tony Gilmer, Klickitat County EMS District* provided an overview of the status of the EMS District.

*Joseph Schneider, White Salmon* said he appreciates the city council and the mayor’s office. He said that he works in the short-term industry doing turnover cleaning. Schneider said the city’s proposed short-term rental codes could impact his ability to work and stay in the area. He said the turnover cleaning is a high paying job. He said approximately 60% of his income would be gone if there were no short-term rentals in White Salmon. Schneider said the issue is urgent to him.

*Jason Atkins, White Salmon* said his comments are regarding short-term rentals. He said he understands that rules are being developed that could have life altering impacts on the people in the White Salmon community. Atkins said people have purchased homes using income from short-term rentals to make it affordable. He said he feels the rules will also have an impact on others than homeowners and instead of addressing affordable housing it would create unaffordable housing. Atkins said he feels that property owners should be granted an indefinite short-term rental permit for those who owned homes prior to the moratorium and had already established a short-term rental.

**Sam**, agree with Jason Atkins and Joseph Schneider. He said he is a local resident and was able to purchase a home largely because of the short-term rental rules that were in place when they purchased. Sam said without the short-term rental income he would not be able to afford to live here. He said he hosted 100's of guests from around the world who spent thousands of dollars in the community. Sam said he and his wife are ambassadors to the city. He said he does not support the lottery system. Sam said that anyone operating a short-term rental with a license and permit should be grandfathered in with no restrictions. He said the city should accommodate robust public comment into the decision-making process. Same said short-term rentals are only one component of a robust housing issue.

**Lisa Evans** said the city council previously passed a comprehensive, fair and equitable ordinance a few years ago that covered three main concerns related to short-term rentals including accountability through a registration process; the ability to collect taxes on the units, and Good Neighbor guidelines. She said she and her husband are short-term rental owners and spent years seeking an income-producing property that they would have otherwise been unable to afford. Evans said they are the typical short-term rental owner creating supplementary income and not primary income. She said the loss of the short-term rental or being subjected to a lottery system creates financial insecurity and uncertainty that no American should be subjected to. Evans said she is concerned that the Planning Commission is tying the existence of short-term rentals to the affordable housing challenges in the area. She said that if short-term rentals were the problem then Hood River's strict short-term rental restrictions should have slowed the housing market there which has not slowed. Evans said if the disappearance of short-term rentals would not solve the housing problems then the city should consider enforcing its current ordinances. Evans noted she has submitted a request for information to the city. She said the potential loss of short-term rental income is serious and wants the data to back up the city's position.

**B. Listening Session – Purchase of Walker House**

Marla Keethler, Mayor provided a review of the current status of the purchase of the Walker House. She said the city is entering into a real estate agreement that provides a 150-day due diligence period in which the city is seeking answers to a number of questions related to the home. Keethler said the city council wants to hear from the community about the proposed purchase.

Jan Brending, Clerk Treasurer read emails from the following individuals:

**Kate Bertash** said they are delighted to hear the city is considering purchasing the Walker House for community use and benefit. She said she hosts scientific community events and are excited at the prospect of new rentable spaces to help their entity grow. Bertash said she looks forward to supporting the growth of collective spaces in the community.

**Morris and Barbara Miller, White Salmon** said they approve of the purchase of the Walker house as a designated 3<sup>rd</sup> place for the town. They said it is a unique opportunity

to preserve and use a home of historical and cultural significance for generations to come.

**Miriam Knowles** said the interest in purchasing the Walker House case great concern. She said the city has many responsibilities that need attention: roads, water, sidewalks, parking, storm drains and maintenance on existing properties and borders. Knowles said the newly annexed areas requiring more time, money and employees the purchase seems imprudent. She said a venue site is not a city responsibility and the purchase price, improvements and additional employees are only a portion of what challenges would be presented. Knowles suggested that private entity or business could certainly explore the possibilities for the property but not the city. She asked if the city has business plan that makes fiscal sense.

**David and Dennice Dierck, Inn of the White Salmon** said they support the purchase of the Walker House. The Diercks said they met and visited with Margaret Walker on many occasions and knows what she meant to the community. They said they believe Margaret would smile knowing that the family property will be used by many of the citizens, now and for future generations. The Diercks said the purchase creates a legacy for a member of the community who gave so much to White Salmon. They said the proposed uses would bring many benefits and positive contributions to the community and would be a huge asset.

**Don Tackley, White Salmon** said he cannot image the City of White Salmon purchasing the Walker house for the purposes proposed. He said the idea of using limited revenue bonding funding for the purchase plus assuming rehabilitation and regular annual maintenance seems unrealistic without proofing that the project is feasible. Tackley said there are other issues that need to be kept in mind including limited onsite parking, management and account. He said the city has already committed \$50,000 without any input. Tackley said if the family wanted to donate it to a nonprofit corporation to operate in Margaret's memory or sell to a non-profit corporation is a much better choice for the citizens of White Salmon.

**Kevin Burrows, George Domijan and Jennifer Hull, White Salmon** said they are writing to voice opposition to the city's proposed purchase of the Walker House. They said that while the Walker House and Margaret Walker's contributions to White Salmon are significant and deserve recognitions and remembrance, the property should be left to those with expertise in running such an enterprise, not the city. They said the city's proposal puts into question the priorities and focus of the city in relation to the needs of its residents. They said the residents' limited tax dollars would be better invested in the business of running the city, not managing what should be private enterprise. They said supporting the city's infrastructure needs, main street small business, and improving the livability and sustainability of the community should be the primary focus of the White Salmon City Council.

**Felton Jenkins, White Salmon** said as a resident of the city he does not believe the city should purchase the Walker House property. He said the ongoing maintenance costs

and future capital spending requirements cannot be quantified or overestimated. Jenkins said he feels it would require a tremendous time commitment from White Salmon's small city government. He said there are other meeting spaces available in White Salmon and Bingen.

**John and Laura Cheney, White Salmon** said they feel it would be a bad investment to purchase the Walker House for a number of reasons: the age of the building which was built in 1890; the age of the plumbing/electrical systems in the house; the large number of small rooms; difficult access to the state highway from sloping access from Garfield during winter time; expenses in bring the house to ADA requirements for commercial use; parking is extremely limited; incompatible use in a residential area; difficulty in sustaining mortgage payments of roughly \$119,000 per year; unknown costs for creating spaces for expected or anticipated uses; questionable revenue stream to support maintenance and operations of the building without adding increased costs to be paid by taxpayers; and increased traffic on existing streets. They said they appreciate the historic nature of the home as a well-known landmark and appreciated Margaret Walker's heart felt civic nature. They said they believe the city would better serve its residents by dealing with the fundamentals of city maintenance such as improving streets, sidewalks, stormwater, etc. which should be the overwhelming objective of the City Council.

**Barbara Bailey, White Salmon** said she is excited that White Salmon is thinking about where and how the community might come together, to gather and to meet a variety of needs. She said she does not oppose the \$50,000 budget for due diligence but am concerned that the proposal is more opportunity-driven rather than needs-driven and could be a financial straining limiting the city going forward. Bailey said she feels that given the nature of the historic home, the start-up costs and maintenance year after year will eventually dwarf the purchase price. She said there may be other partners among the non-profits that could be thoroughly explored. Bailey said the community needs a dog park, among other things and hopes the city council will prioritize needs and see how many of those could be fulfilled by the Walker house before deciding on a purchase that may cut the city's financial flexibility dramatically for years to come.

**Tao Berman, White Salmon** said he thinks the purchase of the Walker House is a poor decision for financial reasons. He asked the city council if the purchase is the best way to spend city funds. Berman asked how and who will maintain the facility. He said he feels it is a large liability and that the cost is too great for evening spending the \$50,000 for due diligence.

**Felton Jenkins, White Salmon** asked the council how listening comments will factor in the real estate agreement that has already been signed. He asked if the city has a business plan and how it intends to move forward with this project.

Marla Keethler, Mayor said that the city council was hoping to bring in more comment on this topic which the listening session has already provided. She said that the due

diligence period will allow the city to pursue answers to many of the questions that have been asked. Keethler said this will not be the only opportunity for public input.

**V. Presentations**

**A. Native American Heritage Month**

Two videos produced by the Confluence Project were presented:

- Wilbur Slockish: The People Said 'We Already Had Those Rights'
- Wilbur Slockish: "Water is the Giver of Life"

Wilbur Slockish Jr, the chief of the Klickitat Tribe and member of the Confederated Tribes and the Bands of the Yakama Nation, has dedicated his life to fighting for the rights of his people to clean water, health, and the natural resources on which their culture depends. In 1982, Slockish was arrested along with David Sohappay Sr. and three other Native men for "illegally" fishing and selling their catch from their home along the Columbia River, a case now known as "Salmonscam." A story of courage in the face of injustice—and an example of conservation policy gone wrong—their trials gained international attention and became a symbol of the struggle to defend the treaty rights and human rights of Indigenous Peoples. Since his release from prison, Slockish has worked to ban the storage of nuclear waste on the Yakama Reservation and has served as a commissioner on the Columbia River Inter-Tribal Fish Commission, a consortium of treaty tribes dedicated to saving salmon and restoring their habitat in the Columbia Basin. Moderated by Professor Andy Fisher, this two-part event will include a screening of the *River People: Behind the Case of David Sohappay* film followed by a discussion with Wilbur Slockish Jr. reflecting on the legacy of "Salmonscam" and his lifelong commitment to protecting the treaty rights and water resources of the River People.

**B. 2022 Preliminary Budget**

Jan Brending, Clerk Treasurer provided an overview of the 2022 preliminary budget.

**C. Proposed Water Rate Increase**

Jan Brending, Clerk Treasurer provide information regarding a proposed base water rate increase for 2022. She stated the increase for base fees is being recommended which cover operations and maintenance costs, debt service costs, and capital reserve contributions. She said the proposed rate increase is 5% above the scheduled 2022 rates.

**VI. Business Items**

**A. Right-of-Way Permit Application – Mark Lemley, 154 NW Garfield Avenue**

Jan Brending, Clerk Treasurer presented information on the request for a Type D right-of-way permit by Mark Lemley for property located at 154 NW Garfield Avenue. She said Lemley proposes to remove a dilapidated retaining wall and sidewalk constructing a rock retaining wall with steps to Garfield Street. Brending said this is in the Garfield

right-of-way that will be reconstructed next spring. She said there are no plans to construction a sidewalk on the west side of Garfield.

Mark Lemley provided additional information regarding the proposed construction that would take place. He said he does not think 6 feet into the right-of-way is necessary that the project could possibly done with 4 feet.

Joe Turkiewicz, Council Member asked what public benefit there would be in allowing the retaining wall to be constructed within the right-of-way. He also said that International Building Code may have requirements related to the steps and the need for a handrail. Turkiewicz said he is not sure there is a way for the city to provide for an exception to allow the permit.

Pat Munyan, City Administrator reviewed topographic challenges with the property and noted that there has been an encroachment of 4 feet for years. He said the Garfield reconstruction project is not able to accommodate a sidewalk on the west side of the road due to topography and ADA issues.

Mark Lemley noted the current sidewalk does not meet codes.

Brendan Conboy, Land Use Planner said he is concerned about placing permanent structures within the city's rights-of-ways.

Jason Hartmann, Council Member said he appreciates Joe Turkiewicz' comments and also has concerns about the precedent that might be set by approving the right-of-way permit.

Jim Ransier, Council Member asked what options are available to Lemley.

Jan Brending, Clerk Treasurer said he can move the retaining wall onto his property.

Mark Lemley said there have been a lot of moving parts to the project due to the Garfield reconstruction project. He said it has been difficult determining the final grade of the road. He said that if he has to stay on his property he will not touch the existing sidewalk and retaining wall.

Pat Munyan, City Administrator noted that it is not uncommon to allow landscaping between a property and the city's right-of-way improvements. He said the question is does landscaping include a retaining wall.

Brendan Conboy, Land Use Planner said there is distinction between landscaping and permanent structure.

Jim Ransier, Council Member asked if the proposal would be to the city's benefit.

Pat Munyan, City Administrator noted the existing retaining wall was not built by the city.

David Lindley, council Member said that landscaping into the city right-of-way has caused problems in the past when the city then needs to use the right-of-way.

Pat Munyan, City Administrator stated there is no plan to replace the sidewalk on the west side of Garfield. He said the existing sidewalk is a current liability and the property owners are responsible for maintenance. Munyan said if the city needs to use the right-of-way it would be the property owner's expense to remove any items within the right-of-way.

Marla Keethler, Mayor said she feels that maintenance of concrete sidewalks within the city's right-of-way should fall to the city.

Bill Hunsaker, Fire Chief/Building Official said the building codes determine what constitutes a structure. He said he believes the proposed retaining wall as presented would require engineering to show that it will not fail.

Jason Hartmann, Council Member said he continues to have concerns about allowing things within the right-of-way and asked what is the public good for allowing the right-of-way permit. He said he is concerned with the permanence of the structure and the precedent allowing it would set.

David Lindley, Council Member said he feels the rock wall needs to be on the property and the city can deal with the derelict sidewalk.

***Moved by Jason Hartmann. Seconded by Joe Turkiewicz.***

***Motion to deny right-of-way permit application submitted by Mark Lemley for 154 NW Garfield. Motion carried 3 to 1 with the following vote: Hartmann – Aye, Lindley – Aye, Ransier – Nay, Turkiewicz – Aye.***

**B. Snow Plow Policy**

Russ Avery, Public Works Operations Manager reviewed the proposed changes to the Snow Plow Policy and map. He said "Priority 3" will be deleted from the policy and map. Avery said streets under Priority 3 and Non-Plowed Streets that will be moved to Priority 2 are:

- NW Academy Street
- NW Cherry Street
- County View Road (within city limits)
- Waubish Street
- NW Achor Avenue
- NW Michigan Avenue (except for portion that will be closed from NW Academy south to where Michigan levels out due to its steepness)



He said snow will be plowed to the center of Jewett Blvd instead of being plowed into the parking areas on the north and south sides of the street. Avery said the alley located immediately north of the Fire Hall from Church Street to Estes will be identified as a Priority 1 street for plowing and Sophie Lane and Champion Lane will be added as Priority 2 streets.

Staff noted that Center Place will also be added as a Priority 2 street – noting this information was not included in the agenda memo.

***Moved by Jim Ransier. Seconded by David Lindley.***

***Motion to accept proposed changes as presented in the November 3 agenda memo including adding Center Place as a Priority 2 street. Carried 4-0.***

## VII. Reports and Communications

### A. Department Heads

***Bill Hunsaker, Fire Chief/Building Official*** said the Fire Department now has a Facebook page and have been posting safety messages and information regarding volunteer recruitment. He said his Assistant Fire chief is retiring and he will be looking to fulfill that position and recruit additional volunteers. Hunsaker said Klickitat County Fire District 3 has hired a new training officer. He said the building department has been busy and he is working on code enforcement issues.

***Russ Avery, Public Works Operations Manager*** provided an update on the Childs Reservoir landslide issue. He said the debris has been removed and staff is working on a plan to prevent the debris coming down into the reservoir area that includes annual maintenance and installing chain link fencing flat against the ground to hold the debris back. Avery said the White Salmon River pilot study is complete and the city is waiting on the results. He said staff will be installing the Seasons Greeting sign on Sunday and the remainder of the ornaments during the week.

***Pat Munyan, City Administrator*** said he is working on a follow-up letter to the Department of Natural Resources regarding the easement language.

***Brendan Conboy, Land Use Planner*** said he has been working on developing a tree ordinance in consultation with David Lindley and Ashley Post. He said he continues to work on the short-term rental codes with the Planning Commission with a meeting on November 10. Conboy said the proposed regulations will come to the city council after that. He said he is also working on updates to Title 16, 17, 18, and 19. Conboy said the transportation planning process is underway and the city should be receiving an engagement plan soon. He updated the city council on the Complete Streets application process.

***Jan Brending, Clerk Treasurer*** said public hearings are scheduled for November 17 on the 2022 budget and property taxes and on the proposed water rate increase. She said she is also working on budget amendments to the 2021 budget which will be presented

at the December 1 council Meeting. Brending noted there are a number of agreements and contracts that will need to be updated before the end of the year.

**B. City Council Members**

**David Lindley, Council Member** said the Personnel and Finance Committee met on November 1 to review the proposed 2022 budget. He said he is looking forward to the narrative component of the budget. Lindley said he has also been working with Brendan Conboy on the tree ordinance.

**Jason Hartmann, Council Member** said he appreciates the work that has been put into developing the 2022 budget. He reminded the city council of the upcoming MCEDD Economic Symposium on Friday, November 5.

**Jim Ransier, Council Member** said the Community Development Committee did not meet in October but will meet in November. He said the CityLab Board held its first meeting. Ransier said the Board will review the budget at their next meeting.

**C. Mayor**

Marla Keethler, Mayor said staff is meeting with Underwood Conservation District regarding stormwater to discuss collaboration on the issue. She noted that the Lodging Grant Application is still open and closes on November 8. Keethler said staff is working to implement the Voyent Alert system and hope to be communicating with the community through the system by the end of the year. She said meetings with state representatives and senators continue regarding the new bridge. Keethler noted that the city has extended to members of the CityLab Board the opportunity to register for some upcoming webinars regarding climate change. She said the budget narrative will be released next week.

**VIII. Executive Session (if needed)**

There was no Executive Session held.

**IX. Adjournment**

The meeting adjourned at 8:06 p.m.

  
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Marla Keethler, Mayor

  
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Jan Brending, Clerk Treasurer