



CITY OF WHITE SALMON
City Council Meeting – Wednesday, February 16, 2022
Via Zoom Teleconference

Council and Administrative Personnel Present

Council Members:

Ben Giant
Jason Hartmann
David Lindley
Ashley Post
Jim Ransier

Staff Present:

Pat Munyan, City Administrator
Jan Brending, Clerk Treasurer
Russ Avery, Public Works Operations
Manager
Bill Hunsaker, Fire Chief/Building Official
Brendan Conboy, Land Use Planner
Ken Woodrich, City Attorney

I. Call to Order and Roll Call

Jason Hartmann, Mayor Pro Temp called the meeting to order at 6:00 p.m. There were approximately 22 members of the public in attendance via teleconference.

II. Changes to the Agenda

There were no changes to the agenda.

III. Consent Agenda

- A. Proclamation 2022-02, Designating March 19, 2022 as Arbor Day
- B. Proclamation 2022-03, Declaring March 2022 as Red Cross Month
- C. Easement Amendment, Department of Natural Resources, Easement No. 50-086670, Klickitat County Parcel 04103400000100
- D. Service Agreement Renewal, Johnson Controls (\$1,835.74)
- E. Planned Equipment Maintenance Agreement, Cummins (\$19,072.10 plus sales tax)
- F. Approval of Meeting Minutes – December 8, 2021
- G. Approval of Meeting Minutes – January 5, 2022
- H. Approval of Meeting Minutes – January 19, 2022
- I. Approval of Meeting Minutes – January 27, 2022
- J. Approval of Meeting Minutes – February 2, 2022
- K. 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 16th day of February 2022.

Type	Date	From	To	Amount
Claims	2/16/2022	EFT	EFT	8,109.51
	2/16/2022			172,541.71
			Claims Total	180,651.22
Payroll	2/18/2022	EFT	EFT	47,901.13
			Payroll Total	47,901.13
Manual Claims	2/8/2022	37835	37836	1,363.60
			Manual Total	1,363.60
			Total All Vouchers	229,915.95

Jim Ransier. Seconded by Ben Giant.

Motion to approve Consent Agenda as presented. CARRIED 5-0.

IV. Public Comment

Lisa Evans, Klickitat County said she lives on the outskirts of White Salmon. She thanked the city council for its process. Evans noted that a report she received from Copper West Realty showed a 31% increase in housing prices last year in Hood River. She said Hood River has strict short-term rental codes but there has been no clear correlation of regulating short-term rentals and lowering housing prices. Evans said it is interesting that tax dollars are producing more tax dollars that are then used to bring in more tourism and the need for overnight lodging. She said she hopes that a symbiotic relationship between the city and short-term rental owners can happen. Evans asked the council to keep fees low and regulations to a minimum.

V. Presentations

A. White Salmon Valley Pool Metropolitan Park District

Ben Briggs, Park District Commissioner; Steve Harris, Park District Commissioners; and Jeri Alcock, Rose City Philanthropy made a presentation regarding on the status of the new pool. Progress on the pool was shared including the steps the District has taken to get where they are at today. The price for the pool is estimated to be \$5.85 million. The District reviewed the actions needed to begin construction in the summer of 2022. The District said they are hoping that the City of White Salmon can support the project in several ways – writing a letter of support, providing funding possibly using some of the ARPA funds the city has received, and using the city’s water bill newsletter to provide updates. The District said they feel the City of White Salmon can provide the initial power to the funding campaign.

Council members thanked the District for the presentation.

David Lindley, Council Member asked if the city would be able to contribute funding to the pool.

Ken Woodrich, City Attorney said it could be accomplished through an interlocal agreement showing that the benefit to the residents of White Salmon is equivalent to the funding level.

Jan Brending, Clerk Treasurer said the Mayor is putting together proposals for the use of the ARPA funds which will first be reviewed by the Finance and Personnel Committee and then by the CityLAB Board and then will be presented to the city council.

Ben Giant, Council Member asked if there is a “go” or “no go” milestone and will the District be able to start construction without all the funding secured.

Steve Harris, District Commissioner said that he believes the District needs to have at least 80% of the project funded at the time it goes out to bid. He said the two largest funding sources should be determined by June. Harris said the District is also looking at the possibility of a two-phase contract with the first phase site and utility preparation and then the remainder of the construction for the second phase.

Jeri Alcock, Rose City Philanthropy said public funds are critical to the project and can be used as leverage.

B. Black History Month

The Council watched a CBS News video titled “Inside the National Museum of African-American History and Culture” in recognition of Black History Month.

VI. Business Items

A. Resolutions and Ordinances Related to Short-term Rentals

Jan Brending, Clerk Treasurer provided an overview of the six ordinances and one resolution related to short-term rentals that are before the city council for action. She noted that several changes were made to the proposed ordinances and sent to the city council. Brending said one of the changes is to Ordinance 2022-02-1093 Amending WSMC 5.02 Short-term Rentals includes a provision for repealing the short-term rental moratorium effective the effective date of the ordinance.

Brendan Conboy, Land Use Planner provided information on the costs to administer the program using two hours per week for the land use planner, two hours per week for the permit technician and one hour per week for the clerk treasurer. He also provided categorical information related to the 2021 short-term rentals permits including location in residential or commercial zones and whether the properties were owner-occupied or not.

The City Council and staff discussed the fees for short-term rentals including the application fee, short-term rental permit fee, and the short-term rental use fee (land use fee). Council members said they would be supportive of instead of an annual

application fee making it a one-time application fee considering the number of different fees and costs, including having to obtain a city business license.

The council discussed making the short-term rental application fee \$75 per application versus charging an application fee annually with the intent to have a one-time application fee.

Moved by Ben Giant. Seconded by Jim Ransier.

Motion to amend proposed Resolution 2022-02-537 Amending Resolution 2019-12-493 Establishing Fee for Short-term Rental Registration per WSMC 5.02.02 changing the "Short-term Rental Permit Application Fee" to \$75.00 per application." CARRIED 5-0.

Jim Ransier, Council Member said he wanted to call out the amount of work, meetings attended, opportunities for public comment that has been provided throughout the process of updating the city's codes related to short-term rentals. He said he feels the city has landed on something that is specific to the community of White Salmon.

1. Ordinance 2022-02-1093, Amending White Salmon Municipal Code 5.02 Short-term Rentals and Repealing Short-term Rental Moratorium

Moved by Jim Ransier. Seconded by Ben Giant.

Motion to adopt Ordinance 2022-02-1093, Amending White Salmon Municipal code 5.02 Short-term Rentals and Repealing Short-term Rental Moratorium. CARRIED 5-0.

2. Ordinance 2022-02-1094, Amending White Salmon Municipal Code 17.08 Definitions

Moved by Ashley Post. Seconded by David Lindley.

Motion to adopt Ordinance 2022-02-1094, Amending White Salmon Municipal Code 17.08 Definitions. CARRIED 5-0.

3. Ordinance 2022-02-1095, Amending White Salmon Municipal Code 17.40 Conditional Use in Residential Districts

Moved by David Lindley. Seconded by Jim Ransier.

Motion to adopt Ordinance 2022-02-1095, Amending White Salmon Municipal Code 17.40 Conditional Use in Residential Districts. CARRIED 5-0.

4. Ordinance 2022-02-1096, Amending White Salmon Municipal Code 17.48 C General Commercial Districts

Moved by Ben Giant. Seconded by Ashley Post.

Motion to adopt Ordinance 2022-02-1096, Amending White Salmon Municipal Code 17.48 C General Commercial Districts. CARRIED 5-0.

5. **Ordinance 2022-02-1097, Adopting White Salmon Municipal Code 17.57 Short-term Rentals, Hosted Homeshares and Vacation Home Rentals**

Moved by Jim Ransier. Seconded by Ben Giant.

Motion to adopt Ordinance 2022-02-1097, Adopting White Salmon Municipal Code 17.57 Short-term Rentals, Hosted Homeshares and Vacation Home Rentals. CARRIED 5-0.

6. **Ordinance 2022-02-1098, Amending White Salmon Municipal Code 3.36.010 Fees Imposed**

Moved by Ashley Post. Seconded by David Lindley.

Motion to adopt Ordinance 2022-02-1098, Amending White Salmon Municipal Code 3.36.010 Fees Imposed. CARRIED 5-0.

7. **Resolution 2022-02-537, Amending Resolution 2019-12-493 Establishing Fee for Short-term Rental Registration per White Salmon Municipal Code 5.02.020**

Moved by Ben Giant. Seconded by Jim Ransier.

Motion to adopt Resolution 2022-02-537, Amending Resolution 2019-12-493 Establishing Fee for Short-term Rental Registration per White Salmon Municipal Code 5.02.020 as amended. CARRIED 5-0.

VII. Reports and Communications

A. Department Heads

Jan Brending, Clerk Treasurer said the CityLAB Board will meet next week and the Personnel and Finance Committee will meet on the 28th. She said she will be presenting a budget amendment to the Personnel and Finance Committee along with the December and January budget reports. Brending noted that both the Clerk Treasurer position and the Police Clerk/Finance Clerk positions have been posted and are open for applications. She said the illumination study for the roundabout has been completed and Washington Department of Transportation (WSDOT) now has the complete package for review.

Jim Ransier, Council Member asked if the city will be allowed to install parklets again this year.

Jan Brending, Clerk Treasurer said yes. She said an official request has to be submitted to WSDOT which include the start date after March 15.

Ken Woodrich, City Attorney noted that he has visited the National Museum of African-American History and Culture and it should not be missed if anyone makes a trip to Washington DC.

Bill Hunsaker, Fire Chief/Building Official said he is busy with seven new building permit applications that have come in since last Friday.

Russ Avery, Public Works Operations Manager said all of the holiday decorations have been taken down this week. He said the city purchased stop signs with LED lighting for the new four-way stop at Main and Spring Street.

Brendan Conboy, Land Use Planner said that a survey and some online mapping for the Transportation Plan project will be made available next week. He said he is working on some priority code cleanups that are necessary before starting on the zoning updates.

B. Council Members

David Lindley, Council Member said the Tree Board met on Monday and received an update on the DNR fuels reduction project. He said Bill Hunsaker will be doing some outreach to property owners in the proposed area to help move the project forward. Lindley said the Board discussed the DNR grant Underwood Conservation District intends to submit for addressing Tree of Heaven infestation in White Salmon. He noted that Bill Hunsaker was supportive of the project.

Bill Hunsaker, Fire Chief/Building Official said he thinks it is a good project but will also be a difficult process. He said the city has codes that had help support related to noxious weed.

David Lindley, Council Member said the Tree Board also discussed planting four trees in Rheingarten Park. He said Karen Black Jenkins and Jan Brending will be working together to get the bid out for that project.

Jason Hartmann, Council Member asked if irrigation will be provided for the new trees.

Jan Brending, Clerk Treasurer said Karen Black Jenkins is making sure the trees are located so that they are irrigated.

Jim Ransier, Council Member said next month is Women's History Month and said that if anyone has ideas for speakers to please contact him. He said the Community Development Committee will meet on the 28th.

Ashley Post, Council Member asked if the council needs to take any formal action to provide space in the utility newsletter for pool updates.

Jan Brending, Clerk Treasurer said no.

Ben Giant, Council Member said that he is glad to see the short-term rental codes will now be on the books. He said he appreciates all the work that went into preparing the codes.

Jason Hartmann, Council Member said the City Operations Committee met on Tuesday and discussed transportation. He encouraged everyone to watch the Jeff Speck presentation. Hartmann said the information presented by Jeff Speck will be rolled up into the transportation plan and some components may end up in the park plan.

VIII. Executive Session (if needed)

There was no Executive session

IX. Adjournment

The meeting adjourned at 7:51 p.m.



Marla Keethler, Mayor



Jan Brending, Clerk Treasurer