



CITY OF WHITE SALMON
City Council Regular Meeting – Wednesday, May 15, 2019

Council and Administrative Personnel Present

Council Members:

Jason Hartmann
Donna Heimke
Marla Keethler
Ashley Post
Amy Whiteman

Staff Present:

David Poucher, Mayor
Pat Munyan, City Administrator
Kevin English, Public Works Operation
Manager
Bill Hunsaker, Fire Chief/Building Official
Mike Hepner, Police Chief

1. Call to Order

Mayor David Poucher called the meeting to order at 6 p.m. There were approximately 36 people present.

2. Roll Call

Council Member Jason Hartmann was absent.

3. Comments – Public and Council

Fred Simonson, White Salmon said this is Public Work Week and wanted to thank the public works crew for the work that they do. He said there is an International Expo being held in September in Seattle which would be a good opportunity for public works to obtain information. Simonson noted that SpringFest is coming up in a couple of weeks and encouraged everyone to come out and support the festival.

Ray Klebba, White Salmon said there is a site line issue at the intersection of Spring Street and Main Street due to a white pickup truck that is parked very close to the intersection. He suggested painting a yellow buffer zone on the curb to allow people to see around the corner.

Donne Rockwell, White Salmon said that she appreciates the city council adopting a 4-way stop on several intersections on Wyers. She said parking has become an issue in the residential area of Everybody's Brewing. Rockwell suggested the city council consider a parking by residential permit only in the areas of 1st and 3rd on Wyers.

Tao Berman, White Salmon urged the city council to not restrict parking in residential areas to residents only.

Mike Nelson, White Salmon suggested that people call the Klickitat County Sheriff's Office regarding the site line issue at Spring and Main Street.

4. Our Klickitat – Mental Health Awareness Presentation

Rita Pinchoe, Caitlyn Cay and Columbia High School students made a presentation to the city council regarding mental health awareness.

5. White Salmon Annexation – 2019-001, White/Baxter/Klebba Et Al

David Poucher opened the public hearing regarding White Salmon Annexation 2019-001, White/Baxter/Klebba Et Al.

Jan Brending read three written comments into the record from Cheryl Park and Charlie Guthrie, Shelley Baxter, and Ruth Olin.

Ken Woodrich reviewed the procedures for making a decision on the petition to annex.

Mayor Poucher reviewed the comment procedure.

Shelley Baxter, White Salmon said she originally wanted to annex into the city to address the Spring Street safety issues. She said the city is a patchwork of zoning. Baxter noted the property owners on one of the large lots have already cut down trees. She said she is concerned about traffic and density and that she does not believe any of the housing will come in as affordable. Baxter said she is opposed to the annexation.

Dorothy Herman, White Salmon said she is against the annexation. She read her letter that was published in The Enterprise. Herman said the annexation will not provide space for children to play or places to grow gardens. She said the city shouldn't do annexations until there is a grand plan in place and that Spring Street should be fixed first. Herman said the city should complete its comprehensive plan first before annexing.

Michael Nelson, White Salmon said he owns two small lots in the annexation area and is opposed to the annexation. He said subdividing property appears to be in the minds of the owners who want to annex. Nelson noted that there are a number of other fees including animal licensing fees that were not addressed in the staff report. He said that it appears the primary stakeholders are pushing through change regardless of opposition.

Mary Fowler, White Salmon said she has worked in the schools and is concerned that the density proposed for the annexation area will have an impact on the school system. She said there needs to be a plan for the community and not for developers.

Dan Shaw, White Salmon said he lives in the proposed annexation area and agrees with previous comments and is opposed to the annexation.

Daniel Gray, White Salmon said he lives in the proposed annexation area. He said White Salmon is growing faster than it can manage. Gray said he is concerned that White Salmon is growing on a "false economy" and is concerned about the communities reliance on Insitu and others who rely on "contract" money.

Donna Rockwell, White Salmon said she is not necessarily opposed to the annexation but feels that 5,000 square foot minimum lot size might be a little small. She asked if anyone has thought of the need for new schools if Dry Creek development goes in.

Jamie McNab, White Salmon said Spring Street is a problem and if is half the size it needs to be. She said there are already problems with construction vehicles parked along Spring Street for other development that is happening in the area. She said she is opposed to the annexation.

Tao Berman, White Salmon said that Spring Street cannot be fixed if it is in the county. He noted that the area proposed for annexation is already using city services.

Doug Archibald, Realtor said he does not live in White Salmon. He said that what people will elect to build on a ½ acre parcel is different than what will be built on a 5,000 square foot parcel. Archibald said the area is already zoned for ½ acre parcels.

Ray Klebba, White Salmon said he lives in the proposed annexation area and is opposed to the annexation. He said the density will change the quality of the lives of people living in the area. Klebba said he was not aware of the large-lot residential zoning and would have supported that instead of Single-Family (R1) Residential. He said the annexation should be presented to the entire community. Klebba said the density is overwhelming and provides for no green space.

Barbara S., Green Street, White Salmon said she is opposed to the annexation and feels it would change the nature of the town. She said she is worried about trees being cut down and does not support small lots.

Nancy White, Trout Lake said she is the owner of one of the large lots located within the annexation area. She said she supports the annexation. White said she has lived on the property in the past and is concerned about safety in the area. She said she keeps her property mowed to lessen fire danger. White said the area has been considered for single-family residential by the planning commission since 1987. She said she has spoken to other property owners in the area who support the annexation. White said to bring in the infrastructure necessary to develop the land requires smaller lots for financial feasibility.

Jay Nussbaum, Portland said she is the owner of the second larger lot. She said she feels the process has been well thought out and will defer to the city to determine what is best. She said that what people want now versus 30 years ago is quite different. Nussbaum said the people may not want ½ acre properties.

Charles Jacob, White Salmon said there is no water or sewer infrastructure and no plans for handling traffic. He said Klickitat County will not allow individuals to cut into Main Street for a number of years who where will the water and sewer go. Jacob said he is opposed to the annexation and wants to see more planning.

George Freese, White Salmon said he is not located within the annexation area but supports the annexation. He said that he thinks it is nice to see 5000 square foot lots that will be affordable. Freese said he loves the vibrant downtown of White Salmon.

Steve Morgan, Builder and Realtor said he used to live on Spring Street and currently lives in Lyle. He said he would like to move back to White Salmon and feels that affordability comes from smaller lots. Morgan said the development will not happen overnight and the city will have the ability to address any issues associated with future development.

Jane Parker, Realtor said that she works in the community and has worked with young couples and retirees who are looking for homes. She said that 5,000 square foot lots can provide places for children to play and a place for a garden. Parker said zoning also allows for PUDs and cluster developments that provide for green space. She said there is a demand for smaller homes. Parker said she is in favor of the annexation but also supports green space.

Mike Rockwell, Realtor said he does not live in the annexation area. He said he is in favor of the annexation but also understands the comments that have been made. Rockwell said scarcity of homes make the prices go up. He noted that the trees that were cut down on White's property were diseased and dying or already dead.

Mali Gray, White Salmon said she works in social services and lives off of Spring Street. She said the impacts of the development could have impacts on children and others who live on Spring Street. Gray said she is also concerned about the impacts on class sizes. She said she does not support the annexation.

Tom Stevenson, White Salmon said he is interested in his issue and is amazed at the diversity of opinions and the group of people who have opinions. He noted the City of White Salmon Planning Commission is working on updating the city's comprehensive plan. Stevenson said there needs to be a good annexation process and that maybe the process hasn't been well thought through as to where property should be annexed and at what zoning.

Mayor Poucher closed the public hearing.

Jan Brending reviewed the staff report and reviewed existing and proposed zoning along Spring Street and surrounding the proposed annexation area.

The city council and staff discussed existing and proposed zoning including the opportunities for residential planned unit developments (RPUD), Mixed Used Planned Unit Developments (MPUD), and cottage developments. Pat Munyan noted that RPUD, MPUD and cottage development zoning requires green space designations.

Donna Heimke said she supports smaller homes that are affordable for families. She said the city council has heard from employers that there is an issue with affordable homes.

Marla Keethler said the city council has heard several concerns regarding Spring Street. She said she understands the fears that have been expressed tonight but also understands the need for attainable housing. Keethler said she does agree that in the future there needs to be more clarity as to how to handle annexations.

The city council and staff discussed Spring Street being partially in the city limits and partially in Klickitat County and the issues that causes when trying to make improvements to the street.

The city council and staff discussed existing infrastructure and necessary improvements that would be required for future development. Staff noted that homes currently on septic systems would not be required to hookup to city sewer until the septic system failed and could not be repaired.

Amy Martin moved. Ashley Post seconded.

*Motion to approve Ordinance 2019-05-1024 Annexing Certain Real Property to the City of White Salmon and Thereby Incorporating Said Property Within the Corporate Limits of the City of White Salmon with the correction to the parcel number as noted by the Clerk Treasurer in the legal description. **CARRIED 4 to 1 with the following vote: Hartmann – Nay, Heimke – Aye, Keethler – Aye, Martin – Aye, Post – Aye.***

6. Critical Areas Variance Request 2019-001, Stephanie Arbogast, 269 SW Westwinds Road

Pat Munyan reviewed the request for a variance from the critical areas ordinance requirement for protection of heritage trees. He identified the trees that are proposed for removal in order to allow a single-family dwelling to be built on the property. Munyan said information from Underwood Conservation District was used to help in determining the buffer requirements as outlined in the critical areas ordinance.

Bill Hunsaker, Fire Chief said there can be fire concerns related to conifers and discussed the recommended separation of trees and the separate of trees from homes.

City council members and staff reviewed the maps identifying the location of heritage trees, associated buffers and the location of a single-family dwelling and separate garage.

Jason Hartmann moved. Marla Keethler seconded.

*Motion to approve critical areas ordinance variance request 2019-001 adopting staff finding of facts and recommendations. **Motion as amended CARRIED 4 TO 1 with the following vote: Hartman – Aye, Heimke – Nay, Keetller – Aye, Martin – Aye, Post – Aye.***

Asley Post moved. Jason Hartmann seconded.

*Motion to amend the original motion to approve the variance by waiving requirement for planting two trees for every one tree removed and require planting of one tree for every one tree removed and requiring preservation of the 30" fir tree on the edge of the property and providing protection measurers during construction to prevent damage to the tree root systems. **CARRIED***

4 to 1 with the following vote: Hartman – Aye, Heimke – Nay, Keetler – Aye, Martin – Aye, Post – Aye.

7. Proposed Ordinance 2019-05-1040, 2% Lodging Tax

Mayor Poucher opened the public hearing regarding Ordinance 2019-05-1040, 2% Lodging Tax.

Jan Brending provided an overview of the ordinance noting that the tax will not go into effect until January 1, 2020.

Tammara Tippel, Mt. Adams Chamber said she does feel there is enough support for the Visitor's Center. She said the city's desire to implement the lodging tax is disappointing and that it will cause a decrease in the resources for the Chamber of Commerce and in particular the Visitor's Center.

Marla Keethler noted the city has no desire to create a separate chamber of commerce.

Denise Dierck, Inn of the White Salmon said she supports the lodging tax and thinks it will be great for the community and that the tax dollars will be spent directly on White Salmon.

David Dierck, Inn of the White Salmon said that historically he was not in favor of the lodging tax but he does support it now. He feels it is important that the tax dollars are put back into the City of White Salmon.

Mayor Poucher closed the public hearing.

Amy Martin moved. Donna Heimke seconded.

Motion to approve Ordinance 2019-05-1040, Adopting White Salmon Municipal Code 3.50 Excise Tax on Hotels, Motels and Similar Establishments. CARRIED.

8. 2018 Annual Report

Jan Brending, Clerk Treasurer provided a review of the city's 2018 Annual Report. She noted the agenda memo includes the Annual Report, 2018 Treasurer's Report, bank statement reconciliations and other documents showing that the numbers all tie out.

Ashley Post moved. Donna Heimke seconded.

Motion to authorize the 2018 Annual Report to be submitted to the Washington State Auditor's Office. CARRIED.

9. Personal Services Contract – WSP USA Inc., Comprehensive Plan Update

Jan Brending reviewed the proposed personal services contract with WSP USA Inc. for providing consulting services to the city related to updating the city's comprehensive plan update.

Jason Hartmann moved. Amy Martin seconded.

Motion to authorize the mayor to sign a contract with WSP USA Inc. for land use consulting services to assist the city in updating its comprehensive plan in the amount not to exceed \$158,000. CARRIED.

10. Consent Agenda

- a. Meeting Minutes – May 1, 2019
- b. 2019 March Budget Report
- c. 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 15th day of May, 2019.

Type	Date	From	To	Amount
Claims	5/15/2019			121,566.25
		EFT	EFT	9,071.26
			Claims Total	130,637.51
Payroll	5/6/2019	34959	34964	1,339.62
	5/6/2019	EFT	EFT	102,180.13
			Payroll Total	103,519.75
Manual Claims	4/3/2019	EFT	EFT	1,334.14
	4/5/2019	EFT	EFT	507.92
	4/17/2019	34935	34935	1,295.38
	5/6/2019	EFT	EFT	1,746.26
			Manual Total	4,883.70
			Total All Vouchers	239,040.96

Moved by Marla Keethler. Seconded by Donna Heimke.

Motion to approve consent agenda. CARRIED.

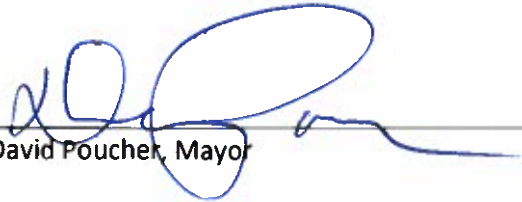
11. Department Head and Committee Reports

Ashley Post, Council Member asked why she was not able to meet the property owner onsite to review the heritage trees.

Ken Woodrich, City Attorney and staff discussed with the city council the basis for the decision being based on the information provided and also discussed the doctrine of “appearance of fairness.”

12. Adjournment

The meeting adjourned at 9:49 p.m.



David Pouchet, Mayor



Jan Breeding, Clerk-Treasurer