



**CITY OF WHITE SALMON**  
**City Council Regular Meeting – Wednesday, July 17, 2019**

**Council and Administrative Personnel Present**

**Council Members:**

Jason Hartmann  
Donna Heimke  
Marla Keethler (by phone)  
Ashley Post  
Amy Martin

**Staff Present:**

Pat Munyan, City Administrator  
Jan Brending, Clerk Treasurer  
Ken Woodrich, City Attorney  
Bill Hunsaker, Fire Chief/Building Official

**1. Call to Order**

Mayor Pro Tempe Donna Heimke called the meeting to order at 6 p.m. There were approximately 40 people present.

**2. Roll Call**

All council members were present. Marla Keethler attended by phone.

**3. Comments – Public and Council**

**Heather Trim, Zero Waste Washington** said she is thrilled that community members are taking the lead on proposing a plastic bag ban in White Salmon.

**Lisa Evans, Northwestern Park** said she was surprised by what she read in the newspaper. She said she was sorry the city council was taken to task over their pass on declaring Pride Month. Evans said that she appreciates Ashley Post's comments. She said she does not believe it's the role of city council to be the opinion and values police because that would actually create a block for diversity of opinion.

**Archer Mayo, White Salmon** said he is a business owner of White Salmon and wants to warn the city council of a loop hole related to short-term rentals being allowed in commercial zones. He said he is concerned with big money coming into White Salmon and said the council needs to consider changes the zoning code.

**Jeri Jablonski, White Salmon** said she agrees with Archer Mayo. She said the city council needs to take a look at how short-term rentals are allowed. Jablonski said she supports the proposed short-term rental ordinance. Jablonski said she thinks it is unwise to allow the commercial area to be filled with short-term rentals. She said she is proud of the businesses that are displaying the rainbow flag. Jablonski said she also supports a plastic bag ban.

**David Dierck, Inn of the White Salmon** said he owns a cloth bag that says "Friends don't let friends use plastic bags."

**4. Changes to the Agenda**

There were no changes to the agenda.

**5. Presentations**

Ann Stringer, Community Upcycle, presented a proposed ordinance banning single-use plastic bags in the City of White Salmon. Tida Rau, a graduate of Columbia High School, read a statement in support of a plastic bag ban ordinance.

Council members thanked Stringer and Rau for their presentation. Jan Brending noted that the Community Development Committee will be addressing a plastic bag ban ordinance in the fall.

**6. City Council Response to Public Outpouring Regarding Pride Month**

Jason Hartmann said he was absent from the meeting where the original proclamation declaring June as Pride Month was discussed. He said that he had asked this item to be placed on the council's agenda because he feels it is important to discuss the council's response. He said that if he had been in attendance at the June meeting he would have supported the proclamation and that he was embarrassed by the decision. Hartmann said he wants the city and members of the community to know that the LGBTQ+ community has his support.

Ken Woodrich said the city council can adopt a proclamation or a resolution if it so chooses. He noted that the LGBTQ+ community is protected class by law.

Jason Hartmann said he wants the LGBTQ+ community to know that they have been heard.

Amy Martin said she thinks it is important for the city council to reflect on the lessons learned and the amount of time that has been spent on addressing this issue. She said she would like to see the city council adopt a diversity/inclusivity resolution and adopt a proclamation recognizing June, July and August as Pride months.

Ashley Post asked why three months.

Amy Martin said it means a lot to the LGBTQ+ community and that there is a sense that once June 30 has passed all the rainbows are gone. She said she feels it sends a message that the city was wrong and she feels it supports the city's mission statement.

Jan Brending provided to the council members copies of a resolution that was drafted in 2017 regarding diversity and inclusivity that was not adopted.

Marla Keethler provided several edits to the 2017 resolution:

Adding the following whereas clause between the 3<sup>rd</sup> and 4<sup>th</sup> current clauses: **"Whereas, the City of White Salmon has long demonstrated through our mission statement and core values our commitment to human rights and will continue to do so;"**

Add the following to the current 3<sup>rd</sup> whereas clause to read as follows: “Whereas, the City of White Salmon commits to treating everyone with respect and without judgement or bias regardless of race, skin, color, national or ethnic origin, gender, sexual orientation, mental or physical disability, religious or political opinion or activity, immigration status, or homed or homeless status;”

Add “tolerance” to the following paragraph: “The City of White Salmon stands with all members of our community. The City of White Salmon rejects bigotry, hate and fear. The City of White Salmon promotes tolerance and respect for all persons.”

Ashley Post said the proposed resolution with the changes should be the umbrella the city operates under. She said that she stands by the things she stated at the previous council meeting. Post said she remains concerned about the limits of staff and the council and the things that both need to do. She said that it is important to be accepting of different opinions and the fact that just because there is a difference in opinion does not necessarily mean that someone is being hateful. Post said she is supportive of the resolution but is not supportive of a proclamation declaring a Pride month or Pride seasons.

Amy Martin said that the council is talking about pieces of paper that mean a lot to the community. She said there has been no backlash. Martin said she understands that declaring a Pride month could be a slippery slope in that others will come forward asking for their “month” but feels ultimately it is the council’s decision on each request. Martin said declaring a Pride month allows organizations to see the desire of the community that they are welcomed into the community.

Jason Hartmann said a vote should be taken separately on each item – the resolution and the proclamation. He said he likes the idea of declaring June as Pride month. Hartmann said ultimately it up to other organizations as to how celebrate that month and whether they want to extend that celebration into other months. He said he is supportive of both the resolution and a proclamation declaring June as Pride month.

**Moved by Jason Hartmann. Seconded by Amy Martin**

***Motion to adopt the draft resolution from 2017 with the amendments identified by Marla Keethler making a declaration of diversity and inclusiveness. CARRIED 5-0.***

The council discussed declaring June as Pride month.

Donna Heimke asked why LGBTQ+ organizations don’t participate in the parades that are already happening in White Salmon.

Amy Martin said they are hesitant because of not feeling welcome.

Jason Hartmann said that he feels that if the city and city council recognizes the LGBTQ+ community then it would increase the possibility of their participation in White Salmon events.

Marla Keethler said there was a lot of public response to the June 5<sup>th</sup> city council meeting and decision. She said the city council's work is constant, and the council should be proactive not reactive. Keethler said she feels there is a need for connecting and working within the community and increasing partnerships. She said council members' work is not just making votes on every other Wednesday.

**Moved by Amy Martin. Seconded by Jason Hartmann.**

***Motion to adopt Proclamation declaring June of each year as Pride month. CARRIED. 3-2 with the following vote: Hartmann – Aye, Heimke – Nay, Keethler – Aye, Martin – Aye, Post – Nay.***

#### **7. Short-Term Rental Permits – Draft Ordinance**

Jan Brending said the Community Development Committee is proposing an ordinance that permits short-term rentals. She said it is not the intent of the ordinance to address zoning for short-term rentals, but that would likely be addressed through the city's comprehensive plan update process. Brending said the goal of the permitting process is for the city to understand who owns short-term rentals, where they are located, and to educate owners of short-term rentals about the business licensing and taxing requirements. She said the taxes associated with short-term rentals are not new and are required by the state. Brending said the Committee has brought the ordinance forward to the council and the public for input and discussion and a request to place the ordinance on a future council meeting agenda for a formal public hearing and possible adoption. She said the Committee wanted to give the public an opportunity for informal comment prior to moving the ordinance to a formal hearing.

#### **Public Comment**

**Tao Berman, White Salmon** said that he looks at short-term rentals as an opportunity. He said hotels fill up in the summer months. Berman said that he loves tourism coming to White Salmon in the summer and that it makes him happy. He asked why the city thinks it is necessary to inspect short-term rentals. Berman said there is no difference between a short-term rental or a long-term rental. He said he is also concerned about the fee related to permitting short-term rentals. Berman said it seems like a lot. He said that in regards to zoning he does not see short-term rentals at the street level as a problem. Berman said that limiting commercial space to just retail or office may mean there are vacant lots in the commercial areas as there has been for years. He said that anyone who wants to invest in short-term rentals is better than having a vacant lot.

**Archer Mayo, White Salmon** said he is a business owner in White Salmon. He said that he thinks the ordinance is too simple and suggested considering three types of short-term rentals 1) with a homeowner living onsite, 2) with a homeowner that lives away from the site, and 3) those that are located within commercial districts. Mayo also suggested that the fee for a short-term rental with a homeowner living onsite should be different from the rest. He said the city should use the fee as a control lever.

**Morris Miller, White Salmon** said he agrees with Tao Berman. He said he thinks the draft ordinance will hurt the city and wonders how the city will be able to enforce the ordinance without hiring additional staff.

**Tao Berman, White Salmon** said he is not suggesting that there should not be an ordinance. He said it needs to be kept simple and that if it is too complicated people won't do short-term rentals.

**David Dierck, Inn of White Salmon** thanked the city staff and Community Development Committee for their work on the proposed ordinance. Dierck said he sees two different types of short-term rental owners – those that live onsite and that those where the short-term rental is purely an investment opportunity and the owners do not live onsite. He asked the council to step up and protect the housing inventory. Dierck said he supports short-term rentals that are owner operated and owner occupied. He said that he feels non-owner occupied short-term rentals are an issue. Dierck asked the council to consider the economic impacts of short-term rentals.

**Lisa Evans, Northwestern Park** said she has heard great comments. She said short-term rentals have the potential to be incompatible with other uses. Evans said however, that she has not seen a lot of complaints about short-term rentals in our area. She said she is concerned about the requirement to publish contact information due to privacy issues. Evans said she knows of short-term rental owners who have provided assistance to those who are put out of their homes due to fire and other reasons.

**Susan Svenson, White Salmon** said that short-term rentals provide resources and jobs to people in the community. She said it would be great if hotels and short-term rental owners worked together to send people to each other when they are booked. Svenson said she supports property owners having the flexibility to do short-term or long-term rentals.

**David Roth, White Salmon** said he does not own a short-term rental. He said he thinks short-term and long-term rentals should be treated the same and the taxes should be the same.

**David Dierck, Inn of White Salmon** asked the council if they want short-term rentals or affordable housing.

**Jeri Jablonski, White Salmon** said that she feels the issue of short-term rentals and zoning is deeply connected. She said short-term rentals bring people to White Salmon and it seems reasonable that White Salmon wants to make a profit from short-term rentals. Jablonski said the council needs to keep in mind the people that live in White Salmon and suggested the council not allow massive building of short-term rentals.

**Ruth Olin, White Salmon** said it is proven that with a property owner onsite short-term rentals are better taken care off. She said the council should require that the property owner live in town but preferably on the site of the short-term rental.

**Denise Dierck, Inn of White Salmon** said that she feels the generality of the City of Stevenson ordinance may not be the best and that it does not taken into consideration the central Gorge area. She said there is a need for short-term rentals but there also needs to be a balance. Dierck suggested looking at Bend, Oregon’s ordinance. She suggested the city council needs to be more aggressive regarding short-term rentals.

**Jacob Anderson, Klickitat County Planning Commission** said he lives outside of White Salmon but is interested in what the city is doing because he serves on the Klickitat County Planning Commission. He said he thinks the Community Development Committee has done a great job in looking at another small city’s ordinance. Anderson said the ordinance should be kept simple. He said that he feels when long-term rentals are converted to short-term rentals that efforts are made to clean up the building and make it look better. Anderson said setting a cap on the number of short-term rentals might make sense.

The council thanked the public for their comments.

Jan Brending said that based on the number of comments made that the Community Development Committee needs to review and discuss any proposed changes to the ordinance. She recommended bring back the ordinance to the city council for a formal public hearing at its September 4 council meeting.

There was a consensus of the council to bring the ordinance back for a public hearing at the September 4 council meeting.

Ken Woodrich noted that the City of Stevenson’s ordinance and the draft White Salmon ordinance require a local manager (someone who lives locally) be available for short-term rentals.

Jason Hartmann said he likes the idea of not having the same fee for different types of short-term rentals. He said that renting a room out versus an entire house might allow for different fees.

Jan Brending noted again the at the proposed ordinance does not address zoning nor does it create any new taxes on short-term rentals. She said the taxes addressed in the agenda memorandum are current state taxes required on short-term rentals.

**8. Authorization to Use Hearing Examiner, Appeal of Short Subdivision WS-SLP-2018.005, Real Estates LLC**

Pat Munyan said staff is requesting the city council authorize the use of a hearing examiner in the appeal of Short Subdivision WS-SLP-2018.005, Real Estates LLC. He said the attorney representing the appellant supports the use of a hearing examiner.

**Moved by Amy Martin. Seconded by Ashley Post.**  
**Motion to authorize the use of hearing examiner in the appeal of Short Subdivision WS-SLP-2018.005, Real Estates LLC. CARRIED 5-0.**

**9. Acceptance of Bid, Skagit Street Improvements**

Jan Brending said the city received three bids for the Skagit Street Improvements project:

Crestline Construction	\$69,875.00
IV Riley Materials Inc.	\$41,893.72
Artistic Excavation LLC	\$30,505.81

Brending said staff recommends the city accept the bid from Artistic Excavation LLC in the amount of \$30,505.81, including taxes. She said Artistic Excavation meets the requirements for a qualified bidder.

**Moved by Amy Martin. Seconded by Jason Hartmann.**  
**Motion to accept the bid and award contract for the Skagit Street Improvements project to Artistic Excavation LLC in the amount of \$30,505.81 including sales taxes. CARRIED 5-0.**

**10. Consent Agenda**

- a. Approval of Minutes – June 29, 2019
- b. Approval of Minutes – July 3, 2019
- c. Budget Report – May 2019
- d. Approval of Vouchers, including voucher for Mayor Poucher for mileage reimbursement.

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 17<sup>th</sup> day of July, 2019.

Type	Date	From	To	Amount
Claims	7/17/2019	35169	35209	81,125.53
		EFT	EFT	9,254.35
			<b>Claims Total</b>	<b>90,379.88</b>
Payroll	7/19/2019	EFT	EFT	63,854.83
			<b>Payroll Total</b>	<b>63,854.83</b>
Manual Claims	7/3/2019	EFT	EFT	1,166.02
	7/5/2019	EFT	EFT	496.33
	7/16/2019	35168	35618	202.00
			<b>Manual Total</b>	<b>1,864.35</b>
			<b>Total All Vouchers</b>	<b>156,099.06</b>

**Moved by Jason Hartmann. Seconded by Ashley Post.  
Motion to approve consent agenda. CARRIED 5-0.**

**11. Department Head and Committee Reports**

**Jan Brending, Clerk Treasurer** provided an overview of the current Comprehensive Plan Update process. She said the city's webpage for the process is now live including the survey link.

**Bill Hunsaker, Fire Chief** said there were no fireworks related fires in the area this year.

**Pat Munyan, City Administrator** said the city will be receiving \$20,000 from the Yakama Nation for the feasibility study for developing a slow-sand filter treatment plant on the White Salmon River. He said the city has also received a letter of support from the Yakama Nation.

**Ken Woodrich, City Attorney** noted a recent public records case where a city was fined related to text messages and the inability to produce the public records requested. He said the city needs to use email or the phone for city business communication purposes. Woodrich said text messages are okay for calendar scheduling or for saying "call me."

**12. Adjournment**

The meeting adjourned at 8:29 p.m.



Donna Heimke, Mayor Pro Tempe



Jan Brending, Clerk-Treasurer