



CITY OF WHITE SALMON
City Council Regular Meeting – Wednesday, January 15, 2020

Council and Administrative Personnel Present

Council Members:

Jason Hartmann
David Lindley
Amy Martin
Ashley Post

Staff Present:

Marla Keethler, Mayor
Jan Brending, Clerk Treasurer
Ken Woodrich, City Attorney
Pat Munyan, City Administrator
Russ Avery, Public Works Operations Mgr.
Bill Hunsaker, Fire Chief/Building Official

1. Call to Order

Marla Keethler, Mayor called the meeting to order. There were approximately 7 people in the audience.

2. Roll Call

All council members were present.

3. Comments – Public and Council

Lloyd DeKay, White Salmon Valley Pool Metropolitan Park District said the District has come to an agreement with the White Salmon Valley School District for the use of the property on Loop Road and therefore the District no longer has a use for the property the city owns across the street from Whitson Elementary. DeKay thanked the city for their patience and all that has been done.

Chris Herron, White Salmon City Limits said he is interested in “green houses” and affordable housing and has some questions for the city.

Marla Keethler noted that the public comment period is a not a question and answer period but he could contact City Hall.

4. Changes to the Agenda

Mayor Keethler said she would like to request adding an item to the agenda – a proposed ordinance that would address a 6-month moratorium on certain types of development.

Moved by Ashley Post. Seconded by Amy Martin.

Motion to add agenda item Ordinance 2020-01-1060, Providing for a Moratorium on Residential Development. CARRIED 4-0.

5. Appointment of City Council Member Position #5

Jan Brending said the city has received three applications for Council Member Position #5 – Joe Turkiewicz, Jim Ransier, and Benjamin Berger. She noted that Benjamin Berger is not present at

the meeting but did provide answers to the questions that were provided to all three candidates prior to the meeting.

Jim Ransier left the room while the city council interviewed Joe Turkiewicz.

The city council asked questions of each candidate.

Jan Brending read Benjamin Berger's responses to the questions.

At 6:27 p.m. Mayor Keethler announced the city council will meet in Executive Session for 10 minutes pursuant to RCW 42.30.110(1)(g) to discuss the qualifications of candidates for the position of Council Members.

At 6:37 p.m., the council resumed regular session and announced it will continue in Executive Session for an additional 5 minutes.

At 6:42 p.m., the council resumed regular session.

The council took a straw vote on paper numbering the candidates 1st, 2nd and 3rd. Clerk Treasurer, Jan Brending reviewed the results of the straw vote which was Joe Turkiewicz – 1st, Jim Ransier – 2nd, and Benjamin Berger – 3rd.

Moved by Jason Hartmann. Seconded by Amy Martin.

Motion to appoint Joe Turkiewicz to the Council Member Position 5. CARRIED 4-0.

Mayor Keethler noted that it is a great thing to have three candidates. She said she hopes to use the remaining candidates in support of the city's committees.

6. Subdivision Application – Slug's end LLC, WS-SUB-2019-002

Jan Brending reviewed the agenda memorandum noting that the Council is reviewing the Planning Commission's recommendation for preliminary approval with conditions. She said the Council can do one of three things: preliminarily approve the proposed subdivision accepting the conditions and findings of fact and conclusions of law as presented by the planning commission or amending the conditions and findings of fact and conclusions of law; deny the proposed subdivision with supporting findings of fact and conclusions of law; or remanding the proposed subdivision back to the planning commission with specific reasons.

Jan Brending reviewed the appearance of fairness doctrine with the city council.

Jason Hartmann noted that he attended the public hearing and deliberation by the Planning Commission but feels he is able to make a nonbiased decision on the proposal.

David Lindley asked why a critical areas report was not provided for in the application materials.

Dustin Conroy, Pioneer Engineering, representing the applicant said a critical areas report has been prepared and some of the conditions have already been met.

Pat Munyan said the conservation easement provided for on the plat addresses a number of critical areas issues. He said no variances have been issued that may be required as part of the conditions. Munyan said the applicant has done a good job in addressing and minimizing impacts.

Ken Woodrich noted the property owner cannot sell the lots until the final plat is approved by the city council after all of the conditions of approval are met.

City Council, staff and the applicant's engineer reviewed stormwater drainage.

Ashley Post said she would like the Council to consider table decision on the proposal until the next council meeting as she does not want to make a rushed decision.

Ken Woodrich said he has concerns about tabling the decision as the Council has gone through the appearance of fairness doctrine and has already deliberated. He said tabling the decision put the Council in a precarious position whereby council members could be influenced.

Jason Hartmann said he believes the applicant has gone above and beyond in their proposal and that a lot of concerns have been addressed. He noted that the applicant said he has been working on the plans for almost three years to comply with the city's requirements.

The Council and staff discuss process and policy. It was noted that if the council feels that the process and policy needs to be cleaned up that be done outside of this applicant.

Ken Woodrich said that as the city's legal counsel, he recommends the Council make a decision now and not table to a future meeting.

Moved by Jason Hartmann. Seconded by Amy Martin.

Motion to preliminarily approve Slug's End LLC, WS-SUB-2019-002 with conditions as presented and to adopt the findings of fact and conclusions of law as presented in the staff report. CARRIED 4-0.

7. Resolution 2020-01-498, Removing and Designating Signers on Bank Accounts

Jan Brending reviewed proposed Resolution 2020-01-498 which removes David Poucher and Donna Heimke as signers on the city's financial accounts and adds Marla Keethler and Jason Hartmann.

Moved by Amy Martin. Seconded by Ashley Post.

Motion to adopt Resolution 2020-01-498, Removing Singers and Authorizing Singers on Financial Accounts. CARRIED 4-0.

8. Legislative Priorities – City Action Days

Mayor Keethler reviewed proposed White Salmon 2020 Legislative Priorities. She said it is beneficial to have established priorities in speaking with the state legislature about issues that are important to the city.

The City Council discussed the priorities. Council discussed changing the wording on the “General Government – Increase Purchasing Limits” priority.

The suggested wording is as follows: **Increase Purchasing Limits:** The current purchasing thresholds for equipment, services, and materials unrelated to public works projects on code cites under 20,000 population have not changed in over 30 years. Those limits are \$7,500 requiring multiple quotes and \$15,000 for formal competitive bidding. A consideration of reevaluating current thresholds and instituting a system more in line with economic factors accounting for inflation would ease the burden currently carried by Washington’s smaller municipalities.

Moved by Jason Hartmann. Seconded by Amy Martin.
Motion to adopt 2020 Legislative Priorities as amended. CARRIED 4-0.

9. **Memorandum of Understanding – Substitute House Bill 1406 (Chapter 33, Laws of 2019)**

Jan Brending provided an overview of the proposed memorandum of understanding with Klickitat County and the Cities of Goldendale and Bingen. She said Substitute House Bill 1406 provides for a reallocation of states sales tax to be used for affordable housing purposes. She said the four entities have been discussing the best way to move forward with implementing SHB 1406. Brending said that because of the way the legislation is written that if the county is the only implementing body more funding would be available than if the four entities implemented separately. She said the memorandum of understanding provides some guidance as to the priorities for spending the funds when they become available. Brending said the Klickitat County Board of Commissioners has approved the memorandum of understanding and that the Cities of Goldendale and Bingen will review it next week.

Moved by Amy Martin. Seconded by Jason Hartmann.
Motion to authorize the Mayor to sign the Memorandum of Understanding with Klickitat County and the Cities of Goldendale and Bingen regarding the implementation of Substitute House Bill 1406 (Chapter 33, Laws of 2019).
CARRIED 4-0.

10. **Resolution 2020-01-499, Declaring the City Does Not Intend to Implement Substitute House Bill 1406**

Jan Brending said the Washington Department of Revenue would like the city to take formal action determining that it does not intend to implement Substitute House Bill 1406.

Moved by Jason Hartmann. Seconded by Ashley Post.
Motion to adopt Resolution 2020-01-499, Declaring the City Does Not Intend to Adopt Legislation to Authorize a Sales and Use Tax for Affordable and Supportive Housing in

Accordance with Substitute House Bill 1406 (Chapter 33, Laws of 2019), and Other Matters Related Thereto. CARRIED 4-0.

11. Ordinance 2020-01-1060, Imposing a Temporary Moratorium on Development in Residential Districts

Jan Brending read proposed Ordinance 2020-01-1060, Imposing a Temporary Moratorium on Development in Residential Districts.

Mayor Keethler said that she feels “affordable housing” is a convenient catch-all phrase used across the nation. She said the city council has expressed a desire to make policies related to affordable housing. Keethler said that many of the residential goals that are included in the current 2012 Comprehensive Plan have not been realized. She said she believes it is important to the city to hit the pause button while it addresses the issue. Keethler said the moratorium does not affect the building of single homes on a single lot. She noted the city used to have 3 mobile home parks and now only has two, one of which is under the eviction of its tenants.

Mayor Keethler said the six-month moratorium would allow staff and the council to review the current zoning code and align it with the city’s current comprehensive plan; evaluate what is going on in the R2 (Two-Family Residential) and R2 (Multi-Family) Districts; consider the tools the council may have at its disposal to make things more attractive to developers; to develop a community driven vision on what is affordable in White Salmon; and to revisit and assess how to use a hearing examiner, the city planning commission and the council. She said she believes that these can be done but that it is difficult if not elevated to a higher level. Keethler said she believes the responsible way to address these issues is to engage and provide for a community lead process.

The City Council discussed the proposed ordinance.

Ken Woodrich noted a public hearing must be held within 60 days.

Mayor Keethler also noted that the council must adopt “affordable housing thresholds” within 30 days from the date of the ordinance. She said creditability about the process falls on her to achieve the goals. Keethler said she believes the city is setting itself up for failure if the work is not done now.

The City Council discussed when a public hearing would be held. It was determined that if the ordinance is passed the public hearing would be held at the next council meeting on February 5 also inviting the Planning Commission to attend.

Jan Brending noted several corrections to the ordinance:

- 7th “Whereas” clause should read “WHEREAS, City’s Comprehensive Plan Housing Policy (H-2.3) states opportunities for all economic income levels shall be encouraged, particularly workforce housing; and”
- 8th “Whereas” clause should read “WHEREAS, City’s Comprehensive Plan housing goal (H-2.6) states both site built and manufactured housing shall be recognized as necessary

and functional housing although special standards in placement and locations will apply to each; and”

- Section 4, L should read: “Building Permits for single family residences to be constructed on vacant parcels of land to preserve reasonable use of property as guaranteed by the Fourteenth Amendment of the Constitution.”
- Delete Sections 9 and 10 which are repetitive.

Moved by Jason Hartmann. Seconded by Amy Martin.

Motion to approve Ordinance 2020-01-1060, Adopted Pursuant to RCW 35A.63.220 and RCW 36.70A.390; Imposing a Temporary Six-Month Moratorium on Development in the Mobile Home Residential District (MHR) WSMC Ch. 17.36, Single-Family Residential District (R1) Ch. 17.23, Two-Family Residential District (R2) WSMC Ch. 17.28 and Multi-Family Residential District (R3) WSMC Ch. 17.32; Setting Forth Findings of Fact In Support of This Moratorium; Imposing the Moratorium Stating the Effect on Vested Rights; Providing for Exclusions; Recognizing that Public Hearing Will Be Held Within 60 Days; Authorizing Interpretative Authority; Providing for Severability; Declaring an Emergency Setting the Duration; and Establishing an Immediate Effective Date. CARRIED 4-0.

Amy Martin noted this is a bold move on the Mayor’s behalf.

12. Consent Agenda

- Report of Waived Late Fees
- Change Order 1 – Small Public works Agreement – Klickitat Tree Operations Inc.
- Amendment No. 1 – Personal Services Contract – Bartlett Tree Services
- Change Order No. 1 – Small Public Works Agreement – Artistic Excavation LLC (Skagit Street)
- Change Order No. 1 – Small Public Works Agreement – Artistic Excavation LLC (Concrete Work)
- Approval of Meeting Minutes – January 2, 2020
- Approval of Vouchers

Type	Date	From	To	Amount
Claims	1/15/2019	35784	35800	16,305.89
	12/31/2019	35753	35783	353,411.54
	12/31/2019	EFT	EFT	1,764.01
			Claims Total	371,481.44
Payroll	1/5/2019	35714	35720	1,490.74
	1/5/2019	EFT	EFT	106,380.09
			Payroll Total	107,870.83
Manual Claims				
			Manual Total	0.00
			Total All Vouchers	479,352.27

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 January, 2020.

**Moved by Amy Martin. Seconded by Jason Hartmann.
Motion to approve consent agenda as presented. CARRIED 4-0.**

13. Department Head and Council Reports

Russ Avery, Public Works Operations Manager said the department has been dealing with snow and that the new dump truck and snow plow are working.

Pat Munyan, City Administrator said there is currently legislation that provides funding to cities who are planning under the Growth Management Act for affordable housing incentives, but that funding is not available to those entities who are not planning under the Growth Management Act. He said he recommends contacting state legislators to make changes to the legislation.

Marla Keethler, Mayor said the 2020 Census is now underway. She said a proclamation in support of the census will be provided at an upcoming city council meeting.

14. Adjournment

The meeting adjourned at 9:02 p.m.



Marla Keethler, Mayor



Jan Brending, Clerk Treasurer