



CITY OF WHITE SALMON
City Council Regular Meeting – Wednesday, February 19, 2020
Adjourned to Wednesday, February 26, 2020
Joint Meeting with Planning Commission

Council and Administrative Personnel Present

Council Members:

Jason Hartmann
David Lindley
Amy Martin
Ashley Post
Joe Turkiewicz (arrived at 5:45 p.m.)

Staff Present:

Marla Keethler, Mayor
Jan Brending, Clerk Treasurer
Ken Woodrich, City Attorney
Pat Munyan, City Administrator
Erika Castro-Guzman, Associate Planner

Planning Commissioners:

Seth Gilchrist
Ross Henry
Greg Hohensee
Michael Morneault
Tom Stevenson

The February 19, 2020 City Council meeting was called to order by Jan Brending, Clerk Treasurer at 6:00 p.m. No council members or audience members were present. Jan Brending, Clerk Treasurer adjourned the meeting to February 26, 2020 at 5:30 p.m.

1. Call to Order

Marla Keethler, Mayor called the meeting to order. There were approximately 75 people in the audience.

2. Roll Call

All council members were present. All City of White Salmon Planning Commission members were also in attendance.

3. Comments – Public and Council

Ernie Birney, White Salmon City Limits said that he lives in the city limits of White Salmon and works for Windermere Real Estate. He said he is speaking for several of his clients who have lots ready to sell in Two-Family (R2) Residential Districts. Birney said the city's moratorium is bad timing for his clients. He said realtors look at the highest and best use of property and for property located in an R2 zone it is for building duplexes and townhomes. Birney said he feels buyers will be apprehensive about buying land in an R2 zone because right now they cannot build. He said that the value of an R2 lot is approximately 50% more than an R1 lot. Birney said he feels like the moratorium is a zone change and buyers wonder what the future will hold.

Stephanie Huntington, White Salmon suggested that the city make a portion of Dock Grace a pedestrian/bicycle lane to increase walkability and bikability.

4. Changes to the Agenda

There were no changes to the agenda.

5. Ordinance 2020-02-1061, Amending WSMC 10.08.010 Route 14 and 141 Speed Limits

Jan Brending reviewed the proposed amendments to White Salmon Municipal Code 10.08.010 Route 14 and 141 speed limits. She said that when WSDOT Southwest Regional Office presented the city's changes to the speed limits, the WSDOT office in Olympia made several changes: moving the eastern boundary of the 20 miles per hour speed limit to the location of the city's speed sign and moving the beginning of the 25 miles per hour limit east to approximately 8th Street. Brending said once the ordinance is sent to the WSDOT they will order the signs and install them. She said that she would like to get a notice in the newspaper a week prior to the installation of the signs.

Moved by Jason Hartmann. Seconded by Ashley Post.

Motion to adopt Ordinance 2020-02-1062, Amending WSMC 10.08.010 State Route 1 and 141 Speed Limits and Providing for Severability and Effective Date. CARRIED 5-0.

6. City Committee Member Appointments

Marla Keethler reviewed her appointments to the city committees. Appointments are as follows:

Personnel and Finance Committee

Scott Clements, Public Representative
Jason Hartmann, Council Member
David Lindley, Council Member

City Operations Committee

Ashley Post, Council Member
Jason Hartmann, Council Member

Community Development Committee

Amy Martin, Council Member
Joe Turkiewicz, Council Member
Ross Henry, Planning Commissioner
Vacant, Planning Commissioner

Tree Board

Karen Black-Jenkins, Public Representative
Jan Thomas, Public Representative (through March 21, 2020)
Vacant, Public Representative
Ashley Post, Council Member
David Lindley, Council Member

Solid Waste Committee – Klickitat County

Joe Turkiewicz, Council Member

Marla Keethler noted that she may present an amendment to the some of the committee structure by suggesting adding a public representative.

**Moved by Amy Martin, Seconded by Ashley Post.
 Motion to confirm appointment of city committee members. CARRIED 5-0.**

7. Consent Agenda

- a. Approval of Meeting Minutes – February 5 2020
- b. Proclamation 2020-001, Declaring March 21, 2020 as Arbor Day
- c. Approval of Settlement and Release of All Claims
- d. Authorization to Sign Subscriber Agreement with Public Safety Testing
- e. Approval of Agreement for Temporary Employment – Police Clerk
- f. Jewett Water Main Improvement Project – Change Order No. 1
- f. Approval of Vouchers

Type	Date	From	To	Amount
Claims	2/26/2020	35862	35900	264,309.39
	2/26/2020	EFT	EFT	8,192.18
			Claims Total	272,501.57
Payroll	2/20/2020	EFT	EFT	61,309.13
			Payroll Total	61,309.13
Manual Claims	2/6/2020	EFT	EFT	1,653.83
			Manual Total	1,653.83
			Total All Vouchers	335,464.53

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 26th day of February, 2020.

**Moved by Jason Hartmann. Seconded by Joe Turkiewicz.
 Motion to approve consent agenda as presented. CARRIED 5-0.**

City Council and Planning Commission Joint Workshop

8. Affordable Housing Thresholds

Mayor Keethler provided an overview of the agenda memo related to affordable housing thresholds. She said she worked with housing representatives from the Gorge and also looked at some state programs. She said the recommendation is to establish an affordable housing threshold as 80% of Klickitat County Median Household Income established by the U.S. Census Bureau and as amended in the future by the U.S. Census Bureau.

Tom Stevenson, Planning Commissioner said the number that is chosen is key. He said the median household income for Klickitat County is not the same as the City of White Salmon. He said that when looking at what percentage is used to calculate rent or mortgage he thinks 30% is a good number although it should not include utilities. Stevenson said calculating utilities is a moving target and could even vary from year to year for an individual.

Mayor Keethler said that to determine the median household income for White Salmon would likely involve hiring a consultant to determine that number and then continuing to hire a consultant to update the number. Keethler said the affordable housing threshold will help guide future discussion throughout the moratorium process and into the comprehensive plan update.

City council members discussed the issue of including utilities when calculating what an individual can afford using the affordable housing threshold.

Ross Henry, Planning Commissioner said that he cannot imagine any developer meeting the affordable housing threshold requirements.

Greg Hohensee, Planning Commissioner said that he does not think the threshold will work at the Two-Family (R2) level. He said he also believes the exceptions should stay as they are or not have any.

Jason Hartmann, Council Member said he believes that the proposed exceptions will help build inventory addressing the affordable housing issue and feels they are acceptable.

Mayor Keethler noted that the proposed changes to the exceptions are in response to the feedback from the public hearing and written comments.

Seth Gilchrist said he supports the proposed definition of affordable housing and using 30% for calculating rent and mortgage including utilities.

The City Council and Planning Commission discussed who determines if a project meets the affordable housing threshold. Mayor Keethler noted that the city would most likely work with organizations who already make these types of determinations.

David Lindley, Council Member said this is a complicated issue. He said that a reasonable approach is to take step 1 which is setting an affordable housing threshold which is needed to implement policy.

Moved by Ashley Post. Seconded by Jason Hartmann.

Motion to adopt the following Affordable Housing Threshold and amend Ordinance 2020-01-1060, Establishing Residential Development Moratorium:

“The City of White Salmon establishes an Affordable Housing Threshold of 80% of Klickitat County Median Household Income as established by the U.S. Census Bureau and as amended in the future by the US Census Bureau.”

CARRIED 5-0.

9. Changes to Ordinance 2020-01-1060, Moratorium on Residential Development

Mayor Keethler reviewed the memo agenda addressing changes to Ordinance 2020-01-1060, Moratorium on Residential Development. She noted there are no recommendations. Keethler said the agenda memo outlines possible changes to the exceptions such as allowing accessory dwelling units and if used for long-term rentals and allowing townhomes with 4 or more units that committee to 20% of the available units to be sold meeting the Affordable Housing Threshold.

The City Council and the Planning Commission discussed the possible changes.

Greg Hohensee, Planning Commission said he feels that some of the exceptions are dangerous due to the deed restrictions and could be setting up property owners for failure in the future. He said that he feels the changes are being considered too quickly. Hohensee said the City Council made a bold move and that to go back is dangerous. He said the City Council and the Planning Commission need to do the real work that is required by the moratorium.

Jason Hartmann, Council Member said he thinks the proposed exceptions are a good idea. He said he thinks they improve the supply base and helps achieve the goals.

The City Council and Planning Commission discussed the idea of deed restrictions related to long-term rentals and meeting affordable housing thresholds.

Ross Henry, Planning Commissioner said that not allowing short-term rentals in accessory dwelling units might lead to more short-term rentals in single-family dwellings that could make things worse.

Tom Stevenson, Planning Commissioner said there is a lot of good information about accessory dwelling in the meeting packet. He said a lot of entities reject short-term rentals completely. Stevenson said accessory dwelling units add to the housing stock and they are small. He said he thinks they are great. He said he is not in favor of short-term rentals. Stevenson said he thinks that requiring 20% of a development for multi-family housing to be dedicated meeting the affordable housing threshold is too much. He said he does not feel it pencils out.

Mayor Keethler noted that she expects the Planning Commission to delve into the issue of short-term rentals.

The City Council and Planning Commission discussed how to enforce deed restrictions and whether or not the restrictions would carryover after the moratorium is lifted.

David Lindley, Council Member said he feels is reasonable to not consider any more exemptions to the moratorium. He said he does not feel informed enough at this time to make those policy decisions.

Ashley Post, Council Member said she feels that townhomes and duplexes may be getting ahead of where the council wants to be. She said she does not think it is inappropriate to allow accessory dwelling units if the goal is to move toward more affordable housing. Post said she also agrees with David Lindley. She said she was comfortable with setting the affordable housing threshold. Post said she supports accessory dwelling units but only with deed restrictions so that can be used for the purpose of affordable housing.

Amy Martin, Council Member said she agrees. She said she does not want the council to backtrack.

Joe Turkiewicz, Council Member said these are difficult issues. He said it might be good to wait a little bit before amending the exemptions.

Mayor Keethler said she wants the city council and planning commission to make clear and informed decisions. She said what the City Council wants to do must be at its comfort level. Keethler said the proposals were in response to the citizens and noted the city council represents the community.

Ross Henry, Council Member noted that someone who is looking at building an accessory dwelling unit now might be restricted from using it for short-term rentals in the future.

Jason Hartmann, Council Member said he supports all three proposals but without any deed restrictions.

Amy Martin, Council Member said that some great points have been made and she wonders if adding more exemptions weakens the reasons for the moratorium.

There were no motions to add exemptions to the moratorium ordinance.

Moved by Amy Martin. Seconded by Jason Hartmann.

Motion to move Item 14 – Next Steps-Assignment of Areas of Focus to before Item 13 – Mobile Home Residential District, WSMC 17.36. CARRIED 5-0.

At 8:10 p.m. the City Council and Planning Commission took a 5-minutes break and resumed the meeting at 8:15 p.m

10. Next Steps-Assignment of Areas of Focus

Mayor Keethler reviewed the agenda memo outlining suggested next steps and assignment of areas of focus. She said she developed a calendar based on around the areas of focus for administration, city council and the planning commission.

The City Council and Planning Commission discussed the roles of each entity and how to best move forward. There was an agreement at public hearings would be held jointly being scheduled for a Planning Commission meeting with the City Council leaving after the public hearing so the Planning Commission can do their work. It was noted that two meeting dates are missing from the calendar which will be revised combing the public hearings and adding the two dates.

11. Mobile Home Residential District, WSMC 17.36

Staff noted that the draft amendments to the Mobile Home Residential District, WSMC 17.36 is a complete rewrite of the code. An Executive Summary will be prepared summarizing the changes in the code and the reasons for the changes. A public notice will be published for the public hearing scheduled on March 11

12. City Council and Department Head Reports

Pat Munyan, City Administrator provided a review of the Jewett Water Main Improvement Project. He noted that the work downtown will begin next week.

13. Adjournment

The meeting adjourned at 9:40 p.m.



Marla Keethler, Mayor



Jan Brenden, Clerk Treasurer