



**CITY OF WHITE SALMON**  
**City Council Regular Meeting – Wednesday, February, 2020**  
**DRAFT**

**Council and Administrative Personnel Present**

**Council Members:**

Jason Hartmann  
David Lindley  
Amy Martin (arrived at 6:20 p.m.)  
Ashley Post  
Joe Turkiewicz (by phone)

**Staff Present:**

Marla Keethler, Mayor  
Jan Brending, Clerk Treasurer  
Ken Woodrich, City Attorney  
Pat Munyan, City Administrator

**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. Joe Turkiewicz attended by phone. All City of White Salmon Planning Commission members were also in attendance with Ross Henry attending by phone

**3. Comments – Public and Council**

**Ray Klebba, White Salmon City Limits** said there are problems with cars parking on Main Street near the intersection of Spring Street that make it difficult for cars turning from Spring Street onto Main Street to see if anyone is coming down Main Street. He asked the city to paint a yellow curb so that cars were required to park further back from the intersection.

**Yeimy Y. Yani, White Salmon** said that he feels people are driving too fast and would like to see signs asking them to slow down. He also suggested adding a sidewalk along the Loop Trail in the future.

**4. Changes to the Agenda**

Jan Brending asked that an agenda item be added to the Consent Agenda: "Authorization for Mayor to Sign Agreement with Crestline Construction for the Jewett Water Main Improvements project in the amount of \$2,307,501.48.

**Moved by Jason Hartman. Seconded by Ashley Post.**

**Motion to add "Authorization for Mayor to Sign Agreement with Crestline Construction for the Jewett Water Main Improvements project in the amount of \$2,307,501.48" to the Consent Agenda. CARRIED 5-0.**

**5. Spoke Bike Park Presentation**

Scott Hulbert, representing the Spoke Bike Park presented information to the City Council regarding proposed upgrades to the Bike Park. He said that as soon as the City Council approves the upgrades then he will be getting volunteers to start the work.

City staff noted that the State Environment Protection Act (SEPA) process needs to be completed prior to the authorization of any work. Staff also noted that there is no agreement with the Spoke Bike organization regarding the use of the park except for a maintenance agreement.

Scott Hulbert said he hopes the SEPA process can be expedited. He said he does not feel it is a significant project because it focuses on only approximately one-acre of the park.

Jason Hartmann asked if the City Council could approve the project tonight contingent upon the SEPA process.

Ken Woodrich said the SEPA process needs to be completed first.

Jan Brending said the topic will be put on the City Council's March 4 agenda.

**6. 2020 Census**

The City Council and the audience reviewed a short video regarding the 2020 Census.

Mayor Keethler noted that the city will be a participating partner in the 2020 census.

**7. Resolution 2020-02-500, 2020 Census Partnership**

Jan Brending said the resolution provides the background for the 2020 census and states the city will be an active partner in the census.

***Moved by Amy Martin. Seconded by Ashley Post.***

***Motion to adopt Resolution 2020-02-500, Related to 2020 Census Partnership. CARRIED 5-0.***

**8. Public Hearing – Ordinance 2020-01-1060, Moratorium on Residential Development**

Mayor Keethler said that as part of the city's adoption of Ordinance 2020-01-1060, Moratorium on Residential Development that it required a public hearing to be held. She said individuals will be allowed 3 minutes to comment. The public hearing was opened at 6:34 p.m.

***Barbara Bailey, White Salmon*** said she is here at the city council meeting to hear comments. She noted that it was very warm in the building.

***Crissy Trask, White Salmon*** said that she sent an email to the city. She noted that two of the objectives of the moratorium is not to stand in the way of single-family dwellings and to increase affordable housing. Trask suggested the city should allow accessory dwelling units (ADUs) during the moratorium. She said small-scale housing makes it appealing and affordability. Trask said she feels ADUs are an extension of a single-family dwelling and are not a separate development. She said there should not be a lot of restrictions related to ADUs and that it is necessary to provide incentives and increase supply.

***Chris Moore, White Salmon*** said that accessory dwelling units and apartment builders are not the same and that accessory dwelling units should be required to meet the same requirements

as apartment buildings. He said that if costs for development can be reduced then supply will increase.

**Ubaldo Hernandez, White Salmon** said he is commenting on behalf of the Hispanic community. He said that members of the Hispanic community are being displaced from their homes in a trailer park. Hernandez said the individuals have to pay for the removal of the trailers and they cannot find homes in the area. He said that in some cases, individuals have lived in the trailer park for 25 years. Hernandez said individuals have been denied housing because they have children. He said there are no affordable houses. Hernandez noted that the rent at the apartments near city hall went up to \$900 a month, an increase of \$300 per month. He said the individuals are people who work on farms or in the packing houses. Hernandez said affordable housing is not just an issue with the Latino community but with the entire low-income community.

**Dorothy Herman, White Salmon** said that the last removal of a mobile park displaced 390 homes. She said the city has not increased mobile home park zoning. Herman said she work with the Rhine Village in the past and feels another Rhine Village is needed. She said planning must include zoning for affordable housing for workers with families. Herman said displacing more mobile home is not the answer. She said the City Council needs to read the current Comprehensive Plan and go by it.

**Carlos Ibarra, White Salmon** said that he used to live in White Salmon. He said he used to live in a leaky trailer and then in the basement of a church and now lives in a temporary location. He said he does not want to rent a house he wants to own a house. Ibarra said the opportunities are needed. He said he has lived in the area for 22 years but needs t the city council's help.

**Stephanie Huntington, White Salmon** said she lives in White Salmon. She said she is glad the City Council is working on the Comprehensive Plan and addressing affordable housing. Huntington said she worked on affordable housing in Stevenson and built 16 units. She said zoning needs to be made available. Huntington said she is concerned that during the moratorium only single-family dwellings are allowed. She said multi-plexes in R2 and R2 should be allowed.

**Tao Berman, White Salmon** said this is clearly an emotion issue. He said he owns the apartments near city hall and the rents did go up. He said that water and sewer is \$100 per month per unit and that improvements were needed. Berman said it is difficult to create affordable housing. He said the economics in White Salmon made affordable housing an oxymoron. Berman said he believes the moratorium will only increase land prices. He said he commends the City Council for looking at zoning and looking at ways to stimulate development. He said the parking requirements are too high for apartments and narrow parking spaces and smaller parking lots should be allowed. Berman said the water and sewer rates should be lower for apartments. He also said the city should offer tax abatements and incentives.

**Shelly Baxter, White Salmon** said she is concerned about attainable housing and sustaining the little village and character of White Salmon. She said she agrees with some of Berman's points to a degree. Baxter said she is concerned about livability, traffic to schools and downtown, trees

and open green space. She said the City Council needs to consider a balance when considering higher density.

**Joel Madsen, White Salmon** said he is a resident of White Salmon and is also the Executive Director of Columbia Cascade Housing and Mid-Columbia Housing in The Dalles. He said he supports the City Council's decision. Madsen said it is important to take an honest look at the goals of the Comprehensive Plan and how the city's zoning aligns with those goals. He said he appreciates the desire of the City council to aspire to diversity and protect people from displacement. Madsen said he is committed to working with the City of White Salmon and its citizens.

**John Edwards, White Salmon** said he does not see the need for a moratorium even though he does see the need for more affordable housing. He said because of the moratorium multi-family housing will not be developed in the next six months. Edwards said the City should follow the Comprehensive Plan.

**Lori Clark, outside city limits of White Salmon** said she does not live in the City of White Salmon. She said the city should not have a moratorium. Clark suggested looking at commercial zoning opening up to multi-family. She asked the City council to do their work and allow business as usual.

**Tom Stevenson, White Salmon** said he is a member of the Planning Commission. He noted that the city is working on updating the city's Comprehensive Plan. Stevenson said the Planning Commission and the City council have listened to public testimony and have been involved in the vision for the city. He said there is a lot of concern about maintaining the livability of White Salmon and affordable housing. Stevenson said he does not know if it is necessary to have a moratorium. He said there may be land that could be developed in mixed-use zones where large apartments would be allowed. Stevenson suggested that a moratorium on short-term rentals should be put in place. He said he believes short-term rentals are doing a disservice to affordable housing in White Salmon.

**Alicia Nightingale, outside city limits of White Salmon** said that she is part of an affordable housing development happening in Husum. She said it has been very difficult to keep the costs of the project down. Nightingale said that regulations will increase the cost of development. She said the City Council should define the specific state of emergency that requires a moratorium. Nightingale said she does not support the moratorium and suggested the City review its ordinance while continuing to move forward at the same time.

Mayor Keethler closed the public hearing at 7:14 p.m.

Mayor Keethler noted that the ordinance includes findings of fact and conclusions of law that support the moratorium including why it was necessary to declare an emergency.

**9. Affordable Housing Thresholds**

Mayor Keethler noted that the ordinance is a living document that will change as things move forward. She said she believes there is a way to account for housing for everyone and protect

neighborhoods. Mayor Keethler reviewed the agenda memo included in the council packet addressing affordable housing thresholds and moratorium planning.

It was noted the City Council can also adopt additional findings of fact that support the moratorium based on the comments heard at the public hearing.

David Lindley asked why single-family dwellings are permissible when it seems counter intuitive.

Ken Woodrich said that allowing single-family dwellings prevents someone from making a “takings claim” – it allows a property owner the reasonable use of their property.

Mayor Keethler said the city has not met the affordability goals included in the 2012 Comprehensive Plan. She said defining the roles the city can play will require partnerships with zones and codes to protect all types of housing. Mayor Keethler said the goals to make things more accessible for homeowners and developers.

Ashley Post asked about the limiting accessory dwelling units for use as short-term rentals.

Mayor Keethler noted the city has just started a registration process for short-term rentals. She said it is important to gather information and understand the impacts of short-term rentals in White Salmon.

Council and staff discussed the next steps and possible issues to address.

***Moved by Ashley Post. Seconded by Amy Martin.  
 Motion to extend adoption of affordable housing thresholds to the February 26 joint city council/planning commission meeting. CARRIED 5-0.***

Mayor Keethler asked council members and planning commissioners to email staff with any comments.

**10. Consent Agenda**

- a. Approval of Meeting Minutes – January 15, 2020
- b. Authorization for Mayor to Sign Agreement with Crestline Construction for the Jewett Water Main Improvements Project in the Amount of \$2,307,501.48
- c. Approval of Vouchers

| Type    | Date      | From  | To                   | Amount            |
|---------|-----------|-------|----------------------|-------------------|
| Claims  | 2/5/2020  | 35810 | 35861                | 155,314.25        |
|         |           |       | <b>Claims Total</b>  | <b>155,314.25</b> |
| Payroll | 1/21/2020 | EFT   | EFT                  | 65,795.94         |
|         | 2/5/2020  | 35802 | 35808                | 1,542.85          |
|         | 2/5/2020  | EFT   | EFT                  | 105,308.64        |
|         |           |       | <b>Payroll Total</b> | <b>172,647.43</b> |

|                      |           |       |                           |                   |
|----------------------|-----------|-------|---------------------------|-------------------|
| <b>Manual Claims</b> | 1/23/2020 | 35801 | 35801                     | 1,336.54          |
|                      | 1/23/2020 | EFT   | EFT                       | 9,818.03          |
|                      |           |       | <b>Manual Total</b>       | <b>11,154.57</b>  |
|                      |           |       | <b>Total All Vouchers</b> | <b>339,116.25</b> |

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 5<sup>th</sup> day of February, 2020.

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

**11. Department Head and Council Reports**

**Marla Keethler, Mayor** said she will be making committee appointments at the next city council meeting. She provided an update to the City Council on the status of the Hood River Bridge replacement project.

**12. Executive Session**

At 8:53 p.m., it was announced the City Council will meet in Executive Session for 10 minutes to discuss litigation pursuant to RCW 42.30.110(1)(i).

City Council resumed regular session at 9:03 p.m. and announced it will continue in Executive Session for an additional 5 minutes.

City Council resumed regular session at 9:08 p.m.

It was announced there was no decision and staff was directed to proceed as discussed.

**13. Adjournment**

The meeting adjourned at 9:09 p.m.

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Marla Keethler, Mayor

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Jan Brending, Clerk Treasurer