



**CITY OF WHITE SALMON**  
**City Council Special Meeting – Wednesday, March 11, 2020**  
**Joint Public Hearing with City Planning Commission**

**Council and Administrative Personnel Present**

**Council Members:**

Jason Hartmann  
David Lindley  
Amy Martin  
Ashley Post  
Joe Turkiewicz

**Staff Present:**

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

The City Council attended a Joint Public Hearing at 5:30 p.m. with the City Planning Commission to hear public comment on proposed amendments to WSMC 17.36, MHR Mobile Home Residential District. All council members were present.

**Public Hearing Regarding Proposed Amendments to WSMC 17.36, MHR Mobile Home Residential District**

Jan Brending, Clerk-Treasurer, reviewing the proposed changes to WSMC 17.36 MHR Mobile Home Residential District. She noted that the documents were also translated into Spanish.

Ross Henry, Planning Commission Chairman opened the public hearing at 5:35 p.m.

Clerk-Treasurer Jan Brending read written comment from **Brookside Development LLC, owner of Washington Street Trailer Court, White Salmon**, that addressed the following specific comments:

“Even though we are one of the property owners most affected by the proposed repeal, we fully support the goals of the City. As we are sure the City knows, the proposed ordinance will eliminate many development options and will therefore significantly decrease the general development value of our properties. Please accept the following as our specific written comments:

*17.36.050 Off-street parking. There shall be two off-public-street parking spaces for each mobile/manufactured home space.* Comment: This we decrease affordability and should be reconsidered.

*17.36.080 Eviction notices for change of use or closure of a mobile/manufactured home park; 17.36.090 Relocation report and plan; 17.36.100 Certificate of completion of the relocation report and plan; 17.36.110 Notice of provisions; 17.36.120 Administration.* Comment: We reserve formal comment on these provisions as the current closure process of the Washington Street Trailer Park, which is located on one of our MHZ parcels, is currently under the jurisdiction of, and being regulated by, the Washington Attorney General. We have worked closely with the Attorney General for the past 9 months since the filing of the required Closure notice. Although the proposed MHRP

ordinance is not applicable to our closure process, we are more than willing to provide informal thoughts on the provisions of these proposed sections based on our experience over the past year.

*17.36.160 Additional Requirements. C. No manufactured or mobile home, or any addition or accessory building thereto, may be placed upon a lot in any MHRP District without first obtaining a building permit and sewer and water connection permits, and authorization, from the building inspector. Any required fees shall be in accordance with the current City Fee Schedule.* Comment: This requirement will dramatically decrease affordability which is the City's stated goal. On one hand, the ordinance is saying site built homes are not allowed in the zone. On the other, the ordinance says that each dwelling will be taxed by for city services the same way site built homes are taxed. This is not consistent with existing zoning or affordability policy. In its place, the City should consider a single reduced impact rate for the entire development on a proposed on any MHRP parcel.

*F. All water, sewer and storm-water shall comply with the most current State laws and City standards and regulations. Connections shall be made to the City utility system, if available and applicable. The sewer connection shall be provided with suitable fittings so that a watertight connection shall be so constructed that it can be closed and locked, when not linked to a dwelling, and shall be capped so as to prevent any escape of odors.* Comment: Same affordability rationale as for subparagraph C comment above should be considered.

*17.36.170 Building permit required.* Comment: Same affordability rationale as for subparagraph C comment above should be considered."

**Sara Medina, Washington Street Trailer Court, White Salmon** stated that she has lived in Washington Street Trailer park for 10 years and her motive for attending is her worry for her children and all others who live in their trailer court. She stated that her children do not want to leave their school, in particularly her high schooler who is at risk of losing his college scholarships if her family moves to Oregon. Medina said she is unable find rent because either rent is expensive or have many requirements. (Interpreted by Carlos Ibarra)

**Gabrielle Gilbert, White Salmon Urban Exempt Area, Klickitat County** stated that this is about the city doing the right thing and keeping the community together. She asked the council and planning commission to remember the last trailer park was removed with little resistance. She said that it destroyed families who had to rebuild. Gilbert requested the city to establish model policies because if you have an income below \$60,000 a year, families are living hand to mouth, and anything less would be working into the food budget. Gilbert said she supports ADUs as they offers an additional income.

**Soila Loeza, White Salmon Urban Exempt Area, Klickitat County** stated she works with Mid-Columbia Children's Council Headstart and works directly with low income families. She said that most families affected by the Washington Street Trailer Court evictions have gone through the headstart program and that she sees them very upset trying to find housing. Loeza said families have invested a lot of money on their trailers and it would be nice for them to stay living in this community. She said she has seen the stress it places on the family, including kids.

**Ubaldo Hernandez, Inside City Limits, White Salmon** stated he has lived in the community for 25-years and acknowledged the hardworking people of the Washington Street Trailer Court that work in the service industry that may want to speak up but do not have the skills to do so. He stated that as a community, people are aware of protecting their investments and think it is valid, but they would also like to acknowledge that the salary for the rent is part of an investment too. Hernandez stated that if these families leave because rents are too high, they will no longer be investing money into the community.

**Edith Flores, Formerly Residing in White Salmon** stated that she moved to The Dalles, OR five months ago from White Salmon because she could not find any affordable housing. She stated that it is very complicated because her children still attend school in White Salmon and she commutes to work in Bingen, WA. Flores thanked the council members and commissioners for listening to their needs. (Interpreted by Carlos Ibarra)

**Kalama Reuter, Inside City Limits, White Salmon** stated that she supports diversity and is a strong advocate of affordable housing. She said she agrees with Brookside Development LLC's comments that the new code has some issues about affordability. Reuter stated she appreciates the hard choices that have to be made but to please consider the people.

**Manuel Villa, Washington Street Trailer Court, White Salmon** stated that he is a resident of the Washington Street Trailer Court and has been living in the community for over 30 years. He said he has five grown children that have moved out and now he and his wife live alone. Villa said he understands the city can't give freely, but desires the opportunity to stay within the community. He stated he believes rents are too high and would appreciate it if the city could help relocate him and the affected families. He said he feels the pressure as there are four months left to move although he continues to work in local service jobs. Villa said he would not like to move because this area is all he knows since he has been in this country. (Interpreted by Ubaldo Hernandez)

**Joel Madsen, Inside City Limits, White Salmon** Executive Director of Mid-Columbia Housing Authority, stated that he does not have specific comments on the ordinance itself but appreciates and wanted to show support for preserving the zone for the City of White Salmon. He stated that he appreciates the thoughtfulness in the discussion around contemplating relocation and providing adequate notice. Madsen encouraged the city council to pass the ordinance as is and to favor the residents of the mobile home park.

**Mariol Ramirez, Washington Street Trailer Court, White Salmon** stated that she has resided in White Salmon for 27-years, living in Washington Street Trailer Court since 2004. She stated that she is upset and affected because her family is being dislocated which in turn affects the community because the cost of living is too high. (Interpreted by Carlos Ibarra)

**Tao Berman, Inside City Limits, White Salmon** states that he previously owned a mobile home park and knows how difficult it is to make the math work, but feels for the families that are having to move on. He said he would like to bring focus to the basic economics and asked the code to maintain some level of affordability while not having the park go into disrepair. He stated he supports trying to keep manufactured homes in the community, but with all the hookup fees a project is dead upon arrival, and

believes the fees must be waived for a developer to make such improvements while charging an affordable rent price. Berman says he thinks the ordinance still needs work if the objective is to put a code in place that investors can actually invest into achieving the stated comprehensive plan goals that he supports.

Chairman Henry thanked Carlos Ibarra and Ubaldo Hernandez for interpreting for the Spanish speaking community.

**Carlos Ibarra, Unknown Location** stated that livable conditions, affordability and money has different meaning for everyone, but at the end of the day the community wants families to be together. He reflected on how expensive it is to build and buy materials.

The public hearing was closed by Planning Commission Chair Ross Henry at 6:11 p.m. and the Special Meeting of the City Council adjourned at 6:12 p.m.



Marla Keethler, Mayor



Jan Brending, Clerk Treasurer