



CITY OF WHITE SALMON
City Council Regular Meeting – Wednesday, September 1, 2021
Via Zoom Teleconference

Council and Administrative Personnel Present

Council Members:

Jason Hartmann
David Lindley
Ashley Post
Jim Ransier
Joe Turkiewicz

Staff Present:

Marla Keethler, Mayor
Jan Brending, Clerk Treasurer
Ken Woodrich, City Attorney
Bill Hunsaker, Building Official/Fire Chief
Brendan Conboy, Land Use Planner

I. Call to Order, Presentation of the Flag and Roll Call

Marla Keethler, Mayor called the meeting order at 6:00 p.m.

There were approximately 18 members of the public in attendance via teleconference.

II. Changes to the Agenda

Jan Brending, Clerk Treasurer asked for the following changes to be made to the agenda:

Removal from the Consent Agenda:

- Item C. Small Works Roster Bid – Jewett Blvd. Asphalt Restoration – this project will be rebid next spring due to bids being substantially over engineer's and staff's estimates.
- Item D. Small Works Roster Bid – Patton/Cherry Asphalt Cap – this project will be rebid next spring due to bids being substantially over engineer's and staff's estimates.
- Item G. Approval of Meeting Minutes – August 18, 2021 – these minutes will be presented at the September 15, 2021 council meeting.

Moved by Jason Hartmann. Seconded by Joe Turkiewicz.

Motion to remove items C, D, and G from the Consent Agenda. CARRIED 5-0.

III. Consent Agenda

- A. Resolution 2021-09-525, Amending Social Media Policy
- B. Small Works Roster Bid – El Camino Real, James Dean Construction (\$62,135)
- C. ~~Small Works Roster Bid – Jewett Blvd. Asphalt Restoration~~ (removed from Consent Agenda)
- D. ~~Small Works Roster Bid – Patton/Cherry Asphalt Cap~~ (removed from Consent Agenda)
- E. Personal Services Contract – "Lite" Transportation Plan, Nelson Nygaard
- F. July 2021 Budget Report
- G. ~~Approval of Meeting Minutes – August 18, 2021~~ (removed from Consent Agenda)
- H. Approval of Vouchers

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 1st day of September, 2021.

Type	Date	From	To	Amount
Claims	9/1/2021	EFT	EFT	3,426.00
	9/1/2021	37365	37392	115,244.52
			Claims Total	118,670.52
Payroll	9/3/2021	EFT	EFT	111,551.87
		37393	37395	937.41
			Payroll Total	112,489.28
Manual Claims	8/23/2021	37362	37364	17,670.39
			Manual Total	17,670.39
			Total All Vouchers	248,830.19

**Moved by Jim Ransier. Seconded by Jason Hartmann.
 Motion to approve Consent Agenda as amended. CARRIED 5-0.**

IV. Public Comment

Audrey Collins, White Salmon WA submitted written comment suggesting that crosswalks be installed at Garfield and Jewett and at Grandview and Jewett to provide safe pedestrian passage from one side of Jewett to the other side at each of these locations.

V. Business Items

A. Ordinance 2021-07-1083, Temporary Moratorium on Short-term Rentals

Marla Keethler, Mayor opened the public hearing regarding Ordinance 2021-07-1083 establishing a temporary moratorium on short-term rentals.

Jan Brending, Clerk Treasurer read written comments from the following individuals:

Josh Coombs, White Salmon stated his concerns regarding the short-term rental moratorium and the impact of it on his investment in his property. He stated he desires to use his home as a short-term rental and that he has seen zero impacts by short-term rentals. He said he does not support the city council trying to control his rights to use his property as he chooses.

Ramona McQueen, White Salmon said she has talked to city hall and the planning commission about her concerns that includes noise and parking problems, allowing dogs to run at large and the COVID-19 problem. She said the property owners of short-term

rentals do not live in White Salmon and leave the policing of short-term rental properties to the neighbors. McQueen said she does not feel short-term rentals should be allowed in residential neighborhoods.

Stacy and Martin Claus, White Salmon said they live in the downtown area that has seen a dramatic increase in short-term rentals. They said they hope growth can be managed including short-term rentals. Claus' asked that short-term rentals be limited in residential neighborhoods and be limited to homes that are the primary residence of the property owner.

Chris Taylor, White Salmon said he does not support the short-term rental moratorium. He said that until long-term plans are finalized short-term rentals should be allowed to proceed. Taylor said citizens should be given time to plan if there are changes made to short-term rental requirements.

Jessica Sanderson, White Salmon said she believes the moratorium is unfair to those who are currently working on projects and that applications should be allowed to proceed until there is a decision to cap the number of rentals. Sanderson said the city council's decision needs more planning and advance notice to community members.

Chris Erickson, White Salmon said he hopes to build an ADU (accessory dwelling unit) that he could use a short-term rental for extra supplemental income. He proposed the city establish a rotating lottery system for short-term rentals and tax short-term rentals with a tax that is dedicated to affordable housing. Erickson said he believes short-term rentals can be allowed while still positively impacting the community.

Dorothy Herman, White Salmon said she believes that short-term rentals should be restricted to the downtown core area, keeping overnight rental of property as close to the commercial zoning as possible.

Shelly Baxter, White Salmon said she feels accessory dwelling units should be kept for long-term rentals. She said she is concerned about the number of vacant housing in White Salmon as compared to Hood River. Baxter said she supports limiting the number of short-term rentals by quantity, area and owner occupancy.

Sarah Morton-Erasmus, Front of House Manager – Henni's said she supports the moratorium on short-term rentals. She said there is a housing crisis in the Columbia Gorge and White Salmon should think about how to preserve a sense of community. Morton-Erasmus said she feels tourists will continue to come to White Salmon whether they stay in White Salmon or not. She said employers need employees, employees who cannot find housing. Morton-Erasmus said she would like to see a permanent cap or limit on short-term rentals incentives for builders to create affordable housing.

The following individuals testified in person via teleconference:

Tao Berman, White Salmon said he does not have an opinion one way or the other regarding allowing short-term rentals throughout the R1-Single Family zone. He said this issue is divisive for a number of people. Berman said that short-term rentals bring revenue to the local businesses and to the City of White Salmon through the taxes that might be earned by visitors. He said that short-term rentals are currently an outright use in the commercial zone. Berman said that he has a home in the commercial zone that he can't sell as a residential home but can not sell it as a short-term rental at this time because the permit does not transfer. He said individuals have plans and investments that are being impacted by the moratorium on short-term rentals. Berman said he doesn't want his right for short-term rentals in the commercial zone to be taken away from him. He said he wants the option to move his rentals in the commercial zone between short-term and long-term rentals. Berman said he hopes the council does not take the six-months to address short-term rentals in the commercial zone.

Jeff Dellis, White Salmon said he lives in Hood River but is building a house and accessory dwelling unit in White Salmon. He said he favors owner-occupied for short-term rentals. Dellis said he likes having the flexibility of using the accessory dwelling unit for friends and family but also have some income coming in.

John Edwards, White Salmon said he is not aware of any problems with short-term rentals. He said he does not have any short-term rentals. Edwards said he thinks it is politically popular to pick on short-term rentals and that short-term rentals are not the driver of high prices. He said he is not aware of anyone who has purchased a home just for the purpose of using it as a short-term rental. Edwards said putting a short-term rental moratorium in place does not recognize the money that short-term rentals brings into the community. He said allowing more R-2 would provide more housing. Edwards said it is hard to get an R2 permit.

Ryan Kreps, Commercial Property Owner said he owns four commercial properties in White Salmon and that two of them do not provide any cash flow. He said there is a need short-term rentals for temporary workers that are brought into the area. Kreps said the moratorium should not be in commercial areas.

David Dierck, Inn of the White Salmon said he thanked the council and staff for their efforts. He said he supports the 6-month moratorium that to provide opportunity for input to a pathway that will bring success to the community. Dierck said location of short-term rentals should be considered along with the number of short-term rentals. He said that locating a short-term rental in a residential zone should require a steep fee that could be use for affordable housing. Dierck said investors see the housing units as profit generators and the community sees the housing units as the community's homes.

Denise Dierck, White Salmon said she supports the six-month moratorium on short-term rentals to allow for time to develop city codes and regulations that will strike a balance. She said housing is a primary concern of employees. Dierck said affordable housing needs to be available year-round and not just from October through March. She said short-term rentals should not be at the street-level in retails zones.

Mike Ford, White Salmon said he is in favor of short-term rentals. He said the issue at heart is affordability and the way to address that issue is to increase the housing stock. Ford said he does not think that regulating short-term rentals will solve the affordability issue. He said he feels short-term rentals bring positive things to the community and does believe they need to be managed for parking, noise, and garbage.

Brendan Conboy, City Land Use Planner made a presentation providing general and White Salmon specific statistics regarding short-term rentals. The presentation included recommendations and possible options as to where short-term rentals could be allowed.

Council members thanked Brendan Conboy for his staff report and memorandum.

Council members and staff discussed the presentation and memorandum developed by staff.

Jason Hartmann, Council Member said that he wants to keep an eye on the growth and use of short-term rentals and see them as a commercial business which should not be in residential zones. He said however, that he does not want to short-term rentals take over the entire commercial area.

Jan Brending, Clerk Treasurer noted that with the City Council's recent adoption and amendment of definitions in the city's zoning code, short-term rentals are no longer an outright use in the commercial zone. She said a short-term rental is defined as a "residential" use which therefore, within a commercial zone, requires a conditional use and the amount of square footage that can be used for residential purposes in the commercial zone is limited.

Council members supported continuing the six-month moratorium to obtain more information and to consider the options for regulating short-term rental.

David Lindley, Council Member said that he feels short-term rentals are less about walkability and more about compatibility. He said that he supports prioritizing the commercial district. Lindley said he is also interested in knowing how many accessory dwelling units are in White Salmon, including any that are in the permit or construction stage.

Ashley Post, Council Member said she is not sure about limiting the area where short-term rentals can be located but does support the idea of limiting the number of days per year, limiting to owner occupied and putting a cap on the number of short-term rentals. She said that she understands the if White Salmon limits short-term rentals it might force them to other areas.

**Moved by Jason Hartmann. Seconded by Jim Ransier.
Motion to reaffirm Ordinance 2021-07-1083, Temporary Moratorium on Short-term Rentals and adopting the “whereas clauses” as findings of fact. CARRIED 5-0.**

At 7:56 p.m., the City Council took a 5 minute break and resumed at 8:01 p.m.

B. 2022 Priority Policy Areas

Marla Keethler, Mayor said the proposed 2022 priority policy areas were developed to capture the City Council’s input from its August retreat. She said the priority policy areas will be used to direct the city’s work for 2022 and will assist in the development of the 2022 budget.

Jason Hartmann, Council Member said that he thinks it is comprehensive and covers what the City Council discussed at the retreat.

**Moved by Jim Ransier. Seconded by Jason Hartmann.
Motion to adopt the 2022 Priority Policy Areas as presented. CARRIED 5-0.**

C. Ordinance 2021-09-1085, Amending the 2021 Budget

Jan Brending, Clerk Treasurer summarized the proposed amendments to the 2021 budget. She said the proposed amendments were reviewed by the Personnel and Finance Committee with their recommendation to the City Council for adoption.

**Moved by Jason Hartmann. Seconded by David Lindley.
Motion to adopt Ordinance 2021-09-1085, Amending the Budget for Fiscal Year Ending December 31, 2021. CARRIED 5-0.**

VI. Reports and Communications

A. Department Heads

Brendan Conboy, Land Use Planner said he has been focusing on the short-term rental issue. He said he is also working on some quick text amendments to the city’s zoning code to address some issue before working on implementing the comprehensive plan.

Jan Brending, Clerk Treasurer said she is working on the single-year federal audit and the 2022 budget.

Ken Woodrich, City Attorney said the city council will need an Executive Session tonight.

B. City Council Members

Jason Hartmann, Council Member said the Personnel and Finance Committee did meet last week to review the July 2021 budget and the proposed budget amendments.

Jim Ransier, Council Member said he was wondering when the City Lab Board will begin meeting.

Marla Keethler, Mayor said they should start meeting in September and will include Jim Ransier as a recipient of an email that will be going out soon.

Jan Brending, Clerk Treasurer noted that the Lodging Tax Advisory Committee will also meet in September.

Ashley Post, Council Member said that she is interested in putting crosswalks at Grandview and Jewett and Garfield and Jewett. She said she would be interested in talking to Washington Department of Transportation about what could be done prior to any construction work that will take place in the future. Post said the Tree Board will meet on September 13. She said they have been working on updating the city's heritage tree ordinance and hopes that a draft can be developed out of the July meetings' discussion. Post said the Board has also been discussing where to plant trees in the park to replace some trees that were removed. She said she also hopes that staff plans to identify funds in the budget for park equipment improvements.

Marla Keethler, Mayor said parks are still high on the list and were identified in the 2022 priority policy areas.

C. Mayor

Marla Keethler, Mayor said that COVID cases have been on the increase in Klickitat County and that August has been the worse month of the pandemic. She said the Delta variant is very common and that not all cases in Klickitat are probably being accounted for. Keethler said vaccines continue to be available.

Keethler said the two small works projects that were removed from the consent agenda had bids that came in higher than expected. She suspects the prices have been affected by petroleum costs and that timing is also a problem.

Keethler said the NW Gas project is continuing. She said no work will take place on Friday through Labor Day. Keethler said information continues to be updated on the city's webpage.

Audrey Collins, White Salmon asked if there is anything she can do to facilitate getting crosswalks installed at Garfield and Jewett and Grandview and Jewett.

Keethler said the City Operations Committee will meet on September 21st and would expect them to discuss the issue at that meeting.

VII. Executive Session

Marla Keethler, Mayor announced at 8:27 p.m. that the City Council will meet in Executive Session for 15 minutes to discuss the acquisition or purchase of real estate pursuant to RCW 42.30.110(1)(b).

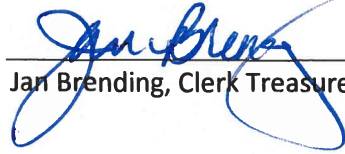
The City Council resume regular session at 8:42 p.m. Staff was directed to proceed as discussed with no decision being made.

VIII. Adjournment

The meeting adjourned at 8:43 p.m.



Marla Keethler, Mayor



Jan Brending, Clerk Treasurer