

CITY OF WHITE SALMON  
Council Regular Meeting Minutes – April 19, 2006

**I. CALL TO ORDER/ROLL CALL**

Mayor Holen called the council meeting of April 19, 2006 to order at 6:00 p.m. Councilmembers Benedict, Gaddis, Roberts, Marx and Keene were present. Staff members present were: Wil Keyser, Public Works Director; Margie Ziegler, Deputy Clerk-Treasurer; Frank Childs, Pioneer Surveying & Engineering, Mike Zitur, Mary Voigt, Ron & Voncille Armstrong, Bonnie Neal, Shirley Cox, Ruth Winner, Ross McCoy, Jim & Kathy Kacena, Pat Van Devin, Jean Dilley, Brad Dezurick, Carl Coolidge, Paul Campos, Sandra Dickey, Jan Brending, Bob Stawicki, Susan & Ron Gookin, Carl McNew, Wayne Wooster, Donna Marx, Bernadette Williams, Chuck & Kathryn Landgren, Michael Morneault, Bill Muncey, Judy Farrell, Lance Stryker, Derek Krentz, and Jesse Burhhart, The Enterprise.

**II. TOWN HALL**

Bob Stawicki said he has a lot on Lot 12 of Panorama Point in White Salmon. He is waiting for a water hook-up so that he can start construction. He is forced to rent a house while he waits to build a house. He is a contractor and plans to run a new business out of his home. Mayor Holen and PWD Keyser address is questions. Bob Stawicki said if anyone has a hook-up they would like to sell to please contact him.

Mike Zittur, White Salmon, asked the city council not to approve funding Mayor Holen's defense for the recall.

Collen Connolly, White Salmon, spoke regarding the Cochran Estates Phase II subdivision project. PWD Keyser explained why the WA ST DOH will not allow hook-ups for the subdivision.

Wayne Wooster, Klickitat County Economic Development and White Salmon resident, told the council that the water problem is not the city of White Salmon's and that they are caught between the water regulatory agencies in Olympia and Spokane.

Lance Stryker, 40 Palos Verdes, White Salmon, gave a handout to the councilors showing the property tax base for Fire District #3. He said property values are going up and no money is coming to White Salmon Fire Department. He feels White Salmon can solve this problem by annexing more properties in White Salmon's city limits from the county.

Mike Morris, 435 Strawberry Mt Rd, wanted to know if White Salmon still has the water rights from Buck Creek. Mayor Holen explained the rights were transferred to the new wells.

**III. PUBLIC HEARING**

Mayor Holen opened the public hearing at 6:45pm. Mayor Holen asked if there were any proponents to the project.

Jim Kacena, White Salmon, spoke regarding the BBK project. He explained the how the bank would be shaved to improve the line of site. Frank Childs, Pioneer Engineering showed the council maps. Jim explained in detail the road width variance. He asked the council what concerns they had with the variance. He said that an additional parking area will be constructed for visitors. No on street parking will be allowed inside the subdivision. Each unit will be constructed with a fire sprinkler

system. The water line was discussed. PWD Keyser said Scott Torpie of the DOH would allow the line to be upsized to an 8" line.

John Hall, 782 E Jewett, spoke of the financial impacts that the BBK project would have to our community. He said the construction phase will impact local contractors. The marketing phase will affect our local real estate offices. The city will benefit with the income of permits and fees. The property values will increase and more property tax dollars will come into the community. He talked about how the CCRs are very strict and are valuable to the home owners association.

Bradford Dezurick, The Insitu Group Inc, read a letter into the record in support of the BBK subdivision. His company is growing very quickly and the need for housing for his employees is great.

Wayne Wooster, Klickitat Co. Economic Development, spoke regarding a prospective company moving to the Dallesport Industrial Park. The company chose the Port of Kalama because our area did not have available housing.

Bernadette Williams, 35 Wallace Rd, said the city is struggling financially and so are our schools. She is in favor of the project because it would bring in more property tax dollars and more people would be shopping in our community. She said what does it say for White Salmon if a developer invests in our community, follows the codes and requirements and then is denied? She feels this project is essential to the future of White Salmon.

Ross McCoy, Snowden, WA said he has concerns with the approach on Jewett and feels the road width in the subdivision is too narrow. He said people will have boats and motor homes and use up the road space. He spoke of a natural spring that ran across Jewett St last winter. He wants the city to make sure all requirements are followed for stormwater because there will be a lot of roof space and asphalt added to the hillside. He also stated the bank on Jewett St needs to be maintained to keep the grass and blackberries cut.

Carl McNew, Snowden, is in favor of the subdivision because our area has a shortage of homes.

Mayor Holen asked if there were any opponents to the project.

Tim Stone, White Salmon, said he lived on the property for nine years. He said the traffic is heavy on Jewett St and this high density project would add to the traffic.

Bob Stawicki, White Salmon, asked how could this subdivision be getting water hook ups when he is denied. PWD Keyser explained how BBK made application and paid for the hook ups prior to the water moratorium.

Mayor Holen closed the public hearing at 7:30 pm

#### **IV. APPROVAL OF CONSENT AGENDA**

Minutes of City Council Regular Meeting April 5, 2006. The Mayor briefly reviewed the items on the Consent Agenda. The Mayor declared the Consent Agenda approved.

#### **V. COMMITTEE REPORTS**

1) Discussion of Police and Personal Committee Memorandum.

C. Keene read the memorandum regarding the police chief. The memorandum listed the background information and findings and recommendations. The recommendation is to add the police chief to the Civil Service, amend the job description, and advertise the police chief position.

2) Discussion of Water/Wastewater Committee Recommendation.

C. Roberts said due to the fact that the city is in a water moratorium there cannot be any surplus water hook ups. The committee also talked about the conservation plan and wants to add more public input. C. Roberts asked why the water rates analysis had not been received. PWD Keyser said the financial analyst has been out of town attending to a family matter and will get 15 copies of the plan to White Salmon as soon as possible. PWD Keyser reminded the council that they are not obligating any rate increases or capital improvement costs by approving the water master plan.

3) Discussion of Park & Recreation Committee Recommendation.

C. Keene explained the proposed MCI projects. PWD Keyser asked if any input from staff regarding the street improvements was collected. C. Keene said only the Park & Recreation committee meet and prioritized the projects. PWD Keyser explained the condition of the proposed roads budgeted in the original 2006 budget

PWD Keyser encouraged the council committees to involve staff. C. Keene made a recommendation to refer the MCI priorities back to committee.

**VI. ACTION ITEMS (Deferred)**

- 1) Approve Resolution No. 2006-04-283 adopting the October 19, 2005 Water System Master Plan. Mayor Holen scheduled special meeting date of April 27, 2006 for approval.

**VII. ACTION ITEMS (New)**

- 1) Approve or Denial of preliminary plat BBK Subdivision. City Attorney Phillips discussed the zoning and subdivision ordinances. C. Keene made a *motion* to table the subdivision, *seconded* by C. Marx, tabled 3-2, C. Gaddis and C. Roberts voted against tabling.
- 2) Direct City Attorney to draft findings and decisions of BBK subdivision.
- 3) Approve Request to Pay Legal services for Mayor Roger Holen regarding recall. C. Gaddis made a motion to approve request to pay legal services up to \$2,000, *seconded* by C. Benedict, passed 4-1, C. Marx opposed.
- 4) Approve Water/Wastewater Committee Recommendation for disbursement of water hook-ups. C. Roberts made a *motion* to not to allow water hook ups outside the city limits, *seconded* by C. Keene, passed 5-0.
- 5) Amend contract with DeVaney Consulting, Inc. Adding Comprehensive Plan Scoping at an estimated additional cost of \$2,000. C. Gaddis made a *motion* to amend contract, *seconded* by C. Benedict. Passed 5-0.
- 6) Approve Park & Recreation Council Committee recommendations to fund projects with MCI funds. C. Keene made a recommendation to refer back to the street committee.
- 7) Approve Ordinance 2006-04-772, Amending the 2006 Budget for the City of White Salmon, Washington, for the fiscal year ending December 31, 2006.
  - a. Ordinance 2006-04-772

- b. Ordinance 2006-04-772, with additions of Council approvals.  
C. Roberts made a *motion* to amend ordinance 2006-04-772 and increase planning consultant by \$2000, *seconded* by C. Keene, passed 5-0.
- C. Roberts made a *motion* to amend ordinance 2006-04-772 and authorize a transfer of \$907.00 from water reserve fund to the water fund for water emergency engineering services, *seconded* by C. Gaddis, passed 5-0.
- C. Gaddis made a *motion* to approve Ordinance 2006-04-772 as amended, and *seconded* by C. Benedict, passed 5-0.

**VIII. DEPARTMENT HEAD REPORTS**

- IX. APPROVAL OF CHECKS** – Vouchers audited and certified as required by RCW 42.24.080 and expense reimbursement claims certified as required by RCW 42.24.090 as of this date April 19, 2006. C. Benedict made a *motion* to approve Claims Checks #34392 to #34433 in the amount of \$36,093.11; Payroll Checks #19216 to 19232, #889640 to #889641 in the amount of \$15,170.74, and Manual Payroll Checks #19233, #889642 to #889646 in the amount of \$4,952.21; *seconded* by C. Gaddis, passed 4-1. Passed 4-1, Marx voting no.

**X. PUBLIC AND COUNCIL COMMENTS**

Jan Brending, City of Bingen, said the City Council of Bingen has identified some proposed amendments to the interlocal agreement for law enforcement services. She said the proposed amendments will be forwarded to White Salmon’s police committee. Brending said the City of Bingen would also like to see the police chief position covered under civil service.

**XI. EXECUTIVE SESSION/ADJOURNMENT**

The meeting was adjourned at 9 p.m.

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Roger Holen  
Mayor

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Margie Ziegler  
Deputy Clerk-Treasurer