



**White Salmon City Council Meeting
A G E N D A
March 04, 2020 – 6:00 PM
119 NE Church, White Salmon WA**

Call to Order and Presentation of the Flag

Roll Call

Comments

Changes to the Agenda

Business Items

- 1.** Authorization for Creation of New Position in Public Works
 - a. Presentation and Discussion
 - b. Action
- 2.** Authorization of Payment No. 1 Crestline and USDA Reimbursement Request No. 1
 - a. Presentation and Discussion
 - b. Action
- 3.** Funding to Support Housing Policies and Goals
 - a. Presentation and Discussion
- 4.** Tenant Protections
 - a. Presentation and Discussion

Consent Agenda

- 5.** Approval of Meeting Minutes - February 26, 2020
- 6.** Approval of Vouchers

Department Head and Committee Reports

Executive Session (if needed)

Adjournment

Item Attachment Documents:

1. Authorization for Creation of New Position in Public Works
 - a. Presentation and Discussion
 - b. Action



AGENDA MEMO

Needs Legal Review: Yes
Council Meeting Date: March 4, 2020
Agenda Item: Authorization for Creation of New Position in Public Works
Presented By: Pat Munyan, City Administrator and Jan B

Action Required

Authorize the creation of the position of Public Works Maintenance Worker – Entry Level.

Motion

Move to create the position of Public Works Maintenance Worker – Entry Level and adopt the job description for the position.

Explanation of Issue

City staff has been discussing creating a new position within Public Works for several years. The position would be an entry level position doing general maintenance work, including cleaning park restrooms, park maintenance, emptying street garbage cans, etc. We feel this position is needed as our public works employees take on more duties related to the water system including the aquifer system recharge project and construction projects. In addition, the city currently has a public works employee who will be out for an undetermined period of time this year due to a serious illness. The employee would become flagging certified to assist with any necessary water and wastewater projects.

The position salary and benefits would be split between Current Expense, Street, Water and Wastewater. The position will be a union position and will be eligible for all benefits including vacation and sick leave, health insurance and retirement benefits.

Staff Recommendation

Staff recommends the city council authorize the creation of the position of Public Works Maintenance Worker – Entry Level.

JOB DESCRIPTION
CITY OF WHITE SALMON

POSITION: Public Works Maintenance Worker – Entry Level
DEPARTMENT: Public Works
REPORTS TO: Public Works Operations Manager
EFFECTIVE DATE: Adopted _____
FLSA STATUS: Non- Exempt
SALARY RANGE: Maintenance Worker – Entry Level
Step 24 Range 1-5 DOQ

This is a full-time hourly union position requiring 40 hours per week. Any work in excess of 40 hours per week shall be compensated as overtime. This is a non-supervisory position. This position is not subject to on-call requirements but may be subject to callouts in case of emergencies.

Educational and/or Experience Requirements

Education: High school student or above with a minimum age of 18 years.

Knowledge, Skills and Abilities:

- Knowledge of general tools and equipment with safe work practices.
- The ability to perform general maintenance activities, perform manual labor, learn to operate a variety of construction and maintenance equipment; understand and carry out oral and written directions; establish and maintain effective working relations with those contacted in the course of work; basic computer skills for the purposes of timekeeping, recordkeeping, task assignments and email correspondence.

Licenses and/or Certifications Required

None.

Position Summary

Under general supervision, performs a variety of tasks in the maintenance of city properties including but not limited to the community park, pool and associated buildings and grounds. Examples of work may include:

- Operating mowers, tractors, vehicles and other small equipment.
- Utilize a variety of hand and power tools in park landscape maintenance work.
- Assist in routine maintenance of such equipment.

JOB DESCRIPTION
CITY OF WHITE SALMON

- Water, repair and fertilize lawns, plant and prune trees and shrubs, rake leaves and maintain bark chips, clean walkways, courts and other facilities.
- Clean restrooms and pick up litter around parks and walkways and other city facilities.
- Run errands as needed by City staff to purchase supplies, tools, etc.
- Other assignments as required by City staff.

Physical Demands/Qualifications

- Working conditions in outside area are subject to variations in temperature, and may include wind, rain and other elements.
- Requires ability to work safely outdoors in all weather.
- Stand, climb and walk for extended periods.
- Work in confined spaces.
- Work on slippery and uneven surfaces.
- Manual dexterity sufficient to grasp, hold objects and tools with full range of motion in wrists and arms.
- Hearing sufficient to understand conversations, both in person and on the telephone.
- Reasonable accommodations will be made for some physical demands for otherwise qualified individuals who require and request such accommodations.
- Performing heavy physical labor including lift of objects above 50 pounds with assistance.
- Ability to drive a motor vehicle.

Non-Physical Demands/Qualifications

Must be able to:

- Demonstrate a high level of integrity.
- Operate under deadlines.
- Communicate information clearly and effectively both verbal and written.
- Be organized and capable of managing projects to schedule.
- Possess a valid Washington or Oregon driver's license.

Environmental Conditions

- Working conditions in the field are subject to variations in temperatures, humidity and can include high wind, rain, dust and other contaminants.

Other Duties and Requirements

This class description lists the major duties and requirements of the job and is not all-inclusive. Not all duties are necessarily performed by each incumbent. Incumbents may be expected to perform job-related duties other than those contained in this document and may be required to have specific job-related knowledge and skills.

This job description does not constitute an agreement between the employer and the employee and in no way implies that these are the only duties to be performed. Employees occupying the position will be required to follow any other job-related instructions and to perform any other job related duties requested by their supervisor.

I have read and understand this class description.

Signature

Date

Item Attachment Documents:

2. Authorization of Payment No. 1 Crestline and USDA Reimbursement Request No. 1
 - a. Presentation and Discussion
 - b. Action



AGENDA MEMO

Needs Legal Review: Yes
Council Meeting Date: March 4, 2020
Agenda Item: Authorization of Payment No. Crestline and USDA Reimbursement Request No. 1

Action Required

Authorize the Crestline Construction Payment No. 1 and USDA Reimbursement Request No. 1

Motion

Move to approve Crestline Construction Payment No. 1 in the amount of \$ _____ and USDA Reimbursement Request No. 1 in the amount of \$ _____.

Explanation of Issue

Documents for Crestline Payment No. 1 and USDA Reimbursement Request No. 1 (Loan Draw No. 1) will be presented next week.

Staff Recommendation

Staff recommends the city council authorize payment of Crestline Construction Payment No. 1 in the amount of \$ _____ and authorize submittal of USDA Reimbursement Request No. 1 in the amount of \$ _____.

Item Attachment Documents:

3. Funding to Support Housing Policies and Goals
 - a. Presentation and Discussion



AGENDA MEMO

Needs Legal Review: Yes
Council Meeting Date: March 4, 2020
Agenda Item: Funding to Support Housing Polices and Goals
Presented By: Marla Keethler, Mayor

Action Required

No action is being requested at this time.

Explanation of Issue

The focus for this discussion about funding opportunities to support housing polices and goals is to provide an overview of the city's current property and sales tax revenues and then discuss opportunities for funding housing efforts through new revenue streams. Depending on council interest on various mechanisms, staff would then focus a tailored presentation for the following meeting that council would consider for possible action.

Objective

Create a dedicated Housing Fund where funds are held to be used as matching monies to leverage other private and public funding to create and preserve affordable housing serving individuals and families throughout the City of White Salmon.

1. Affordable Housing Property Tax Levy (RCW 84.52.105)

Counties and cites may impose additional regular property tax levies up to \$0.50 per thousand dollars of assessed valuation each year for up to ten years to finance affordable housing for very-low income households (defined as 50% or less of the county's median household income) when specifically authorized to do so by a majority of voters of the taxing district.

If both the city and county impose a levy, the levy of the last jurisdiction to receive voter approval is reduced so that the combined rate does not exceed \$0.50 per thousand dollars of assessed valuation in any taxing district.

This tax may not be imposed until the legislative authority declares the existence of an emergency with respect o the availability of housing that is affordable to very low-income households, and the legislative authority adopts an affordable housing finance plan in conformity with the state and federal laws regarding affordable housing.

2. Affordable Housing Sales Tax (RCW 82.14.530)

Authorizes counties and cities to place a ballot proposition before the voters for a sales tax up to 0.1% for affordable housing and related services.

At least 60% of the revenue must be used for constructing affordable housing, constructing mental and behavioral health-related facilities or funding operations and maintenance costs of new units of affordable housing and facilities where housing-related programs are provided, or newly constructed evaluation and treatment centers. The affordable housing and facilities providing housing-related programs may only be provided to specified population groups whose income is at or below 60% of the county's median household income.

The remaining funds must be used for the operation, delivery or evaluation of mental and behavior health treatment programs and services or housing-related services.

Staff will present information about the city's current sales tax rate and revenues at the city council meeting.

4. Property Tax Levy

The City is not allowed to increase the total amount collected from assessed valuation by more than 1% each year. However, the city can seek voter approval to increase its levy more than 1%, up to the statutory maximum rate, for a specified amount of time.

A city could do the following types of levy lid lifts:

- a. **Single-Year Levy Lid Lift.** This allows the city to increase the maximum levy by more than one 1% for one year only. A single-year levy lid lift can be temporary or permanent. If the levy lid lift is temporary, the levy lid reverts back to what it would have been prior to the levy lid lift. If the levy lid lift is permanent then the amount that is increased to becomes the basis for future 1% limitations. A single-year levy lid lift could be in effect for more than one year. See below for the difference in a multi-year levy lid lift.
- b. **Multi-Year Levy Lid Lift.** This type of levy lid lift allows the city to exceed the 1% limitation each year for up to six consecutive years. This type of levy is temporary or permanent. If temporary, the levy maximum amount then reverts back to what it was prior to the levy lid lift. If permanent, the last levy lid lift (year 6) then becomes the amount used for the basis of the 1% maximum annual increase.

Current – Levy Amount	\$100,000
Year 1 – Levy Amount with 1%	\$101,000

Single-Year Levy Lid Lift

Year 1 – Levy with 20% Levy Lid Lift	\$120,000
Year 2 – Levy after Levy Lid Lift	\$101,000 (temporary)
Year 2 – Levy after Levy Lid Lift	\$121,200 (permanent)

Multi-Year Levy Lid Lift

Year 1 – Levy with 5% Levy Lid Lift	\$105,000
Year 2 – Levy with 10% Levy Lid Lift	\$110,000
Year 3 – Levy with 15% Levy Lid Lift	\$115,000
Year 4 – Levy with 20% Levy Lid Lift	\$120,000
Year 5 – Levy with 25% Levy Lid Lift	\$125,000
Year 6 – Levy with 30% Levy Lid Lift	\$130,000
Year 7 – Levy after Levy Lid Lift	\$101,000 (temporary)
Year 7 – Levy after Levy Lid Lift	\$131,300 (permanent)

The City can determine how the levy lid lift funds are used. This is identified in the ballot measure put before the citizens. A single-year levy lid lift is what the city did most recently to fund the pool. The levy increased for a single year then went back to what it was before the increase. The City is capped at a \$3.10 per thousand dollars of assessed value for any levy. Currently the city's levy rate is \$.98170 per thousand dollars of assessed valuation. Staff will provide comparison information for Bingen, Goldendale and Klickitat County property taxes for comparison purposes at the council meeting.

3. Loans and Grants for Low-income Housing (RCW 35.21.685)

The state allows a city or town to assist in the development or preservation of publicly or privately owned housing for persons of low-income by providing loans or grants of general municipal funds to the owners or developers. The loans or grants are authorized by the legislative authority of the city or town and can be used to finance all or a portion of the cost of construction, reconstruction, acquisition, or rehabilitation of housing that will be occupied by a person or family of low income.

If the city established a Housing Fund, grants and loans could be provided out of those funds.

RCW 84.52.105**Affordable housing levies authorized—Declaration of emergency and plan required.**

(1) A county, city, or town may impose additional regular property tax levies of up to fifty cents per thousand dollars of assessed value of property in each year for up to ten consecutive years to finance affordable housing for very low-income households when specifically authorized to do so by a majority of the voters of the taxing district voting on a ballot proposition authorizing the levies. If both a county, and a city or town within the county, impose levies authorized under this section, the levies of the last jurisdiction to receive voter approval for the levies shall be reduced or eliminated so that the combined rates of these levies may not exceed fifty cents per thousand dollars of assessed valuation in any area within the county. A ballot proposition authorizing a levy under this section must conform with RCW 84.52.054.

(2) The additional property tax levies may not be imposed until:

(a) The governing body of the county, city, or town declares the existence of an emergency with respect to the availability of housing that is affordable to very low-income households in the taxing district; and

(b) The governing body of the county, city, or town adopts an affordable housing financing plan to serve as the plan for expenditure of funds raised by a levy authorized under this section, and the governing body determines that the affordable housing financing plan is consistent with either the locally adopted or state-adopted comprehensive housing affordability strategy, required under the Cranston-Gonzalez national affordable housing act (42 U.S.C. Sec. 12701, et seq.), as amended.

(3) For purposes of this section, the term "very low-income household" means a single person, family, or unrelated persons living together whose income is at or below fifty percent of the median income, as determined by the United States department of housing and urban development, with adjustments for household size, for the county where the taxing district is located.

(4) The limitations in RCW 84.52.043 shall not apply to the tax levy authorized in this section.

[1995 c 318 § 10; 1993 c 337 § 2.]

NOTES:

Effective date—1995 c 318: See note following RCW 82.04.030.

Finding—1993 c 337: "The legislature finds that:

(1) Many very low-income residents of the state of Washington are unable to afford housing that is decent, safe, and appropriate to their living needs;

(2) Recent federal housing legislation conditions funding for affordable housing on the availability of local matching funds;

(3) Current statutory debt limitations may impair the ability of counties, cities, and towns to meet federal matching requirements and, as a consequence, may impair the ability of such counties, cities, and towns to develop appropriate and effective strategies to increase the availability of safe, decent, and appropriate housing that is affordable to very low-income households; and

(4) It is in the public interest to encourage counties, cities, and towns to develop locally based affordable housing financing plans designed to expand the availability of housing that is decent, safe, affordable, and appropriate to the living needs of very low-income households of the counties, cities, and towns." [1993 c 337 § 1.]

RCW 82.14.530**Sales and use tax for housing and related services.**

(1)(a) A county legislative authority may submit an authorizing proposition to the county voters at a special or general election and, if the proposition is approved by a majority of persons voting, impose a sales and use tax in accordance with the terms of this chapter. The title of each ballot measure must clearly state the purposes for which the proposed sales and use tax will be used. The rate of tax under this section may not exceed one-tenth of one percent of the selling price in the case of a sales tax, or value of the article used, in the case of a use tax.

(b)(i) If a county with a population of one million five hundred thousand or less has not imposed the full tax rate authorized under (a) of this subsection within two years of October 9, 2015, any city legislative authority located in that county may submit an authorizing proposition to the city voters at a special or general election and, if the proposition is approved by a majority of persons voting, impose the whole or remainder of the sales and use tax rate in accordance with the terms of this chapter. The title of each ballot measure must clearly state the purposes for which the proposed sales and use tax will be used. The rate of tax under this section may not exceed one-tenth of one percent of the selling price in the case of a sales tax, or value of the article used, in the case of a use tax.

(ii) If a county with a population of greater than one million five hundred thousand has not imposed the full tax authorized under (a) of this subsection within three years of October 9, 2015, any city legislative authority located in that county may submit an authorizing proposition to the city voters at a special or general election and, if the proposition is approved by a majority of persons voting, impose the whole or remainder of the sales and use tax rate in accordance with the terms of this chapter. The title of each ballot measure must clearly state the purposes for which the proposed sales and use tax will be used. The rate of tax under this section may not exceed one-tenth of one percent of the selling price in the case of a sales tax, or value of the article used, in the case of a use tax.

(c) If a county imposes a tax authorized under (a) of this subsection after a city located in that county has imposed the tax authorized under (b) of this subsection, the county must provide a credit against its tax for the full amount of tax imposed by a city.

(d) The taxes authorized in this subsection are in addition to any other taxes authorized by law and must be collected from persons who are taxable by the state under chapters 82.08 and 82.12 RCW upon the occurrence of any taxable event within the county for a county's tax and within a city for a city's tax.

(2)(a) Notwithstanding subsection (4) of this section, a minimum of sixty percent of the moneys collected under this section must be used for the following purposes:

(i) Constructing affordable housing, which may include new units of affordable housing within an existing structure, and facilities providing housing-related services; or

(ii) Constructing mental and behavioral health-related facilities; or

(iii) Funding the operations and maintenance costs of new units of affordable housing and facilities where housing-related programs are provided, or newly constructed evaluation and treatment centers.

(b) The affordable housing and facilities providing housing-related programs in (a)(i) of this subsection may only be provided to persons within any of the following population groups whose income is at or below sixty percent of the median income of the county imposing the tax:

- (i) Persons with mental illness;
- (ii) Veterans;
- (iii) Senior citizens;
- (iv) Homeless, or at-risk of being homeless, families with children;
- (v) Unaccompanied homeless youth or young adults;
- (vi) Persons with disabilities; or
- (vii) Domestic violence survivors.

(c) The remainder of the moneys collected under this section must be used for the operation, delivery, or evaluation of mental and behavioral health treatment programs and services or housing-related services.

(3) A county that imposes the tax under this section must consult with a city before the county may construct any of the facilities authorized under subsection (2)(a) of this section within the city limits.

(4) A county that has not imposed the tax authorized under RCW 82.14.460 prior to October 9, 2015, but imposes the tax authorized under this section after a city in that county has imposed the tax authorized under RCW 82.14.460 prior to October 9, 2015, must enter into an interlocal agreement with that city to determine how the services and provisions described in subsection (2) of this section will be allocated and funded in the city.

(5) To carry out the purposes of subsection (2)(a) and (b) of this section, the legislative authority of the county or city imposing the tax has the authority to issue general obligation or revenue bonds within the limitations now or hereafter prescribed by the laws of this state, and may use, and is authorized to pledge, up to fifty percent of the moneys collected under this section for repayment of such bonds, in order to finance the provision or construction of affordable housing, facilities where housing-related programs are provided, or evaluation and treatment centers described in subsection (2)(a)(iii) of this section.

(6)(a) Moneys collected under this section may be used to offset reductions in state or federal funds for the purposes described in subsection (2) of this section.

(b) No more than ten percent of the moneys collected under this section may be used to supplant existing local funds.

[2015 3rd sp.s. c 24 § 701.]

NOTES:

Construction—2015 3rd sp.s. c 24: See note following RCW 36.160.030.

RCW 35.21.685**Low-income housing—Loans and grants.**

A city or town may assist in the development or preservation of publicly or privately owned housing for persons of low income by providing loans or grants of general municipal funds to the owners or developers of the housing. The loans or grants shall be authorized by the legislative authority of the city or town. They may be made to finance all or a portion of the cost of construction, reconstruction, acquisition, or rehabilitation of housing that will be occupied by a person or family of low income. As used in this section, "low income" means income that does not exceed eighty percent of the median income for the standard metropolitan statistical area in which the city or town is located. Housing constructed with loans or grants made under this section shall not be considered public works or improvements subject to competitive bidding or a purchase of services subject to the prohibition against advance payment for services: PROVIDED, That whenever feasible the borrower or grantee shall make every reasonable and practicable effort to utilize a competitive public bidding process.

[1986 c 248 § 1.]

Levy Lid Lifts

This page provides an overview of the property tax levy lid lift for all cities, counties, and special purpose districts in Washington State, including informational graphics and sample documents.

Levy lid lifts are always a complicated issue and if you are considering such a ballot measure it's important to seek guidance from your prosecuting attorney, city/town attorney, or legal counsel that specializes in the area of property tax levies.

New legislation: [HB 2597](#) (effective June 7, 2018) allows cities and counties to exempt senior citizens, disabled veterans, and other people with disabilities (as defined in [RCW 84.36.381](#)) from the tax increase resulting from a levy lid lift if desired. This exemption is optional, and if your jurisdiction is planning a levy lid lift and you want to exempt these individuals, you must state the exemption in the ballot measure placed before the voters.

We have confirmed with the Department of Revenue that this legislation only applies to cities and counties and does not apply to special purpose districts.

Overview

The passage of Initiative 747 in 2001 established a "101% levy limit" limiting the amount that any taxing jurisdiction can increase its regular property tax levy (the total amount of revenue collected) from current assessed valuation (excluding new construction) without voter approval. The state Supreme Court struck down the initiative in 2007, but the legislature reinstated it.

The levy limit is as follows:

- **Taxing districts under 10,000 population** may not increase the *total levy amount* collected from current assessed valuation by more than 1% annually (the "levy lid").
- **Taxing districts with a population of 10,000 or more** may not increase the *total levy amount* collected from current assessed valuation by more than 1% annually or the rate of inflation, whichever is lower. However, if the inflation rate is below 1%, these jurisdictions may adopt resolutions of "substantial need" to increase the levy up to 1 percent. For more on the inflation rate and resolutions of substantial need, see our [Implicit Price Deflator](#) webpage.

Note: These tax limits apply only to current assessed valuation and do not affect property tax levies from new construction or increases in state-assessed utility valuation.

The 101% limit obviously restricts revenue growth, especially for jurisdictions that are heavily dependent on property taxes and whose costs are increasing more than 1% per year due to inflation, labor and pension costs, and other factors. (To see property tax vs. sales tax reliance for all cities and towns in Washington, see our [Tax Reliance Map](#).)

If property values are increasing more than 1% per year within a jurisdiction, the 1% levy limit also puts downward pressure on the maximum allowable levy rates (the tax rate per \$1,000 assessed value), forcing the jurisdiction to collect a lower rate than it used to.

Example of How the 101% Limit Affects Property Tax Rates

Year	Current Assessed Valuation (excluding new construction), assumes 2% annual increase	Maximum Allowable Levy (1% annual increase)	Maximum Allowable Levy Rate/\$1,000 AV
1	\$100,000,000	\$150,000	\$1.50
2	\$102,000,000	\$151,500	\$1.49
3	\$104,040,000	\$153,015	\$1.47
4	\$106,120,800	\$154,545	\$1.46
5	\$108,243,216	\$156,091	\$1.44

However, there are two ways for a jurisdiction to increase its regular levy above the 1% limit:

- **Banked capacity:** A jurisdiction may take *less* than the maximum increase in any given year and “bank” the remaining capacity to use in the future. For more information on banked capacity, see our page [Property Tax in Washington State](#). If you do not know whether your jurisdiction has banked capacity that it can use, ask your county assessor.
- **Levy lid lift:** A taxing jurisdiction may seek voter approval to increase its levy more than 1%, up to the statutory maximum rate, for a specified amount of time. However, you must use your banked capacity *before* using additional capacity gained through a lid lift.

Most jurisdictions may also submit a special, or excess, levy to their voters to temporarily increase their taxes above the statutory maximums ([RCW 84.52.052](#) for most agencies and [RCW 84.52.130](#) for fire protection districts). However, this is separate from the regular levy, expires after one year for all agencies except fire protection districts, and requires a 60% majority.

What is a Levy Lid Lift?

A taxing jurisdiction that is collecting less than its maximum statutory levy rate may ask a simple majority of voters to “lift” the total levy amount collected from current assessed valuation by more than 1% ([RCW 84.55.050](#) – also see [WAC 458-19-045](#), which provides a better understanding of the process than the statute). The new levy rate cannot exceed the maximum statutory rate.

Levy lid lifts may generate revenue for any purpose, but if the amount of the increase for a particular year would require a levy rate above the statutory maximum tax rate, the assessor will levy only the maximum amount 18 by law.

There are two types of levy lid lifts: single-year lifts (sometimes known as “one-year,” “one-bump,” “basic,” or “original” lifts) and multi-year lifts. However, these names can be confusing, since “single-year” levy lid lifts typically last for multiple years too.

A good way to think of the difference between “single-year” and “multi-year” lid lifts is: How many years can your total levy increase by more than 1 percent?

With a single-year lid lift, you can exceed the 1% annual limit for one year only, and then future increases are limited to 1% (or inflation) for the remainder of the levy. With a multi-year lid lift, you can exceed the 1% annual limit for up to 6 consecutive years.

Single-Year Levy Lid Lifts

The single-year (“one-bump”) lid lift is the original version created by Initiative 747 in 2001. It allows your jurisdiction to increase the maximum levy by more than one percent for *one year only*. That amount is then used as a base to calculate all subsequent 1% levy limitations for the duration of the levy.

Single-year lid lifts may be used for any lawful governmental purpose, including general government operations, and there are no supplanting limitations.

Single-year levy lid lifts can be temporary or permanent.

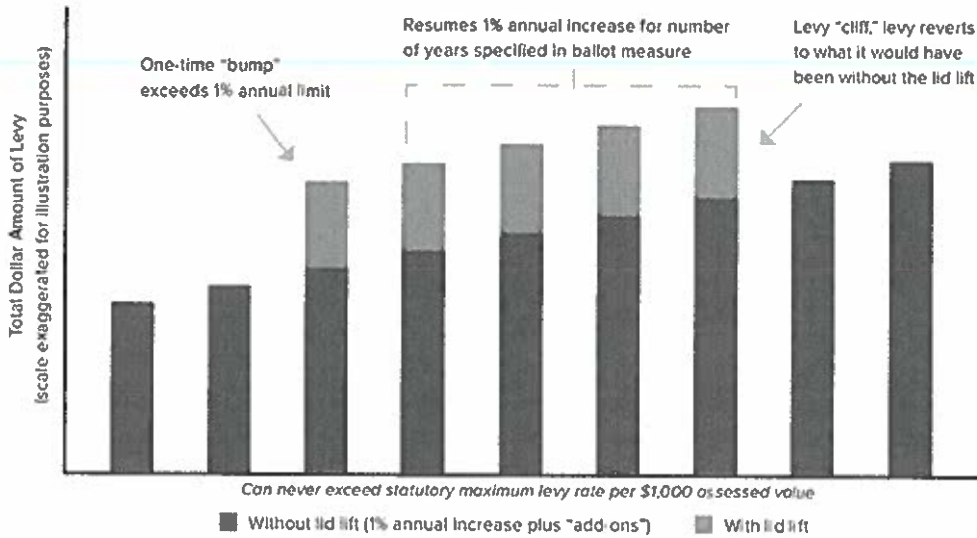
Temporary Single-Year Lid Lifts

With a temporary single-year lid lift, the levy lid bumps up more than 1% in the first year, and then that amount is used to calculate all subsequent 1% levy limitations until the measure expires. A temporary lid lift can be used for any purpose and last for any number of years, but if used to pay debt service it may not exceed nine years (except Thurston County, which may increase the levy lid for 25 years – see [SHB 1344](#)).

When the lid lift expires, the levy lid reverts to what it *would have been* if the levy lid lift never existed and the jurisdiction had increased its levy by the maximum allowable amount each year in the meantime ([RCW 84.55.050\(5\)](#)).

See below for a conceptual example ([click on the image to download a larger version](#)).

SINGLE-YEAR TEMPORARY LEVY LID LIFT

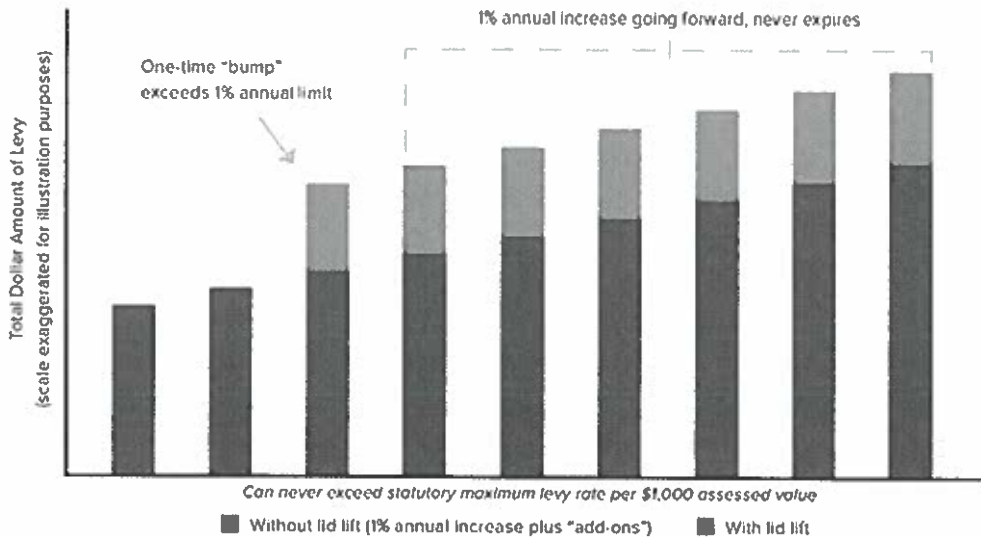


Permanent Single-Year Lid Lifts

With a permanent single-year lid lift, the levy lid bumps up more than 1% in the first year, and then that amount is used to calculate all future 101% levy limitations. The measure never expires and the levy lid never reverts. However, future annual increases may not exceed 1% without going to the voters for another lid lift.

See below for a conceptual example ([click on the image to download a larger version](#)).

SINGLE-YEAR PERMANENT LEVY LID LIFT



Multi-Year Levy Lid Lifts

The state legislature added the "multi-year" levy lid lift option in 2003. Unlike the single-year ("one-bump") levy lid lift, which bumps up once and is then used to calculate the 1% limitation for the remainder of the levy, a multi-year levy lid lift authorizes a jurisdiction to bump up or exceed the 1% limitation *each year* for up to six consecutive years.

A multi-year levy lid lift may be used for any purpose, but the ballot must state the limited purposes for which the increased levy will be used (unlike a single-year lid lift, where there is no requirement to state the purpose).

The lift must state the total tax rate *for the first year only* – it *cannot* state the maximum rate in future years. For all subsequent years, the measure must identify a maximum “limit factor” which the total levy amount may not exceed (stated as an annual percent increase or a specific inflation index). The limit factor does not have to be the same for each year.

For instance, the limit factor might be 3% annually, 6% annually for the first two years and 4% annually after that, or the annual inflation increase as measured by an index such as the Consumer Price Index (CPI).

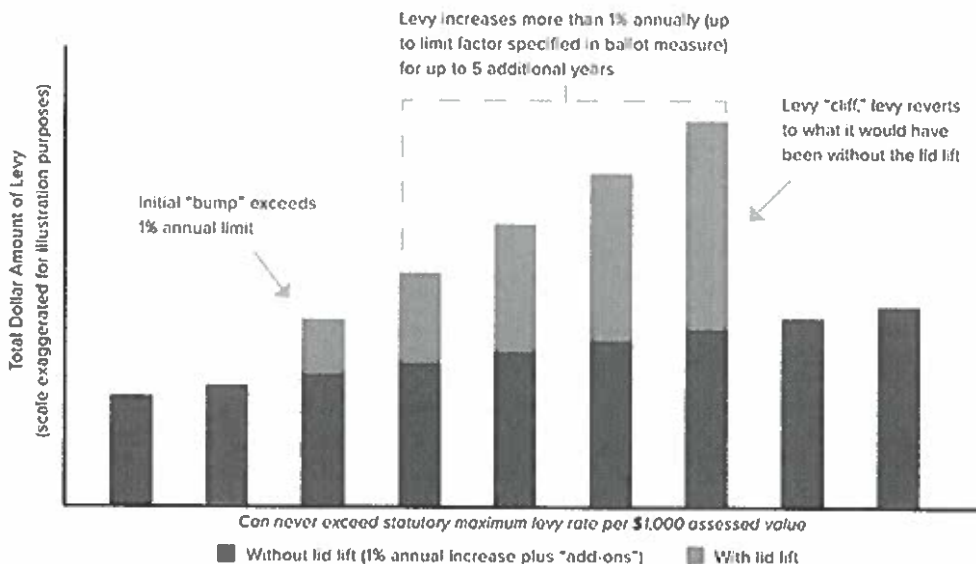
Multi-year lid lifts may be temporary (up to six years) or permanent. Multi-year lid lifts may also be used for debt service for up to nine years, in which case they may fall somewhere in between “temporary” and “permanent.”

Temporary Multi-Year Lid Lifts

With a temporary multi-year lid lift, the levy lid bumps up more than 1% each year (subject to the limit factor) for up to six years. When the lid lift expires, the levy lid reverts to what it *would have been* if the levy lid lift never existed and the jurisdiction had increased its levy by the maximum allowable amount each year in the meantime (RCW 84.55.050(5)).

See below for a conceptual example ([click on the image to download a larger version](#)).

MULTI-YEAR TEMPORARY LEVY LID LIFT

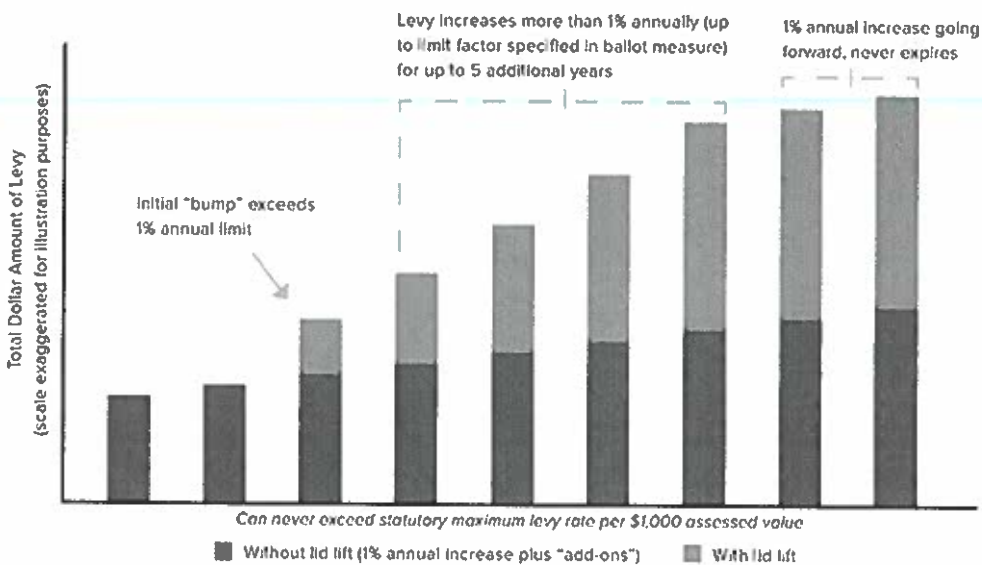


Permanent Multi-Year Lid Lifts

Similarly, with a permanent multi-year lid lift the levy lid bumps up more than 1% each year (subject to the limit factor) for up to six years. However, the lid lift does not revert and the maximum levy is then used as the base to calculate all future 1% levy limitations.

See below for a conceptual example ([click on the image to download a larger version](#)).

MULTI-YEAR PERMANENT LEVY LID LIFT



Multi-Year Lid Lifts for Debt Service

If a multi-year lid lift is used to pay debt service, the increased levy may not last for more than 9 years total (25 years for Thurston County – see [SHB 1344](#)). The multi-year lid lift would exceed the 1% limit for up to 6 years, and then the lid would increase up to 1% annually for the remaining years. After no more than nine years, the levy would expire and the levy lid would revert to what it would have been without the lid lift. In this way, a multi-year lid lift for debt service falls somewhere between a temporary (six year maximum) and permanent lid lift.

Choosing a Multi-Year Limit Factor/Inflation Index

A multi-year lid lift must identify a maximum "limit factor" which the total levy amount may not exceed in subsequent years (stated as an annual percent increase or a specific inflation index). The limit factor does not have to be the same for each year.

The main factor to consider when choosing an inflator is how much your assessed valuations are increasing. For instance, if a city seeks to raise its levy lid to its maximum statutory rate of \$3.10 per \$1,000 assessed value, and assessed valuations are rising about 6% annually, the city might want to establish an annual limit factor of 6% (sometimes expressed as 106%) in an attempt to maintain the \$3.10 levy rate. (If the city uses a limit factor of less than 6% in that situation, the levy rate will likely fall in subsequent years as the increase in current assessed valuation outpaces the annual levy lid increase.)

If using an inflation index such as the Consumer Price Index, it is crucial to correctly identify the one you want to use in your ballot measure, since these will vary every year and are beyond the jurisdiction's control.

Practice Tip: The considerations for choosing an inflation index are the same as choosing a consumer price index for a labor contract. See the Bureau of Labor Statistics webpage on [How to Use the Consumer Price Index for Escalation](#).

Figure out when you will want the information, for budgeting purposes, on how much your property tax levy can be increased. Then make certain that the CPI index you have chosen will be available by that date. For example, the U.S. CPI figures are published monthly between the 15th and 20th following the end of the previous m

while the Seattle-Tacoma-Bremerton index is published bimonthly in odd-numbered months (for the preceding even-numbered month).

For more information on the CPI, including recent inflation rates, see our [Consumer Price Index](#) page.

Supplanting Restrictions for Multi-Year Lid Lifts

For jurisdictions in King County only, new funds raised through a multi-year lid lift may not supplant existing funds ([RCW 84.55.050\(2\)\(b\)](#)). For instance, a city in King County may not use a levy lid lift for a popular program such as emergency medical services while moving existing EMS funds to pay for a less popular program such as new computer systems. For supplanting purposes, "existing funds" means the actual operating expenditures for the calendar year in which the ballot measure is approved by voters.

However, jurisdictions in King County *may* use a multi-year levy lid lift to replace lost funding due to lost federal funds, lost or expired state grants or loans, extraordinary events not likely to reoccur, changes in contract provisions beyond the jurisdiction's control, and major nonrecurring capital expenditures.

There are no supplanting limitations for jurisdictions outside King County.

Election Dates

When deciding on an election date for a levy lid lift, there are a number of factors to consider. Single-year lid lifts may be submitted to the voters at any special, primary, or general election, but multi-year lid lifts are limited to the primary or general election.

Your election date will determine (assuming the measure passes) when you will get your first tax receipts. Levy lid lifts must be submitted no more than 12 months before the levy is made (the date your budget is certified), and taxes levied in November are first due on April 30 of the following year. This means to receive increased tax revenues next year, your election can be no later than November of the current year.

Below are the filing deadlines by which your county auditor must receive your ballot measure resolution ([RCW 29A.04.321](#)):

- **Special election (February or April):** 60 days before the special election
- **Primary election (August):** the Friday before the first day of regular candidate filing
- **General election (November):** the date of the primary election

If you wait until September or October, during budget discussions, to begin discussing a levy lid lift for the coming year, it is too late because the general election deadline has passed. It pays to plan ahead!

Practice Tip: Councils and commissions should ask around to find out what other elections will be coming up during the coming year. You may not want to go head-to-head with a school levy election or a voted bond issue.

Ballot Measure Requirements

All levy lid lifts require a simple majority (50% plus one) for passage. Levy lid lifts do *not* have any validation (minimum voter turnout) requirements. However, there are slightly different ballot requirements for single-year and multi-year lid lifts.

Remember, local governments are limited in what they can do to support a ballot measure. For more information, see our page on [Use of Public Facilities to Support or Oppose Ballot Propositions](#).

Single-Year Lid Lift Ballot Requirements

A single-year lid lift ballot measure must:

- State the *maximum tax rate* to be imposed in the first year (for instance, \$1.50 per \$1,000 AV).
- If temporary, state the total duration of the levy (number of years).
- If permanent, state that it is permanent or that the dollar amount of the levy will be used for the purpose of computing the limitations for subsequent levies.
- State the exemption for senior citizens and persons with disabilities under [RCW 84.36.381](#), if the jurisdiction wishes to exempt these individuals (*cities and counties only*)
- Be no longer than 75 words ([RCW 29A.36.071](#))

The ballot measure does not have to state:

- The purpose, although doing so is a good idea
- The *increase* in the levy rate (for instance, an increase of \$0.20 per \$1,000 AV), although some jurisdictions do so
- The maximum total levy *amount* (for instance, a total levy amount of \$300,000)

Multi-Year Lid Lift Ballot Requirements

A multi-year lid lift ballot measure must:

- State the total levy duration (number of years)
- If permanent, state that it is permanent or that the dollar amount of the levy will be used for the purpose of computing the limitations for subsequent levies.
- State the maximum tax *rate* to be collected in the first year (for instance, \$1.50 per \$1,000 AV)
- State the *limit factor* to be used for all subsequent years (stated as an annual percent increase or inflation index). The amounts do not need to be the same for each year.
- State the exemption for senior citizens and persons with disabilities under [RCW 84.36.381](#), if the jurisdiction wishes to exempt these individuals (*cities and counties only*)
- Be no longer than 75 words ([RCW 29A.36.071](#))

The ballot measure *cannot* state the maximum levy *rate* for subsequent years after the first year.

Which Option is Better?

The answer, of course, is “it depends”. There are several factors that may impact the decision of single-year vs. multi-year lid lifts. Here are a few to consider:

- How much money you need to raise
- What you need the revenue for, and for how long (for instance, continued operating costs versus a capital project that will only last a few years)
- How quickly your costs, and property values, are increasing
- Your desired election date (special, primary, or general)
- How you think voters will respond to the different alternatives (for instance, a permanent versus temporary tax)

The multi-year lid lift is slightly more restrictive in its uses, since the purpose must be stated in the ballot title and, for jurisdictions in King County, it cannot be used to supplant existing funds. However, as stated earlier it is a good idea to state the purpose even if it is not required.

Levy Lid Lift Election Results

Want to know how other recent lid lifts have been structured or fared at the polls? Use our [Local Ballot Measure Database](#) to find out! Select “Filter by Ballot Categories” and, under “Funding Type/Statutory Authority,” select “Levy Lid Lift.” You can further refine your search by government type, subject matter, county, and years, if desired.

In recent years, about 75% of levy lid lifts have passed, although of course the individual results can vary widely depending on local circumstances. Lid lifts are most commonly submitted by fire protection districts and cities. Other local governments that have attempted lid lifts recently include counties, port districts, public hospital districts, library districts, park districts, and even a cemetery district.

Examples of Levy Lid Lifts

Below are examples of levy lid lift resolutions, along with supporting information such as staff reports, ballot resolutions, and fact sheets.

General

- [Washington Fire Commissioners Association: Sample 101% Levy Lid Lift Packet \(2008\)](#) – Includes sample resolutions and ballot titles for single-year and multi-year levy lid lifts. Multi-year lid lift resolutions include options for fixed percentage increases, indexing to the Consumer Price Index, or variable percentages.

Single-Year Temporary Lid Lifts

- [Bellingham Resolution No. 2018-09 \(2018\)](#) – 10-year levy, combining a single-year levy lid lift with an affordable housing levy under RCW 84.52.105
- [Duvall Resolution No. 16-13 \(2016\)](#) – Single-year lid lift (9 years) for debt service on ballfields, as well as a full-time school resource officer and IT infrastructure improvements
- [San Juan County Resolution No. 33-2014 \(2014\)](#) – Single-year lid lift (6 years) for a wide variety of county services, canceling an existing levy lid lift

Single-Year Permanent Lid Lifts

- **Cheney Ordinance No. W-68 (2015)** – Single-year lid lift (permanent) for public safety, governmental services, communications/technology upgrades, and capital facilities.
- **Clark County Fire District No. 6 Resolution No. 2015-04 (2015)** – Single-year lid lift (permanent) for fire and EMS
 - **YouTube: 2015 Levy Lid Lift** – 9-minute recorded presentation
- **Eatonville Ordinance No. 2008-10 (2008)** – Single-year lid lift (permanent) for the town's fire and EMS, including transition from an all-volunteer fire department to a part volunteer/part full-time department
- **Kitsap Regional Library Resolution 2017/04 (2017)** – Single-year lid lift (permanent) to maintain and improve library services and prevent service cuts over the next five years
- **Port of Klickitat Resolution No. 5-2012 (2012)** – Single-year lid lift (permanent) for development and expansion of port district's industrial facilities and properties, replacing an expiring industrial development district levy
- **West Richland Resolution No. 25-16 (2016)** – Single-year lid lift (permanent) for library services, replacing an existing 2.5% utility tax Also includes staff report evaluating various levy lid lift options and a mailer explaining the proposal to residents.
 - **Library Funding Tax Calculator** – Interactive tool that residents can use to calculate their tax bills under the utility tax compared to the levy lid lift

Multi-Year Temporary Lid Lifts

- **Port of Klickitat Resolution No. 2-2013 (2013)** – Multi-year levy lid lift for port district operations, offsetting an expired industrial development district levy. 6 years, limit factor of 3%. Includes fact sheet.

Multi-Year Permanent Lid Lifts

- **Island County Resolution No. C-54-10 (2010)** – Multi-year lid lift to retain public safety and other essential services following significant budget cuts due to the Great Recession. 5 years/permanent, limit factor tied to Seattle CPI-U index. Includes FAQs.
- **Lake Forest Park Resolution No. 1202 (2010)** – Multi-year lid lift for public safety, parks, and other governmental services, as well as replenishing the “rainy day” reserve fund and/or restoring eliminated positions and services. 6 years/permanent, limit factor tied to Seattle CPI-U index. Includes FAQs.
- **Shoreline Resolution No. 389 (2016)** – Multi-year lid lift for police, parks and recreation, and community services. 6 years/permanent, limit factor tied to Seattle CPI-U index. Includes staff report, FAQs, mailer, and community presentation.
 - **Where Do Your Property Taxes Go?** – One-page overview of where each dollar of property taxes goes; used in conjunction with levy lid lift
 - **Ordinance No. 873 (2019)** – Setting property tax levy (dollar amount and percent increase) for next year; regular levy increased more than 1% since it was tied to the Seattle CPI-U.
- **South Kitsap Fire & Rescue Resolution No. 2017-01 (2017)** – Multi-year lid lift for fire and EMS. 6 years/permanent, limit factor tied to Seattle CPI-W index.
- **Stanwood Resolution No. 2015-16 (2015)** – Multi-year lid lift for contracted police, fire, and EMS services. 6 years/permanent, limit factor of 6%. Includes staff report evaluating levy lid lift options, as well as FAQs.
- **Tumwater Ordinance No. O2011-005 (2011)** – Multi-year lid lift for police and fire services and facilities. 6 years/permanent, limit factor tied to Seattle CPI-U index. Includes FAQs and PowerPoint presentation.

Interlocal Agreements

- **King County/Fire Districts Levy Buy-Down Agreement (2015)** – County will buy down fire district levy rates under **RCW 39.67.020** if any fire district has its levy reduced through prorationing as a result of proposed countywide levy lid lift
-

Recommended Resources

- **WA Department of Revenue Ballot Measure Requirements for Voted Property Tax Levies** – Explains the requirements taxing districts must follow to create property tax ballot measures, including levy lid lifts
- **Stradling Attorneys at Law: Comparison of Levy Lid Lift Mechanisms (2016)** – One-page table comparing single-year and multiple-year lid lifts
- **MRSC: Lessons Learned from Two Successful Levy Lid Lifts (2013)** – Advisor column written by Tracey Dunlap, Finance Director for Kirkland, based on her experience passing two simultaneous levy lid lifts
- **MRSC: Use of Public Facilities to Support or Oppose Ballot Propositions** – Information on what local governments can and can't do to support a ballot measure

Last Modified: December 17, 2019

Item Attachment Documents:

4. Tenant Protections
 - a. Presentation and Discussion



AGENDA MEMO

Needs Legal Review: Yes
Council Meeting Date: March 4, 2020
Agenda Item: Tenant Protections
Presented By: Marla Keethler, Mayor

Action Required

No action is being requested at this time.

Explanation of Issue

Information will be added next week regarding tenant protections. This agenda item is for discussion purposes only. No action will be taken at the council meeting on March 4.

Item Attachment Documents:

5. Approval of Meeting Minutes - February 26, 2020



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 Brending, Clerk Treasurer