

White Salmon City Council Meeting

A G E N D A

February 02, 2022 – 6:00 PM

Via Zoom Teleconference

Meeting ID: 824 0805 8325 Passcode: 384779



Call in Numbers:

669-900-6833

929-205-6099

301-715-8592

346-248-7799

253-215-8782

312-626-6799

We ask that the audience call in instead of videoing in or turn off your camera, so video does not show during the meeting to prevent disruption.

Thank you

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

II. Changes to the Agenda

III. Consent Agenda

A. CDBG Contract 21-62210-039 Amendment

B. Approval of Vouchers

IV. Public Comment

Any public in attendance at meeting will be provided an opportunity to make public comment of a general nature (except as identified below) in the time allotted. No registration is required. Public comment can also be submitted via email to Jan Brending at janb@ci.white-salmon.wa.us by 5:00 p.m. on Wednesday, January 19 All written comments received by 5:00 p.m. will be read during the City Council meeting.

V. Presentations

A. Klickitat County Solid Waste Update

B. Black History Month

VI. Business Items

A. Ordinance 2022-02-1092 Amending WSMC 10.24.015 Stop Intersections Designated

1. Presentation

2. Public Hearing

Written comments may be submitted to janb@ci.white-salmon.wa.us by 5:00 p.m. on Wednesday, February 2, 2022 noting in the subject line "Public Hearing – Amending WSMC 10.24.015." All written comments will be read during the public hearing. In addition, any individual who wishes to testify via the teleconference will be allowed to do so. You may register with the city (by contacting Jan Brending at janb@ci.white-salmon.wa.us by 5:00 p.m. on Wednesday, February 2, 2022) that you desire to testify via teleconference and provide your name and/or phone number as it will appear during the Zoom teleconference.

- 3. Discussion and Action
- B. Short-term Rental Fees and Allowance of Short-term Rentals in Mobile/Manufacture Residential Home Park Zones
 - 1. Presentation and Discussion
- C. Purchase of Klickitat County Parcel #03-10-2444-0010/00
 - 1. Presentation and Discussion
 - 2. Action
- D. 2022 Legislative Priorities
 - 1. Presentation and Discussion
 - 2. Action

VII. Reports and Communications

- A. Department Heads
- B. Council Members
- C. Mayor

VIII. Executive Session (if needed)

IX. Adjournment

File Attachments for Item:

A. CDBG Contract 21-62210-039 Amendment



CONSENT AGENDA MEMO

Needs Legal Review: Yes
Meeting Date: February 2, 2022
Agenda Item: Amendment No. A Contract # 21-62210-039, Community
Development Block Grant Program General Purpose Grant
Presented By: Jan Brending, Clerk Treasurer

Action Required

Authorization for Mayor to sign Amendment Number A for Contract Number 21-62210-039 with the Department of Commerce General Purpose Grant.

Proposed Motion

None unless pulled from consent agenda. If pulled from the consent agenda, then proposed motion is as follows:

Move to authorize the Mayor to sign Amendment Number A for Contract Number 21-62210-039 with the Department of Commerce General Purpose Grant.

Explanation of Issue

The City of White Salmon was awarded a CDBG grant of \$400,000 for a housing rehabilitation program to be managed by Cascade Housing. When the original contract was drawn up by Washington Department of Commerce the "Project Budget" provided for one line item of \$400,000. The budget amendment provides that \$315,000 is used for the actual rehabilitation program, \$80,000 for rehabilitation program administration and \$5,000 for general administration. There are no other changes to the original contract.

Staff Recommendation

Staff recommends the council authorize the Mayor to sign Amendment Number A for Contract Number 21-62210-039 with the Department of Commerce General Purpose Grant.

Amendment Face Sheet

Contract Number: 21-62210-039
Amendment Number: A

**Washington State Department of Commerce
Local Government Division
Community Development Block Grant Program
General Purpose Grant**

1. Grantee City of White Salmon PO Box 2139 White Salmon, WA 98672-2139		2. Grantee Doing Business As (optional) N/A		
3. Grantee Representative Jan Brending, Clerk/Treasurer (509) 493-1133 janb@ci.white-salmon.wa.us		4. COMMERCE Representative Margery Hall, Project Manager PO Box 42525/1011 Plum St SE, Olympia, WA 98504-2525 (509) 992-2894 margery.hall@commerce.wa.gov		
5. Original Grant Amount (and any previous amendments) <p align="center">\$400,000</p>	6. Amendment Amount <p align="center">\$0</p>	7. New Grant Amount <p align="center">\$400,000</p>		
8. Amendment Funding Source Federal: <input checked="" type="checkbox"/> State: <input type="checkbox"/> Other: <input type="checkbox"/> N/A: <input type="checkbox"/>		9. Amendment Start Date Date of Execution	10. Amendment End Date 01/31/2025	
11. Federal Funds (as applicable): <p align="center">\$400,000</p>	Federal Agency: U.S. Department of Housing and Urban Development		CFDA Number: <p align="center">14.228</p>	
12. Amendment Purpose: Add additional housing rehabilitation activities. A full description of the project is in Attachment "A" –Scope of Work and Budget for Amendment A.				
COMMERCE, defined as the Department of Commerce, and the Grantee, as defined above, acknowledge and accept the terms of this Grant Amendment and attachments and have executed this Grant Amendment on the date below to start as of the date and year referenced above. The rights and obligations of both parties are governed by this Grant Amendment and the following other documents incorporated by reference: Attachment "A" –Scope of Work and Budget for Amendment A. A copy of this Grant Amendment shall be attached to and made a part of the original Grant between COMMERCE and the Grantee.				
FOR GRANTEE <hr/> The Honorable Marla Keethler, Mayor City of White Salmon <hr/> Date		FOR COMMERCE <hr/> Mark K. Barkley, Assistant Director Local Government Division <hr/> Date APPROVED AS TO FORM ONLY Sandra Adix Assistant Attorney General 3/20/2014 Date		

ATTACHMENT A - SCOPE OF WORK AND BUDGET FOR AMENDMENT A
Grantee: City of White Salmon | Contract No. 21-62210-039

Project Description / Deliverable

The City of White Salmon is awarded a CDBG General Purpose Grant for a Regional Housing Rehabilitation Program with Columbia Cascade Housing Corporation as grant subrecipient. The project will result in assistance for eligible households in Skamania and Klickitat Counties needing affordable home rehabilitation. Major components of the project include rehabilitation loans that will result in healthier, safer and more energy efficient and affordable homes. Repayment of these loans will continue to fund a revolving loan program for additional housing rehabilitation.

The project will benefit approximately sixteen households, accomplishing HUD’s outcome of increasing housing affordability to achieve HUD’s objective of providing decent affordable housing.

Project Budget

Budget Code & Description	CDBG				
14A Rehab Single Unit Residential	\$315,000				
14H Rehab Admin	\$80,000				
21A General Admin	\$5,000				
Total	\$400,000				

Project Activities and Milestones

Project Activities	Milestones
<ul style="list-style-type: none"> ▪ Execute grant contract with Commerce and establish administrative, financial, reporting and record keeping systems. ▪ Complete the environmental review in compliance with Federal related laws and authorities listed at 24 CFR 58.5 and 58.6 and request CDBG release of funds. ▪ Verify subrecipient does not have an active exclusion record in SAM.gov. ▪ Establish a subrecipient agreement that ensures the LMI benefit will be met for at least 10 years. 	Before first payment request
<ul style="list-style-type: none"> ▪ Prepare and submit payment requests with supporting documentation to Commerce. 	Not more than monthly
<ul style="list-style-type: none"> ▪ Submit a CDBG Beneficiary Report. 	Annually by July 31
<ul style="list-style-type: none"> ▪ As necessary, arrange an audit with the Washington State Auditor in accordance with the <i>Uniform Guidance, 2 CFR 200, Subpart F- Audit Requirements.</i> 	Annually
<ul style="list-style-type: none"> ▪ Prepare bid documents in consultation with CDBG project manager. 	Before construction bid advertisement
<ul style="list-style-type: none"> ▪ Procure construction contract in compliance with state and CDBG requirements including outreach to MWBE and Section 3 local businesses. ▪ Verify contractor/subcontractors do not have an active exclusion record in SAM.gov); and include documentation in CDBG file. 	Before award of construction contract
<ul style="list-style-type: none"> ▪ Review certified payrolls and submit labor standards package. 	Before first construction payment request
<ul style="list-style-type: none"> ▪ Regularly monitor engineering, weekly certified payrolls, and construction for compliance with applicable federal and state regulations, and conduct progress meetings 	Weekly during construction
<ul style="list-style-type: none"> ▪ Complete applicable civil rights requirements. ▪ Conduct monitoring of the subrecipient to verify the grant is used according to CDBG requirements and all costs reimbursed are allowable. ▪ Conduct a final public hearing to review project performance, resolve all monitoring issues with CDBG, and submit a CDBG Contract Closeout Report. 	Before final payment request
<ul style="list-style-type: none"> ▪ Meet the CDBG national objective of principally benefiting low- and moderate-income persons. 	Before contract end date

File Attachments for Item:

A. Ordinance 2022-02-1092 Amending WSMC 10.24.015 Stop Intersections Designated

1. Presentation

2. Public Hearing

3. Discussion and Action



AGENDA MEMO

Needs Legal Review: Yes
Meeting Date: February 2, 2022
Agenda Item: Ordinance 2022-02-1092, Amending WSMC 10.24.015 – Stop Intersections Designated
Presented By: Jan Brending, Clerk Treasurer

Action Required

Adoption of Ordinance 2022-02-1092, Amending WSMC 10.24.015 – Stop Intersections Designated.

Proposed Motion

Move to adopt Ordinance 2022-02-1092, Amending WSMC 10.24.015 – Stop Intersections Designated – Sign Erection Authorized

Explanation of Issue

The City Operations Committee met in January to consider recommending to the city council creating a 4-way stop at the intersection of Spring Street and Main. Council members continue to receive complaints about the danger of this intersection due to site visibility. Attached is an ordinance that would make the intersection 4-way. A public hearing is scheduled for this proposed change. Chief Mike Hepner was in attendance at the meeting and is supportive of the change.

Staff/Committee Recommendation

The City Operations Committee is recommending the city council adopt Ordinance 2022-02-1092 Amending WSMC 10.24.015 Stop Intersections Designated creating a 4-way stop at the intersection of Spring Street and Main.

**CITY OF WHITE SALMON
ORDINANCE 2022-02-1092**

**AN ORDINANCE AMENDING WSMC 10.24.015 – STOP INTERSECTIONS
DESIGNATED – SIGN ERECTION AUTHORIZED**

WHEREAS, the city council has adopted White Salmon Municipal Code 10.24 Stopping, Standing and Parking; and

WHEREAS, the city council has determined that an amendment to White Salmon Municipal Code 10.24.015 Stop Intersections Designated – Sign Erection Authorized is necessary; and

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF WHITE
SALMON DO ORDAIN AS FOLLOWS:**

SECTION 1. White Salmon Municipal Code 10.24.015 – Stop Intersections Designated – Sign Erection Authorized , is hereby amended as follows:

Key: Deleted = ~~**bold and strikethrough**~~

Added = **bold and underlined**

10.24.015 - Stop intersections designated—Sign erection authorized.

A. The following intersections are declared to be stop sign positions; the public works director, through its proper officers and agents, shall maintain stop signs at the following intersections:

SE corner and the NW corner at the intersection of NE Center Street and Orchard Street to stop traffic Northbound and Southbound on Orchard Street.

SE corner of intersection of Orchard Street and NE Tohomish Street to stop traffic northbound on Orchard Street.

SE corner of NE Snohomish Street and NE Academy Street within city to stop traffic northbound on NE Snohomish Street at its intersection with NE Academy Street.

NE Corner of Waubish and SW Jewett Blvd.

NE Corner of Garfield and SW Jewett Blvd.

NE Corner of intersection Main Avenue and E. Jewett Blvd.

SW corner of intersection 1st Street and W. Jewett Blvd.
SE Corner of intersection Estes Avenue and Jewett Blvd.
SE Corner of intersection Wauna Street and Jewett Blvd.
SE Corner of intersection Grandview and Jewett Blvd.
NE Corner of NW Vine and NE Grandview.
NE Corner of NE Vine and E Jewett Blvd.
SE Corner of NE Skyline Drive and E Jewett Blvd.
NW corner of NW Rhine Village and NW Skyline Drive.
NE Corner of SE 2nd Street and E. Jewett Blvd.
NE Corner of SE 3rd Street and E. Jewett Blvd.
NE Corner of SE 4th Street and E. Jewett Blvd.
NE Corner of SE 5th Street and E. Jewett Blvd.
NE Corner of SE 6th Street and E. Jewett Blvd.
NE Corner of SE 7th Street and E. Jewett Blvd.
SE Corner of SW Ingram Place and SE Jewett Blvd.
NW Corner of intersection of Lincoln Street & Main Ave.
NW corner of intersection of Lincoln Street & Garfield.
SW corner of intersection of SW Lincoln Street & Garfield.
NE corner of intersection of NE Lincoln Street and Main Avenue.
NE corner of intersection of NE Lincoln Street and Estes Avenue.
NW corner of intersection of NW Washington and NW Michigan Avenue.
NW corner of intersection of NW Washington and NW Main Avenue.
NW corner of intersection of NE Washington and NE Main Avenue.
NE corner of intersection of NE Washington and NE Church Street.
NE corner of intersection of NE Washington and NE Estes Avenue.
NE corner of intersection of NE Washington and NE Wauna Avenue.
NE corner of intersection of NE Washington and NE Snohomish Street.

NE corner of intersection of NE Washington and NE Skagit.
NE corner of intersection of NE Scenic & NE Main Avenue.
NE corner of intersection of NE Scenic & SE Church Street.
NE corner of intersection of NE Scenic and SE Estes Avenue.
NE corner of intersection of NE Scenic and SE Wauna Avenue.
NE corner of intersection of NE Scenic and SE Snohomish Street (Alley South).
NE corner of intersection of NE Scenic and NE Skagit Street.
NE corner of intersection of NE Hood and NE Main Avenue.
NE corner of intersection of NE Hood and SE Estes Avenue.
NE corner of intersection of NE Hood and SE Church Street.
NE corner of intersection of NE Hood and SE Wauna Avenue.
NE corner of intersection of NE Hood and SE Snohomish Street.
NE corner of intersection of NE Hood and SE Skagit.
NE corner of intersection of NE Columbia and NE Main Avenue.
NE corner of intersection of NE Columbia and SE Church Street.
NE corner of intersection of NE Columbia and SE Estes Avenue.
NE corner of intersection of NE Columbia and SE Wauna Avenue.
NE corner of intersection of NE Columbia and SE Snohomish Street.
NE corner of intersection of NE Columbia and SE Skagit.
NW corner of intersection of NW Academy and SE Achor.
NE corner of intersection of NE Academy and SE Wauna Avenue.
NE corner of intersection of SE Academy and Snohomish Street.
NE corner of intersection of NE Academy and Snohomish Street.
NE corner of intersection of SW Academy and Shohomish Street.
NE corner of intersection of NW Academy and Snohomish Street.
NE corner of intersection of NE Green and NE Main Avenue.
NE corner of road NE of Estes and NE of Green (at Y).

NE Corner of intersection of NE Green and SE Estes.

NE corner of intersection of NE Green and SE Academy.

NE corner of intersection of NE Wisconsin and NE Main Avenue.

NE corner of intersection of NE Wisconsin and SE Estes Avenue.

NE corner of intersection of NE Wisconsin and SE Fields.

NW corner of intersection of NW Cherry and SW Main Avenue.

NW corner of intersection of NW Cherry and SW Patton.

NW corner of intersection of NW Cherry and SW Iva.

NE corner of intersection of NE Cherry and SE Fields.

SE corner of intersection of SE Cherry Place and SE Spring.

SE corner of intersection of SE Cherry Place and SE Stauch.

NW corner of intersection of NW Spring and Iva.

NW corner of intersection of NW Spring Street and SE Strawberry Mtn.

NW corner of intersection of NW Spring Street and NW Cherry.

NE corner of intersection of NE Spring and NW Main Avenue.

SW corner of intersection of NE Spring and NW Main Avenue.

NW corner of intersection of NE Spring and NW Main Avenue.

SE corner of intersection of NE Spring and NW Main Avenue.

NE corner of intersection of NE Spring and SW Estes Avenue.

NE corner of intersection of NE Spring and SW Wauna Avenue.

NE corner of intersection of NE Tohomish and SW Main Avenue (Alley).

NE corner of intersection of NE Tohomish and SW Church Street.

NE corner of intersection of NE Tohomish and SW Estes Avenue.

NE corner of intersection of NE Tohomish and SW Wauna Avenue.

NE corner of intersection of NE Tohomish and SW Snohomish Street.

NE corner of intersection of NE Tohomish and S Pioneer Place.

NE corner of intersection of NE Tohomish and NE O'Keefe.

SW Corner of intersection of SW Center and Okeefe.
SW corner of intersection of SW Grandview and Okeefe.
NE corner of intersection of NE Tohomish and Orchard.
NE corner of intersection of NE Center and Orchard.
NE corner of intersection of NE Grandview and Orchard.
SE corner of intersection of SE Riverwatch and Overlanders.
SE corner of intersection of SE Riverwatch and E Jewett Blvd.
NW corner of intersection of NW Garfield and NW Jewett Blvd.
SW corner of intersection of SW Garfield and SW Jewett Blvd.
NW corner of intersection of NW Garfield and SE Jewett Blvd.
NW corner of intersection of NW Center and NE Park.
SE corner of intersection of SE Oak and SE Jewett Blvd.
SE corner of intersection of 1st and Wyers.
NE corner of intersection of 2nd and Wyers.
SE corner of intersection of 2nd and Wyers.
NW corner of intersection of 2nd and Wyers.
SW corner of intersection of 2nd and Wyers.
SE corner of intersection of 3rd and Wyers.
NE corner of intersection of 3rd and Wyers.
SE corner of intersection of 4th and Wyers.
NE corner of intersection of 4th and Wyers.
SW corner of intersection of 4th and Wyers.
NW corner of intersection of 4th and Wyers.
SE corner of intersection of 5th and Wyers.
NE corner of intersection of 5th and Wyers.
NE corner of intersection of 6th Place and Jewett Blvd.
NE corner of intersection of NE Oak Place and Jewett Blvd.

NE corner of intersection of SE Oak Street and 5th Street.

NW corner of intersection of 4th and NE Oak Street.

NE corner of intersection of 4th and NE Oak Street.

SW corner of intersection of 4th and NE Oak Street.

SE Corner of Intersection of 4th and NE Oak Place.

- B. Any person failing to fully stop a vehicle at any marked intersection shall be deemed to have committed a traffic infraction and shall be penalized in an amount not less than twenty-five nor more than fifty dollars.

SECTION 2 – SEVERABILITY: If any section, sentence, or phrase of this Chapter is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence or phrase of this Chapter.

SECTION 3 – EFFECTIVE DATE. This ordinance shall take effect five days following the date of its publication by summary.

PASSED by the City Council of the City of White Salmon at a regular meeting this 2nd day of February 2022.

Marla Keethler, Mayor

ATTEST:

Jan Brending, Clerk/Treasurer

APPROVED AS TO FORM:

Kenneth B. Woodrich, City Attorney

File Attachments for Item:

B. Short-term Rental Fees and Allowance of Short-term Rentals in Mobile/Manufacture Residential Home Park Zones

1. Presentation and Discussion

STAFF REPORT



Meeting Date:	February 2, 2022	Meeting Title:	City Council
Submitting Department:	Planning Department	Presenter:	Brendan Conboy, City Planner
Agenda Item:	Short Term Rental (STR) Moratorium – Fee Schedule and MHRP Zone	Public Comment:	No

Purpose and Policy Considerations

The White Salmon Municipal Code (WSMC) administers short-term rental through Title 5 – Business Licenses, Taxes and Regulations in [Chapter 5.02 – Short-Term Rental](#). These regulations were adopted by the City Council on December 4, 2019, by Ord. No. 2019-12-1052.

On July 21, 2021, the White Salmon City Council adopted [Ord. No. 2021-07-1083](#), a Temporary Short-Term Rental (STR) Moratorium for a period of time not to exceed six months, unless extended for good cause pursuant to [RCW 35.63.200](#).

The Council held a public hearing on September 1, 2021, and voted unanimously to keep the ordinance in effect, finding that the impacts of STR across the community require additional regulation by the City and directed staff to prepare such regulations ([Staff Report](#), [Video](#), [Minutes](#)). In the days following the adoption of the ordinance the City issued a [statement](#) published across various media, including the City of White Salmon website, clarifying aspects of the moratorium to the public.

On January 19, 2022, the City Council voted unanimously to extend the moratorium for an additional six months, to complete required SEPA review for changes to the zoning code ([Video](#)). The extension was made with the understanding that the ordinances would be adopted at the subsequent second City Council meeting on February 16, 2022, at which point the moratorium will be repealed.

Meeting Record

Staff conducted a total of six meetings with the Planning Commission consisting of five workshops and one public hearing. The City Council has subsequently held three meetings, two of which were public hearings soliciting public comment in anticipation of final adoption of ordinances on February 16th:

Planning Commission Workshop August 25, 2021: [Staff Report](#), [Video](#), [Minutes](#)

Planning Commission Workshop September 22, 2021: [Staff Report](#), [Video](#), [Minutes](#)

Planning Commission Public Hearing October 27, 2021: [Staff Report](#), [Video](#)

Planning Commission Workshop November 10, 2021: [Staff Report](#), [Video](#)

Planning Commission Workshop November 18, 2021: [Video](#)

The City Council received the Planning Commission's recommended draft regulations and held a public hearing on December 1, 2021: [Staff Report](#), [Video](#).

The City Council continued the hearing and held Special City Council meeting for a work session on December 8, 2021: [Video](#).

The Planning Commission held a subsequent Workshop to sync the proposed changes to WSMC Chapter 5.02 Short-Term Rentals with Title 17 - Zoning to make the regulations consistent on December 22, 2021: [Video](#)

The City Council held a Public Hearing to consider the changes to Title 17 – Zoning identified by the Planning Commission on January 5, 2022: [Video](#), [Video 2](#)¹. Council directed staff to provide additional research regarding fee structures and further discussion of the viability of short-term rental in the Mobile/Manufactured Residential Home Park (MHRP) zone. A key outcome from the January 5, 2022, meeting was that existing ‘Legacy’ permits will be entitled to renew their permits under the existing regulations for a period of 8 years rather than 10 years, however the 10% cap on permits will remain the same.

Fee Schedule

Staff has attached the fee comparison schedule from the previous meeting for discussion. Key points to consider is whether there should be a distinction between the permit fee for hosted homeshares/vacation home rentals and commercial short-term rental permits. Staff also suggests that Council discuss creating a specific fee for the Conditional Use Permit for short term rental applications as the current fee for a CUP (minor) application is \$1,100 which coupled with an increased permit fee would be prohibitively expensive for those of moderate incomes. Staff suggests lowering this fee to a nominal number with increased permit annual renewal fees for approved STR/hosted homeshares/vacation home rentals.

Mobile/Manufactured Residential Home Park (MHRP)

Council discussed the role that STR could play in the MHRP zone. Concerns were raised about the potential impacts or loopholes that could be used to exploit the MHRP zone beyond the purpose and intent of the zone. The Council also took note of the conclusion made by the Planning Commission that allowing STR in the MHRP zone might be a means of extending the benefits of STR for homeowners trying to pay a mortgage and thus be more equitable as this is the proposal for all other residential zones in the city. The purpose of the MHRP zone as described in WSMC [Ch. 17.36](#) is as follows,

The purpose of the MHRP mobile/manufactured home residential park district is to provide a zoning district primarily for manufactured and mobile home parks and secondarily for other high-density, affordable housing and to enable zoning to conform to general planned densities.

Staff recommends that the Council determine whether STR be allowed in the MHRP zone, and if so what changes specifically need to be made to ensure that tenants of the MHRP zone are protected from being taken advantage of by developers intending to create development primarily for short-term rental.

¹ Note: the remaining ¾ of this meeting is an audio only file due to technical difficulties and is available upon request. At the time of this staff report the recording is not available online but staff will aim to have that recording available prior to this scheduled hearing following publication of the staff report.

EXISTING VS PROPOSED

	Existing STR Regulations	Staff's Recommendation from Peer Communities/ Best Practices	Planning Commission and City Council's Proposed Regulations
Location	Allowed in all residential areas with a business license and permit, Not allowed in the Commercial zone.	Limit to a 'downtown commercial core' overlay for commercial uses with commercial standards and a 'downtown walkable core' (15 min walk radius) overlay for residential uses with residential standards.	Zoning instead of overlays. No limit on location – allowed throughout the city (w/ exception of riverfront district, TBD). Differing requirements for commercial operations versus residential operations.
Owner Occupancy	No requirement.	Require owner occupancy for all residential permits, not required for commercial uses.	Require owner occupancy for all residential permits, not required for commercial uses.
Quantity of Permits	No limit.	Limit to 5% of housing stock (residential permits only). Limit commercial parcels to max 30-50% of units as STR.	Limit to 10% of housing stock (residential permits only). Limit commercial parcels to max 30% of units as STR.
Duration of Nights	No limit.	Limit to 60/90/120 days per year for residential uses. No limit for commercial uses.	No limit for residential uses meeting the 'hosted homeshare' definition. 150 days per year for residential uses meeting the 'vacation home' definition. No limit for commercial uses.
ADUs	No restrictions on use.	ADUs not allowed to be STR or allowed but limited as part of an incentive program.	ADUs allowed without restrictions for 'hosted homeshares'.

EXISTING VS PROPOSED

	Existing STR Regulations	Staff's Recommendation from Peer Communities/ Best Practices	Planning Commission and City Council's Proposed Regulations
Renewal	Yearly without limits.	Yearly for 5-8 consecutive years whereupon applicant may join a queue if 5% limit has been reached.	Yearly for 8 consecutive years whereupon applicant may join a queue if 10% limit has been reached.
"Legacy Permits"	N/A	No recommendation. Existing permits are not vested under RCW, up to Council's discretion.	STR operators who were operating in conformance with existing rules prior to adoption of new rules may renew for 10 years under existing rules. This includes non-owner occupied second homeowners.
Hosted Homeshare and Vacation Home Rental Distinction	N/A	Staff did not recommend any distinction between residential operations.	Hosted Homeshare: Rental of a portion of a house (including ADUs). No limit on days. Vacation Home Rental: Rental of an entire home. Limited to 150 days per year.
Exterior Signage	N/A	Small sign on exterior of STR units with contact info and permit number, etc.	No exterior sign requirements.
Fees	\$75 Permit Fee.	Increase to 1.5 to 2x avg nightly rate. Approximately \$350-400.	TBD

FEES COMPARISON

CITY	'APPLICATION FEE'
HOOD RIVER, OR	\$168.00 Annual License & \$84 Application Fee (\$251 Total)
BEND, OR	\$280.00 application fee
ASTORIA, OR (CLATSOP COUNTY)	\$550.00
LINCOLN CITY, OR	\$250.00
CANON BEACH, OR	\$250.00
SEASIDE, OR	<ul style="list-style-type: none"> • 1-5 Occupants \$475.00 • 6-10 Occupants \$500.00 • 11+ Occupants \$550.00
DEPOT BAY, OR	\$350.00 New \$125.00 Renewal
OCEAN SHORES, WA	\$90.00
BELLINGHAM, WA	Type I: \$370.00 Type II: \$550.00 Type III-A: \$847.00
EUGENE, OR	No fee to register, the city collects transient room taxes.
SISTERS, OR	\$100

ANACORTES, WA	Business License, \$90
JACKSON, WY	\$601.00 "Basic Use Permit"
TELLURIDE, CO	\$165.00 + \$22 per sleeping area.

Tracking Software = \$9,000

10% = ~127 permits = ~\$75

5% = ~64 permits = ~\$150

NEXT STEPS

- **City Council recommendation to staff to prepare ordinances for adoption on February 2nd, 2022.**
- **SEPA Checklists submitted, and two-week commentary commences January 12th, 2022.**
- **City Council review of any text changes prior to adoption, and interim emergency moratorium ordinance extension on January 19th, 2022.**
- **Adoption of ordinance on February 2nd, 2022.**
- **Repeal of moratorium and new regulations ensue on February 16th, 2022.**

File Attachments for Item:

C. Purchase of Klickitat County Parcel #03-10-2444-0010/00

1. Presentation and Discussion

2. Action



AGENDA MEMO

Needs Legal Review: Yes
Meeting Date: February 2, 2022
Agenda Item: Purchase of Klickitat County Parcel 03-10-2444-0010/00
Presented By: Marla Keethler, Mayor and Pat Munyan, City Administrator

Action Required

Authorization for staff to make necessary transactions to purchase Klickitat County Parcel 03-10-2444-0010/00 upon Klickitat County Board of Commissioner's adoption of resolution authorizing sale of property.

Proposed Motion

Move to authorize staff to make necessary transactions to purchase Klickitat County Parcel 03-10-2444-0010/00 upon Klickitat County Board of Commissioner's adoption of resolution authorizing sale of property.

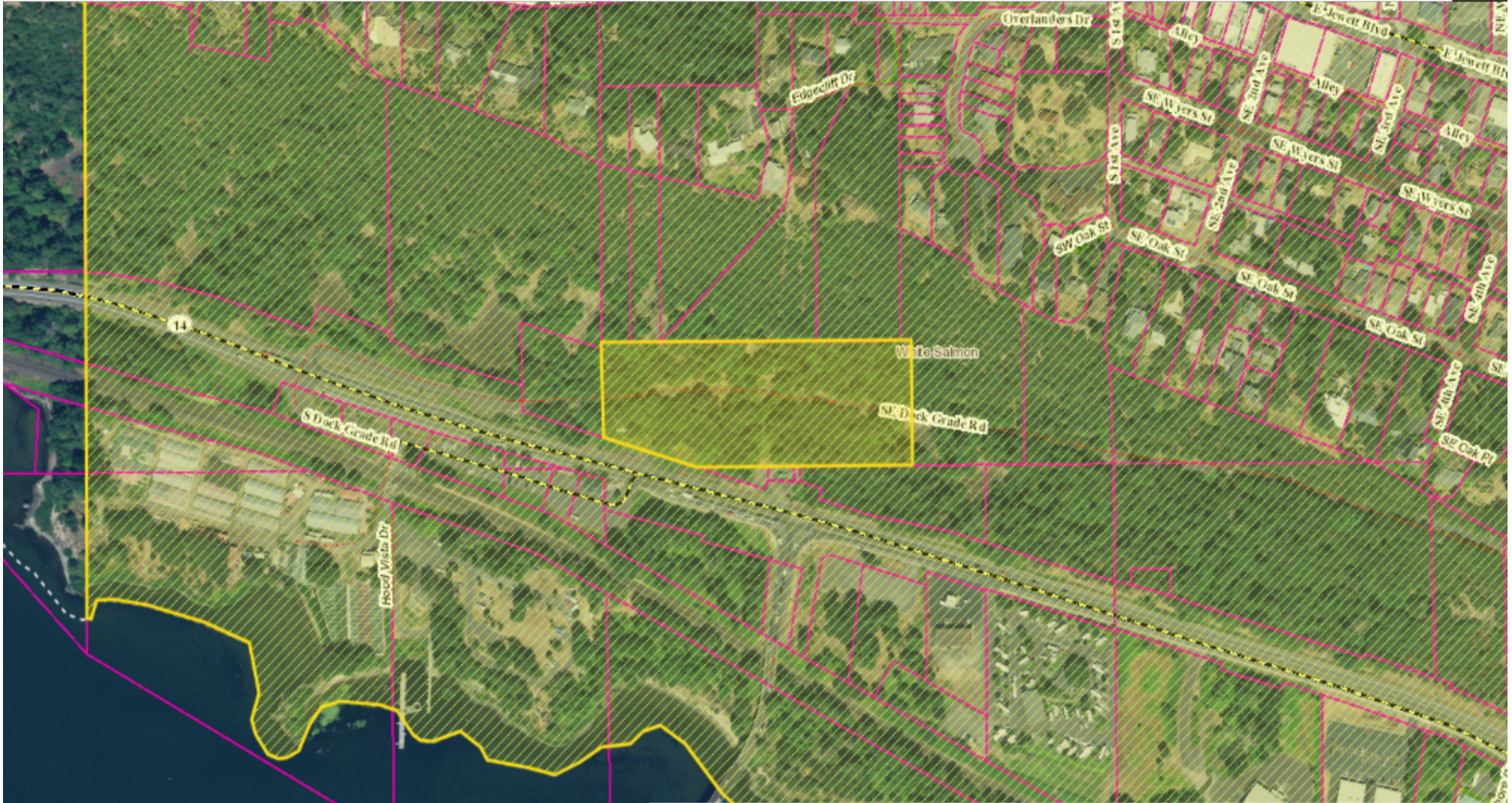
Explanation of Issue

The City of White Salmon has been in discussions with Klickitat County regarding the purchase of parcel #03-10-2444-010/00 (shown on attached document) for some time. This property has been held by the county in trust as Tax Title Property (property that has been foreclosed on for property taxes). Klickitat County has tentatively agreed to allow the city to purchase the property based on the attached terms. These terms are being drafted into a resolution the Board of Commissioners will consider at their February 8 board meeting.

The city would purchase the property for \$31,376.88 which includes penalties and interest. The city would also be responsible for a \$10 REET processing fee and \$204.50 for recording. The property was appraised at \$172,980 for the tax year 2021.

Staff/Committee Recommendation

Staff recommends the city council authorize staff to make necessary transactions to purchase Klickitat County Parcel 03-10-2444-0010/00 upon Klickitat County Board of Commissioner's adoption of resolution authorizing sale of property.



Legend



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KLICKITAT COUNTY TREASURER'S OFFICE

Greg Gallagher, Treasurer

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MEMORANDUM

TO: Pat Munyan, City Administrator of White Salmon

FROM: Greg Gallagher, Treasurer 

DATE: January 7, 2022

SUBJECT: **TERM SHEET (DISCUSSION PURPOSES ONLY)**

Klickitat County has held parcel 03-10-2444-0010/00 in trust as Tax Title Property. The City of White Salmon would like to purchase this for the taxes, interest and penalty. The following items detail out the transaction.

1. Buyer: City of White Salmon
2. Parcel No.: 03-10-2444-0010/00
3. Legal Description: TL 51A, 51A1 IN SESE IRR TRACTS WS; 24-3-10
4. Assessed Value: \$172,980 for tax year 2021
5. Sale Amount: \$31,376.88, this amount includes penalties and interest
6. Purpose: The City of White Salmon approached Klickitat County to purchase this parcel from Tax Title for the easement of Dock Grade and a possible walking path from the proposed new bridge with pedestrian access. The BOCC has verbally agreed to proceed as this is in the best interest for the citizens of Klickitat County.
7. Closing Date: Proposed by March 31, 2022
8. Closing Costs: The City will provide a warrant for the \$10.00 REET processing
9. Recording: The City will provide a separate warrant payable to the Auditor for recording that is estimated at \$204.50

The Klickitat County Treasurer will facilitate the closing documents to include the Tax Title Deed and the REET. I will prepare a resolution to present to the Board of Klickitat County Commissioners in a February meeting authorizing the terms provided in this document.

I will sign the REET as the grantor/grantee as "Agent" and we will use WAC 458-61A-205(2) as the excise tax exemption.

The City of White Salmon will provide the preferred mailing address for the tax statement and records for this property to the Treasurer.