



## White Salmon City Council Meeting A G E N D A

July 01, 2026 – 6:00 PM  
119 NE Church Ave and Zoom Teleconference  
Zoom Meeting ID: 879 7749 3718  
Call In: 1 253 215 8782 US (Tacoma)

**I. Call to Order**

- A. Land Acknowledgement Statement
- B. Pledge of Allegiance

**II. Roll Call**

**III. Additions or Corrections to the Agenda**

**IV. Public Comment**

Any member of the public attending the meeting, either in person or via Zoom, will have an opportunity to provide general public comment. No registration is required, and each speaker will be allowed up to three minutes. Written comments may also be submitted by emailing them to [public.comment@whitesalmonwa.gov](mailto:public.comment@whitesalmonwa.gov) by Wednesday at 12:00 p.m. All submitted comments will be included in the Council packet and the official record.

**V. Presentations**

- A. City Highlights with the Mayor

**VI. Consent Agenda**

- [A.](#) Approval of Meeting Minutes — June 3, 2026
- [B.](#) Approval of Meeting Minutes — June 17, 2026
- [C.](#) Confirmation of Mayor’s Appointments — Appointments to Planning Commission
- [D.](#) Professional Services Agreement Renewal — Hearing Examiner Services
- [E.](#) Resolution 2026-07-650 — Acknowledging Retired Planning Commissioners
- F. Approval of Vouchers

**VII. Reports and Communications**

- A. Council Member/Committee Reports
- B. Department Head Reports

**VIII. Executive Session (if needed)**

**IX. Adjournment**



**File Attachments for Item:**

A. Approval of Meeting Minutes — June 3, 2026



**DRAFT**

**White Salmon City Council  
MEETING MINUTES**

**June 3, 2026 – 6:00 PM**

**119 NE Church Ave and Zoom Teleconference**

**Attendance:**

**Council Members:**

- David Lindley
- Doug Rainbolt
- Morella Mora
- Ben Giant
- Patty Fink (Zoom)

**Staff:**

- Marla Keethler, Mayor
- Shawn MacPherson, City Attorney
- Miryan Manjarrez-Hurtado, City Associate Planner
- Jennifer Neil, Director of Finance and Operations
- Chris True, Director of Public Works

**I. Call to Order (6:00 p.m.)**

Mayor Marla Keethler called the meeting to order at 6:00 p.m. A total of eight members of the public were in attendance, both in person and via teleconference.

**A. Land Acknowledgement (6:00 p.m.)**

The Land Acknowledgement was delivered.

**B. Presentation of the Flag (6:02 p.m.)**

The Presentation of the Flag was conducted.

**II. Roll Call (6:02 p.m.)**

The meeting was called to order with five Council members present, constituting a quorum.

**III. Additions or Corrections to the Agenda (None)**

**IV. Public Comment (None)**

**V. Presentation (6:05 p.m.)**

**A. Recognizing Academic Excellence: Columbia HS Knowledge Bowl — State Champions 2026 (6:05 p.m.)**

Council recognized the Columbia High School Knowledge Bowl Team for winning its second consecutive state championship and congratulated the team for its hard work, teamwork, knowledge, and dedication.

Coach Omar Sankari introduced the team and thanked Council, the City, the school, and the district for their support. He shared that the team has been very successful in recent years, including back-to-back state championships and other strong state finishes.

Councilmembers congratulated the students and thanked Coach Sankari for his leadership and mentorship. Council also recognized other Columbia High School state championship teams.

**B. Heritage Month Presentation (6:11 p.m.)**

In recognition of June as Pride Month, Council acknowledged the work of the Community Development Committee in helping create space to recognize and appreciate the many stories represented during the month.

Council introduced Kit Barajas Clasen, Project Coordinator for Columbia Gorge Pride Alliance. Barajas Clasen shared information about the organization’s work throughout the Columbia Gorge region and highlighted upcoming Pride Month events, including the Gorge Proud Festival scheduled for June 13 and 14. Barajas Clasen also shared that Columbia Gorge Pride Alliance provides year-round support, including gender-affirming resources, assistance with legal name and document changes, healthcare advocacy, and other community support services. Fundraising events held during Pride Month help support these services.

Councilmembers thanked Barajas Clasen for the presentation and expressed appreciation for the work of Columbia Gorge Pride Alliance, its volunteers, and community partners.

**C. City Highlights with the Mayor (6:18 p.m.)**

Mayor Keethler recognized the Public Works team for their response to issues caused by the recent storm and asked Councilmembers to direct storm-related concerns from residents to staff.

Mayor Keethler shared that, due to drought conditions and ongoing monitoring of the City’s water system, the City will begin issuing water conservation reminders in the coming weeks. She also noted that staff are reviewing several funding opportunities, including Transportation Improvement Board funding, transportation alternatives funding, and Public Works Board funding.

Mayor Keethler shared updates on upcoming wildfire mitigation outreach, the Resource Rural Network convening, the City’s new monthly meeting guide, and continued efforts to seek funding for the ASR project.

**VI. Consent Agenda (6:29 p.m.)**

- A. Approval of Collective Bargaining Agreements**
- B. Approval of Meeting Minutes — May 6, 2026**
- C. Approval of Meeting Minutes — May 20, 2026**
- D. Resolution 2026-06-646 — Adopting AWC RMSA Member Standards**
- E. Resolution 2026-06-647 — Declaring Surplus Property**
- F. Approval of Vouchers**  
**Vouchers audited and certified as required by RCW 42.24.080 and expense reimbursement claims as required by RCW 42.24.090 as of this 3<sup>rd</sup> day of June 2026.**

Type	Date	Beginning Check	Ending Check	
<b>Claims</b>	06/03/2026	43557	43594	\$2,020,067.24
			<b>Claim Total</b>	<b>\$2,020,067.24</b>
<b>Payroll</b>	06/05/2026	EFT	EFT	\$97,929.40
	06/05/2026	43555	43556	\$47,809.21
			<b>Payroll Total</b>	<b>\$145,738.61</b>
			<b>Toal Vouchers</b>	<b>\$2,165,805.85</b>

Council discussed the proposed surplus of City-owned cluster mailboxes. Mayor Keethler explained that an in-city mail delivery route is not viable, and the City is instead pursuing no-fee post office boxes as the most equitable option for mail access. Since the cluster mailboxes are no longer needed, they may be surplus as City-owned property.

**Moved by Ben Giant. Seconded by Doug Rainbolt.**  
**Motion to approve Consent Agenda and Vouchers for \$2,165,805.85.**

**Giant – Aye, Fink – Aye, Rainbolt – Aye, Mora – Aye, Lindley – Aye.**  
**MOTION CARRIED 5-0**

**VII. Public Hearing (6:27 p.m.)**

**A. Ordinance 2026-06-1188 — Proposing WSMC 15.04 – Electric Vehicle Charging in Residential Construction**

**1. Presentation (6:27 p.m.)**

Mayor Marla Keethler opened the public hearing for Ordinance 2026-06-1188, proposing White Salmon Municipal Code Chapter 15.04 related to electric vehicle charging and residential construction at 6:27 p.m.

Councilmember David Lindley presented the item on behalf of City Lab and acknowledged Planner Rowan Fairfield’s work on the staff report. He explained that the proposal came from City Lab’s work on the Emission Reductions Plan and would apply to new residential construction. The ordinance would require EV-ready infrastructure, with exemptions available when sufficient electrical capacity cannot reasonably be provided or when site-specific conditions apply.

Council asked clarifying questions about the potential cost to builders for adding EV-ready infrastructure, including whether the cost had been estimated. Staff noted that Klickitat Public Utility District (KPUD) estimated the cost of adding the panel component to be approximately \$50 to \$200, not including any larger service-related upgrades.

Council also asked how the ordinance would apply to infill development if existing electrical service was not sufficient and a transformer upgrade was

required. It was explained that, under KPUD’s model, those costs would typically be borne by the developer, but the proposed ordinance includes an exemption if the EV-ready requirement would trigger the need for that upgrade.

**2. Public Testimony (6:35 p.m.)**

Mayor Keethler opened the public testimony portion of the hearing at 6:35 p.m.

**i. Mark Lemley, Inside City Resident**

Mark Lemley shared his personal experience with potential service upgrades and transformer costs when considering EV charging for his property. He expressed concern that the ordinance could create additional costs for infill development and impact housing affordability.

**ii. Kate Bennett, Inside City Resident**

Kate Bennett provided testimony in support of the ordinance. She stated that installing EV-ready infrastructure during construction is significantly less expensive than retrofitting later and helps reduce barriers to EV adoption. She also noted that the ordinance requires passive infrastructure only and does not require installation of a charger or ownership of an electric vehicle.

Mayor Keethler closed the public testimony portion of the hearing at 6:45 p.m.

**3. Discussion (6:45 p.m.)**

Council discussed the proposed ordinance, including transformer availability, electrical capacity, and how the requirements may affect infill development. Councilmembers also discussed potential cost impacts, housing affordability, available exemptions, and the role of the building official in reviewing exemption requests.

Councilmembers noted the difference between requiring EV-ready infrastructure in new construction and addressing retrofit needs for existing homes. Some members expressed interest in future programs or resources to help existing homeowners who may want to add EV charging infrastructure.

Councilmembers expressed general support for the intent of the ordinance as a step toward reducing emissions and preparing for future EV use. At the same time, members noted the importance of monitoring cost impacts, equity considerations, and ensuring the ordinance does not create unintended barriers to housing development.

- 4. **Action (7:14 p.m.)**  
**Moved by Ben Giant. Seconded by Patty Fink.**  
**Motion to adopt Ordinance No. 2026-06-1188 amending WSMC Chapter 15.04 to require electric vehicle (EV) ready infrastructure in new residential construction.**

Further discussion

Council held brief additional discussion regarding the need to continue considering retrofit options for existing homes. It was noted that the ordinance applies to new residential construction, but does not address existing homeowners who may want to add EV-ready infrastructure in the future. Councilmembers encouraged City Lab to continue exploring future resources, programs, or partnerships that could support retrofit opportunities.

**Giant – Aye, Fink – Aye, Rainbolt – Aye, Mora – Aye, Lindley – Aye.**  
**MOTION CARRIED 5-0.**

At 7:16 p.m., Councilmember Patty Fink left the meeting. Mayor Keethler noted for the record that four Councilmembers remained present and that a quorum was maintained. City Attorney Shawn McPherson also excused himself from the meeting.

**B. Resolution 2026-05-645 — Six-Year Transportation Plan (2027-2032)**

- 1. **Presentation (7:17 p.m.)**  
 Mayor Marla Keethler opened the public hearing for Resolution 2026-05-645, adopting the Six-Year Transportation Improvement Plan at 7:17 p.m.

Public Works Director Chris True provided an overview and explained that the plan is a state-required planning document identifying the City’s transportation priorities. He noted that adoption of the plan does not commit the City to completing each project, but allows listed projects to be eligible for certain funding opportunities.

Council asked about changes from the prior year. Staff stated that the largest change was a shift in priorities, with more focus on failing roads rather than smaller resurfacing projects. He also noted the addition of the Dock Grade railroad crossing due to ongoing issues with damaged or removed channelization devices.

- 2. **Public Testimony (7:20 p.m.)**  
 Mayor Keethler opened the public testimony portion of the hearing at 7:20 p.m.

Hearing none, Mayor Keethler closed the public testimony portion of the hearing at 7:21 p.m.

**3. Discussion (7:21 p.m.)**

Council discussed that the Six-Year Transportation Improvement Plan is updated annually and that projects must be included on the list in order to pursue certain funding opportunities. Council also noted that project priorities may change over time.

**4. Action (7:21 p.m.)**

**Moved by Doug Rainbolt. Seconded by Morella Mora.**

**Motion to approve Resolution 2026-05-645 adopting the White Salmon Six Year Transportation Improvement Plan (STIP) for the years 2027-2032.**

**Giant – Aye, Rainbolt – Aye, Mora – Aye, Lindley – Aye.**

**MOTION CARRIED 4-0.**

**VIII. Reports and Communications (7:22 p.m.)**

**A. Department Head Reports (7:22 p.m.)**

Mayor Marla Keethler shared information about the upcoming e-bike lending program community meeting scheduled for June 18 at the White Salmon Library. She noted that the program will include three stations between White Salmon and Bingen and is intended to encourage e-bike use and potential adoption, similar to the City’s e-car share program.

Director Chris True provided an update on storm-related damage to NE Skagit Road, which remains closed. He reported that groundwater settling caused a water main break, which also damaged NE Scenic Street. Engineers have begun investigating the issue.

**B. Council Member Reports (7:23 p.m.)**

Councilmember Doug Rainbolt reported that the City Operations Committee discussed streets and the City’s SDC model. He noted that additional data is needed before the model can be brought back for further review.

Councilmember Morella Mora reported that she was appointed to the Governor’s Equitable Housing Advisory Board and recently attended her first meeting after taking the oath of office. She shared that she looks forward to bringing back information on state-level housing programs, funding opportunities, and resources that may benefit the City and local community.

**IX. Executive Session (None)**

**X. Adjournment**

The meeting was adjourned at 7:26 p.m.

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Marla Keethler, Mayor

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Erika Castro Guzman, City Clerk

**File Attachments for Item:**

B. Approval of Meeting Minutes — June 17, 2026



**DRAFT**

**White Salmon City Council  
MEETING MINUTES**

**June 17, 2026 – 6:00 PM**

**119 NE Church Ave and Zoom Teleconference**

**Attendance:**

**Council Members:**

- Patty Fink
- David Lindley (Zoom)
- Doug Rainbolt
- Morella Mora
- Ben Giant

**Staff:**

- Marla Keethler, Mayor
- Shawn MacPherson, City Attorney
- Erika Castro Guzman, City Clerk
- Jennifer Neil, Director of Finance and Operations
- Chris True, Director of Public Works
- Mike Hepner, Police Chief

**I. Call to Order (6:00 p.m.)**

Mayor Marla Keethler called the meeting to order at 6:00 p.m. A total of eight members of the public were in attendance, both in person and via teleconference.

**A. Land Acknowledgement (6:00 p.m.)**

The Land Acknowledgement was delivered.

**B. Presentation of the Flag (6:02 p.m.)**

The Presentation of the Flag was conducted.

**C. Recognition of Ross Lambert (6:02 p.m.)**

The Council acknowledged the passing of Ross Lambert, a former member of the City of White Salmon family who had been recognized in the Council Chambers the previous fall upon his retirement.

The Council recognized Mr. Lambert for his service to the City and his lasting impact on the White Salmon community. It was shared that his life was defined by service, generosity, humor, and genuine care for others, and that White Salmon is a better place because of his contributions.

On behalf of the City of White Salmon, condolences were extended to Mr. Lambert’s family, friends, and all who had the privilege of knowing him. A moment of silence was observed in his honor.

**II. Roll Call (6:04 p.m.)**

The meeting was called to order with five Council members present, constituting a quorum.

**III. Additions or Corrections to the Agenda (None)**

**IV. Public Comment (None)**

**V. Presentation (6:05 p.m.)**

**A. Gorge Rides Program — Forth Mobility (6:05 p.m.)**

Avery Morris and Varun Bather with Forth Mobility presented an overview of the upcoming E-Bike Lending Library Program serving White Salmon, Bingen, and surrounding communities. The WSDOT- and Climate Commitment Act-funded program will provide 30 e-bikes for free checkout by Washington residents age 18 and older, with checkout periods ranging from two days to one month. Bike hubs will be located at Whitson Elementary, Daubenspeck Park, and Skyline Health.

Council asked questions regarding bike types, safety, age requirements, and community outreach. Morris stated that most bikes will be Aventon Level 3 step-through Class 2 e-bikes, with a maximum assisted speed of 20 miles per hour. The program will also include cargo bikes capable of carrying a child or second passenger. Each checkout will include a helmet, lock, and charger, with additional accessories such as safety vests, child seats, and pannier bags available as needed. The program will include bilingual outreach in English and Spanish and in-person safety orientation for participants.

Forth Mobility noted that a community information event would be held the following evening at the White Salmon Valley Library.

**B. Heritage Month Presentation (6:17 p.m.)**

In recognition of Juneteenth and Pride Month as part of its Heritage Month presentation, Council highlighted the work of Black in the Gorge and announced the organization's fourth annual Juneteenth celebration at Jackson Park in Hood River, Oregon.

Council viewed the TED-Ed video titled [What is Juneteenth, and why is it important? by Karlos K. Hill and Soraya Field Fiorio](#). The video provided historical context on slavery in the United States, the Emancipation Proclamation, the delayed enforcement of emancipation in Texas, and General Gordon Granger's June 19, 1865, announcement in Galveston that enslaved people were free. The video also explained how Juneteenth became an important emancipation celebration and emphasized its continued significance as a reminder of the pursuit of freedom, equality, and remembrance.

**C. City Highlights with the Mayor (6:24 p.m.)**

Mayor Marla Keethler provided several updates, including the first red flag warning of the season, regional fire activity, and the City's fireworks ban within city limits for the Fourth of July. She also noted ongoing wildfire preparedness efforts, including DNR fuel mitigation work near the City's northern and western boundaries.

Mayor Keethler reported that storm damage assessments and related repair planning remain ongoing, with Public Works staff working to identify repair needs and funding options. The City is also coordinating on potential Transportation Improvement Board submissions, and a previously funded Safe Routes to School project for Skyline Drive and State Route 141/Jewett Boulevard is expected to move forward later in the year.

Additional updates included continued advocacy regarding rural postal delivery, progress on the City website migration, an internal review of emergency notification procedures following recent storm impacts, and work with local partners to pursue funding for watershed data analysis, mapping, and wildfire preparedness projects.

Mayor Keethler also reminded Council of the upcoming Forth e-Bike open house and the Third Thursday downtown events.

**VI. Consent Agenda (6:31 p.m.)**

~~A. Confirmation of Mayor’s Appointments — Appointments to Committees~~

~~B. Confirmation of Mayor’s Appointments — Appointments to the Planning Commission~~

**C. Change Order No. 3 — Tapani Inc. — Transmission Main Replacement Phase IIA**

**D. Pay App No. 5 — Tapani Inc. — Transmission Main Replacement Phase IIA**

**E. Pay App No. 12 — Ajax NW — N Main Spring Street**

**F. Resolution 2026-06-648 — Credit-Purchasing Card Policy**

**G. Resolution 2026-06-649 — Travel and Expense Policy**

**H. Approval of Vouchers**

**Vouchers audited and certified as required by RCW 42.24.080 and expense reimbursement claims as required by RCW 42.24.090 as of this 17<sup>rd</sup> day of June 2026.**

Type	Date	Beginning Check	Ending Check	
<b>Claims</b>	06/05/2026	EFT	EFT	\$1,256.67
	06/10/2026	EFT	EFT	\$10,762.01
	06/15/2026	EFT	EFT	\$240.00
	06/17/2026	43595	43633	\$214,375.89
			<b>Claim Total</b>	<b>\$226,634.57</b>
<b>Payroll</b>	06/05/2026	EFT	EFT	\$102,280.32
			<b>Payroll Total</b>	<b>\$102,280.32</b>
<b>Toal Vouchers</b>				<b>\$328,914.89</b>

Mayor Keethler requested that Item A, Confirmation of Mayoral — Appointments to Committees, be pulled because it had not been provided to Council in time.

Council discussed Item B, Confirmation of Mayor’s Appointments — Appointments to the Planning Commission. Council requested that applications for the proposed appointees be provided prior to consideration. Item B was pulled and will be brought back for Council consideration on July 1.

Council also asked a question regarding Change Order No. 3 with Tapani. Staff explained that the change order related to an unanticipated road failure and associated repair work.

**Moved by Ben Giant. Seconded by Morella Mora.**  
**Motion to approve the consent agenda, with Items A and B removed, including approval of vouchers totaling \$328,914.89.**

**Giant – Aye, Fink – Aye, Rainbolt – Aye, Mora – Aye, Lindley – Aye.**  
**MOTION CARRIED 5-0**

**VII. Reports and Communications (7:41 p.m.)**

**A. Department Head Reports (None)**

**B. Council Member Reports (7:42 p.m.)**

Councilmember Doug Rainbolt reported on the Operations Committee’s continued discussion of System Development Charges. He provided an overview of the committee’s work reviewing possible approaches, including use of equivalent meter units as a method for calculating proportional infrastructure impacts. He noted that additional data and staff involvement will be needed as the discussion moves forward.

Councilmember Ben Giant reported that the Community Development Committee approved proposed language for a resolution updating wording related to Hispanic Heritage Month. The committee also welcomed Tammara Tipple as a new member.

Councilmember Patty reported that the Gaddis Park cleanup had been completed with assistance from volunteers. She also noted that the dedication of the Masonic tulip poplar tree gift would take place at Pioneer Park on July 4 before the parade. Councilor Fink also commented on storm-related road damage near Skagit and Scenic and discussed future considerations.

Councilmember Morella Mora reported on the Pucker Huddle Coalition meeting, including discussion with Washington State Police regarding traffic safety, speed concerns, deer strike reporting, and possible mitigation measures. She noted that residents were encouraged to report deer strikes, as underreporting can limit the data available when evaluating speed concerns and potential safety improvements. She also provided an update on cherry season and the labor demands on local agricultural and packing house workers, including community efforts to support workers with rental assistance, fuel needs, and clothing drives for heat protection and refrigerated work environments.

**VIII. Executive Session (None)**

**IX. Adjournment**

The meeting was adjourned at 7:00 p.m.

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Marla Keethler, Mayor

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Erika Castro Guzman, City Clerk

**File Attachments for Item:**

C. Confirmation of Mayor's Appointments — Appointments to Planning Commission



## COUNCIL REPORT



**Business Item**



**Consent Agenda**

Needs Legal Review:  
Meeting Date:  
Agenda Item:  
Presented By:

No  
July 1, 2026  
Appointments to Planning Commission  
Marla Keethler, Mayor

**Action Required**

Confirm Planning Commission appointments ahead of upcoming term end dates

**Motion for Business Item / Proposed Motion for Consent Agenda**

Move to confirm Planning Commission appointments as presented

**Explanation of Issue**

Three of the 5 Planning Commissioner terms end June 30, 2026. The city conducted outreach seeking applicants for the terms beginning July 1, 2026, and conducted an interview process. Two Commissioners with an expiring term were appointed mid-term, and applied to serve another term. After consulting with staff, I am recommending the following appointments:

- Position 1: Nate Loker
- Position 2: Adam Elliott
- Position 5: Erika Price

Per Council’s June 17 request, the appointees’ applications are attached.

**Council Options:**

1. Confirm the PC appointments as presented.
2. Defer action and request additional information.
3. Take other action as desired by Council.

**Fiscal Analysis:**

There is no direct fiscal impact associated with confirming these PC appointments. Staff support for committees is an existing operational function.

**Diversity Equity Inclusion & Stakeholder Analysis:**

In filling the identified vacancies, consideration was given to representation, lived experience, and the value of bringing forward new perspectives, while also maintaining what is seen as valuable institutional knowledge on an active Planning Commission.

**Recommendation of Staff:**

It is recommended that City Council confirm the PC appointments as presented.

# Committee & Board Appointments Application

Citizen boards, committees and commissions are critical to the effective functioning of city government. We appreciate your interest in wishing to serve White Salmon and ask that you complete this brief application. If you wish, please feel free to attach a resume or additional documentation to this application to speak to your prior experience. This application form is considered a public document and is subject to public disclosure.

Email \*

  
REDACTED - RCW 42.56.250(1)(d)

Name \*

First and last name

Nate Loker

Mailing Address

.....

Physical Residence Address \*

  
REDACTED - RCW 42.56.250(1)(d)

Phone number \*

  
REDACTED - RCW 42.56.250(1)(d)

C.

For which Board(s), Committee(s) or Commission(s) would you like to be considered \*

- Board of Appeals
- City Lab Board
- Civil Service Commission
- Personnel & Finance Committee
- Planning Commission
- Tree Board
- Lodging Tax Advisory Committee
- Wildfire & Emergency Preparedness Committee

Education (HS, name and location of college or university, year graduated and degree) \*

CSU Chico, 2014, B.S. Mathematics

Current Employment (Job Title, Employer)

Realtor

Special reasons for wishing to serve on selected board(s) or committee(s)?

Have you previously served on any advisory boards, committees, or commissions for the city? If \*  
so, please provide details.

Yes, currently serving on the planning commission

C.

Please list any training or experience you have that would be beneficial to serving on the stated board, committee, or commission.

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Are you able to attend board meetings during the day or evenings M-F? If no, please explain. \*

Yes

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To send additional information:

Please email any resumes or additional information you would like included with your application to: **mayor@ci.white-salmon.wa.us** and include your name in the subject line. Thank you!

You application will be placed with others interested in serving on the same board, committee or \* commission. When a vacancy occurs on the board, committee, or commission in which you have indicated an interest, the Mayor may desire to conduct an interview. We will retain your application for 3 years from the date it was received. Please check the box below to confirm acknowledgement of these terms.

I acknowledge.

This form was created inside of City of White Salmon.

Google Forms

# Committee & Board Appointments Application

Citizen boards, committees and commissions are critical to the effective functioning of city government. We appreciate your interest in wishing to serve White Salmon and ask that you complete this brief application. If you wish, please feel free to attach a resume or additional documentation to this application to speak to your prior experience. This application form is considered a public document and is subject to public disclosure.

Email \*

[REDACTED]  
REDACTED - RCW 42.56.250(1)(d)

Name \*

First and last name

Adam Elliott

Mailing Address

[REDACTED]  
REDACTED - RCW 42.56.250(1)(d)

Physical Residence Address \*

[REDACTED]  
REDACTED - RCW 42.56.250(1)(d)

Phone number \*

[REDACTED]  
REDACTED - RCW 42.56.250(1)(d)

C.

For which Board(s), Committee(s) or Commission(s) would you like to be considered \*

- Board of Appeals
- City Lab Board
- Civil Service Commission
- Personnel & Finance Committee
- Planning Commission
- Tree Board
- Lodging Tax Advisory Committee
- Wildfire & Emergency Preparedness Committee

Education (HS, name and location of college or university, year graduated and degree) \*

B.Arch, University of Oregon, 2006

Current Employment (Job Title, Employer)

Self-employed, Perch Customs LLC. (General Contractor)

Special reasons for wishing to serve on selected board(s) or committee(s)?

White Salmon is my family's home for the long haul. :) This make me want to be more active in our local planning and public policy processes.

C.

Have you previously served on any advisory boards, committees, or commissions for the city? If \*  
so, please provide details.

I've not served on any .....

Please list any training or experience you have that would be beneficial to serving on the stated  
board, committee, or commission.

My background in coalition building as an SME business consultant, practicing architecture and and strong  
interest in public policy has me equipped to be a strong teammember. I also have centrist political leanings  
and work well with people on all parts of the political spectrum. ....

Are you able to attend board meetings during the day or evenings M-F? If no, please explain. \*

Yes. I have a young family and run my own business, so time is tight but I am very flexible with how I use it.

To send additional information:

Please email any resumes or additional information you would like included with your application to:  
**mayor@ci.white-salmon.wa.us** and include your name in the subject line. Thank you!

You application will be placed with others interested in serving on the same board, committee or \*  
commission. When a vacancy occurs on the board, committee, or commission in which you  
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Email \*

[REDACTED]  
REDACTED - RCW 42.56.250(1)(d)

Name \*

First and last name

Erika Price

Mailing Address

[REDACTED]  
REDACTED - RCW 42.56.250(1)(d)

Physical Residence Address \*

[REDACTED]  
REDACTED - RCW 42.56.250(1)(d)

Phone number \*

[REDACTED]  
REDACTED - RCW 42.56.250(1)(d)

C.

For which Board(s), Committee(s) or Commission(s) would you like to be considered \*

- Board of Appeals
- City Lab Board
- Civil Service Commission
- Personnel & Finance Committee
- Planning Commission
- Tree Board
- Lodging Tax Advisory Committee
- Wildfire & Emergency Preparedness Committee

Education (HS, name and location of college or university, year graduated and degree) \*

M Arch UO 2004, BS Construction MGMT UW 1998, BA Arch UW 1997

Current Employment (Job Title, Employer)

Vice President/Principal Architect - Akana

Special reasons for wishing to serve on selected board(s) or committee(s)?

To help White Salmon (my forever home :)) grow sustainably environmentally, culturally and economically to preserve the quality of life for residents.

C.

Have you previously served on any advisory boards, committees, or commissions for the city? If \*  
so, please provide details.

City of Hood River Planning Commission 2019 2021, city of white salmon planning commission 2024  
present.

Please list any training or experience you have that would be beneficial to serving on the stated  
board, committee, or commission.

Leadership training through American Council of Engineering Companies.

Are you able to attend board meetings during the day or evenings M-F? If no, please explain. \*

Yes

To send additional information:

Please email any resumes or additional information you would like included with your application to:  
**mayor@ci.white-salmon.wa.us** and include your name in the subject line. Thank you!

Your application will be placed with others interested in serving on the same board, committee or \*  
commission. When a vacancy occurs on the board, committee, or commission in which you  
have indicated an interest, the Mayor may desire to conduct an interview. We will retain your  
application for 3 years from the date it was received. Please check the box below to confirm  
acknowledgement of these terms.

I acknowledge.

This form was created inside of City of White Salmon.

Google Forms

**File Attachments for Item:**

D. Professional Services Agreement Renewal — Hearing Examiner Services



## CITY COUNCIL REPORT



**Business Item**



**Consent Agenda**

Needs Legal Review:  
Meeting Date:  
Agenda Item:  
Presented By:

Yes, completed  
July 1, 2026  
Contract Renewal for Hearings Examiner  
Rowan Fairfield

### Action Required

Approve the Mayor re-appointment of "The City of White Salmon Hearing Examiner" per WSMC 2.21 as Joe Turner, PC and authorize the Mayor to sign the contract with Joe Turner, PC.

### Motion for Business Item / Proposed Motion for Consent Agenda

Motion to approve the Mayor re-appointment of The City of White Salmon Hearing Examiner as Joe Turner, PC, and authorize the mayor to sign the contract for Hearing Examiner Services with Joe Turner, PC.

### Explanation of Issue

Joe Turner, PC is the current City of White Salmon Hearing Examiner. The current contract expired on December 31, 2025. The hourly rate will increase from \$230 to \$330, and the end date of the new contract is 12/31/2028.

Per WSMC 2.21 , the mayor is authorized to appoint, with council approval, a "City of White Salmon Hearing Examiner". The position is established to provide an efficient and effective administrative adjudicatory system for acting upon quasi-judicial matters and reviewing contested administrative determinations. Except for amendments to the comprehensive plan, zoning code or zoning map, the hearing examiner may be empowered to hear and decide any adjudicative land use proceeding or appeal arising from White Salmon Municipal Code Titles, Land Divisions, Zoning, and Environment. When performing its role as the city's adjudicative or appellate authority, the hearing examiner shall have the same powers and duties as are granted to the adjudicative or appellate authority the hearing examiner is empowered to replace. The hearing examiner also acts on code enforcement and nuisance appeals, after the recent adoption of Ordinance No. 2026-03-1185.

### City Council Options:

1. Adopt the Staff Recommendation
2. Revise the Staff Recommendation.
3. Refer this issue back to staff for additional work.
4. Take no action on this request.
5. Other action that may be desired by the Council.

**Fiscal Analysis:**

The hourly rate is increasing from \$230/hour to \$330/hour. While this increase is substantial, it reflects a fair market rate for these services. In the 2026 adopted budget, the planning department budgeted \$9,000 for Hearing Examiner services and code compliance budgeted \$63,000 for contractual services. So far, only \$62.50 have been spent between the two. Staff expects the rate increase can be absorbed in the existing budget and no budget amendment is required.

**Recommendation of Staff:**

Staff recommends that the City Council approve the appointment of Joe Turner, PC as "The City of White Salmon Hearing Examiner" and authorize the Mayor to sign a 2.5-year personal services contract with Joe Turner, PC.

## Professional Services Agreement

### Hearing Examiner Services

THIS AGREEMENT is entered into between the City of White Salmon, a municipal corporation, hereinafter referred to as the "City", and Joe Turner P.C. , Municipal Hearings Official, hereinafter referred to as the "Consultant", in consideration of the mutual benefits, terms, conditions hereinafter specified.

- 1) Project Designation:** The Consultant is retained by the City to perform Hearing Examiner services for the City.
- 2) Scope of Services:** The Consultant agrees to perform Hearing Examiner services in connection with White Salmon Municipal Code Ch. 2.21 and pursuant to RCW 58.17.330 and RCW 35A.63.170, including the provision of all labor, materials, equipment, supplies and expenses.
- 3) Time of Performance:** The Consultant shall provide all services and work product required pursuant to this Agreement through December 31, 2028, unless an extension of such time is granted in writing by the City, or the Agreement is terminated by the City in accordance with Section 13 of this Agreement.
- 4) Payment:** The City shall pay the Consultant for completed work and for services rendered under this Agreement as follows:

The City shall pay the Consultant direct compensation at the rate of \$330.00 per hour for the time he spends in review, investigation, travel, sitting as the Hearing Examiner and the rendering of decision.

All work performed shall be inclusive of labor, materials, equipment, supplies and expenses.

The City shall compensate the Consultant for certain expenses consisting of mileage at the current IRS mileage reimbursement rate in effect at the time the mileage is incurred, copies at \$0.10 per copy and postage pursuant to standard postage rates.

The Consultant may submit vouchers to the City once per month during the progress of the work for payment for projects completed to date. Payment shall follow the second Council meeting (fourth Tuesday) of each month following receipt of the Consultant's invoice.

The Consultant's records and accounts pertaining to this Agreement are to be kept available for inspection by representatives of the City and of the State of Washington for a period of three (3) years after final payment. Copies shall be made available upon request.

**5) Ownership and Use of Documents:** Except for the record of any final decision filed with the City, all documents, electronic copies and other materials produced by the Consultant in connection with the services rendered under this Agreement shall be the Consultant's adjudicative work product and shall not be considered public records unless held to be so by a court of competent jurisdiction. In the event a court so rules after notice to the Consultant pursuant to RCW 42.56.520, the Consultant agrees to cooperate with the City to deliver materials to the Court for in camera inspection and/or production to the requestor.

**6) Compliance with Laws:** The Consultant shall in performing the services contemplated by this Agreement, faithfully observe and comply with all federal, state, and local laws, ordinances and regulations applicable to the services to be rendered under this Agreement.

**7) Indemnification/Hold Harmless:** The Consultant shall defend, indemnify and hold the City, its officers, officials, employers and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from the acts, errors, or omissions of the Consultant in performance of this Agreement, except for injuries and damages caused by the negligence of the City.

It is further specifically and expressly understood that the indemnification provided herein constitutes the Consultant's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this Section shall survive the expiration or termination of this Agreement.

**8) The Consultant's Liability Insurance:**

The Consultant shall procure and maintain for the duration of this Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Consultant.

The Consultant shall maintain Professional liability insurance appropriate to the Consultant's profession in the amount of no less than \$1,000,000 per claim and \$2,000,000 policy aggregate limit.

The Consultant shall furnish the City with original certificates evidencing the Professional Liability of the Consultant before commencement of the work.

**9) Independent Consultant:**

The Consultant and the City agree that the Consultant is an independent consultant with respect to the services provided pursuant to this Agreement. Nothing in this Agreement shall be considered to create the relationship of employer and employee between the parties hereto.

Neither the Consultant nor any employee of the Consultant shall be entitled to any benefits accorded City employees by virtue of the services provided under this Agreement. The City shall not be responsible for withholding or otherwise deducting federal income tax or social security or for contributing to the state industrial insurance program, otherwise assuming the duties of an employer with respect to the Consultant, or any employee of the Consultant.

**10) Discrimination Prohibited:** The Consultant in his performance of this Agreement will not discriminate on the grounds of race, color, national origin, religion, creed, age, sex, or the presence of any physical or sensory handicap in the selection and retention of employees or procurement of materials or supplies.

**11) Assignment:** The Consultant shall not sublet or assign any of the services covered by this Agreement to anyone other than its employee, Joe Turner, without the express written consent of the City.

**12) Non-Waiver:** Waiver by the City of any provision of this Agreement or any time limitation provided for in this Agreement shall not constitute a waiver of any other provision.

**13) City's Right to Terminate Agreement:** The City shall have the right at its discretion and determination to terminate the Agreement following thirty (30) calendar days' written notice.

**14) Notices:** Notices to the City shall be sent to the following address:

Rowan Fairfield  
 City of White Salmon  
 100 N. Main Street  
 PO Box 2139 White Salmon, Washington 98672  
 Phone (509) 493-1133  
 Email: rowanf@ci.white-salmon.wa.us

Notices to Contractor shall be sent to the following address:

Joe Turner  
 Joe Turner P.C., Municipal Hearings Official  
 30439 SE Jackson Road, Suite 200  
 Gresham, Oregon 97080  
 Phone: (503) 663-7092  
 Fax: (503) 663-7289  
 Email: jtpc@frontier.com

**15) Dispute Clause and Venue:** This Agreement shall be governed by and construed under the laws of the State Washington, and any action brought to enforce the terms of this Agreement shall be brought in a court of competent jurisdiction located in Skamania County. In

the event of a dispute concerning a term or obligation under this Agreement, the prevailing party shall be entitled to its attorney fees and costs at trial and on appeal.

**16) Entire Agreement:**

This Agreement represents the entire Agreement between the parties and supersedes all previous Agreements or understandings between them. This Agreement may be modified only in writing, provided both parties have signed the amended document.

In the event any provision of this Agreement is deemed invalid or contains an irresolvable ambiguity, the remaining provisions shall nevertheless continue to be valid and enforceable.

No changes or modifications to this Agreement shall be valid or binding upon either party unless such changes or modifications be in writing and executed by both parties.

Joe Turner, P.C.

CITY OF WHITE SALMON, a Washington  
Municipal Corporation

By: \_\_\_\_\_

By: \_\_\_\_\_

Joe Turner, its \_\_\_\_\_

Marla Keethler, its Mayor

Date: \_\_\_\_\_

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
City Clerk of White Salmon

Date: \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
Attorney for the City of White Salmon

Date: \_\_\_\_\_

**File Attachments for Item:**

E. Resolution 2026-07-650 — Acknowledging Retired Planning Commissioners

**RESOLUTION NO. 2026-07-650  
CITY OF WHITE SALMON**

**A RESOLUTION OF THE CITY OF WHITE SALMON, WASHINGTON, RECOGNIZING AND HONORING RETIRED AND RETIRING PLANNING COMMISSIONERS GREG HOHENSEE AND MICHAEL MORNEAULT FOR THEIR SERVICE, LEADERSHIP, AND CONTRIBUTIONS TO THE COMMUNITY.**

**WHEREAS**, the Planning Commission serves an important advisory role in reviewing land use, zoning, development, and long-range planning matters affecting the future of the City of White Salmon; and

**WHEREAS**, Greg Hohensee served the City of White Salmon as a Planning Commissioner from January 2020 through February 2025, contributing more than five years of volunteer public service to the community; and

**WHEREAS**, Michael Morneault served the City of White Salmon as a Planning Commissioner from December 2019 through June 2026, contributing more than six years of volunteer public service to the community; and

**WHEREAS**, during their years of service, Greg Hohensee and Michael Morneault participated in the review and consideration of important planning matters involving zoning, housing, critical areas, tree protection, stormwater, infrastructure, development standards, and the long-term character of White Salmon; and

**WHEREAS**, Greg Hohensee provided leadership as Chair of the Planning Commission, helping guide public meetings, public hearings, discussion, deliberation, and public testimony on matters of significant community interest; and

**WHEREAS**, Michael Morneault contributed thoughtful review and practical consideration of how proposed policies and development standards may affect residents, property owners, public safety, infrastructure, and the character of the community; and

**WHEREAS**, both Greg Hohensee and Michael Morneault demonstrated a commitment to balanced planning that considered growth, livability, environmental stewardship, fire safety, public

infrastructure, housing needs, and the preservation of White Salmon’s unique small-town character; and

**WHEREAS**, their service required many hours of preparation, attendance at public meetings, review of technical materials, consideration of public comment, and thoughtful participation in often complex and difficult land use discussions; and

**WHEREAS**, Planning Commissioners take an oath to support the Constitution of the United States, the Constitution and laws of the State of Washington, and the ordinances of the City of White Salmon, and to faithfully and impartially perform the duties of the office to the best of their ability; and

**WHEREAS**, Greg Hohensee and Michael Morneault faithfully fulfilled those responsibilities and generously gave their time, experience, judgment, and service to the City and its residents.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of White Salmon, Washington, that the City hereby recognizes and honors Greg Hohensee and Michael Morneault for their valued service as Planning Commissioners and expresses its sincere appreciation for their contributions to the community.

**ADOPTED** by the City Council of the City of White Salmon, Washington, at a regularly scheduled open public meeting thereof this 1<sup>st</sup> day of July, 2026.

\_\_\_\_\_  
Marla Keethler, Mayor

Attest:

Approved as to Form:

\_\_\_\_\_  
Erika Castro Guzman, Clerk

\_\_\_\_\_  
Shawn MacPherson, City Attorney