

**WALLA WALLA CITY COUNCIL**  
**Regular Meeting Minutes**  
**July 9, 2014**

**1. CALL TO ORDER**

Mayor Cummins called the meeting to order at 7:00 p.m.

Present: Councilmembers Jim Barrow, Barbara Clark, Mary Lou Jenkins, Dick Morgan, Chris Plucker, Allen Pomraning, and Mayor Jerry Cummins.

Absent: None.

City staff in attendance: City Manager Nabel Shawa, City Attorney Tim Donaldson, Assistant Development Services Director Brian Walker, and City Clerk Kammy Hill.

Joint Community Development Agency Staff: Jon Maland, Principal Planner

**2. PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE**

Councilmember Morgan led the pledge of allegiance followed by a moment of silence.

**3. PUBLIC COMMENTS**

Richard Collum, 607 Yellowhawk, Walla Walla, requested the City consider regulation of vacation rentals and outlined issues he is having with a vacation rental next door to him. Mr. Collum indicated his home is within the Urban Growth Area and the vacation rental is run as a commercial enterprise with no local supervision.

Council asked staff to review regulations on vacation rentals and if vacation rentals are required to pay lodging taxes.

Sandra Cannon, 803 Valencia, Walla Walla, submitted a recommendation on behalf of the Sustainability Committee for establishment of a formal energy management program fashioned similar to the one operated by the school district. It was the consensus of Council to have this issue put on either an August or September Work Session.

#### 4. CONSENT AGENDA

City Clerk Hill introduced the Consent Agenda, Items A through E, as follows:

- A. Washington State Liquor Control Board: New application for The Wingman Birdz and Brewz, 230 E. Main Street.
- B. Washington State Liquor Control Board: Special occasion license for Summer Dance Lab/Whitman College, Cordiner Hall Foyer, 46 S. Park Street, on August 1, 2014.
- C. Washington State Liquor Control Board: New application for M & L Production, 1485 W. Rose Street.
- D. Ordinance No. 2014-16 correcting the legal description on the annexation of approximately 183 acres generally located on the south side of Abbott Road and east of Howard Street and Cottonwood Road to the south boundary of Tablerock Subdivision, and taking such other action related thereto.
- E. Approval of minutes of the regular meeting held June 25, 2014.

Mayor Cummins invited public input. No one in the audience chose to address the City Council on any of these items.

**Councilmember Morgan moved to adopt Consent Agenda Items A through E. Councilmember Jenkins seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.**

#### 5. ACTIVE AGENDA

- A. Ordinance No. 2014-17 rezoning property generally located at 921 West Cherry Street from heavy industrial (IH) to light industrial/commercial (IL/C) and taking such other action related thereto.

Mayor Cummins polled the City Council for any conflicts of interest, appearance of fairness, or ex-parte contacts.

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Councilmember Jenkins reported she is employed by the applicant, Blue Mountain Action Council, and will recuse herself.

Councilmember Barrow reported he is a member of the Blue Mountain Action Council Board and will recuse himself.

Principal Planner Maland reported the Blue Mountain Action Council is looking to the future and feels that a change in zone to light industrial/commercial is a better fit in case they determine to establish administrative offices at this location. The Hearing Examiner held a public hearing and recommends approval. There was no public testimony on the application.

There was brief discussion on:

- The practical implication of the rezone. Mr. Maland indicated this rezone will bring the property more in line with Code requirements if it is used for administrative offices.
- The rezone will create an additional buffer and fits in with the current transitioning of the neighborhood.
- This is a site specific rezone.

**Councilmember Pomraning moved to adopt Ordinance No. 2014-17. Councilmember Clark seconded the motion. The motion unanimously carried with 5 yes votes, 0 no votes, and 2 abstentions by Councilmembers Barrow and Jenkins.**

- B. Ordinance No. 2014-18 adopting amendments to the table of permitted uses in Section 20.100.040 of the Municipal Code.

Principal Planner Maland reported this zone code text amendment will amend the table to allow applications in the light industrial/commercial zones to be processed at a Level 2 instead of a Level 3. A Level 2 allows staff to process and approve the application where a Level 3 requires a hearing before the hearings examiner. A public hearing on this amendment was held before the Planning Commission. There was no public testimony and the Planning Commission recommends approval.

There was discussion on:

- Processes currently in place to identify potential environmental impacts, such as water use, and the way staff adequately addresses these impacts through the permitting process.

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- The difference between a Level 2 approval process and a Level 3 approval process.

Mayor Cummins invited public input. No one in the audience chose to address the City Council on this item.

There was additional discussion on:

- Changing the level of review to eliminate additional public interaction through the application process.
- Whether the conditions imposed by the Joint Community Development Director are comparable to the conditions imposed by the Hearing Examiner.

**Councilmember Barrow moved to deny Ordinance No. 2014-18. Councilmember Plucker seconded the motion.**

There were questions on the length of time for processing a Level 2 application versus a Level 3 application. Staff indicated this proposal would bring City and County codes more in alignment. A Level 3 application takes twice as long to go through the permitting process.

**The motion to deny approval of Ordinance No. 2014-18 carried with 5 yes votes and 2 no votes by Councilmember Pomraning and Mayor Cummins.**

Council commended staff for demonstrating how this action fits with the policies in the Comprehensive Plan.

- C. Ordinance No. 2014-19 vacating the southern 20 feet running east to west for a distance of 134.92 feet of the original Lot 12 of Block 2 Langford's Addition and the adjacent alley located in the southeast ¼ of the northeast ¼ of Section 19, Township 7 North, Range 36 East W.M. Walla Walla County within the City of Walla Walla.

City Manager Shawa reported this vacation process started in 2010. The applicant provided an appraisal and the required amount for the property was paid. Staff recommends approval.

Mayor Cummins invited public input. No one in the audience chose to address the Council on this item.

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**Councilmember Clark moved to adopt Ordinance No. 2014-19.  
Councilmember Morgan seconded the motion.**

Councilmember Barrow reported he would be voting no as he feels the vacation process has been delayed too long and the application should be considered anew.

**The motion to adopt Ordinance No. 2014-19 carried with 5 yes votes and 2 no votes by Councilmembers Barrow and Pomraning.**

- D. Approval of minutes of the special meeting with representatives of the State Auditor's office held June 24, 2014.

**Councilmember Barrow moved to approve the minutes of the special meeting held June 24, 2014. Councilmember Pomraning seconded the motion. The motion unanimously carried with 4 yes votes, 0 no votes, and 3 abstentions by Councilmembers Clark, Jenkins, and Plucker.**

- E. Approval of the June 30, 2014 accounts payable register covering check numbers 180378 through 180724, 990623 through 990631, and 8270 through 8284 totaling \$4,795,754.73.

**Councilmember Plucker moved to approve the June 30, 2014 accounts payable register covering check numbers 180378 through 180724, 990623 through 990631, and 8270 through 8284 totaling \$4,795,754.73 with the exception of the checks to the Blue Mountain Action Council and the Walla Walla School District. Councilmember Clark seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.**

**Councilmember Barrow moved to approve payment of the checks to the Blue Mountain Action Council and the Walla Walla School District. Councilmember Clark seconded the motion. The motion unanimously carried with 5 yes votes, 0 no votes, and 2 abstentions by Councilmembers Jenkins and Plucker.**

## **6. COUNCIL MEMBER MEETING REPORTS**

Councilmember Morgan reported attendance at the Tourism Walla Walla Board meeting held June 26; the 4<sup>th</sup> of July celebration in Pioneer Park; and the Work Session held July 7. Councilmember Morgan also reported he volunteered for graffiti abatement last week; and commended the

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Parks & Recreation Department and Public Works Department for their work on the July 4 celebration.

Councilmember Jenkins reported attendance at the Senior Citizens Center Board meeting held June 26; the Work Session held July 7; and the Council Boards & Commissions Committee meeting held July 9.

Councilmember Barrow reported attendance at the Work Session held July 7; the Blue Mountain Action Council Board meeting held July 8; lunch with the President of the Walla Walla Firefighters Local 404 Union; a meeting with Chris Carlyle of the Washington Policy Council; and a funeral for a retired City firefighter.

Councilmember Plucker reported attendance at the agenda setting meeting held July 1; the Work Session held July 7; and the Parks, Recreation and Urban Forestry Advisory Board meeting held July 7.

Councilmember Clark reported attendance at a meeting with City Manager Shawa held June 27; the Sustainability Committee meeting held July 1; the CDBG Planning Committee meeting held July 2; the Work Session held July 7; the Bicycle & Pedestrian Advisory Committee meeting held July 8; the LEOFF 1 Disability Board meeting held July 8; and the Fire Pension Board meeting held July 8.

Councilmember Pomraning reported attendance at the Metropolitan Planning Organization meeting held July 2; and the Public Library Board of Trustees meeting held July 9.

Mayor Cummins reported attendance at the Housing Authority Board meeting held June 30; the Work Session held July 7; the LEOFF 1 Disability Board meeting held July 8; and the Fire Pension Board meeting held July 8.

**7. UNFINISHED AND NEW BUSINESS**

**Councilmember Jenkins moved to approve the following appointments:**

- **Pamela Elliott to the Bicycle & Pedestrian Advisory Committee for a term expiring December 31, 2014;**
- **Kathryn Southwick-Hess to the Bicycle & Pedestrian Advisory Committee for a term expiring December 31, 2016;**

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- **Doug Saturno to the Historic Preservation Commission for a term expiring June 30, 2017; and**
- **Bruce Murr to the Parks, Recreation & Urban Forestry Advisory Board for a term expiring December 31, 2014.**

**Councilmember Pomraning seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.**

City Manager Shawa reported that Councilmember Barrow will be traveling to the Umbria region of Italy at no cost to the City to discuss the possible formation of a sister city relationship. The Italian Heritage Association has been contacted for the selection of a second representative.

**8. ADJOURNMENT**

**There being no further business, the meeting adjourned at 8:08 p.m.**