

**WALLA WALLA CITY COUNCIL**  
**Regular Meeting Minutes**  
**December 21, 2016**

**1. CALL TO ORDER**

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

Present: Councilmembers Jim Barrow, Barbara Clark, Jerry Cummins, Dick Morgan, Steve Moss, Tom Scribner, and Mayor Allen Pomraning.

Absent: None.

City staff in attendance: City Manager Nabel Shawa, City Attorney Tim Donaldson, Finance Director Jean Teasdale, Fire Chief Bob Yancey, Development Services Director Elizabeth Chamberlain, Parks & Recreation Director Jim Dumont, City Engineer Neal Chavre, Senior Planner Jon Maland, Parks Maintenance Supervisor Andy Coleman, and City Clerk Kammy Hill.

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

Matt from the Walla Walla Swim Team led the pledge of allegiance followed by a moment of silence.

**3. PRESENTATIONS**

- A. Presentation by Brad Daly regarding the Walla Walla swim team fundraising efforts. Brad Daly, 601 Village Way #14, Walla Walla, thanked the City Council, Parks & Recreation Director Dumont, and City Manager Shawa for making the rebuild Veterans Memorial Pool a reality and presented a donation of \$25,000 from the Wall Walla swim team. There were comments on the upcoming swim meets and years of work to make this swimming pool a reality.
- B. Presentation to outgoing State Senator Mike Hewitt. Councilmember Cummins, as chair of the legislative committee, recognized and thanked Senator Hewitt for his sixteen years of service. Senator Hewitt commented on his efforts to make a difference and serve the people, not the parties.

**4. PUBLIC COMMENTS**

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Dorothy Knudson, 250 Rancho Villa, expressed concerns with the establishment of vacation rentals in the heart of historic neighborhoods.

**5. CONSENT AGENDA**

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

- A. Washington State Liquor & Cannabis Board: Special occasion liquor license for St. Basil Academy of Classical Studies on February 12, 2017.
- B. Washington State Liquor & Cannabis Board: New liquor license application for Project Logan, 1102 Dell Avenue.
- C. Resolution No. 2016-152 authorizing an agreement with Systems Design for ambulance billing and collection services.
- D. Resolution No. 2016-153A awarding the purchase of the anthracite filter material to Carbon Sales, Inc. for the wastewater treatment plant.
- E. Resolution No. 2016-154A sets a public hearing for March 22, 2017 for the Tom Annexation for approximately 33 acres located along Myra Road and north of Heritage Road.
- F. Resolution No. 2016-155A sets a public hearing for January 11, 2017 for the College Addition right-of-way vacation as part of the Whitman College campus development and shoreline permit. (Prentiss Drive, Nakomis Lane, and Linden Lane)
- G. Resolution No. 2016-161 correcting the legal description for the Port of Walla Walla/Melrose Street annexation.
- H. Resolution No. 2016-156 authorizing the purchase of playground equipment for the Mill Creek sportsplex from Northwest Playground.
- I. Resolution No. 2016-157 authorizing a contract with KC Industries for \$385,385.23 for construction of the new Veterans Memorial Golf Course maintenance shop.

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- J. Summary of interfund loans (information only – no action required).
- K. Ordinance No. 2016-45 amending Municipal Code Sections 3.11.050 and 3.11.070 to increase the amount in the revolving account and reduce the amount in petty cash.
- L. Ordinance No. 2016-46 amending the 2015-2016 maintenance and operations budget; and  
  
Ordinance No. 2016-47 amending and establishing new projects in the capital improvement project budget.
- M. Resolution No. 2016-158 authorizing a professional services agreement with Berk Consulting for preparation of the comprehensive plan update.
- N. Resolution No. 2016-159 authorizing acceptance of the STOP formula grant for crime victims advocacy funding.
- O. Ordinance No. 2016-48 readopting the complete streets policy.
- P. Approval of minutes of the regular meeting held December 7, 2016.

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

There were clarifying comments regarding the placement of items on the Consent Agenda; and Items E and F simply set the date for the public hearing.

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

**6. ACTIVE AGENDA**

- A. Resolution No. 2016-160 approving the final plat for the Boulders Planned Unit Development (a 29-lot subdivision of approximately 15.42 acres located east of Cottonwood Road and north of Eagle Crest Drive.)

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Mayor Pomraning polled the City Council for any conflicts of interest, appearance of fairness, or ex-parte contacts. None were reported.

Senior Planner Maland reported this subdivision started prior to the property being annexed to the City and reviewed the history. Staff recommends approval of the final plat.

There was discussion on:

- The location of the property is between the Tablerock and Triple Creek subdivisions.
- Public access to setbacks within the development will be determined by the private property owner.
- Impact of the groundwater study on this subdivision. Developer will be required to keep twenty-five year floodwaters on site. There is also a ten foot drainage easement.
- Staff has been working with private property owners for development of a pedestrian pathway along Cottonwood Road.
- Division of expenses related to development.
- Access for stormwater control and compliance with future Department of Ecology rules. The developer is working with the City to help mitigate conditions outside of the development.
- Dedication and maintenance of the stormwater basin to be constructed on Tract B.
- Safety around sedimentation ponds.
- Streets will be public and maintained by the City.
- There are no requirements for the construction of affordable housing in planned unit developments.
- Secondary access points for better ingress and egress. This subdivision was vested under County development regulations. The City would have required a secondary access which is now provided in a round-about manner through the adjacent subdivision.
- This is the last of the County subdivisions that began prior to the City changing their policy to require annexation prior to allowing access to City water and wastewater utilities.

**Councilmember Barrow moved to adopt Resolution No. 2016-160.**  
**Councilmember Scribner seconded the motion.**

There was additional discussion on how fencing of the basins may be addressed and the cost. Staff will evaluate and determine if fencing is necessary and the City would be responsible for installation.

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**The motion to adopt Resolution No. 2016-160 carried with 6 yes votes and 1 no vote by Councilmember Cummins.**

- B. Public hearing and Ordinance No. 2016-49 amending the Walla Walla Urban Area Comprehensive Plan future land use map.

Senior Planner Maland reviewed the four comprehensive plan land use amendments:

1. Tim Caudill – 216 and 228 West Birch Street. Request for a land use map amendment from Residential to Downtown Commercial and a zoning map change from multi-family residential to central commercial.
2. Lillie Rice Center – 1627 Evergreen Street. Request for a land use map amendment from Public to Residential and zoning map change from public reserve to multi-family residential.
3. City of Walla Walla – Myra Road area. Request for an area wide land use map amendment from Residential to Urban Planned Communities and a zoning map change from residential to urban planned communities.
4. Anthony Wenham – 1225 East Sumach Street. Request for a land use map amendment from Residential to Industrial and a zoning map change from residential to light industrial/commercial.

There were comments on:

- These proposals are only a change in the land use on a map, not an actual development proposal.
- Housing affordability could be addressed through updates in the comprehensive plan.
- Residential use would continue to be allowed on the West Birch Street property if the land use map is changed.

Mayor Pomraning declared the public hearing open at 8:15 p.m.

Frank Ralston, 1224 N. Clinton, Walla Walla, spoke in opposition of a change of land use for the Anthony Wenham property.

Mona Geidl, 49 E. Alder, Walla Walla, representing Anthony Wenham, commented that current activities on the property (farming) are more

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akin to activities in a light industrial zone. Mr. Wenham is not opposed to the staff recommended change of light industrial to highway commercial with a residential buffer to accommodate the properties on the south side of the property.

R.L McFarland, 3731 Middle Waitsburg Road, Walla Walla, felt that the neighborhood is residential and he supports keeping it residential. Mr. McFarland also expressed frustration with the planning process.

Dave Fogarty, 1680 Cambridge, Walla Walla Planning Commissioner, reviewed the reasons why a majority of the Planning Commission recommended denial of the change in land use for the Wenham property.

Dorothy Knudson, 250 Rancho Villa, Walla Walla, spoke in support of the Planning Commission recommendation to deny a change in land use for the Anthony Wenham property.

Steven Pao, 334 Woodland, Walla Walla, expressed concerns with development in the Myra Road area impacting their family farm.

There being no further comments, Mayor Pomraning declared the public hearing closed at 8:36 p.m.

**Councilmember Cummins moved to approve Ordinance No. 2016-49. Councilmember Morgan seconded the motion.**

**Councilmember Barrow moved to amend Ordinance No. 2016-49 to exclude the Anthony Wenham property. Councilmember Scribner seconded the motion. The amendment carried with 4 yes votes by Councilmembers Barrow, Morgan, Moss, and Scribner and 3 no votes by Councilmembers Clark, Cummins, and Mayor Pomraning.**

**The motion to adopt Ordinance No. 2016-49, as amended to exclude the Anthony Wenham property, unanimously carried with 7 yes votes and 0 no votes.**

There was extensive discussion on the proposed change in land use for the Anthony Wenham property including:

- Difference in traffic counts between residential, light industrial, and highway commercial.

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- Land use amendments happen over time but seem to be a confusing process.
- Initial application for the Wenham property was from residential to light industrial. Staff recommended a change in land use to highway commercial with a residential buffer on the southern portion of the property.
- Impact of a highway overpass on Clinton Street is unknown because it is in the conceptual stage of development.
- Majority of concerns expressed were related to the traffic impacts on the neighborhood. This property has been zoned residential for years and a change would impact the nature of the neighborhood.
- The need for affordable housing.
- This was a high activity area when there was a hospital located on Clinton Street. The City needs highway business areas to address growth. The property owner's rights need to be respected.
- Clinton Street is a residential street and zoning exists to protect homeowners.

**Councilmember Barrow moved to approve the staff recommendation for a land use map amendment from R-72 Residential to Highway Commercial for the northern portion of the Wenham property fronting along Highway 12 with the southern portion remaining Residential to provide a buffer. Councilmember Scribner seconded the motion.**

There was discussion and clarification on the intent of the motion. Staff reported that an ordinance will be brought back to Council on the Wenham application with findings of fact to support the change.

**The motion to approve the staff recommendation for a land use map amendment from R-72 Residential to Highway Commercial for the northern portion of the Wenham property fronting along Highway 12 with the southern portion remaining Residential to provide a buffer, carried with 4 yes votes by Councilmembers Barrow, Cummins, Scribner and Mayor Pomraning, and 3 no votes by Councilmembers Clark, Morgan and Moss.**

## **7. COUNCIL MEMBER MEETING REPORTS**

Councilmember Moss reported attendance at the Work Session held December 12; the Planning Commission meeting held December 12; the special Work Session held December 19; and a community investor meeting held December 21.

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Councilmember Morgan had no meetings to report.

Councilmember Barrow reported attendance at the Work Session held December 12; the exit conference with representatives of the State Auditor's office held December 13; the agenda preparation meeting held December 13; the Blue Mountain Action Council Board meeting held December 15; the Visit Walla Walla Board meeting held December 15; the special Work Session held December 19; the Valley Transit Board meeting held December 15; and the special Valley Transit Board meeting held December 21.

Councilmember Cummins reported attendance at the Valley Transit awards banquet held December 11; the Work Session held December 12; the Valley Transit entrance audit conference held December 13; the Blue Mountain Humane Society Board meeting held December 13; the exit conference with representatives of the State Auditor's office held December 13; the Valley Transit Board meeting held December 15; the Borleske Stadium Association Board meeting held December 19; the special Work Session held December 19; and the special Valley Transit Board meeting held December 21.

Councilmember Clark reported attendance at the Work Session held December 12; the Bicycle & Pedestrian Advisory Committee meeting held December 13; the Borleske Stadium Association Board meeting held December 19; and the special Work Session held December 19.

Councilmember Scribner reported attendance at the Fort Walla Walla Museum annual banquet held December 5; and the Work Session held December 12. The Lodging Tax Advisory Committee hopes to have a recommendation for the City Council on January 11, 2017.

Mayor Pomraning reported attendance at the Valley Transit awards banquet held December 11; the Work Session held December 12; the presentation by Washington State University students regarding the Mill Creek visioning project held December 12; the Valley Transit entrance audit conference held December 13; the agenda preparation meeting held December 13; the exit conference with representatives of the State Auditor's office held December 13; the Valley Transit Board meeting held December 19; a meeting with City Manager Shawa held December 20; and the special Valley Transit Board meeting held December 21.

**8. UNFINISHED AND NEW BUSINESS**

Councilmember Clark moved to make the following appointments:

- Emily Bushnell and Francis Chvatal to the Bicycle & Pedestrian Advisory Committee meeting for terms expiring December 31, 2019, and Ted Koehler for a term expiring December 31, 2017;
- Roger Sexton to the Historic Preservation Commission for a term expiring June 30, 2019;
- Lauri Fairbanks, Kathryn Howard, and Ted Koehler to the Parks, Recreation and Urban Forestry Advisory Board for terms expiring December 31, 2019, and Rebecca Abenroth for a term expiring December 31, 2017;
- Jessica Portas to the Sustainability Committee for a term expiring June 30, 2019; and
- Blair Burroughs to the Water and Wastewater Advisory Committee meeting for a term expiring June 30, 2019.

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

City Manager Shawa introduced Resolution No. 2016-162 certifying an emergency and ratifying a rental agreement for a Cat D-8T dozer for use at the Sudbury Road landfill; and described the need for the emergency rental to be able to keep working the landfill.

There was brief discussion on the delay in ratifying the emergency; the City equipment is back in service; and the City has backup machinery but it was not operational. This action was necessitated by the dollar amount of the rental being over the \$20,000 authorized for City Manager approval.

**Councilmember Cummins moved to approve Resolution No. 2016-162. Councilmember Moss seconded the motion. The motion carried with 6 yes votes and 1 no vote by Councilmember Barrow.**

City Manager Shawa acknowledged the outstanding work of Public Works and Parks staff during the recent snow event. The City expense for this snow event is estimated at \$55,428.

**9. EXECUTIVE SESSION**

Mayor Pomraning announced the meeting is being recessed to Executive Session to evaluate the performance of a public employee pursuant to

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RCW 42.30.110(1)(g). The Executive Session will last approximately ninety minutes and no further business will come before the City Council in open session. The meeting was recessed at 9:50 p.m.

**10. ADJOURNMENT**

**There being no further business, the meeting adjourned at 11:25 p.m.**