

**WALLA WALLA CITY COUNCIL**  
**Regular Meeting Minutes**  
**December 19, 2018**

**1. CALL TO ORDER**

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

Present: Councilmembers Yazmin Bahena, Riley Clubb, Jerry Cummins, Myron Huie, Steve Moss, Tom Scribner, and Mayor Barbara Clark.

Absent: None.

City staff in attendance: City Manager Nabel Shawa, City Attorney Tim Donaldson, Fire Chief Bob Yancey, Parks & Recreation Director Andy Coleman, Public Works Director Ki Bealey, Development Services Director Elizabeth Chamberlain, Finance Director Jean Teasdale, Senior Planner Jon Maland, Planner Melissa Shumake, and City Clerk Kammy Hill.

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

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

**3. PUBLIC COMMENTS**

Jeana Crawford Garske, 382 Catherine Street, Walla Walla, asked about the status of appointments to the Arts Commission.

R.L. McFarland, 3731 Middle Waitsburg Road, Walla Walla, asked for the results of the stormwater study for the Cottonwood Road area.

James Powell, no address provided, asked the City to provide the ward boundary map and a list of "frequently asked questions" regarding the new ward election system on the City's website.

Franklin Wisdom, 2595 Kendall Road, Walla Walla, expressed concerns with development of the Cottonwood Road area and its impact to surrounding property owners.

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Marco Lopez, 434 N. 6<sup>th</sup> Avenue, Walla Walla, expressed appreciation for the new sidewalks in his neighborhood but had concerns with signage while the project is under construction.

Cecelia Mendoza, 543 N. 9<sup>th</sup> Avenue, Walla Walla, and Andrew Rodriguez, Commitment to Community, expressed their thanks for Councilmember Clubb's attendance at their neighborhood Christmas Party and asked for information on the City's new ward election system.

Council outlined their plans to hold City Council meetings in each of the four wards and developing educational materials on the operation of the City and running for office.

**4. CONSENT AGENDA**

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

- A. Resolution No. 2018-126 authorizing contracts for indigent public defense services.
- B. Resolution No. 2018-129 authorizing an application through the U.S. Department of Agriculture for a community facility grant for a WESCOM radio tower.
- C. Resolution No. 2018-130 authorizing a contract with S&K Mountain Construction for the Council Chamber improvements and safety upgrades.
- D. Ordinance No. 2018-50 reducing the monthly recycling commodities surcharge from \$3.30 per month to \$1.21 per month.
- E. Ordinance No. 2018-51 amending the 2017-2018 maintenance and operations budget; and  
Ordinance No. 2018-52 amending the capital improvement project budget.
- F. Resolution No. 2018-132 approving an agreement with the Washington Military Department for reimbursement of wildfire emergency response.

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- G. Approval of minutes of the Work Session held November 26, 2018.
- H. Approval of minutes of the regular meeting held November 28, 2018.
- I. Approval of minutes of the Work Session held December 3, 2018.

Staff provided a brief report on Item D, Ordinance No. 2018-50 reducing the recycling commodities surcharge.

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

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

**5. ACTIVE AGENDA**

- A. Resolution No. 2018-131 authorizing a lease of Crawford Park and a permissive license agreement with Valley Transit.

Staff reported this issue has been worked on for several years and outlined the proposal to lease the Crawford Park area to Valley Transit as part of their transit plaza. Valley Transit is proposing removal of eight of the ten existing trees, removing berms, and planting three new trees and grass. A separate request was made by Dan Clark that free bus passes be provided to homeless people currently working with the Alliance for the Homeless or Blue Mountain Action Council as part of the lease.

There was discussion on:

- Staff recommends moving forward with approval of the proposed lease.
- The agreement allows Valley Transit the ability to remove trees subject to the provisions in the Municipal Code. Council asked that clarifying language be included that trees shall only be removed with approval of the City arborist.
- Meetings have been held with Valley Transit to negotiate which trees shall be removed and which trees will remain.
- The primary purpose of the lease is to reduce anti-social behaviors and the negative impact of these disruptive behaviors on the Valley

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Transit ridership. This area will then become part of the transit center rather than a City park. There are different laws for behavior, security and enforcement within a transit center.

Mayor Clark invited public input.

The following expressed concerns with the proposed lease agreement:

- Penny Hawkins, 624 Hobson Street, Walla Walla.
- Chris Howard, 734 University Street, Walla Walla.
- Sharon Schiller, 1414 Topaz, Walla Walla.
- Mary Campbell, 336 McCorkle Lane, Walla Walla.
- Jeana Crawford Garske, 382 Catherine Street, Walla Walla.
- Dorothy Knudson, 250 Rancho Villa, Walla Walla.
- Tom Williams, 624 Hobson Street, Walla Walla.
- Jon Campbell, 336 McCorkle Lane, Walla Walla.

The following spoke in favor of the proposed lease agreement.

- Perry Armstrong, 855 Bryant Street, Walla Walla.
- David Armstrong, 855 Bryant Street, Walla Walla.
- Jean Dolling, 208 Detour Road, Walla Walla.
- Art Youngblood, 320 7<sup>th</sup> Avenue, Walla Walla.

The following had suggestions or questions regarding the proposed lease agreement:

- Dan Clark, 717 N. Main Street, Walla Walla.
- Noah Leavitt, 625 Whitman Street, Walla Walla.
- R.L. McFarland, 3731 Middle Waitsburg Road, Walla Walla.

Dick Fondahn, General Manager of Valley Transit, reviewed the differences in State law for anti-social behaviors at transit centers and outlined their plans for removing trees and berms while adding lighting and security cameras. There will also be an electric vehicle transformer and charging stations, along with bicycle racks. The desire of Valley Transit is to make this space clean, green and safe.

There was discussion by Council and Mr. Fondahn on:

- Renaming the area from Crawford Park to Market Station transfer plaza.
- People can be trespassed from a transit center for inappropriate behavior and loitering.

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- Removal of trees and berms with the addition of lighting and security cameras.
- The goal of Valley Transit is to provide better services for their ridership.
- There already exists the ability for homeless clients to obtain bus passes from agencies for transportation needs. The provision of bus passes should be a policy decision by the local transit authority board and not a directive from the City.
- There is broad authority in the Revised Code of Washington for unlawful transit conduct, but this solution may be too extreme to address the existing situation.

**Councilmember Cummins moved to adopt Resolution No. 2018-131.  
Councilmember Moss seconded the motion.**

Councilmembers expressed their individual opinions on the proposed lease of the Crawford Park area to Valley Transit.

Council asked that clarifying language be added to the lease agreement that trees are subject to the authority of the City arborist and may only be removed by approved permit.

**Councilmember Cummins moved to end debate and call for the question.  
Councilmember Moss seconded the motion. The motion carried with 6 yes votes and 1 no vote by Mayor Clark.**

**The motion to adopt Resolution No. 2018-131 carried with 5 yes votes and 2 no votes by Councilmember Clubb and Mayor Clark.**

The meeting was recessed for a break at 9:09 p.m. and reconvened at 9:17 p.m.

B. Resolution No. 2018-133 adopting the Heritage Square design.

Parks & Recreation Director Coleman reviewed:

- Design process and public involvement. The Parks, Recreation & Urban Forestry Advisory Board recommends approval of the design.
- The three-dimensional fly over of the site and design elements.
- Preliminary cost estimate of roughly \$2.6 million, although this action is only to approve the high-level design concept with no funding commitment.

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- Benefits of design will make this area a centerpiece of downtown, making the area safer, more accessible, with a positive impact to surrounding businesses.
- The improvements will increase utilization of the site, accommodate additional programming, and provide a strong connection to Mill Creek.
- Council is being asked to approve the high-level design concept.

There was discussion on:

- The proposed cantilever over Mill Creek and communicating the design with the U.S. Army Corps of Engineers and County.
- Costs for the park project will be eligible for State-funded grants.
- Best case scenario is having grant funds available through the State in 2020. The approval of the design plan will help make any grant application more successful.
- Proposed design, maintenance, and enforcement will hopefully control undesirable behaviors in the area, along with additional programming of events.

Mayor Clark invited public input.

Jeana Crawford Garske, 382 Catherine Street, Walla Walla, expressed support of the plan to use the rear parking lot as part of the park site but is concerned with gingko trees along Mill Creek. Ms. Garske asked for the prominent placement of the identification sign for the "Windows on the Past"; a re-painting of the mural on the west side of the park; and appropriate relocation of the sesquicentennial piece.

Norm Ostermann, 1032 Pomona, Walla Walla, felt that affordable housing was a problem, but no effort is being made by the City or County to run a ballot measure.

Matt Seeliger, 56 Cory Lane, Walla Walla, commented on the need to eliminate the places for bad behavior to occur. By providing a "bulb-out" this opens the space and providing activities, such as game tables, may also work to reduce undesirable behaviors.

Bonnie Bowton, Executive Director of the Downtown Walla Walla Foundation, spoke in support of the multi-layer park design for multiple uses and encouraged the City Council to support this design.

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R.L McFarland, 3731 Middle Waitsburg Road, Walla Walla, commented on the differences between Crawford Park and Heritage Square and offered suggestions on renaming it to Crawford-Heritage Square; providing climate-controlled facilities; and designing a world class “see through” restroom facility.

Jon Campbell, 336 McCorkle Lane, Walla Walla, has served on the steering committee and Downtown Foundation design committee and is in support of this executable park design; and hopes it will reduce bad behaviors and problems in the park.

Jean Dolling, 208 Detour Road, Walla Walla, spoke in support of eliminating hiding places and improving lighting in the area.

**Councilmember Moss moved to adopt Resolution No. 2018-133.  
Councilmember Scribner seconded the motion.**

Council expressed their individual opinions in support of the re-design of the park area.

**The motion to adopt Resolution No. 2018-133 unanimously carried with 7 yes votes and 0 no votes.**

- C. Ordinance No. 2018-53 approving amendments to the Municipal Code to implement the goals and policies of the Walla Walla Comprehensive Plan 2040.

Senior Planner Maland and Development Services Director Chamberlain reviewed:

- Code amendment timeline and public meeting process.
- Amendments proposed in Title 19, the subdivision code.
- Amendments proposed in Title 20, the zone code.
- Amendments to the zoning map, including the consolidation of residential zones into a single “neighborhood residential” zone.

There was discussion on:

- Adding a prelude to Municipal Code Section 19.30.030 – street design standards to read “Cul-de-sacs are disfavored. However, subject to the following...” This is to shift the burden to developers to persuade the City that a cul-de-sac for a particular development should be allowed.

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- Requiring developers to put stub streets to property lines so adjoining developments can connect to improve residential connectivity.
- Changing the zoning approach for residential developments to a minimum density approach rather than minimum lot sizes.
- Allowing a latitude in parking requirements based on an analysis of special need uses.
- Definitions of a multi-family dwelling are consistent with the table of permitted uses.
- The impetus and impact to collapsing three residential zones into one neighborhood residential zone. This will implement the goals of the comprehensive plan to allow for different housing types, promote affordable housing, and allow for flexibility from minimum lot sizes to minimum densities. There would still be residential standards to meet such as set-backs but would allow for different housing types within neighborhoods.

Mayor Clark invited public input.

Norm Ostermann, 1032 Pomona, Walla Walla, suggested that if the aim is for more affordable housing, then the City and County need to run a ballot measure to support a tax for the development of affordable housing.

Sundown Hazen, 1385 Caprio Loop, Walla Walla, representing Seattle Tiny Homes, spoke in support of building sustainable communities, including allowing tiny homes and adapting to changing needs and lifestyles.

R.L. McFarland, 3731 Middle Waitsburg Road, Walla Walla, commended the City Council for making developers justify why a cul-de-sac is necessary and requiring stub streets.

Dorothy Knudson, 250 Rancho Villa, Walla Walla, commented on the need for affordable housing for local workers.

Sharon Schiller, 1414 Topaz, Walla Walla, felt that relaxing residential zoning requirements will not benefit the community by leading to more squalor and less green space for residents to enjoy. The unintended consequences of this change may be the loss of single-family housing and the American dream.

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Jean Dolling, 208 Detour Road, Walla Walla, had comments on cul-de-sacs and the need for transportation planning with subdivision development.

Noah Leavitt, 625 Whitman Street, Walla Walla, spoke in support of adoption of the amendments for a positive impact on affordable housing.

Elizabeth Humphrey, 160 Coyote Ridge Drive, Walla Walla, is an advocate for affordable housing but expressed concerns with the proposed zoning changes and the importance of paying attention to proposed developments.

Steven Pao, 334 Woodland Avenue, Walla Walla, had concerns with unintended consequences of incompatible developments being placed near existing land uses, such as farming.

There was discussion on:

- Impact of changing residential zoning from minimum lot sizes to minimum densities. Staff explained this is why there was an extensive public process. Development regulations must support the policies of the comprehensive plan.
- The history of the public process to amend the comprehensive plan and development regulations. The community and society are changing, and the City's goals and plans must support these changes.

**Councilmember Moss moved to adopt Ordinance No. 2018-53.  
Councilmember Clubb seconded the motion.**

**Councilmember Scribner moved to amend Section 19.30.030(D) to add "Cul-de-sacs are disfavored, however, subject to the following..."  
Councilmember Cummins seconded the motion.**

There were comments on the proposed amendment.

**The motion to amend Section 19.30.030(D) to add "Cul-de-sacs are disfavored, however, subject to the following..." carried with 4 yes votes and 3 no votes by Councilmembers Bahena, Clubb and Mayor Clark.**

**The motion to adopt Ordinance No. 2018-53, as amended, unanimously carried with 7 yes votes and 0 no votes.**

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Council thanked staff, the Planning Commission, and community for their thoughtfulness and time in developing the Comprehensive Plan and code amendments.

- D. Public hearing and Ordinance 2018-54 approving the Bachtold annexation generally located between Cottonwood Road and Kendall Road was removed from the agenda and will be re-noticed at a future date. There was no discussion or action on this item.
- E. Approval of minutes of the special Work Session held November 30, 2018.

**Councilmember Cummins moved to approve the minutes of the special Work Session held November 30, 2018. Councilmember Huie seconded the motion. The motion unanimously carried, with 5 yes votes, 0 no votes, and 2 abstentions by Councilmembers Clubb and Moss.**

- F. Approval of minutes of the regular meeting held December 5, 2018.

**Councilmember Cummins moved to approve the minutes of the regular meeting held December 5, 2018. Councilmember Huie seconded the motion. The motion unanimously carried with 6 yes votes, 0 no votes, and 1 abstention by Councilmember Bahena.**

- G. Approval of the November 30, 2018 accounts payable register containing check numbers 200293 through 200683, 990900 through 990902, and 9306 through 9315 totaling \$9,037,138.64.

**Councilmember Cummins moved to approve the November 30, 2018 accounts payable register containing check numbers 200293 through 200683, 990900 through 990902, and 9306 through 9315 totaling \$9,037,138.64 except for the checks to Jerry Cummins, Walla Walla School District, and the Alliance for the Homeless. Councilmember Huie seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.**

**Councilmember Scribner moved to approve payment of the checks to Jerry Cummins, Walla Walla School District, and the Alliance for the Homeless. Councilmember Moss seconded the motion. The motion**

**unanimously carried with 4 yes votes, 0 no votes and 3 abstentions by Councilmembers Bahena, Cummins and Mayor Clark.**

**6. COUNCIL MEMBER MEETING REPORTS**

Councilmember Moss reported attendance at a tour of the Loft, the youth homeless shelter, on December 7; the Children's Resilience Initiative meeting held December 10; a meeting regarding surplus City properties held December 11; the Work Session held December 17; and a conference call with the State Auditor's office regarding a risk assessment of the Transportation Benefit District.

Councilmember Huie reported attendance at the Fort Walla Walla Museum Board meeting held December 11; the Fort Walla Walla Director's Circle meeting held December 17; and a Committee on Committees meeting held December 19.

Councilmember Bahena reported attendance at the Work Session held December 3; an affordable housing ad hoc committee meeting held December 11; the Work Session held December 17; a meeting regarding education on ward elections held December 18; a Committee on Committees meeting held December 19; and a citizen survey at grocery stores held December 8.

Councilmember Cummins reported attendance at a KUJ radio interview held December 7; the Valley Transit awards ceremony held December 9; a conference call with the City's lobbyist held December 17; and the Work Session held December 17.

Councilmember Clubb reported attendance at the Commitment to Community neighborhood potluck held December 8; and the Work Session held December 17.

Councilmember Scribner reported attendance at the agenda preparation meeting held December 12; the Mill Creek coalition meeting held December 12; the Public Library Board meeting held December 12; the Work Session held December 17; and a meeting regarding education of ward elections held December 18.

Mayor Clark reported attendance at a tour of the Loft, the youth homeless shelter, on December 7; a meeting to prepare for the citizens

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survey held December 7; a citizen survey at grocery stores held December 8; a joint agency meeting held December 12; the agenda preparation meeting held December 12; the Grapevine radio interview held December 14; the Borleske Stadium Association Board meeting held December 17; the Work Session held December 17; and a meeting regarding education of ward elections held December 18.

**7. UNFINISHED AND NEW BUSINESS**

**Councilmember Huie moved to make the following appointments to the Arts Commission:**

- **Hannah Bartman, ArtWalla nominee, for a term expiring December 31, 2021;**
- **Brian Hunt, Downtown Walla Walla Foundation nominee, for a term expiring December 31, 2021;**
- **Katy Rizzuti, Arts Education, for a term expiring December 31, 2021;**
- **Tia Kramer and Lindsay Tebeck, professional artists, for terms expiring December 31, 2020;**
- **Douglas Carlsen, art appreciation community at-large, for a term expiring December 31, 2020; and**
- **Francisco Leos Esquivel, art appreciation community at large, for a term expiring December 31, 2019.**

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

**Councilmember Huie moved to make the following appointments:**

- **Thomas Holt for a term expiring December 31, 2020 and Clint Rehn for a term expiring December 31, 2021 to the Bicycle & Pedestrian Advisory Committee;**
- **Larry Wachtel to the Historic Preservation Commission for a term expiring June 30, 2021;**
- **Anna Erickson, Accountant, Paul Wemhoener, Engineer, and Doug Simmons to the Infrastructure Improvement Committee for terms expiring December 31, 2021;**
- **Jeff Bloom and Heidi Dobson for terms expiring December 31, 2021, and Henry Reuwar for a term expiring December 31, 2020 to the Parks, Recreation & Urban Forestry Advisory Board;**
- **Erik McLaughlin to the Planning Commission for a term expiring December 31, 2021;**
- **Nico Parmley to the Public Library Board of Trustees for a term expiring December 31, 2023;**

- Abra Bennett for a term expiring June 30, 2020 and BJ Harris for a term expiring June 30, 2019 to the Sustainability Committee;
- Steven Anderson to the Transportation Benefit District Committee for a term expiring June 30, 2021; and
- Tim Anderson to the Water & Wastewater Advisory Committee for a term expiring June 30, 2021.

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

#### 8. EXECUTIVE SESSION

Mayor Clark announced the Council would be recessing to Executive Session to discuss with legal counsel, litigation or potential litigation, to which the City is a party or is likely to become a party pursuant to RCW 42.30.110(1)(i). The Executive Session will last no more than two hours and no further business will come before Council in open session. The meeting was recessed at 11:40 p.m.

#### 9. ADJOURNMENT

There being no further business, the meeting adjourned at 12:35 a.m. on December 20, 2018.