



**CITY OF ILWACO
CITY COUNCIL MEETING
Monday, April 11, 2016**

A. Call to Order

1. Mayor Cassinelli called the meeting to order at 6:00 p.m.

B. Flag Salute

1. The Pledge of Allegiance was recited.

C. Roll Call

1. Present: Councilmembers Jensen, Marshall, Chambreau, and Mayor Cassinelli. Absent were Councilmembers Karnofski and Forner.

D. Approval of Agenda

1. **ACTION: Motion to approve the agenda as presented. (Jensen/Chambreau) 3 Ayes 0 Nays 0 Abstain.**

E. Approval of Consent Agenda

1. Including Checks 38782 to 38789 + Electronic totaling \$37,761.48, Checks: 38790 to 38834 totaling \$58,170.76 for a grand total of \$95,932.24.
ACTION: Motion to approve the consent agenda. (Chambreau/Jensen) 3 Ayes 0 Nays 0 Abstain.

F. Reports

1. Staff Reports

i. Fire Chief

Assistant Fire Chief Suomela will be retiring after 45 years with the Ilwaco Volunteer Fire Department. There will be a retirement party on Saturday April 23rd from 1:00 p.m. to 3:00 p.m. at the Columbia Pacific Heritage Museum.

2. Council Reports

- i. Councilmember Chambreau reported that Heidi's Inn sold last month. According to the information the sale price was \$775,000. According to the county tax records, the owner had purchased three years ago for \$475,000.

3. Mayor's Report

- i. Mayor Cassinelli attended the Port meeting and South County EDC Board. On the 28th of this month the Mayor will attend the PACCOM Board meeting to discuss the 911 Tax Fund Resolution.

G. Comments of Citizens and Guests Present

1. None

H. Public Hearing

1. Short Term Vacation Rentals

Mayor Cassinelli closed the Regular Meeting at 6:05 p.m. and opened the Public Hearing for Short Term Vacation Rentals.

City Planner, Sam Rubin provided his Staff Report to council. Mayor Cassinelli read public comment submitted on the hearing item from over the last several months. Citizen Rich Marshall, partial owner of MSW and Overland Trails LLC, made public comment and suggestions on three areas of the ordinance; 1) occupancy restrictions 2) solid waste collection and 3) requirements for informational notices. Business owners Jenn and Mike Colbach spoke of the importance of short term rentals to their charter business at the Port of Ilwaco, also intent to build in the near future.

The Public Hearing was closed at 6:38 p.m. and the Regular Meeting was re-opened.

I. Business

1. Hazard Mitigation Plan Adoption

ACTION: I move to adopt Resolution 2016-03 Pacific County Hazard Mitigation Plan dated February 2016. (Chambreau/Jensen) 3 Ayes 0 Nays 0 Abstain.

2. Knowles Contract for Fire Protection

ACTION: I move to approve the mayor enter into the contract for Fire Protection Services for Mr. and Mrs. Knowles for the property located at 1595 & 1597 State Route 101, Ilwaco Washington. (Chambreau/Marshall) 3 Ayes 0 Nays 0 Abstain.

J. Discussion

1. Short Term Vacation Rentals

Council discussed several areas of the ordinance including: language pertaining to the description of short term rentals being that of “30 days or less” and month to month rentals of “31 days or more”, removing language from the ordinance which specifically prohibits conditional use permit applications for short term rentals in the R1 and R2 districts, and suggested that further edits can be made to specifically allow a higher occupancy for short term vacation rentals within the R3 Resort zones, and restrict the R1 and R2 to a lower occupancy. Sam Rubin will take the council recommendations and public input and draft a revision to the ordinance to present to council at the next meeting.

ACTION: Left as discussion for next meeting.

2. Hazard Mitigation Plan Adoption

Stephanie Fritts with PCEMA was present to answer questions from council. Approval of the document will allow the city to apply directly for FEMA grants. Council may choose to draft additional resolutions which tie this plan into the current priorities and concerns, as council had concerns that priorities may have changed in the last 18 months. Council encourages the community to be involved in the planning process and join with public meetings for drafting these type of policies.

ACTION: Move to business at this meeting. (Marshall/Chambreau) 3 Ayes 0 Nays 0 Abstain.

3. Knowles Contract for Fire Protection

Council discussed the method of determining the fee in exchange for the service. Fire Chief Williams reported that the tax assessed value is utilized, along with comparison to other contract holder for fire services to make sure that the fee is reasonable. The property may be within the Chinook Fire District, however the closest responder is Ilwaco and for insurance purposes, the owners would like to pay for the service.

ACTION: Move to business at this meeting. (Chambreau/Marshall) 3 Ayes 0 Nays 0 Abstain.

4. Interlocal Agreement for Building Inspector Services

Council would like to take this opportunity to review the contract in depth for opportunities to clarify how the building, planning and fire departments work together with City Hall for inspector services. Also, the contract needs to reference the IBC rather than the UBC.

ACTION: Left as discussion for next meeting.

5. Application to RCO for City Park Renovation Phase 2

This item was requested to be added to the agenda by Parks and Recreation Commission Chair Nick Haldeman, however a family emergency prevented his presentation.

ACTION: Left as discussion for next meeting.

K. Future Discussion/Agendas

1. Proposal and Contract for Professional Engineering Services, Sahalee Water and Sewer Improvements - *Cassinelli*
2. PACCOM Memorandum of Understanding for Receipt and Expenditures of Funds from Proposition #1– *Cassinelli*
3. Update to Critical Areas Ordinance - *Cassinelli*
4. Comprehensive Plan Amendment – *Cassinelli*
5. Neighborhood Preservation Ordinance – *Cassinelli*
6. Ordinance Amending Title 8 – Health and Safety – *Cassinelli*

L. Motion to adjourn the meeting (Jensen) Mayor Cassinelli adjourned the meeting at 7:53 p.m.

Mike Cassinelli, Mayor

Holly Beller, City Clerk