

File Attachments for Item:

A. Public Hearing - Four Oaks Subdivision Preliminary Plat

1. Presentation

2. Public Hearing

3. Discussion and Action



Department Head: JB
 Clerk/Treasurer: SMP
 City Administrator: TR
 Mayor: *JK*

COUNCIL REPORT



Business Item



Consent Agenda

Needs Legal Review: No
 Meeting Date: April 19, 2023
 Agenda Item: Yes
 Presented By: Jeff Broderick

Action Required:

City Council will review the proposed Four Oaks Subdivision, File WS-SUB 2023-001 and WS R-PUD-2023-001

Motion for Business Item / Proposed Motion for Consent Agenda:

Motion to approve with conditions the Staff Report which includes findings and recommended conditions of approval for the Four Oaks Subdivision, Files WS-SUB-2023-001 and R-PUD-2023-001.

Explanation of Issue: Main Street White Salmon, LLC has proposed a 31-lot subdivision/residential planned unit development (R-PUD) on North Main Street in the between Spring Street and Loop Road. The City of White Salmon intends to purchase 10 of these lots for future development of housing that is more affordable.

This is to review and approve the preliminary plat with the proposed conditions as laid out in the Staff Report (attached as part of the Council packet). Once public improvements have been made and all conditions have been met, the Applicant will then file for approval of a final plat and the Council will then review the final plat to ensure compliance with conditions of approval. The Applicant has up to five years from preliminary plat approval to complete public improvements and apply for a final plat review.

Public improvements include construction of public streets withing the development and water and sewer lines. These will be developed to and through the development to allow for networking of future development if and when that might occur.

There are special standards for R-PUD developments and the Applicant has proposed a development that largely meets these standards including density, size of proposed lots and open space.

On March 22, 2023, the Planning Commission held a public hearing to review and consider this matter. The Commissioners voted unanimously to approve the findings and recommended conditions of approval as laid out in the Four Oaks staff report.

The full staff report with conditions of approval and supporting exhibits are part of the Council packet for the April 19 meeting and the City Planner will give a presentation about this subdivision at the meeting.

Council Options:

City Council has the following options available at this time:

1. Accept the Staff Recommendation.
2. Revise the Staff Recommendation.
3. Refer this issue back to staff for additional work.
4. Take No Action
5. Other action as desired by council.

Fiscal Analysis:

There are no Financial Implications

Recommendation of Staff/Committee:

At their March 22, 2023 meeting the Planning Commission unanimously recommended approval of the Four Oaks Subdivision with the conditions of approval laid out in the Staff report prepared for the Planning Commission with no changes to the findings or conditions of approval.

Follow Up Action:

Once the preliminary plat is approved, the future next step is to review the final plat once public improvements are made. The Applicant will apply for a final plat review when that action is necessary.

Findings and Recommended Conditions of Approval

City of White Salmon Review

Preliminary Plat for a Residential Planned Unit Development (R-PUD) Subdivision

File Numbers WS-SUB-2023-001 and WS-R-PUD-2023-001

Report Date: March 20, 2023

Hearing Dates: Planning Commission-March 22, 2023, City Council-April 19, 2023 based on Planning Commission motion

Land Use Decision Type: Type III-Preliminary R-PUD/Subdivision Plat

Applicant: Main Street White Salmon, LLC

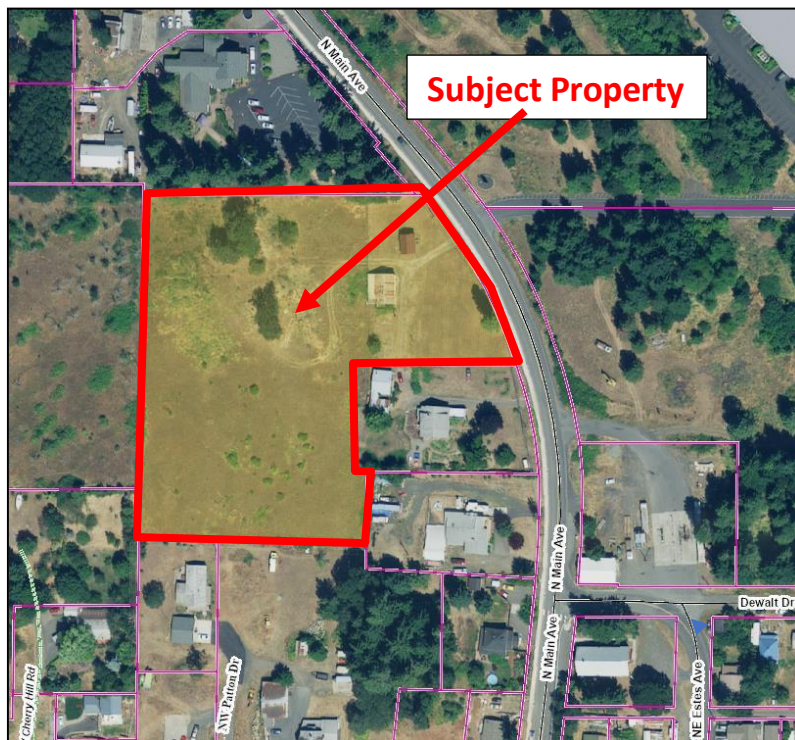
Property Owners: Nancy White

Subject Property Tax Lot and Legal Description: 03111909100200, LOT 2 SP 2009-10 NWNW; 19-3-11

Zoning: R-1 Single Family Residential District-Applicant has elected to subdivide this property as a Residential Planned Unit Development (R-PUD), a type of development allowed in the R-1 zone.

Address: This property is unaddressed; Block 1200 N Main Ave, White Salmon WA 98672

Figure 1: Subject Property



Proposal

The applicant is requesting preliminary approval to divide one existing parcel into 31 residential parcels totaling 4.33 acres per the Klickitat County property tax search tool. Because the Applicant has chosen to subdivide this property as a residential planned unit development (R-PUD), new lots within the subdivision may be smaller than what is normally allowed per City code. A review of R-PUD code is part of these findings and recommended decision.

There will be new streets within the subdivision built to City standards for public streets. Water and sewer facilities are to be constructed within the subdivision and connected to City services. These facilities will be dedicated to the City as part of the final plat process. Standards for these facilities are included in these findings and decision and the Development Agreement that is being negotiated concurrently with this land use action.

There is to be one public street taking access from North Main Street, a facility that is owned by Klickitat County at this location. That street is proposed to generally run from east to west to and through the subdivision. Within the subdivision, there will be a second street taking accessing the primary street generally running from north to south and then turning west to and through to the west end of the property.

There is also a SEPA checklist (file WS-SEPA-2023-001) associated with this application.

Property Description: Per preliminary plat map submitted by the Applicant, Staff noted there is not information about the size of the subject parcel. Per the Klickitat County property search tool (accessed at <https://imap.klickitatcounty.org/#18/45.73707/-121.48541/ecd7df6af49a>), the subject property is 4.33 acres and application materials also give 4.33 acres as the parcel size and application forms submitted by Applicant indicate property is 4.33 acres.

FINDING: The size of the subject property was not included with the submitted site survey, Sheet 3.0 (Exhibit B).

CONDITION OF APPROVAL: Prior to final plat, Applicant note size of property in square feet and acres on the site survey.

The property abutting the subject property to the west is undeveloped, zoned R-1 and owned by Cherry Hill NW, LLC. The properties to the north is developed as a funeral home and event space and is outside of City limits. The property to the south are developed as residential properties and are zoned R-1. The property to the east and across N. Main Street is undeveloped and outside of City limits.

The property is highest at the southwest corner of the parcel and generally slopes to the east with the lowest point near the proposed intersection with N. Main Street.

The only critical area identified by Applicant are heritage trees. This property lies more than 200 feet from the nearest watercourse, there are no wetlands, steep cliffs or geohazard areas and this property is outside of known flood hazard zones. Findings and conditions of approval related to heritage trees are found throughout these findings.

Applicable Chapters of White Salmon City Code (WSMC) in Order of Review in Findings and Decision

Title 17-Zoning
Title 16-Land Divisions
Title 18-Environment
Title 19-Administration of Land Development Regulations
Any other titles included herein by reference.

List of Exhibits

Exhibit A: Plans provided by Pioneer Surveying and Engineering, Inc. Exhibit B: Application Materials
Exhibit C: Planning and Public Works Memorandum
Exhibit D: Arborist Report
Exhibit E: Critical Areas Map
Exhibit F: FEMA Map
Exhibit G: Sewer and Water Utilities Map
Exhibit H: SEPA Checklist
Exhibit I: Clarification e-mails between Staff and Applicant's Engineer Exhibit J: Public notices and comments
Exhibit K: Comments from Development Review Team and agencies
Exhibit L: Traffic study by DKS in February 2023
Exhibit M: Additional comments added after 3/22/2023 Planning Commission meeting

General Notes

Exhibit A-Sheet 3: Staff notes there are two plans named Sheet 3. One Sheet 3 is the Site Survey and any references to this version of Sheet three shall use the name Site Survey. The other version of Sheet 3 is the Site Plan and any references to that plan shall use name Site Plan.

Street Names: Street names were not proposed as part of the application. To make clear what streets are being discussed in this review, the street running west from the intersection with North Main Street to the western boundary of the property shall be referred to in these findings as Street A. The street running south from Street A and then turning west and running to the western boundary of the property shall be referred to as Street B. In the future, these street names are likely to change, but Staff will use Street A and Street B throughout these findings and recommended decision.

Ellipses: Throughout the findings and decision, if Staff determined a section or section of City code did not pertain to this decision, it was deleted and ellipses (...) were put in place of the deleted code.

Applicant, developer and future owner: Some of the conditions listed in this document refer to Applicant. In addition to the applicants of this land use action, the term Applicant also includes future developers and landowners of these proposed parcels.

Chapter 17.75 RESIDENTIAL PLANNED UNIT DEVELOPMENT (R-PUD)

17.75.010 Purpose.

The purpose of this chapter is to provide regulations and procedures to guide residential planned unit development in order to:

- A. Provide flexibility and support for implementation of innovative residential site plans that address diversity in housing types;
- B. Ensure efficient and adequate provision/extension of services in areas where a variety of low density residential and higher density residential uses can co-exist;
- C. Provide opportunities for households of various sizes, ages, and incomes by promoting diversity in the size, type and price of new residential development in the city;
- D. Provide for development of compatible streetscapes and carefully designed lot configuration that accommodates a density comparable with densities permitted in the R-1, R-2, and R-3 zones;
- E. Facilitate efficient use of land through the application of flexible standards to provide opportunities for permitting innovative and diversified living environments that master plan and employ a creative placement of structures, provision for open space and access ways, etc.;
- F. Preserve existing landscape features including established trees, vegetation, and drainage ways by supporting planned developments that consider and respond to valuable or unique site characteristics.

(Ord. No. 2012-11-905, 11-26-2012; Ord. No. 2016-10-994, § 1, 10-19-2016)

FINDING: Staff will review proposed R-PUD to ensure compliance with City code to the greatest extent that is practical. Staff recognizes the Planner has discretion in applying R-PUD code, but there are limits to this flexibility. If flexibility or discretion is exercised, Staff shall explain the reasoning and rationale behind that decision.

17.75.015 Permitted location and size of R-PUD.

R-PUDs may be permitted in any residential zone on a parcel or contiguous tract of two acres or more.

(Ord. No. 2012-11-905, 11-26-2012; Ord. No. 2016-10-994, § 1, 10-19-2016)

FINDING: Based on the Klickitat County property search tool, the property is 4.33 acres in size so meets the minimum acreage requirement.

17.75.020 Permitted uses in R-PUD.

Uses listed in each underlying zone within the project area may be permitted in the R-PUD. Alternative housing types are permitted subject to specified development criteria.

- A. Planned uses that can be permitted include:
 1. Residential units, either single-family detached or attached units, including planned clusters of cottage dwellings, ADUs, and/or town houses, on their own or in combination

with some multifamily as long as all dwelling types meet the applicable definitions and standards in the zoning ordinance;

FINDING: Staff finds that while Applicant has not proposed and is not required to propose specific types of housing as part of the R-PUD subdivision process, these types of housing are allowed in an R-PUD development once a final plat has been approved. Compliance for specific development requirements shall be reviewed at the time building permits are submitted to the City.

2. All accessory and conditional uses permitted in residential districts;

FINDING: Applicant has not proposed accessory or conditional uses. Should accessory or conditional uses be proposed in the future, compliance with City code regarding these uses shall be reviewed at the time applications are received.

3. Recreational facilities, tennis courts, playgrounds, and community halls.

FINDING: Applicant has not proposed recreational facilities, tennis courts, playgrounds or community halls. Should these uses be proposed in the future, compliance with City code regarding these uses shall be reviewed at the time applications are received.

(Ord. No. 2012-11-905, 11-26-2012)

17.75.030 Permitted modifications and conditions of approval.

- A. Planned unit residential developments may be permitted to modify the zoning and subdivision requirements of Title 16 and the balance of Title 17 if consistent with the purposes expressed in Section 17.75.010 and the other applicable requirements of this chapter, except:

1. Exterior setbacks from public streets along the perimeter of the R-PUD unless set back averaging is requested and approved as shown on a preliminary plat and implemented in accordance with the binding site plan;

FINDING: Setback averaging has not been requested. Also, Staff finds proposed parcels do not open on to an existing public street. Based on the proposed layout (Exhibit A-Site Plan), proposed parcels will open to public streets within the proposed development.

2. Surveying standards;
3. Engineering design and construction standards of public improvements (not including street right-of-way width and street development standards); and
4. Stormwater and erosion control standards within the gross development area as a whole.

- B. Modifications of setbacks and other standards in the underlying zones must be shown clearly on a binding site plan prior to final plat recordation.

FINDING: Staff shall review this land use action in accordance with the above stated standards.

(Ord. No. 2012-11-905, 11-26-2012; Ord. No. 2022-05-1102, § 1, 4-20-2022)

17.75.040 R-PUD development standards.

A. Size and permitted location of residential planned unit development (R-PUD) must comply with the following:

1. The subject parcel must be a single lot or contiguous tract of land greater than or equal to two acres.

FINDING: Staff finds subject property is 4.33 acres in size, so exceeds the minimum two acre requirement.

2. The subject lot or tract of land must be located in a RL single-family large lot residential district or R-1 single-family residential district.

FINDING: Subject property is located in the R-1 zone, so an R-PUD is permitted provided R-PUD criteria are met.

B. Permitted Density.

1. The number of single-family dwelling units permitted in an R-PUD may be increased above the number permitted in the RL (single-family large lot residential) zone as follows:
 - a. Maximum dwelling unit density shall not exceed nine units per acre (max density likely to be accommodated in R-L, R-1, zones);
 - b. Maximum permissible density is presumed to be site and design dependent and approval of development at the maximum permissible density is not assured in every instance;
 - c. Burden is on the applicant to demonstrate that innovative site planning techniques can be employed to accommodate densities comparable with densities provided for in other city residential zones in a manner that is responsive to the specific characteristics of the R-PUD site.

FINDING: Staff will review density standards in accordance with the above stated criteria.

2. The permitted density shall be computed to reflect the net density as follows:

- a. Determine the gross development area—subtract from the total site area all land unsuitable for development e.g., wetland, flood hazard areas, steep or unstable slopes, and publicly owned land.

FINDING: The gross area was calculated by multiplying the number of acres by 43,560, or (4.33 acres) x (43,560) = **188,615 gross square feet.**

- b. Determine the net development area, net area—subtract from the gross development area the actual percentage of area devoted to the street system to a maximum of twenty percent of the gross development area.

FINDING: Per an e-mail from Dustin Conroy dated March 8, 2023, the total square footage devoted to the street system is 43,802 square feet which is 23.2% and was calculated by dividing the square footage devoted to streets by the gross square footage, or (43,802) / (188,615) = **23.2% devoted to the street system.**

FINDING: Staff finds that because the maximum area to be subtracted is 20%, the square footage that shall be subtracted from the gross square feet total shall be 37,723 and was calculated by multiplying the gross square footage by 20%, or $(188,615) \times (0.20) = \underline{37,723 \text{ square feet is 20\% of the gross square footage.}}$

FINDING: Subtracting 37,723 from 188,615 equals **150,892 square feet of net developable area.**

FINDING: Converting 150,892 square feet of net developable area to acres was calculated by dividing the net square footage by the square feet of an acre or $(150,892) / (43,560) = \underline{3.464 \text{ net developable acres.}}$

- c. Determine the permitted number of dwelling units—divide the net development area (in acres) by nine.

FINDING: Staff finds the above stated formula to calculate the permitted number of dwelling units is not correct and if the net development area is divided by nine, only 0.385 dwelling units would be permitted, and this is not the intent of an R-PUD subdivision. Based on WSMC 16.05.015, “It shall be the duty of the planning commission and administrator to interpret the provisions of this title in such a way as to carry out the intent of the comprehensive plan prepared by the planning commission and adopted by the city council.” Because of this, Staff finds that instead of dividing by 9, the net developable acreage should be multiplied by 9.

FINDING: Instead of dividing as the above criteria calls for, this should be multiplied. Staff determined the permitted number of dwelling units by multiplying 3.434 by 9, or $(3.464) \times (9) = 31.176$. The number parcels proposed by the Applicant is 31, so the Applicant has proposed residential density the is below the maximum density standards.

- d. Nine units per acre is the maximum permitted density for an R-PUD approved in the R-L and R-1 zones.

FINDING: Based on the above calculations, the proposed number of dwelling units is just below nine (9) units per acre, so Applicant meets this standard.

3. The average lot size of single-family dwellings in the R-PUD shall not be less than two thousand square feet.

FINDING: Staff finds all proposed lots are greater than 2000 square feet, so Applicant meets this standard.

4. Density bonus of up to twenty percent (rounded to the nearest whole number) over R-PUD density permitted by this subsection (see B.1. and 2. for the RL zone), may be allowed for provision of affordable housing for low- and moderate-income families (those who have family income of not more than eighty percent of Klickitat County median household income), with appropriate recorded CC&Rs and/or deed restrictions which define such affordable housing as follows and require that the housing remain affordable. R-PUDs in the R1 zone are also eligible for this density bonus above the base density permitted in these zones.

FINDING: Staff finds Applicant is eligible for the 20% density bonus for two reasons. First, in conjunction with the City of White Salmon agreeing to purchase 10 lots for attainable housing/housing that is more affordable, this development qualifies for the 20% bonus. Second, the Applicant is proposing an R-PUD development in the R-1 zone which also qualifies this development for the 20% bonus. With a 20% bonus, this development could have as many as 37.41 dwelling units. Applicant is proposing a 31 parcel subdivision and the proposed number of lots remain below the maximum allowable units.

- 5. Protection of Trees. Master planning a larger site provides the opportunity to maintain some valuable native vegetation. A tree inventory shall be completed and submitted with the preliminary master plan. Native trees measuring eight-inch caliper or greater measured four feet from ground level (dbh) shall be shown on the inventory and clearly identified for preservation or removal. Large native trees should be preserved wherever practicable in the common areas. Where the administrator determines it is impracticable or unsafe to preserve these larger trees, the applicant may be allowed to remove the trees.

If the developer determines it is necessary to remove more than half the large native trees shown on the site inventory, the developer can be permitted to do so as long as the trees removed are replaced by new native trees in accordance with an approved landscape plan that includes new plantings at least two inches to two and one-half inches in caliper.

Where this requirement would cause an undue hardship, the requirement may be modified in a manner which reasonably satisfies the purpose and intent of this section. Conditions may be imposed to avoid disturbance to tree roots by grading activities and to protect trees and other significant vegetation identified for retention from harm. Such conditions may include, if necessary, the advisory expertise of a qualified consulting arborist or horticulturist both during and after site preparation, and a special maintenance/management program to provide protection to the resource as recommended by the arborist or horticulturist.

FINDING: Per the arborist’s report (Exhibit D), the tree in approximately the north center of the property is declining and should be removed. Other Oregon White Oak trees near the northern boundary of the property on proposed Lots 27 and 28 meet the definition of heritage trees and will be reviewed as part of Title 18 later in these findings and recommended decision.

C. Dimensional and Improvement Requirements.

- 1. Building setbacks may be modified in accordance with approval of a binding site plan with the following exceptions:
 - a. Single- and multifamily dwellings must meet setbacks and height limits required in the zone in which they are located with respect to the outside perimeter of the R-PUD.
 - b. Setback averaging will be allowed from internal lot lines and may be allowed from external lot lines where adjoining parcels are located along the opposite side of a street or where setback averaging is determined to improve the traffic safety and flow, streetscape and/or to be otherwise compatible with surrounding uses.
 - c. Standard building setbacks from lot lines through the interior of the R-PUD shall be:

Setback	Dimension
Front and rear	10 feet*

Side	5 feet (except town house common walls)
Side (corner)	10 feet

FINDING: Applicant has not proposed structures as part of this land use action. Compliance with these standards shall be reviewed at the time building permit applications are received.

* A minimum eighteen-foot driveway length shall be maintained inside of curb and sidewalk where a driveway curb cut is provided. This shall be done to eliminate the parking of vehicles on or over curbs or sidewalks.

FINDING: Applicant has not proposed structures as part of this land use action. Compliance with these standards shall be reviewed at the time building permit applications are received. Driveway length is calculated starting from the property line to a garage or end of driveway on each parcel. Driveway length calculations shall not include sidewalks accessible by the public.

2. Street width, street alignment, ROW width, and other street design standards shall comply with the subdivision ordinance unless access routes through the R-PUD are to serve primarily low volume local traffic. Low volume would be less than four hundred average daily trips. Local road means a road primarily serving a destination in or adjacent to the proposed development and not collecting traffic from other local roads or transporting through traffic. (American Association of State Highway and Transportation Officials, Guidelines for Geometric Design of Very Low Volume Roads, 2005 as hereafter amended.)

FINDING: Street dimensions and requirements are discussed in more detail in Chapter 16 later in these findings.

If streets within the R-PUD are determined to be low volume local roads and emergency vehicle access and safety and traffic flow issues are addressed, then alternate street standards may be deemed acceptable if approved by the public works director. The possibility of flexibility in street design standards shall be considered initially in a preapplication conference prior to completing an application. Notwithstanding, private streets shall have a minimum improved width that meets state fire code, not to include street parking and one-way streets shall be required to provide for fourteen feet of lane width not to include parking.

FINDING: Although the traffic study from DKS (Exhibit L) states the expected average daily trips (ADT) generated from this development is 292, below the 400 trip threshold. However, Staff notes proposed street network meets standards for local streets and Applicant has not requested any deviations to right of way (ROW) widths for driving lanes.

3. Engineering design and construction standards for all other public improvements, such as water, sewer, on site stormwater retention, etc., will not be modified for R-PUDs.

FINDING: Staff shall review application materials for compliance with the above stated standards and additional findings and conditions of approval are found throughout this Staff report. At the time this decision was written, modifications of any standards have not been requested by Applicant.

4. Comprehensive parking plans are required. Off-street parking shall be provided in accordance with the requirements of the base zone in which the development is located and in

accordance with parking requirements for specific dwelling types. Additional off street parking may be required in lieu of on street parking if street widths are decreased to preclude on street parking. Shared parking may be accepted to meet additional residential parking required due to an absence of on street parking as long as it can be demonstrated to adequately serve demands of the planned residential development.

FINDING: A comprehensive parking plan was not provided as part of submitted plans. Staff noted during the pre-application conference held on September 29, 2023 that on-street parking would be needed. Based on submitted plans (Exhibit A-Sheet 10.0), the travel lanes proposed are 27 feet which includes two travel lanes, gutters and curbs. Street widths for travel lanes meet standards, but Staff did not find evidence of on-street parking being proposed.

CONDITION OF APPROVAL: Prior to final plat, Applicant shall provide plans that either allows for on-street parking or provides plans for how additional off-street parking shall be provided in sufficient quantities where on-street parking would not be necessary. If no on-street parking is provided, Staff shall require additional off-street parking beyond what would normally be required.

D. Homeowners Association, Common Facilities, Open Space, Roads, Easements.

1. In any R-PUD a minimum of fifteen percent of the net development area shall be established, maintained and preserved as open space and community facilities by the landowner until such obligations are vested in a R-PUD homeowners' association pursuant to RCW Chapter 64.38, or through a development agreement with an authorized and willing entity per RCW 36.70B.170. If a homeowners' association is required the landowner shall establish a Washington nonprofit corporation and within three years of R-PUD approval, ownership and maintenance of all open space, common areas and common facilities shall be vested in the homeowners' association. Common area or amenities established by easement over private lots, may be considered part of the open space and community facility calculation if such easements provide continuing irrevocable community benefits. Articles and bylaws of the homeowners' association and CC&Rs in a form acceptable to the city attorney shall be recorded with the county auditor and shall be binding on all heirs, successors and transferees of landowner, guaranteeing the following:

FINDING: Because there is an opportunity to construct housing that is more affordable on Lots 22-31, Staff finds that with the inclusion of these lots dedicated to housing that is more affordable and the community as a whole will benefit from this. Per the criteria set forth in WSMC 17.75.10, Staff has discretion in making modifications to some standards to provide flexibility and support for implementation of innovative residential site plans that address diversity in housing types.

FINDING: Based on Applicant's e-mailed statement from Pioneer Surveying dated March 13, 2023, the total amount of open space proposed in the tract located at the southeast corner of subject property and abutting Street A and N. Main Street and includes a proposed bioswale/stormwater basin is 22,029 square feet. The net developable area as determined in WSMC 17.75.040(B)(2)(b) is 150,892 square feet. 15% of 150,892 square feet is 22,634 square feet. Staff finds this is 605 square feet short of the minimum requirement.

FINDING: Upon consultation with Dustin Conroy of Pioneer Surveying and Engineering, LLC, on March 14, 2023, the Applicant agreed to include 600 square feet of proposed Lot 21 (Exhibit I). With this addition of 600 square feet of open space, Staff has determined Applicant meets open space requirements.

CONDITION OF APPROVAL: Prior to final plat, Applicant shall establish a homeowner’s association meeting the standards of WSMC 17.75.040(D)(1) that is binding on all property owners within the proposed subdivision to maintain open space and easements associated with the open space or come to an agreement agreeable to the City about the maintenance and operation of this open space.

- a. The continued use of such land consistent with the R-PUD approval;

FINDING: Staff finds Applicant intends to use this land in a manner consistent with R-PUD approval as the open space functions not only as open space for the benefit of the community, the open space also allows for on-site management of stormwater runoff that is generated within the proposed subdivision.

- b. Continuity of maintenance of roads, landscaping, irrigation, public facilities and open space;

FINDING: Applicant intends to dedicate roads to the City upon completion of public improvements and as part of the final plat process. Staff finds Applicant shall establish a method of maintaining open space per the findings and conditions of approval found in WSMC 17.75.040(D)(1). The proposed water pump station shall be maintained by the City as part of the City public water system.

- c. Availability of funds required for such maintenance;
- d. Adequate insurance protection of community facilities; and
- e. That all conditions of R-PUD approval continue to be met and maintained.

FINDING: Applicant shall ensure sufficient funds are available to maintain open space. Once an HOA is established, the HOA members shall ensure continued maintenance and viability of open space.

- 2. Open space provided in the R-PUD shall be planned to provide for connectivity with and enhancement of other public improvements, park lands, natural areas or community amenities. Open space means an area intended for common use and shall be designed for outdoor living and recreation or the retention of an area in its natural state. Open space may include swimming pools, recreation courts, gazebos and patios, open landscaped areas and community gardens, and green belts with pedestrian and bicycle trails. Open space does not include off street parking, service, or loading areas.

FINDING: Applicant proposed counting future planting strips along Street A and Street B as open space. Based on the above standards, planter strips are not considered open space as they do not provide recreational benefits, park lands, or can be used in a recreational manner or in its natural state. However, Staff also finds Applicant meets the open space standard by reserving the large area at the southeast corner of this parcel and discussed above as well as a portion of

proposed Lot 21, so the discussion about whether or not to count planter strips as open space is moot.

3. Direction to Plant Natives. Planting plans for common areas shall be developed with a predominance of drought tolerant and native vegetation. Owners of independently owned parcels are encouraged to plant natives. Planting of native and drought tolerant species in the common areas is required as a means to decrease water demands for irrigation and increase the survivability of selected plant materials.
4. Landowner shall be required to grant appropriate easements to the city for repair, replacement and maintenance of city utilities and services installed within the R-PUD.

FINDING: Applicant has proposed placing utilities in the ROW that is intended to be dedicated to the City upon completion of improvements, so theoretically, public utilities should be served from public ROW. Should it later be determined any public utilities must cross private land, the City shall enforce this provision. This does not include the proposed booster pump station for City water and this project is addressed throughout this document.

5. At the option of the city or applicant, conditions of approval and other standards can be addressed through a development agreement pursuant to RCW Chapter 36.70B in lieu of or in conjunction with CC&Rs.

(Ord. No. 2012-11-905, 11-26-2012; Ord. No. 2016-10-994, § 1, 10-19-2016; Ord. No. 2022-05-1102, § 1, 4-20-2022)

17.75.050 R-PUD approval criteria.

An applicant requesting approval of an R-PUD has the burden of proving, by a preponderance of the evidence that:

- A. All applicable standards have been met, modified or can be adequately addressed by conditions of approval;

FINDING: Staff will review application for compliance with standards.

- B. The master plan uses an innovative approach to meet the purposes stated in Section 17.75.010, e.g., it integrates a variety of residential uses, provides community and public benefits, protects existing natural resources, and provides adequate and efficient public services and utilities;

FINDING: Based on a mix of single family residences and the potential of townhomes for those below 80% AMI for the 10 parcels the City intends to purchase, and offering more residential units for more people to find a place to live, the Applicant meets this standard.

- C. The streets, buildings, open space, public facilities, and landscaping are designed and located to preserve existing trees, topography and natural drainage. Building design may be met through the provision of clear design guidelines and setback standards;

FINDING: Although some Oregon white oak trees in the vicinity Lots 26 and 27 may need to be removed, there are few other trees on this property. Because the majority of the proposed green space fronts Main Street, the massing of potential housing does not

abut that street, most of the property has little native plants or trees and the property is not located near known watercourses, Staff finds the proposed subdivision meets the above stated standard.

- D. Structures located on the site are located on ground that is not subject to instability;

FINDING: Per the 2016 Critical Areas Ordinance Map (Exhibit E), this parcel is not located on any known geohazard areas.

- E. Public services will not be over burdened by the proposed development:

1. The R-PUD plan shall provide direct access to collector or through streets or demonstrate that minor or local streets have the capacity to carry increased traffic to collector or through streets.

FINDING: Per plans submitted by Applicant, the subdivision will provide direct access to North Main Street. Klickitat County provided comments (Exhibit L) regarding traffic. Per their comments, a more detailed traffic study shall be required to show detailed trip distribution data.

CONDITION OF APPROVAL: Prior to Final Plat, Applicant shall provide a traffic analysis meeting the standards laid out by Klickitat County's memo found in Exhibit L.

2. The applicant shall work with the director of public works and/or city engineer to confirm adequacy of water, sanitary sewer, on site surface/stormwater, and all other utilities. If improvements are determined necessary to accommodate increased demand, improvements will be made at the developer's expense or the city and developer may enter into a development agreement pursuant to RCW 36.70B.170(4) and other relevant provisions of RCW Chapter 36.70B. All utilities shall be constructed to city approved standards of design, consistent with accepted engineering practices. All utilities shall be underground only.

FINDING: Staff finds the water system in the water pressure zone where the subject property is located is inadequate to serve the proposed development at full build-out. Additional details about this may be found in the findings within Title 16 and the pending Development Agreement between the Applicant and the City about how to address water pressure issues.

FINDING: As proposed, the sewer system within the development should be adequate. However, there is not a sewer line along N. Main Street at this location. Because of this, Staff finds Applicant is responsible to construct a public sewer system running south in the N. Main Street ROW from the intersection of proposed Street A and N Main Street to the junction of the existing sewer line running east of N. Main Street. Again, this will be reviewed more thoroughly in Title 16.

3. An applicant shall submit proof of adequacy of services including but not limited to: fire and police protection, schools, health care.

FINDING: Based on comments from the Fire Chief and the Police Chief, this subdivision, these services are adequate to serve this neighborhood.

- F. Incorporation of Existing Dwelling(s) can be accommodated in an R-PUD. An existing detached or
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attached single-family dwelling that is incorporated into an R-PUD as a residence and is nonconforming, with respect to the standards of the general R-PUD or special use sections, shall be permitted to remain on a R-PUD site. Noncompliance of the structure may not be increased unless the proposed change is determined by the city to be consistent in character, scale and design with the R-PUD as controlled by the binding site plan. If an existing dwelling is retained it is counted as a standard single-family dwelling for density calculations unless it complies with the size requirements to be counted as a special use cottage or accessory dwelling.

FINDING: Staff finds that per submitted plans, there are no existing residences on this parcel and existing accessory structures are shown as being removed on plans submitted by Applicant, so Applicant is not subject to this standard.

(Ord. No. 2012-11-905, 11-26-2012; Ord. No. 2022-05-1102, § 1, 4-20-2022)

17.75.060 Submittal requirements and review procedures.

- A. R-PUD applications shall be reviewed as a subdivision application subject to Title 16 and site plan review pursuant to Chapter 17.81. A pre-submission conference pursuant to Title 19 will help identify application requirements and a neighborhood meeting is required.

FINDING: Staff reviewed this land use action in accordance with these standards.

- B. Applicant shall comply with application requirements of Title 19 and include the following additional tabular data and mapped items:

1. Existing zoning;

FINDING: The existing zoning is R-1.

2. Total site area;

FINDING: Per the submitted application, the total acreage is 4.33.

3. Gross project area;

FINDING: Per the submitted application, the total acreage is 4.33.

4. Net project area;

FINDING: Per calculations outlined above, the net project area exclusive of road area is 3.464 acres.

5. Total number of dwelling units proposed or lots created;

FINDING: Applicant provided plans indicating 31 lots are to be created.

6. Residential density calculation;

FINDING: Per above calculations, the density is below the potential maximum density of approximately 37 dwelling units.

7. Open space, common area, and facilities calculation;

FINDING: Calculations were reviewed in WSMC 17.75.040 and Staff found Applicant to meet this standard.

8. General description of natural setting and/or aerial and other photos of the site;

FINDING: Staff finds Applicant provided a brief description of this parcel as part of the application.

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9. Proposed development schedule and any plans to phase development;

FINDING: Although Applicant has indicated to Staff that their intention is to commence residential construction as soon as sufficient potable water is available, Staff finds a specific development schedule was not provided and Staff shall not require a specific development schedule as part of this preliminary plat process. Applicant has not proposed phasing of this development.

10. Resulting type of ownership, plans to rent [or] sell and type of ownership planned for common areas;

FINDING: Based on previous meeting with Applicant, the Applicant has alluded to selling proposed lots individually at market rates with each future owner responsible for constructing residential units. The City has stated intent to purchase 10 lots (Lots 22-31) for housing that is more affordable. With the exception of short-term rental and ADU regulations, the City does not regulate whether or not a residential unit is to be rented or owned.

FINDING: Details regarding ownership and maintenance of open space was reviewed in WSMC 17.75.040.

11. Site maps with graphic scale and north arrow, and topography shown at five-foot intervals, water bodies, critical areas, and important natural features including rock outcroppings, steep slopes, and flood hazard areas;

FINDING: Applicant provided plans that meet these standards.

12. Preliminary location and function of all buildings, including heights, nearest setbacks and closest distance between structures, or building envelopes based upon setback standards;

FINDING: Applicant has not proposed specific construction of buildings as part of this land use action. Compliance with the above stated standards shall be reviewed at the time building permits are received and reviewed.

13. Location and measurement, where applicable, of other proposed improvements;

FINDING: Applicant has proposed streets and water and sewer lines within this development with provisions for construction of said improvements to and through to the west side of subject property.

14. Preliminary landscape diagram identifying use areas, general types of landscape treatment, and areas of irrigated versus drought tolerant vegetation;

FINDING: Applicant did not provide landscaping plans. Individual parcels will be reviewed for compliance with landscaping standards at the time of building permit review. Landscaping plans for the common use areas was not provided.

CONDITION OF APPROVAL: Prior to final plat, Applicant shall provide plans indicating common area landscaping plans.

15. Tree survey indicating location of all native trees measuring eight-inch caliper or greater measured four feet from ground and identifying inventoried trees to be removed and to be protected;

FINDING: Applicant provided a site plan indicating heritage trees and an arborists report detailing one declining heritage tree (Exhibit D) that should be removed due to declining health.

16. Preliminary grading plan showing areas of substantial grading or recontouring;

FINDING: Applicant did not provide grading plans.

CONDITION OF APPROVAL: Prior to commencing construction or grading, Applicant shall provide the City with plans for grading and recontouring that meet City standards and receive approval for such plans prior to grading or recontouring work.

17. Any additional information required by staff and planning commission as necessary to evaluate the character and impact of the proposed R-PUD development;

FINDING: Any additional information shall be included in the exhibits with references to said exhibits found throughout these findings.

18. Initial lighting diagram indicating areas of the site to be lighted at night and/or lighting design guidelines for individual lots. All lighting shall conform to the standards of WSMC Ch. 8.40 Outdoor Lighting;

FINDING: Outdoor or street lighting has not been proposed. If street lights are installed, lighting shall be reviewed based upon the standards set forth in WSMC 8.40. Individual residential lighting plans shall be reviewed per the standards set forth WSMC 8.40 at the time building permit applications are reviewed.

CONDITION OF APPRVAL: If Applicant installs or constructs outdoor lighting/street lights, Applicant shall comply with the standards found in WSMC 8.40-Outdoor Lighting.

19. Record of neighborhood meeting;

FINDING: A neighborhood meeting was held on May 12, 2022, so Applicant meets this criterion.

20. Standards which applicant requests be modified and reasons for the modification; and

FINDING: Applicant has not proposed any modifications.

21. Applicant's proposed conditions of approval.

FINDING: Conditions of Approval are given throughout these findings and a summary of conditions may be found at the end of this document.

- C. If the proposed site is within shoreline management jurisdiction an application for shoreline substantial development permit along with any other permits required, such as a flood plain permit or other local, state, or federal permits shall be filed.

FINDING: This property is not located adjacent to or near a shoreline.

- D. An environmental checklist shall be completed.

FINDING: The Applicant submitted a SEPA checklist and public notices for the SEPA checklist were sent on February 15, 2023.

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- E. A completed application shall be evaluated by staff, including emergency personnel, and it shall be reviewed at a public hearing held by the planning commission. If an environmental impact statement is required the final EIS shall be available for at least ten days before the hearing on the proposal.

FINDING: Staff determined an EIS was not required beyond the SEPA checklist described above.

- F. Site Grading and Clearing. Grading and site clearing in preparation for planned development shall not commence prior to approval of a preliminary master plan. This requirement is necessary to ensure that all necessary erosion control measures are in place prior to disturbance and is intended to limit disturbance to that necessary to accommodate the approved planned development.

FINDING: Applicant did not provide grading plans and has not proposed grading at this time.

CONDITION OF APPROVAL: Prior to commencing construction or grading, Applicant shall provide the City with plans for grading and recontouring that meet City standards and receive approval for such plans prior to grading or recontouring work as well as make provisions for erosion control measures.

- G. Review of a R-PUD application follows the Type III review procedures in Title 19. City staff and the applicant shall be available. Staff may provide supplemental information and respond to questions from the city council. The city council may approve the preliminary plat with some or all of the planning commission's recommended conditions, and may impose additional conditions. The city council may remand the application to the planning commission to address specific articulated concerns of the city council and/or the council's proposed changes to the preliminary plat and/or conditions. The council may deny the application upon findings of noncompliance with applicable standards. The city council may direct staff or the city attorney to draft proposed form of findings and decision for review and consideration as specified at regularly scheduled council meeting not more than six weeks hence.

FINDING: Staff is reviewing this application, including scheduling public meetings, per the above stated standards.

- H. If the preliminary plat is approved, the applicant shall have five years with the opportunity to extend preliminary approval if deemed reasonable by the city to do so. Final binding site plan shall be submitted in accordance with Chapter 16.30 and Sections 17.81.090 through 17.81.100. If a binding site plan cannot be recorded within the initial five years, the applicant shall make written request for extension prior to the close of the two year recording period, and may be granted an additional year upon demonstration of good faith effort to file the site plan. Evaluation of requested extensions will include consideration of whether land use regulations affecting the application have changed since the decision was originally made. Where possible and applicable; extensions of final binding site plan approval shall be coordinated with timeframes for final subdivision plats submittal and approval.

FINDING: Staff finds the Applicant is subject to the above stated standards regarding the time between preliminary plat approval and final plat

- I. If the development is phased the final binding site plans and plat for each phase may be reviewed independently in accordance with the approved time frame.

FINDING: Applicant has not proposed phasing of this project.

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- J. A preliminary site plan of an R-PUD and all accompanying documents, together with CC&Rs or development agreement approved by the city attorney. Prior to recordation of final plat, a binding site plan in accordance with all the terms and conditions of approval shall be recorded by the county auditor, at the applicant's expense.

FINDING: Applicant did not provide CC&Rs as part of the application package. The Development Agreement is being worked on and will be reviewed by City Council prior to adoption. Prior to City Council or concurrent with reviewing and approving the preliminary plat, the Council will review and vote to approve the Development Agreement

(Ord. No. 2012-11-905, 11-26-2012; Ord. No. 2022-05-1102, § 1, 4-20-2022)

17.75.070 R-PUD application costs/compliance required before building permits.

A R-PUD applicant shall pay for all costs incurred by the city in processing the R-PUD application including legal, engineering and planning costs. In addition, the city may require engineering or transportation studies or plans which shall be provided at applicant's expense. No building permits shall be issued until all such fees have been paid and all approval requirements and conditions have been satisfied. An initial deposit to cover estimated costs shall be paid by applicant prior to the city's processing of the R-PUD application.

FINDING: Staff finds Applicant paid fees as required by the City prior to issuing a letter of complete application and commencing required land use reviews.

(Ord. No. 2012-11-905, 11-26-2012)

17.75.080 Alternative housing types—Cottage dwellings, townhouse, and ADUs within an R-PUD.

Alternative housing types and lot configurations may be employed in the R-PUD. Alternative housing types must meet the following site and structural requirements.

- A. Cottage Dwelling Units and Lots. Cottage development is an acceptable housing type for an R-PUD. Cottage infill standards and criteria in Chapter 17.73 must be met and though lot and structure sizes may be smaller; density limitations of the R-PUD continue to apply to this housing type in all residential zones.
- B. Townhouse Dwellings and Lots. Town houses are an acceptable housing type within an R-PUD. Town house design standards and review criteria (Section 17.68.1[5]0) must be met, the setbacks and density provisions in the zone in which the R-PUD is located continue to apply.
- C. Accessory Dwelling Units. Accessory dwelling units may be approved within an R-PUD. Such approval must be granted as part of the R-PUD site plan review process and in accordance with design standards and criteria applicable to ADUs (Chapter 17.64). An ADU within an R-PUD does not count toward the overall density count in an R-PUD as long as it complies with all ADU size and use limitations (Chapter 17.64) and is located on a common lot with a principal dwelling.

FINDING: Specific development or structures have not been proposed. Staff finds that in addition to single family residences, the above dwelling types are also allowed and compliance with standards regarding each housing type shall be reviewed at the time building permit applications are received for review.

(Ord. No. 2012-11-905, 11-26-2012; Ord. No. 2016-10-994, § 1, 10-19-2016)

17.75.110 Alternative housing type provisions—Cottage, townhouse, and accessory dwelling unit designs.

The R-PUD ordinance is created to support design innovation. Design standards and approval criteria provide essential guidance to applicants and administrators but not every circumstance can be anticipated in the drafting of standards and criteria. The city recognizes that cottages and ADUs, in particular, could be designed in alternate ways that still achieve the overall objectives of the R-PUD. An applicant may request approval of a variation on specific standards during R-PUD review. A specific request for variation is not subject to variance criteria. Approval of a specific variation may only be granted with findings that the specific variation requested meets or exceeds the purpose of the written standard.

FINDING: WSMC 17.75.110 allows for the potential of some discretion regarding alternative housing types. Staff finds the burden of proof to meet these standards falls on the Applicant and Staff has discretion to allow or not allow variations to standards.

(Ord. No. 2012-11-905, 11-26-2012; Ord. No. 2022-05-1102, § 1, 4-20-2022)

17.75.120 Neighborhood meeting required.

Any residential planned unit development application requires a specially noticed neighborhood meeting to be held and documented prior to completion of the development application and before any public hearing is scheduled. Such meeting shall comply with Section 17.74.120 - Special use—Neighborhood meeting requirements.

FINDING: A neighborhood meeting was held on May 12, 2022.

(Ord. No. 2012-11-905, 11-26-2012)

**Title 16
LAND DIVISIONS¹**

Chapter 16.05 GENERAL PROVISIONS

16.05.005 Purpose.

The purposes of this chapter are as follows:

- To regulate the subdivision of land and to promote the public health, safety and general welfare;
- To prevent the overcrowding of land;
- To manage congestion in the streets and highways;
- To provide for adequate light and air;

¹Editor's note(s)—Ord. No. 2012-11-904, adopted Nov. 26, 2012, repealed Title 16 in its entirety and enacted new provisions to read as herein set out. Prior to this amendment, Title 16 pertained to "Subdivisions." See Ordinance List and Disposition Table for derivation.

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- To facilitate adequate provision for water, sewerage, parks and recreation areas, sites or schools and school grounds and other public requirements;
 - To provide for proper ingress and egress;
 - To require uniform monumenting of land subdivisions and conveyance of land by accurate legal description;
 - To provide for the orderly growth of White Salmon in conformance with the White Salmon Comprehensive Plan and applicable codes;
 - To encourage the appropriate use of the land;
 - To encourage the protection and long-term management of White Salmon's sensitive lands and natural resources.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

FINDING: Staff finds Application shall be reviewed to meet the above stated standards.

16.05.010 Administration.

The city planning director, hereinafter referred to as the administrator, is vested with the duty of administering subdivisions and platting regulations within the incorporated areas of the city subject to review of the planning commission.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

16.05.015 Interpretation of provisions.

It shall be the duty of the planning commission and administrator to interpret the provisions of this title in such a way as to carry out the intent of the comprehensive plan prepared by the planning commission and adopted by the city council.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

FINDING: Staff reviewed this application in accordance with the above standard.

16.05.020 Further division of short subdivision restricted.

Land short-subdivided pursuant to this chapter may not be further divided in any manner within a period of five years without the filing of a final plat and complying with the provisions of the city's land division regulations, except that when the short plat contains fewer than the four parcels, nothing in this section shall prevent the owner who filed the short plat from filing an alteration within the five-year period to create up to a total of four lots within the original short plats boundaries.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

FINDING: Should land be short-subdivided, the above stated standard regarding restrictions of further divisions shall apply.

16.05.025 Exemptions.

The provisions of this article shall not apply to:

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- Any division of land not containing a dedication, in which the smallest lot created by the division exceeds ten acres;
 - Any cemetery or burial plot, while used for that purpose;
 - Any division of land made by testamentary provisions, the laws of descent, or upon court order, provided the city has prior notice of the proceeding and an opportunity to intervene to ensure compliance with city land use regulations.

FINDING: Staff finds this proposal does not qualify for the exemptions listed above.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

Chapter 16.10 DEFINITIONS

16.10.005 Generally.

Whenever the following words and phrases appear in this chapter, they shall [be] interpreted according to the meaning attributed to them by this section. When consistent with the context, words used in the present tense shall include the future; the singular shall include the plural, and plural the singular; the word "shall" is always mandatory, and the word "may" indicates the use of discretion in making a decision.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

16.10.010 Word definitions.

1. Access panhandle is a strip of land contiguous with the lot and having a width narrower than that of the lot, tract or parcel to be served thereby, and designed for the purpose of providing access to a lot (typically referred to as a flag lot), tract or parcel, being less in width than the minimum lot width allowed by this chapter.
2. Administrator is the city council or such person as designated by the city council.
3. Alley means a strip of land dedicated to public use providing vehicular and pedestrian access to the rear side of properties that abut and are served by a public road.
4. Arterial street is a main thoroughfare that carries neighborhood traffic as well as through traffic.
5. Block is a group of lots, tracts or parcels within well-defined and fixed boundaries.
6. Board of adjustment is the city board of adjustment.
7. Boundary line adjustment means an alteration of the boundary lines between platted or unplatted lots or both, which does not create any additional lot, tract, parcel, site or division, nor create any lot, tract, parcel, site or division which contains insufficient area and dimensions to meet minimum requirements for width and area for a building site. All boundary line adjustments shall conform to the criteria set forth herein and the other provisions of this title.
8. Condominium is a building or buildings of multiple dwelling units in which the land and common areas are jointly owned and the dwelling units are individually owned.
9. Council is the city council of White Salmon.

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10. Dedication is the deliberate appropriation of land by an owner for any general and public uses, reserving to himself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted. The intention to dedicate shall be evidenced by the owner of the presentment for filing of a final plat showing dedication thereon; and, the acceptance by the public shall be evidenced by the approval of such plat for filing by the city council.
 11. District health officer is a representative of the Southwest Washington Health District, Vancouver, Washington or a registered sanitarian authorized by and under the direct supervision of the health officer. Branch offices are located in Goldendale and White Salmon, Washington.
 12. Private driveway is a driveway serving a single dwelling unless approved for access to up to two dwellings. A private driveway may be permitted subject to driveway rather than private or public road standards but will be subject to access standards in the fire code essential to ensure access to emergency responders.
 13. Easement is a right of use on, under or over the real property of another.
 14. Final plat means the final drawing of the subdivision and dedication prepared for filing for record with the county auditor and containing all elements and requirements set forth in Chapter 271, Laws of 1969, First Extraordinary Session, and in this article adopted pursuant thereto.
 15. Lease is a contract by which an owner of real property grants to another the right to possess, use and enjoy such real property for a period of one year or more. Lease does not apply to shopping centers or condominiums as defined herein, or any internal subdivision of a single building or to Port District land.
 16. Lot is a fractional part of divided lands having fixed boundaries, being of sufficient area and dimension to meet minimum zoning requirements, and also means any identifiable parcel of un-subdivided land with established boundaries set forth in a deed or other form of conveyance. The terms tract or parcel shall be synonymous with lot.
 17. Lot depth is the distance measured between the midpoint of the lot line opposite the midpoint of the line fronting on the street or road; or where the lot does not front on a road, or where the lot is irregular. Depth shall refer to the greatest average principal dimension.
 18. Lot width is the distance measured between the midpoints of the two principal side lot lines and at approximately right angles to the lot depth.
 19. Owner(s) is the record title-holder to the property being short platted according to the Klickitat County auditor's records. Owner(s) does not mean a holder of any lien or other secured party.
 20. Person means any natural person, partnership, corporation, association or other entity, and any governmental body.
 21. Plat means a map or representation of a subdivision showing thereon the division of a tract or parcel of land into lots, blocks, roads, and alleys or other divisions and dedications.
 22. Preliminary plat means a neat and approximate drawing of a proposed subdivision showing the general layout of roads and alleys, lots, blocks and other elements of a plat or subdivision

which shall furnish a basis for the approval or disapproval of the general layout of a subdivision.

23. Private road means every way or place in private ownership that is used for travel of vehicles by the owner or those having express or implied permission from the owner but not by other persons. For the purpose of this chapter, this shall apply only to roadways serving two or more parcels of land unless a driveway is accepted to serve up to two dwellings. Nothing herein shall be construed as creating a city road without the city's acceptance thereof.
24. Public dedication is the deliberate conveyance of land by an owner for any general and public uses, reserving to himself no right other than such as are compatible with the full exercise and enjoyment of the public uses for which the property has been dedicated.
25. Road is an improved and maintained way which provides vehicular circulation and access to abutting properties, and which may also include provisions for public utilities, pedestrian walkways, cut and fill slopes, and drainage.
26. Shopping center shall have its common meaning which includes (but is not limited to) a parcel of ground owned by a single business entity which leases commercial building space to two or more separate businesses and maintains common parking, entrances, signs, etc.
27. Short plat is a document consisting of a map of a short subdivision, together with written certificates and data, showing thereon the division of a tract of land into lots.
28. Short plat administrator is the person appointed by the mayor or his/her designee to administer the short plat regulations.
29. Short plat subdivision is the division or re-division of land into four or fewer lots, tracts, parcels, sites or divisions for the purpose of sale, lease, transfer of ownership or any other reason.
30. Short plat subdivider is any owner who undertakes to create a short plat subdivision for the purpose of this chapter.
31. Short subdivision is the division of land into four or fewer lots, tracts or parcels for the purpose of sale or lease.
32. Standard sheet is a page twenty-two inches by thirty-two inches with a one-half-inch border on three edges and a two-inch border along the left-hand edge for binding purposes. For final plats the material will be a reproducible tracing cloth, stable-base mylar polyester film or equivalent approved by administrator.
33. Subdivider is a person, including a corporate person, who undertakes to create a subdivision.
34. Subdivision is the division of land into five or more lots, tracts, parcels, sites or divisions for the purposes of sale or lease and includes all re-subdivision of land.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

Chapter 16.15 PRELIMINARY PROCEDURES

16.15.010 Application required.

Any person intending to subdivide land in the incorporated area of the city shall obtain a notification form from the administrator. The completed form shall then be submitted to the administrator.

FINDING: An application meeting City standards was submitted by the Applicant.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

16.15.020 Preliminary conference.

When the administrator deems it necessary a conference may be called between the subdivider or his agent and appropriate officials involved with plat approval, prior to submission of preliminary plat.

FINDING: In addition to the neighborhood meeting held in spring 2022, a preliminary conference was held with the Development Review Team on September 29, 2022.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

16.15.030 Site evaluation for critical areas.

Prior to preparation of preliminary plans for a proposed subdivision and prior to site disturbing activities, the applicant shall meet with the administrator to assess whether the proposed development site includes one or more critical areas such as a wetland, waterbody, sensitive habitat area or geological hazard area as identified, classified and protected by city ordinance. The Washington Department of Fish and Wildlife (WDFW) shall be notified of all applications to divide land within the city limits prior to determination of completeness. A joint visit to the site may be necessary. If the administrator determines that a critical area is present or likely to be impacted by a proposed development, the applicant shall first complete a critical areas application, review and report, with appropriate protective measures identified, prior to preparation of preliminary development plans. The intent of this section is to minimize design conflicts, unnecessary costs and misunderstandings that could arise later, so that the applicant will be able to proceed with greater certainty about the physical limitations of a particular site.

FINDING: The only known critical area on this parcel is a copse of Oregon white oak trees on Lots 27 and 28 and the large ponderosa tree on the eastern boundary of subject property that meet City standards for heritage trees and will be covered in detail as part of Title 18.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

16.15.040 Preliminary responsibilities and inquiries.

Prior to the submission of a preliminary plat it shall be the responsibility of the subdivider to inquire to the district health officer in order to ascertain whether larger lot sizes than those called for in this article (see Chapter 16.45, Design Standards) are recommended. The district health officer may require percolation tests or other similar tests. The district health officer's agency may require a fee for this service. If larger lots are recommended, the district health officer shall forward a statement in writing to the subdivider and a copy to the administrator to this effect and specify the lot sizes, reasons and conditions for the recommendation.

FINDING: All parcels shall connect to City sewer service so this standard does not apply.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

16.15.050 Preliminary plat.

- A. Submittal, Acceptance and Distribution of Copies. Preliminary plats are to be submitted to the administrator. When the administrator determines that the items required by the preliminary plat standards of this article have been presented he shall accept the plat for review by the planning commission and date the receipt of the plat. If these items have not been presented the administrator shall inform the subdivider of the omissions. Thereafter, the subdivider shall have sixty days to submit the additional materials or information in writing or the submission shall be considered withdrawn by the subdivider. Eight copies of the preliminary plat are required. Additional copies may be requested by the administrator. The time periods set forth in RCW 58.17.140(1) shall not commence until the subdivider has fully met all conditions required by this section and [sub]section B. below.

FINDING: The preliminary plat application was handled in the manner stated above.

- B. Fees. Upon acceptance of the preliminary plat by the administrator, the subdivider shall pay an application fee and any applicable outside consultant review fees to the city in the amount as established and adjusted from time to time by city council resolution. Fees are not refundable.

FINDING: Relevant fees were paid as part of the acceptance of these applications.

- C. Hearing. A public hearing shall be scheduled before the planning commission when the preliminary plat, accompanying application materials and payment of fees to the clerk-treasurer, the administrator has deemed the application complete per Chapter 19 procedures for a Type III process for subdivisions and a Type II process for short plats.

FINDING: A hearing before the Planning Commission to consider the preliminary plat is scheduled for March 22, 2023. Additional hearings as necessary will be scheduled at a later date.

- D. Distribution of Copies. The administrator shall promptly forward copies of the preliminary plat to the public works director, public utility district, district health officer and other relevant agencies.

FINDING: Copies of these plans were distributed to departments and outside agencies as part of the public notification process.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

Chapter 16.20 PLANNING COMMISSION HEARING AND REPORT TO COUNCIL

16.20.010 Scope and continuance.

At the public hearing the planning commission shall consider all relevant evidence to determine whether to recommend that the preliminary plat be approved or disapproved by the council. Any hearing may be continued at the discretion of the commission, within the time limits allowed by law.

FINDING: The public hearing before the Planning Commission shall be in accordance with the above stated standards.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

16.20.020 Recommendations by agencies.

The administrator, public works director, the district health officer, the public utility district and any other appropriate official shall certify to the planning commission their respective recommendations as to the specific adequacy of the proposed road system, sewage disposal and water supply systems, utility systems and fire protection facilities within the subdivision. Additionally, they may make recommendations affecting public health, safety and general welfare in regards to the proposed subdivision. The recommendations of the administrator, the public works director, the district health officer and the public utility district shall be attached to the commission's report for transmittal to the council.

FINDING: These findings, recommended decision and supporting documents/exhibits meet the standards for recommendations by agencies.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

16.20.030 Planning commission considerations and recommendation.

A. Facility and Improvement Considerations. The planning commission shall determine whether the proposal includes appropriate provisions for drainage, roads, alleys and other public ways, water supplies, sanitary wastes, parks, playgrounds, fire protection facilities, school sites and grounds and other public and private facilities and improvements.

FINDING: The Planning Commission shall render a decision meeting these criteria.

B. Hearing Records. The administrator is responsible for keeping records of the planning commission hearings on preliminary plats. These records shall be open to public inspections.

FINDING: Staff shall keep records in accordance with the above standards.

C. Report to Council. In accordance with Chapter 19 Administrative Procedures, the commission shall submit its written report and recommendations to the White Salmon City Council. The commission may recommend that the proposed plat be approved, conditionally approved or disapproved. Any conditions of approval shall be specified in the commission's report and shall include recommended protective improvements. It shall be the responsibility of the administrator to convey this report to the council.

FINDING: Staff shall ensure the Planning Commission's recommendation is conveyed to City Council once the Planning Commission renders a decision in accordance with the above stated standards.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

16.20.040 Resubmittal allowed.

A preliminary plat disapproved by the planning commission may be revised and resubmitted to the administrator. If the number of lots has increased, an additional fee shall be required.

FINDING: If a resubmittal is received, it shall be reviewed in accordance with the above stated standards.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

Chapter 16.25 COUNCIL HEARING, CONSIDERATIONS AND DECISION

16.25.010 Date.

Upon receipt of the planning commission's preliminary plat recommendation the council shall, at its next public meeting, set the date for the public meeting at which the council shall consider the planning commission recommendation.

FINDING: Staff shall ensure the City Council will set a date to hear this matter in accordance with the above stated standards.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

16.25.020 Council action on commission recommendation.

At the meeting scheduled for considering the preliminary plat the council shall, after reviewing the recommendations of the planning commission, the administrator, the public works director, the district health officer, the public utility district and any other relevant evidence presented to it, either concur in or reject the planning commission's recommendation.

FINDING: The application shall be reviewed and a decision rendered according to the above stated standards.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

16.25.030 Rejected preliminary plat—Public hearing.

If the council does not summarily approve the planning commission recommendation on any preliminary plat, it shall set a date for a public hearing at which all interested persons may appear before the council and be heard on the proposal to approve, conditionally approve or disapprove the preliminary plat or a revised version thereof. At the conclusion of such public hearing or any continued hearing the council may approve, conditionally approve, or disapprove the preliminary plat or a revised version thereof.

FINDING: A rejected application shall be reviewed and a decision rendered according to the above stated standards.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

16.25.040 Preliminary plat hearing recording procedures.

The council's proceedings concerning preliminary plats shall be recorded by the city clerk and shall be open to public inspection. A copy of the proceedings shall be forwarded to the administrator for his files.

FINDING: The proceedings of the Council shall be handled per the provisions stated above.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

Chapter 16.30 PRELIMINARY PLAT APPROVAL

16.30.010 Effect of approval.

Preliminary plat approval by the council shall constitute authorization for the subdivider to develop the subdivision's facilities and improvements in strict accordance with standards established by this article and any conditions imposed by the city. Preliminary plat approval DOES NOT permit land to be further subdivided, sold, leased, transferred, or offered for sale, lease or transfer.

FINDING: Upon preliminary plat approval, the Applicant may start construction of facilities and other improvements in accordance with approved plans meeting City standards and the approved findings and conditions of approval. Approval of preliminary plat does not preclude the Applicant from meeting with City staff to determine specific construction standards, timelines and permits.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

16.30.020 Expiration of approval—Forfeiture of fees.

Preliminary plat approval shall be effective for five years from date of approval by the city, or such longer period as required by state law. If, during this period, a final plat is not filed with the administrator, the preliminary plat shall be null and void. Fees paid to the city clerk shall be forfeited.

FINDING: Applicant has five years to make improvements and obtain final plat approval.

CONDITION OF APPROVAL: Applicant shall make improvements and apply for final plat approval within five years of the date of preliminary plat approval.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

Chapter 16.35 FINAL PLAT APPROVAL

16.35.010 Filing of final plat.

- A. Time Limit. At any time within five years following the city's approval of a preliminary plat, or such longer period as required by state law, the subdivider shall file the original and five copies of a proposed final plat with the administrator.
- B. Copy Distribution Prior to Approval. After the administrator has accepted the final plat he shall then forward the original and one copy to the city clerk and one copy to each of the following: the county assessor, the public works director and the county treasurer.
- C. Submittal to Council. After the city clerk and county treasurer have certified that taxes and assessments have been collected, the city clerk will present the final plat to the council.

FINDING: Applicant has five years to make improvements and obtain final plat approval in accordance with the above stated standards.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

16.35.020 Administrative review and acceptance criteria.

The administrator shall satisfy himself:

- That the final plat presents the items required by the final plat standards of this article;

- That the proposed final plat bears the certificates and statements of approval required by this article;
- That a title insurance report furnished by the subdivider confirms the title of the land in the proposed subdivision and is vested in the name of the owners whose signatures appear on the plat's certificate;
- That the facilities and improvements required to be provided by the subdivider have been completed or, alternatively, that the subdivider will provide a performance bond subject to approval of the council at the council's sole discretion.

If the administrator finds that the final plat submitted varies with the approved preliminary plat he may require that the plat be reviewed by the planning commission before being accepted. When the administrator finds that these requirements are met he shall accept the final plat. The administrator's review does not constitute an approval by the city of any of the abovementioned items.

FINDING: Applicant has five years to make improvements and obtain final plat approval in accordance with the above stated standards, including the possibility of obtaining a performance bond(s) to ensure public improvements are completed.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

16.35.030 Financial guarantee.

In lieu of completing improvements required before final plat approval, the council, in its sole discretion, may accept a financial guarantee from the subdivider in a form that is acceptable to the city attorney and in an amount and with sureties commensurate with improvements remaining to be completed securing to the city the construction and installation of the improvements within a fixed time set by the council.

FINDING: A development agreement between the City and Applicant is being negotiated, and some of the findings and proposed conditions of approval will be part of this agreement. This agreement may include financial guarantees. It is anticipated this agreement will be finalized in April 2023. Prior to being approved by the City, there will be a hearing before the City Council and this will be advertised in the Columbia Gorge News and posted on the City's website.

CONDITION OF APPROVAL: Prior to final plat, a development agreement shall be finalized and approved by City Council and shall include financial guarantees or provision of a performance bond(s) as necessary.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

16.35.040 Council considerations for approval or disapproval.

The council shall, at a public meeting, determine:

- Whether conditions imposed when the preliminary plat was approved have been met;
- Whether the city clerk and county treasurer have certified that taxes and assessments have been duly paid, satisfied or discharged;
- Whether the public use and interest will be served by approving the proposed final plat;

- Whether the bond, if there is one, by its essential terms assures completion of improvements;
- Whether the requirements of both state law and this article have been satisfied by the subdivider.

The council shall thereupon approve or disapprove the proposed final plat. When the council approves a final plat it shall be the duty of the city clerk to secure the required signatures.

FINDING: The City Council shall consider the final plat in accordance with the above stated standards.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

16.35.050 Recording and fees.

After a final plat is approved and required signatures secured the subdivider shall provide a completed mylar and recording fees to the clerk-treasurer for recording within sixty days. Thereafter, the clerk-treasurer shall forward the original final plat to the county auditor for recording. Before the county auditor shall officially record a plat the subdivider shall pay the required recording fees for each plat filed. Failure to timely provide the final plat mylar or recording fees to the clerk treasurer within the time provide[d] shall be deemed a voluntary withdrawal of the subdivision application by the subdivider and result in the forfeiture of all fees paid.

FINDING: Staff finds Applicant is subject to the above stated standard of 60 days for recording a final plat once it is approved and signatures obtained.

CONDITION OF APPROVAL: Applicant shall record the final plat within 60 days of obtaining final plat approval from the City Council and all signatures are affixed to the completed mylar plans.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

Chapter 16.40 DEDICATIONS

16.40.010 Indication on plats.

All dedications of land shall be clearly and precisely indicated on plats.

FINDING: While Applicant and engineer have discussed dedicating streets, sewer and water utilities to the City upon completion, this was not noted on any of the plans that comprise Exhibit A.

CONDITION OF APPROVAL: Prior to final plat, Applicant shall clearly note on plat maps what is to be dedicated and where the dedicated infrastructure is located, including dimensions, capacity of pipes and materials used as well as provide as-built drawings.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

16.40.020 Required dedication provisions.

No plat shall be approved unless adequate provision is made in the subdivision for such drainage ways, roads, alleys, easements, sidewalks, parks, playgrounds, sites for schools, school grounds, and other general purposes as may be required to protect the public health, safety and welfare. Specifically:

- A. Protective Improvements. Protective improvements, and easements to maintain such improvements shall be dedicated.

FINDING: Aside from standard requirements for fire hydrants and ensuring streets can accommodate emergency vehicles, additional protective improvements are not required. Staff notes that per the Fire Chief (Exhibit D) fire hydrants are required and the street system allows for circulation of emergency vehicles.

- B. Private Roads. The council, after considering the public work director's recommendations, will determine if a private road may be platted, and if an easement is required. The construction, maintenance and snow removal of private roads are the responsibility of the landowner or a homeowners' association and the city is in no way obligated until the roads meet city standards and are accepted by the city.

FINDING: Applicant has not proposed private roads. Proposed streets are planned to be dedicated to the City as part of the final plat process.

- C. Lot Access. A dedicated road shall provide convenient access to every lot.

FINDING: As part of the final plat process, a public street will serve every lot per proposed plans.

- D. Public Water Access. Subdivision plats containing land adjacent to publicly owned or controlled bodies of water without substantially similar alternative access shall provide dedicated public access to such bodies of water. The standards of this access shall be commensurate to its use and character. The access shall extend to the low water mark. In addition, the city may require that the subdivider dedicate a public pedestrian easement of fifteen feet maximum width, bordering along and placed above the high water mark, if the council determines that public use and need will be served thereby.

FINDING: Staff finds there are no water bodies on or adjacent to this parcel, so this criterion does not apply.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

16.40.030 Requirements for conveyance to an association or corporation.

Land dedicated in a subdivision for protective improvements, drainage-ways, roads, alleys, sidewalks, parks, playgrounds, recreational, community or other general purpose may be conveyed to a homeowners' association or similar corporation if the council determines that public interest will be served thereby.

A subdivider who wishes to make such a conveyance shall, at least two weeks prior to filing a final plat, supply the council and the administrator with copies of the grantee organization articles of incorporation and bylaws, and with evidence of the conveyance or a binding commitment to convey. The articles of incorporation shall provide that membership in the organization shall be appurtenant to ownership of land in the subdivision; that the corporation is empowered to assess such land for costs of

construction and maintenance of the improvements and property owned by the corporation; and that such assessments shall be a lien upon the land.

The council may impose such other conditions as it deems appropriate to assure that property and improvements owned by the corporation will be adequately constructed and maintained.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

FINDING: Staff finds a there was not documentation of conveyance of open space to an association or corporation as part of materials submitted by Applicant.

CONDITION OF APPROVAL: Prior to final plat, Applicant shall, at least two weeks prior to filing a final plat, supply the council and the administrator with copies of the grantee organization articles of incorporation and bylaws, and with evidence of the conveyance or a binding commitment to convey meeting the criteria set forth above.

16.40.040 Reservation of land for public use

- A. Reservation by a Public Agency. Any public agency with power to acquire land by condemnation or otherwise for public uses may at any time prior to final approval of a preliminary plat by the council notify the council and the subdivider of its intention to acquire some or all of the land in a proposed subdivision for public uses. In the event the land is not dedicated for such public uses, the public agency may request that the council require the reservation of such land for a stated period of years following the council's approval of the final plat, during which the agency may acquire the land.

FINDING: Per the pending development agreement being negotiated between Applicants and the City, the Applicant proposes to convey a perpetual right of way for the construction, operation and maintenance of the booster pump station proposed to be located at the southeast corner of the proposed development.

CONDITION OF APPROVAL: Prior to final plat, Applicant shall not on final plat map the easement granting the ability to construct, operate and maintain the booster pump station proposed to be located at the southeast corner of subject property and adjacent to N. Main Street. If City and Applicant agree, Applicant may also dedicate the land needed for the booster pump station to the City as part of the final plat process.

FINDING: The design of the booster pump station is still being finalized at the time of this report being written. Based on potential land requirements for this booster pump station, it may be necessary to alter the configuration of the proposed bioswale intended for stormwater management that is part of open space.

CONDITION OF APPROVAL: Applicant shall alter the stormwater bioswale as necessary based on final design plans for the booster pump station.

- B. Reservation by Council and Condition of Approval. If the council finds that the public health, safety or general welfare will be served thereby, the council may require as a condition precedent to approval of the final plat, that such land or such part of it as the council deems appropriate be designated on the plat as reserved land and that for the period requested or such shorter period as the council deems sufficient the reserved land not be developed for uses other than the contemplated public use. A public agency may accelerate the expiration date of a reservation

period by filing written notice of its intention to abandon its right to acquire the reserved land with the county auditor.

FINDING: Per the pending development agreement being negotiated between Applicants and the City, the Applicant proposes to convey a perpetual right of way for the construction, operation and maintenance of the booster pump station proposed to be located at the southeast corner of the proposed development. This agreement shall be reviewed by City Council prior to adoption.

C. Reserved Land Development.

1. The subdivider may indicate on the plat that if the reserved land is not acquired for public uses, it shall be subdivided, and, if the subdivider does so, the plat shall show the configuration and dimensions of proposed lots, blocks, roads, easements and like features in the reserved area.

FINDING: Staff finds the land reserved land is intended to be used for a booster pump station estimated to become operational in 2024.

2. No building permit, septic tank permit or other development permit shall be issued for improvements on reserved land during the period of reservation except as expressly authorized by the council at the time of final plat approval.

FINDING: Staff finds Applicant has not proposed septic tanks and the land reserved in the southeast corner of proposed open space is intended to be used for a booster pump station estimated to become operational in 2024.

3. If the public agency has not acquired or commenced proceedings to acquire reserved land within the period set by the council, the subdivider or the subdivider's successors may develop land lying within the reserved area in conformity with the plat if a request to do so is made to and granted by the council.

FINDING: Staff finds that this may come into effect if the booster pump station is not constructed. However, not constructing the booster pump station precludes full development of subject property even without acquiring the reserved land.

4. No improvements shall be made on this reserved land until adequate surety for development thereon has been provided to the council.
5. If the public agency has not acquired or commenced proceedings to acquire reserved land within the period set by the council and the reserved land has not been platted as herein provided, the subdivider shall apply for subdivision on an original basis.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

FINDING: Staff finds that this may come into effect if the booster pump station is not constructed. However, not constructing the booster pump station precludes full development of subject property even without acquiring the reserved land.

Chapter 16.45 DESIGN STANDARDS

16.45.010 General standards.

All roads, bridges, drains, culverts, sidewalks, curbs, storm sewers, fire protection systems, and related structures or devices shall be constructed in accordance with standards currently in effect at the time of construction. These standards shall be those contained in this article or those promulgated by the council or may be other than a city standard if accepted by the city engineer.

FINDING: Applicant shall follow standards as specified by Public Works and Fire Chief.

CONDITION OF APPROVAL: Prior to final plat and as part of general public improvements, Applicant shall install a fire hydrant at the southwest quadrant of the Street A and Street B intersection. This hydrant shall meet City standards of the City and Applicant to verify sufficient water flow for hydrant to be usable.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

16.45.020 Protective improvements.

Land on which exist any topographic conditions hazardous to the safety or general welfare of persons or property in or near a proposed subdivision shall not be subdivided. Such land may be subdivided only if the construction of protective improvements will eliminate the hazards or if the land subject to the hazard is reserved for uses that will not expose persons or property to the hazards. Such protective improvements and restrictions on use shall be required as conditions of approval and clearly noted on the final plat.

FINDING: Applicant has not proposed protective improvements and protective improvements beyond standard fire-related and road safety improvements are required.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

16.45.030 Access.

A. Public Roads.

1. All subdivisions shall be served by one or more public roads providing ingress and egress to and from the subdivision at not less than two points, unless approved otherwise by the planning commission.

FINDING: Applicant has proposed public roads to serve all lots within the subdivision. One road is proposed to access North Main Street and roads within the subdivision are designed to connect to future development to the west at two points giving the subdivision a total to three ingress/egress points. Based on submitted plans, Staff determined Applicant meets this standard.

FINDING: Staff received comments via a memorandum from Klickitat County's Public Works Department (Exhibit K) regarding North Main Street. N. Main Street abuts subject property and this street is owned by Klickitat County at this location. This department requested clarification of some data and this was addressed via e-mail between City Staff and the County. In addition, Klickitat County may require additional traffic study information including a description of the distribution and destination of traffic entering

and exiting the subdivision. In addition, the memo from the County discussed the possibility of exactions paid by Applicant for improvements to the intersections at Snowden Road and Loop Road and Loop Road and SR 141, but it was unclear in the memo what the requirements may be. In a phone conversation with Nathen Erickson at the County about this memo, Staff brought up that it was unclear what the County wanted for street infrastructure improvements and upon what they were basing these requirements. Staff is attempting to gain additional clarity regarding these issues, but Staff recommends this subdivision move forward with these outstanding items related to N. Main Street pending resolution and satisfactory compliance with attached conditions.

CONDITION OF APPROVAL: Prior to final plat Applicant shall work with Klickitat County to assure access to N. Main Street and work to resolve the issues presented in WSMC 16.45.030(A)(1).

2. Major roads within every subdivision shall conform with the comprehensive plan and shall provide for the continuation of major roads serving property contiguous to the subdivision.

FINDING: Properties to the north and south of subject parcel is already developed. The property abutting subject parcel to the west is undeveloped, but Applicant has proposed a street network that will allow connections to potential future development to the west. Because the Applicant has proposed constructing the internal street network to and through subject to the western boundary of their development, Staff finds Applicant meets this standard to the greatest extent practicable.

3. Road intersections shall be as nearly at right angles as is practicable and in no event shall be less than sixty degrees.

FINDING: Applicant has proposed intersections meeting this standard.

4. Cul-de-sacs shall be designed so as to provide a circular turnaround right-of-way (ROW) at the closed end with a minimum radius of forty-five feet.

FINDING: Cul-de-sacs have not been proposed.

5. Road networks shall provide ready access for fire and other emergency vehicles and equipment, and routes of escape for inhabitants.

FINDING: Staff finds applicants have designed a road network that will allow circulation of emergency vehicles once the full network is built and is connected to future development and road networks to the west of subject property. However, the Fire Chief finds that until the property to the west owned by Cherry Hill NW, LLC is developed, turnarounds for emergency vehicles are required as the western end of proposed streets are more than 150 feet from another public road that could allow for emergency vehicle turnaround and egress.

FINDING: Per the Fire Chief's memorandum (Exhibit K), Staff finds there is more than one way to resolve the turnaround problem. One way is to reserve Lots 5 and 9 for a hammerhead turnaround for Street B. Another option is to work with the owner of the property immediately to the west of subject property and create an agreement to allow for a fire access road running north-south between Street A and Street B on the property immediately to the west of subject property until such time the property to the

west has a street system that allows for sufficient emergency vehicle turnaround maneuvering space and/or additional opportunities for egress from both Street A and Street B.

CONDITION OF APPROVAL: On the final plat map, Applicant shall either indicate if Lots 5 and 9 are reserved for a hammerhead emergency vehicle turnaround space or if Applicant creates an agreement with the adjacent landowner to the west that provides a road of sufficient width and quality to allow access between Street A and Street B. The access solution chosen by Applicant shall remain in place until such time development on adjacent properties allow for circulation and turnaround of emergency vehicles.

6. The road pattern shall conform to the general circulation of the area and provide for future roads and connections.

FINDING: Per the submitted plans (Exhibit A), the proposed street network allows for accessing future adjacent development to the west to the greatest extent that is practicable. Because the properties to the north and south of subject property is already developed, Staff are not requiring allowances to connect to adjacent properties to the north or south of the subject property.

7. If topographical features warrant, the public works director may require wider rights-of-way than specified in this chapter.

FINDING: The Public Works Director has not required wider rights of way.

- B. Lot Access. Every lot shall be provided with satisfactory access by a public road connecting to an existing public road, or by an easement permanent and inseparable from the lot served. Lots adjacent to a road designated an arterial by the public works director shall be provided with access other than the arterial unless a variance is granted to this requirement. The plat of a subdivision containing lots adjacent to a designated arterial shall not be approved unless the plat recites a waiver of the right to direct access to the arterial, or a variance is granted to this requirement.

FINDING: Staff finds the street network as proposed by Applicant provides each proposed lot access to a public street as either Street A or Street B abut every proposed lot. In turn, Street B accesses Street A and Street A access N. Main Street, an existing public road.

- C. Street Right-of-Way Widths. When an area within a subdivision is set aside for commercial uses or where probable future conditions warrant, the planning commission may require street (ROW) dedication of a greater width than required. The street ROW in or along the boundary of a subdivision may be half the required width when it is apparent that the other half will be dedicated from adjacent properties.

FINDING: The proposed street right of way as indicated on Sheet 10.0 of submitted site plans (Exhibit A) shows a ROW width of 60 feet. However, other site plans indicate a ROW width of 50 feet, and 50 feet of ROW does meet standards for this type of street. These proposed streets are to be dedicated to the City upon inspection to ensure City standards (see Exhibit C for details regarding standards) As previously discussed in WSMC 17.75, streets shall be of sufficient width to allow for on-street parking.

- D. Blocks. Blocks shall be so designed as to assure traffic safety and ease of traffic control and circulation. Blocks shall be wide enough to allow for two tiers of lots unless the topography or other factors make this impractical.

FINDING: Applicant has proposed lots that meet this standard.

E. Reverse Frontage Lots.

1. Limitations. No residential lots shall have road frontage along two opposite boundaries unless topographical features or the need to provide separation of the lots from arterials, railways, commercial activities or industrial activities justify the designing of reverse frontage lots.
2. Easements On. Reverse frontage lots shall be designed with an easement at least ten feet wide to be dedicated along the lot lines abutting the traffic arterial, or other disadvantageous use, across which there shall be no right of access for the general public or adjoining property owners.

FINDING: Applicant has not proposed reverse frontage lots, so these criteria do not apply.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

16.45.045 Lot size and dimensions.

- A. Lots with Private Water and Sewer. Where water supply is individual wells and individual sewage disposal systems are used, minimum lot size shall be two acres. Lots shall be proportioned to facilitate future subdivisions. Minimum lot width or depth shall be two hundred feet.
- B. Lots with Public Water and Private Sewer. Where an adequate public water supply and individual sewage disposal systems are used to handle some or all waste water, the minimum lot size shall be twenty thousand square feet. Minimum lot width shall be one hundred feet, and minimum lot depth shall be one hundred twenty feet.
- C. Lots with Public Water and Sewer. Where adequate public water supply and adequate public sewer lines are used, the minimum lot size shall comply with WSMC Title 17 Zoning for each zoning district or use.

FINDING: As previous findings in WSMC 17.75 stated, all lots are to connect to public water and sewer systems, so these criteria do not apply.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

16.45.100 Water, sewer, utilities and drainage.

- A. Water and Sanitary Sewer Systems. Where a public water supply is the source of water, a potable water connection shall be provided for each lot within a subdivision by the subdivider. Where a public sanitary sewer is installed, a connection shall be provided for each lot within a subdivision by the subdivider. All facilities and devices of water supply and sanitary sewer systems shall meet the standards of the Southwest Washington Health District and any local or state regulations.

FINDING: Connections to public water and sewer systems are provided per Sheet 7 in Exhibit A. Connections to public sewer systems are provided per Sheet 8 in Exhibit A. Per submitted plans, public sewer lines are to be located within the proposed dedicated right of way with individual connections to each parcel. These individual parcel connections are private and the infrastructure in the public ROW is public. Details regarding standards for water and sewer systems are found in Exhibit C.

FINDING: (revised 3.16.23) This subdivision is located in a water pressure zone that is nearing capacity with an estimated 15 water connections available before water main capacity improvements are constructed. The City is working with a consulting engineer to design and

then construct a booster pump station that will alleviate these capacity issues with an estimated completion date in 2024. Until these improvements are complete, a limited number of building permits may be issued in this water pressure zone. Details about how this affects development within this proposed subdivision shall be included in the development agreement. The development agreement is anticipated to be considered by the City Council in April with a specific date to be determined.

FINDING: (revised 3.17.2023) Applicant has proposed constructing sewer improvements within the proposed subdivision to City standards. Staff finds that a sewer line does not run along proposed property. To connect the subdivision's sewer line to existing sewer lines, a new sewer line is needed to connect to an existing sewer line running east starting at approximately the southern boundary of the property addressed as 1110 N. Main Street. In the future, the City may construct a new sewer line running east of Spring Street and east of N. Main Street.

CONDITION OF APPROVAL: Applicant shall construct water and sewer improvements to City standards and shall be inspected by the City prior to acceptance, dedication to the City and final plat. Applicant shall construct sewer main line from intersection of Street A and N. Main Street to the nearest east-running public sewer lateral. Exhibit C has additional details about standards and what needs to be constructed.

- B. Utility Easement. Easement for electric, telephone, water, gas and similar utilities shall be of sufficient width to assure maintenance and to permit future utility installations.

FINDING: Aside from public water and sewer facilities within the proposed right of way to be dedicated to the City, allowances for electric, telephone, water, gas and similar utilities shall be provided for, also within the public ROW. Staff notes that aside from water and utility plans, Applicant did not provide additional utility plans.

CONDITION OF APPROVAL: Prior to final plat and acceptance of public improvements, Applicant shall demonstrate compliance with the provisions of WSMC 16.45.100.

- C. Underground Utility Installations. In areas designated by the public utility district, underground utility installation is required.

FINDING: Staff finds all utilities shall be provided underground.

CONDITION OF APPROVAL: Prior to issuance of development permits, each proposed residential project shall demonstrate compliance with the require to provide all utility connections underground and all utility infrastructure within the subdivision on both proposed public right of way and on private property shall be underground.

- D. Drainage and Storm Sewer Easements. Easements for drainage channels and ways shall be of sufficient width to assure that the same may be maintained and improved. Easements for storm sewers shall be provided and shall be of sufficient width and proper location to permit future installation.

FINDING: Applicant has provided a bioswale/stormwater pond to be located on the proposed land designated as open space located in the southeast corner of the subject property and abutting N. Main Street. However, Applicant did not provide capacity calculations for this bioswale.

CONDITION OF APPROVAL: Prior to final plat, Applicant shall provide stormwater plans to include capacity calculations and exact dimensions of the stormwater pond/bioswale.

FINDING: Because the water system booster pump station is proposed to be located at the far SE corner of the open space area, Staff finds this could necessitate the reconfiguration of the

stormwater pond.

CONDITION OF APPROVAL: Prior to final plat, Applicant shall provide a plat map indicating location, size and dimensions of the pump station facility. These dimensions may be obtained from the City's engineering consultant designing this project.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

Chapter 16.50 TESTS

16.50.010 Standards.

Tests required by this article shall be in accordance with the standards of the applicable agency performing the tests. Such agency may be the Southwest Washington Health District or a soil and water conservation district.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

16.50.020 Requirements.

The administrator and/or the Southwest Washington Health District may require tests whenever there is a question relating to the suitability of any land for subdivision.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

16.50.030 Data submittal.

Any agency or representative of an agency that conducts tests under this article shall promptly furnish the administrator with complete data and an interpretation of such data.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

FINDING: Should tests be required as part of the preliminary or final plat processes, tests shall be performed based on the above stated standards in Chapter 16.50-Tests.

Chapter 16.55 SURVEY REQUIREMENTS AND STANDARDS

16.55.010 Certified professional required.

The survey of every proposed subdivision and the preparation of preliminary and final plats thereof shall be made by or under the supervision of a registered professional land surveyor who shall certify on the plat that it is a true and correct representation of the lands actually surveyed. All surveys shall conform to standard practices and principles for land surveying.

FINDING: Applicant used a professional surveyor and engaged Pioneer Surveying and Engineering to prepare plans and maps.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

16.55.020 Required data.

A. Timeline and Requirements. At least two weeks prior to submitting a final plat, the surveyor shall

furnish the public works director with sufficient survey data and information to clearly show and substantiate the following:

1. The ties of each permanent monument;
 2. At least three durable, distinctive reference points or monuments;
 3. Sufficient data to determine readily the bearing and length of each line;
 4. The base meridian referred to.
- B. Margin of Error. A traverse of the boundaries of the subdivision and all lots and blocks shall close within an error of one foot in five thousand feet.

FINDING: Staff finds Applicant supplied data meeting these criteria.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

16.55.030 Reference points.

Primary survey control points shall be referenced to section corners and monuments. Corners of adjoining subdivisions or portions thereof shall be identified and ties shown. When practical, monuments shall be referenced under the Washington State Plane Coordinate System.

FINDING: Staff finds Applicant supplied data meeting this criterion.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

16.55.040 Monumentation.

- A. Location. Permanent control monuments shall be established at:
1. All controlling corners on the boundaries of the subdivision;
 2. The intersections of centerlines of roads within the subdivision;
 - a. Permanent control monuments within the streets shall be set after the roads are graded.
 - b. In the event that a final plat is approved before roads are graded, the surety deposited to secure grading shall be sufficient to pay the costs estimated by the public works director covering such monuments.
 3. The beginning and ends of curves on centerlines;
 4. All block corners;
 5. All meander corners.

Permanent control monuments may be placed on offset lines.

- B. Notation and Construction. The position and type of every control monument shall be noted on all plats of the subdivision. Permanent control monuments shall be set in two-inch pipe, twenty-four inches long, filled with concrete or shall be constructed on an approved equivalent.

FINDING: Applicant provided maps with this information but it was not determined at the time of review if permanent monumentation was placed on the subject property.

CONDITION OF APPROVAL: Prior to final plat, Applicant shall establish monuments in accordance with the standards of WSMC 16.55.040.

16.55.050 Demarcation.

- A. Lot Corners. Every lot corner shall be marked by a three-fourths-inch diameter by twenty-four-inch long galvanized-iron pipe or approved equivalent driven into the ground.
- B. Shore Meander Line. If any land in a subdivision is contiguous to a body of water, a meander line shall be established along the shore at a safe distance back from the ordinary high water mark. Property lying beyond the meander line shall be defined by distances along the side property lines extended from the meander line. If the course of a stream lies within a subdivision or forms the boundary of a subdivision, such course shall be defined by bearings and distances as it exists at the time of the survey.

FINDING: Staff finds this is not a requirement as part of the preliminary plat process but is a requirement prior to final plat.

CONDITION OF APPROVAL: Prior to final plat, Applicant shall demarcate all lots and tracts per the standards in WSMC 16.55.050.

Chapter 16.60 PLAT STANDARDS AND SPECIFICATIONS

16.60.010 Preliminary plat.

- A. Standards. Every preliminary plat shall consist of one or more maps, the horizontal scale of which shall be a minimum of one hundred feet to the inch on standard sheets. Plans, profiles and sections of streets and roads to be dedicated as public highways and sewers shall be prepared at convenient scale on standard sheets.
- B. Map. Maps, drawings and written data are to be in such form that when considered together shall clearly and fully disclose the information listed as follows:
 - 1. Proposed subdivision name;
FINDING: The Applicant has proposed the name Four Oaks.
 - 2. The names, addresses and telephone numbers of all persons, firms and corporations holding interests in such land;
 - 3. If a field survey has been made, the name, address, telephone number and seal of the registered land surveyor who made it or under whose supervision it was made;
 - 4. The date of such survey;
 - 5. All existing monuments and markers located by such survey;
 - 6. The boundary lines of the proposed subdivision along with the bearings and lengths of these lines;
 - 7. The boundaries of all blocks and lots within the subdivision together with the numbers proposed to be assigned each lot and block and the bearings and lengths of these lines;
 - 8. The location, names and width of all proposed and existing streets, roads and easements within the proposed subdivision and adjacent thereto;

FINDING: Names of existing streets were included in the maps provided as part of the application. However, proposed street names of the streets within the subdivision were not provided. For purposes of referencing the proposed internal streets, Staff uses Street A which accesses North Main Street and runs to the western property boundary and Street B which branches off to the south from Street A and then turns 90 degrees to the west and runs to the western property boundary. However, Applicant has discretion in naming the streets and is not bound to keep Street A and Street B as the official street names.

CONDITION OF APPROVAL: Prior to final plat, Applicant shall name the streets the comprise the internal subdivision street network or work with the City to establish street names.

9. The location, and where ascertainable, sizes of all permanent buildings, wells, watercourses, bodies of water, high and low water marks, all overhead and underground utilities, railroad lines, municipal boundaries, section lines, township lines, and other important features existing upon, over or under the land proposed to be subdivided;
10. Plans of proposed water distribution systems, sewage disposal systems and drainage systems, indicating locations;
11. Contour lines of at least five-foot intervals to show the topography of the land to be subdivided referenced to either the United States Coast and Geodetic Survey datum, county datum or other datum acceptable to the public works director;
12. A layout of proposed streets, alleys, utility easements and parcels proposed to be dedicated or reserved for public or community, school, park, playground or other uses, including grades (direction and slope);
13. A sketch of the general vicinity in which the land proposed for subdivision lies; upon which are identified owners of land adjacent to the subdivision, the names of any adjacent subdivisions, section corners and section boundaries;
14. A copy of all restrictive covenants proposed to be imposed upon land within the subdivision;

FINDING: Applicant did not propose or provide any documents related to restrictive covenants or potential homeowner association (HOA) codes, covenants and restrictions (CCRs).

CONDITION OF APPROVAL: Prior to final plat, Applicant shall provide to the City any restrictive covenants and/or HOA CCR documents related to this subdivision.

15. In subdivisions requiring percolation tests, the location of test holes, together with data regarding percolation rates;
16. Indication of minimum lot sizes in acreage or square feet, whichever is more appropriate and the total amount of lots and acreage within the subdivision.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

FINDING: Unless otherwise noted, Applicant generally meets the standards set forth above. Deficiencies are noted with related conditions of approval.

16.60.020 Final plat.

-
- A. Standards. Every final plat shall consist of one or more standard sheets. All drawings and lettering shall be in permanent black ink. The subdivision perimeter shall be depicted with heavier lines than appear elsewhere on the plat. The scale shall be a minimum of one hundred feet to the inch. All signatures affixed to a final plat shall be original and written in permanent black ink.
- B. Subdivision Map. Every final plat shall include an accurate map of the subdivided land, based upon a complete survey thereof, which map shall include:
1. All section, township, municipal and county lines lying within or adjacent to the subdivision;
 2. The location of all monuments or other evidence used as ties to establish the subdivision boundaries;
 3. The location and description of all permanent control monuments found and established within the subdivision;
 4. The boundary of the subdivision with complete bearings and lineal dimensions;
 5. The length and bearings of all straight lines, the radii, arcs, and semitangents of all curves;
 6. The length of each lot line together with bearings and other data necessary for the location of any lot line in the field;
 7. The location, width, centerline and name or number of all streets within and adjoining the subdivision;
 8. The location and width, shown with broken lines and description of all easements;
 9. Numbers assigned to all lots and blocks within the subdivision;
 10. Protective improvements and restricted areas;
 11. The seal of the registered land surveyor performing the survey and making the plat.
- C. Section Reference Map. Every final plat shall include a map of the section or sections wherein the subdivision is located. The map shall be of sufficient size to display the following information:
1. Bearings and distances of all section, quarter-section and sixteenth-section lines relative to the survey of the plat;
 2. Tie from nearest permanent control monument (section corner, quarter-section corner, etc.) to initial point of the plat.
- D. Required Written Data and Documents. In addition to the map or maps, every final plat shall contain written data including:
1. The name of the subdivision;
 2. The legal description of land contained within the subdivision;
 3. A certificate of the registered professional land surveyor who made, or under whose supervision was made, the survey of the subdivision in substantially the following language:

"I, _____, registered as a professional land surveyor by the State of Washington, certify that this plat is based on an actual survey of the land described herein, conducted by me or under my supervision, during the period of M/D/Y, through, M/D/Y, that the distances, course, and angles are shown thereon correctly; and that monuments other than those monuments approved for setting at a later date, have been set and lot corners staked on the ground as depicted on the plat."

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4. A statement of approval signed by the public works director as to:
 - a. Survey data,
 - b. Layout of roads, alleys and easements,
 - c. Road names and numbers,
 - d. The design and/or construction of protective improvements, bridges, sewage and drainage systems;
 5. If any portion of the subdivision lies within a flood control zone, a statement of approval signed by the director of the state department of ecology, or his successor;
 6. If any area is defined for inclusion in a criticals area tract, the tract shall be clearly identified and noted on final plat;
 7. A certificate bearing the typed or printed names of all persons having an interest in the subdivided land, signed by such persons and acknowledged by them before a notary public, consenting to the subdivision of such land and reciting a dedication by them of all land shown on the plat to be dedicated for public uses and a waiver by them and their successors of all claims for damages against any governmental authority arising from the construction and maintenance of public facilities and public property within the subdivision;
 8. A certificate signed by the county treasurer and clerk-treasurer that all taxes on land within the subdivision have been duly paid, including the taxes for the current year, and delinquent assessments for which the land within the subdivision may be liable have been duly paid, satisfied or discharged;
 9. Space for approval by the city council;
 10. Space for the county auditor as to filing of the plat for record.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

FINDING: Staff finds that the above stated standards shall be reviewed as part of the final plat process.

CONDITION OF APPROVAL: Prior to final plat, Applicant shall provide final plat map(s) meeting all the standards, criteria and required information of WSMC 16.60.020

...

16.65.070 Review standards.

- A. Design Requirements. All roads, private roads, bridges, drains, culverts, sidewalks, curbs, storm sewers and related structures or devices shall be constructed in accordance with standards

currently in effect at the time of preliminary approval. These standards shall be those deemed acceptable by the city engineer or those adopted by the city. Land on which there exists any topographic conditions hazardous to the safety or general welfare of persons or property in or near a proposed short plat subdivision shall not be subdivided unless the construction of protective improvements will eliminate the hazards or unless land subject to the hazard is reserved for use[s] as will not expose persons or property to the hazard. Protective improvements and restrictions on use shall be clearly noted on the short plat map.

FINDING: Staff reviewed application in accordance with this standard. The standards in effect at the time the application was deemed complete were used to make these findings and recommended conditions of approval. Staff consulted with the Public Works department to identify standards that are laid out in the Public Works Memorandum (Exhibit C).

CONDITION OF APPROVAL: Prior to final plat, Applicant shall construct required improvements per the Public Works Memorandum (Exhibit C)

B. Design Requirements. The location, width and grade of streets shall be considered in relation to: existing and planned streets, topographical conditions, public convenience and safety for all modes of travel, existing and identified future transit routes and pedestrian/bicycle accessways, and the proposed use of land to be served by the streets. The street system shall assure an adequate traffic circulation system with intersection angles, grades, tangents and curves appropriate for the traffic to be carried considering the terrain. Streets shall connect to all existing or approved stub streets which abut the development site where deemed feasible and desirable to make the connection. The arrangement of streets shall either:

1. Provide for the continuation or appropriate projection of existing principal streets in the surrounding area and on adjacent parcels; or

FINDING: Staff finds the proposed street network meets the above stated standards. Streets allow for circulation within the proposed development and connect both to an existing public street (N. Main Street) and allow for connections to future development to the currently undeveloped parcel abutting the western boundary of the subject property. Curves meet City standards, street widths are appropriate for the expected amount of traffic. There are no abutting streets on adjacent properties, so Applicant cannot connect to the existing street network, aside from accessing N. Main Street.

2. Conform to a plan for the area approved or adopted by the city to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impractical.

FINDING: Applicant proposes streets that provide for this subdivision's development as well as future development of adjacent subdivision(s) to the west of subject property. Properties to the north and south of subject property are already developed with no public streets as part of those developments. Staff finds Applicant has proposed a street network that allows for networking to the greatest extent that is practicable.

3. Future street planning may be required where deemed necessary to assess future street connections and provide logical and useful stubs to accommodate such future extension.

FINDING: Because Applicant has proposed a street network running from the eastern property boundary at N Main Street to and through to the western edge of the proposed development, Applicant has designed the street network that allows for

future connections to the west. Again, because properties abutting subject property on the north and south are already developed, Staff finds that it is impractical to require connections to properties on the north and south side of subject property.

4. Shadow platting may also be required if larger lots are proposed that may be further divisible at a later date. This will be required only where it is deemed valuable to understand and support potential redevelopment and infill development in some areas.

FINDING: Staff finds that because the proposed plat is for lots that are part of an R-PUD

development, it is unlikely these parcels will be further divided. Should any applications for land divisions be received, they will be reviewed based on standards in place at the time an application is deemed complete.

General guidelines for public street standards are included in Figures 1—3 below:

Figure 1 - Main Street to and along Loop Rd, Estes, Spring Street, Lincoln Street, and El Camino Real

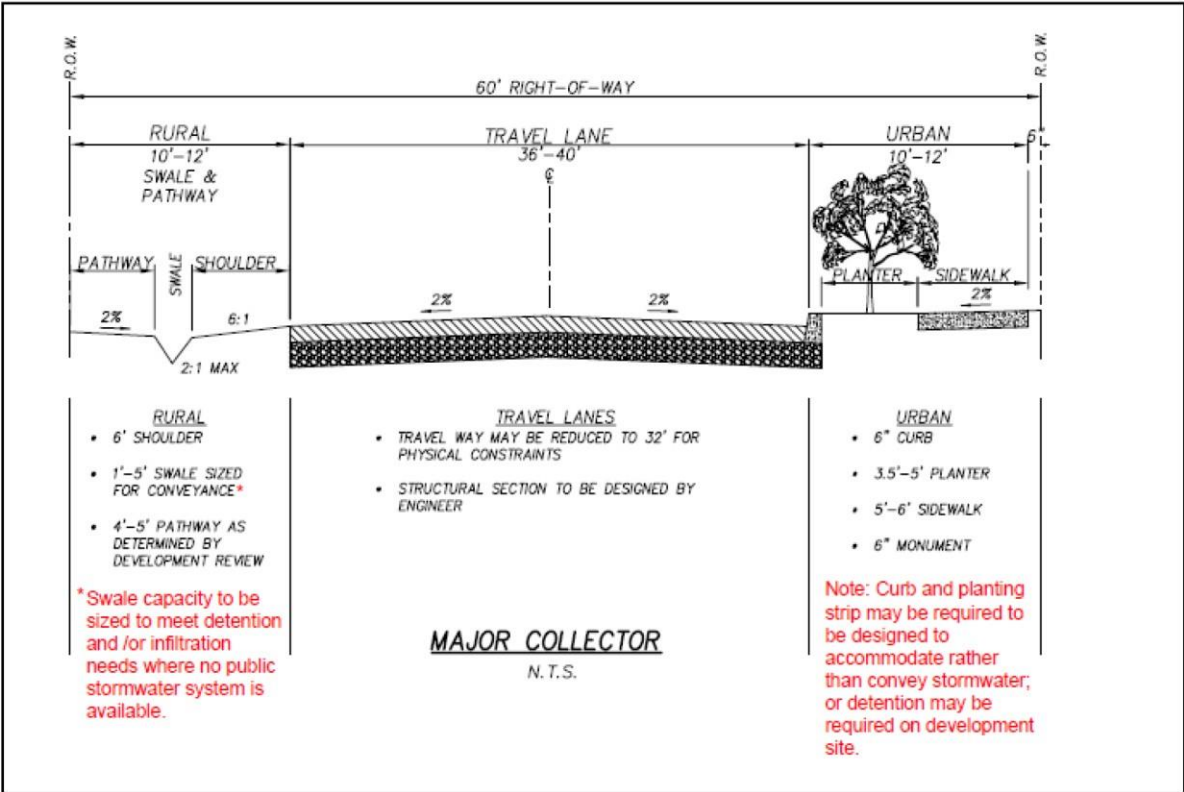


Figure 2 - Other City Streets

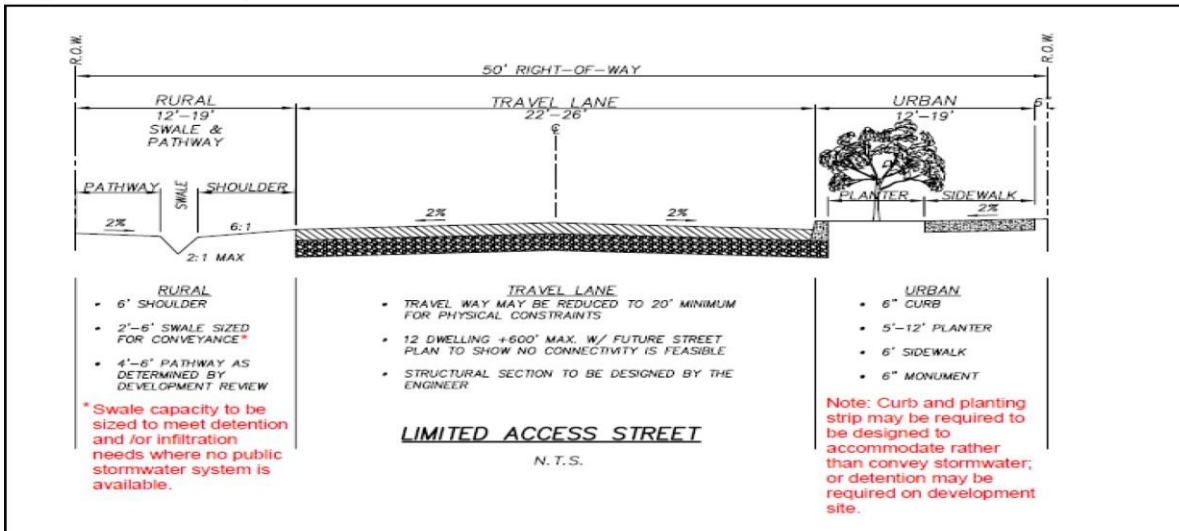
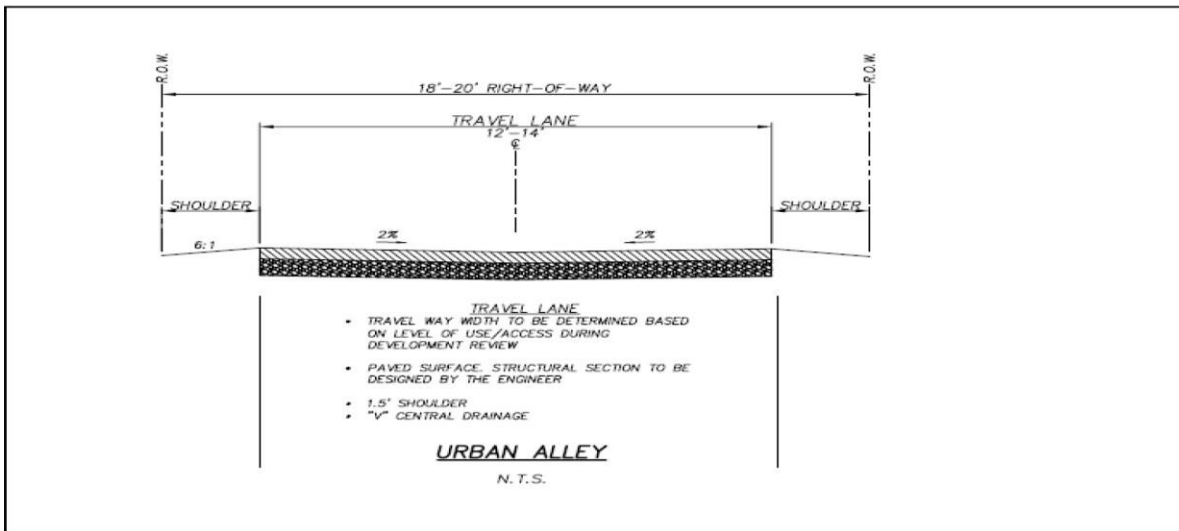


Figure 3 – Public Alleys



FINDING: Staff finds these street cross-sections are included for reference and examples. Applicant shall construct streets to standards set forth in the Public Works Memorandum and Development Agreement as approved by City Council and ensure streets provide for travel lanes of sufficient width for safe maneuvering of vehicles, on-street parking, sidewalks, utility corridors and possibly planter strips.

CONDITION OF APPROVAL: Prior to final plat, Applicant shall demonstrate proposed streets meet the standards set forth in the Public Works Memorandum, City street construction standards and the Development Agreement as approved by City Council and then construct streets to these standards prior to acceptance by the City. Streets shall include on-street public parking amounts acceptable to the City.

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Chapter 16.75 MODIFICATION OF STANDARDS

16.75.010 General criteria.

When the planning commission finds that extraordinary hardship will result from strict compliance with the provisions contained within this article, it may modify the regulations herein, providing that the adjustment authorized does not grant a special privilege inconsistent with the limitations imposed upon other properties in the vicinity and that findings are made confirming compliance with the general purpose of the adopted standard.

In addition to the above, the following conditions must be found to exist:

- A. Undue Hardship. Because of special circumstances applicable to subject property, including size, shape, topography, location for surroundings, strict compliance will cause undue hardship and deprive subject property of rights and privileges enjoyed by other properties in the vicinity;
- B. Protection of Public Interest. Modification of a standard will not be detrimental to the public welfare or injurious to the property or improvements in the vicinity;
- C. Maintaining Purpose of this Title. Acceptance of a modified standard will not have the effect of nullifying the intent and purpose of the regulations set forth in this title.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

FINDING: Applicant has not requested any modifications to standards. Should a request be received, it shall be reviewed in accordance with the above stated standards.

Chapter 16.80 GRIEVANCE AND APPEAL

16.80.010 Plat acceptance appeal procedure.

Any person aggrieved by a final decision of the administrator not to accept a plat for filing may appeal this decision to the planning commission. When such an appeal is made the administrator shall cooperate in bringing this matter to the attention of the planning commission. The planning commission may affirm or reverse the decision and instruct the administrator to accept the plat for filing.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

FINDING: Should an appeal be received, it shall be reviewed and handled in the above stated manner and any other appeal standards in City code.

16.80.020 Final decision appeal procedure.

Any person aggrieved by a final decision of the planning commission to approve or disapprove a proposed plat may appeal the decision to the city council within thirty days following issuance of the planning commission's decision. The council, following a public meeting thereon, may affirm or reverse the planning commission's decision, or may remand the application to the planning commission with instructions to approve the same upon compliance with conditions imposed by the council.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

FINDING: Should an appeal be received, it shall be reviewed and handled in the above stated manner and any other appeal standards in City code.

16.80.030 Lupa appeal.

Any final decision approving or disapproving any plat shall be reviewable subject to Title 19.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

FINDING: Should an appeal be received, it shall be reviewed and handled in the above stated manner and any other appeal standards in City code.

Chapter 16.85 ILLEGALLY DIVIDED LAND

16.85.010 Planning commission approval.

No application for a septic tank permit or other development permit for any lot, tract or parcel of land divided in violation of state law or this article shall be granted without prior approval of the planning commission. Such approval shall only be given following a public meeting at which the applicant shall demonstrate to the satisfaction of the planning commission that:

- The district health officer has certified that the proposed means of sewage disposal and water supply on and to the lot, tract or parcel are adequate;
- The public works director has certified that the lot, tract or parcel is served with an adequately designed means of ingress and egress, and with adequate drainage facilities, none of which interfere with or impair existing or planned public highway and drainage facilities in the vicinity;
- The proposed development will not adversely affect the safety, health or welfare of adjacent property owners, or interfere with their enjoyment of their property;
- Division deemed acceptable by city staff.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

FINDING: Applicant has provided no evidence of prior illegal division of land, Staff has found no evidence of illegally division of land and Applicant is proceeding through a land division review per City standards.

16.85.020 City council approval.

An application for a septic tank permit or other development permit for any lot, tract or parcel of land divided in violation of state law or this article shall not be granted without prior approval of the council, which approval shall only be given following a public meeting at which the applicant shall demonstrate to the satisfaction of the council that:

- The applicant purchased the lot, tract or parcel for value;

-
- The applicant did not know, and could not have known by the exercise of care which a reasonable purchaser would have used in purchasing the land, that the lot, tract or parcel had been part of a larger lot, tract or parcel divided in violation of state law or this article.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

FINDING: Applicant has proposed connections to public sewer service and has not proposed any septic tanks as part of this proposed subdivision, so Staff finds these standards do not apply.

Chapter 16.90 VIOLATIONS, PENALTIES AND DAMAGE RECOVERY

16.90.010 Violation deemed misdemeanor.

Any violation of the platting and subdivision regulations as [of] this article or any amendment thereto shall constitute a misdemeanor.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

FINDING: Staff is reviewing this subdivision application to ensure compliance with City standards. Any deficiencies are noted with recommended conditions of approval to correct any deficiencies

16.90.020 Illegal transfer.

It is illegal for any person, firm or corporation to transfer, sell or lease, or offer for transfer, sale or lease, any land regulated by this article before such land has been approved by the city and before the same has been filed for record in the county auditor's office. This shall constitute a misdemeanor.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

16.90.030 Penalties.

Each violation shall be punishable by a fine not exceeding three hundred dollars or imprisonment in the county jail for a term of not exceeding ninety days or both fine and penalty may be imposed at the discretion of the court. For each lot or parcel illegally transferred, leased or sold, or agreed and/or optioned to be sold, the fine shall be one hundred dollars. The description of such lots by metes and bounds in the instrument of transfer, agreeing or optioning shall not exempt and transfer from such penalty. For removal of hearing notices posted at a proposed subdivision prior to the date of the hearing, the fine shall be fifty dollars.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

16.90.040 Damage recovery.

A transferee who cannot secure a septic tank permit or other developmental permit for the reason that his transferor failed to comply with any provision of this article may recover damages from his transferor, to include compensation for the loss of his bargain, actual costs of investigation and suit, reasonable attorney's fees and such additional elements as the law allows.

(Ord. No. 2012-11-904, § 1, 11-26-2012)

FINDING: Should Applicant do any of the above actions as stated above (WSMC 16.90.020-040), Staff shall hold Applicant to this standard. As of the date of these findings and recommended conditions of approval, none of the above have occurred.

**Title 18
ENVIRONMENT²**

Chapters

Chapter 18.10 CRITICAL AREAS ORDINANCE

18.10.030 Introduction and purpose.

Critical areas are valuable and fragile natural resources with significant development constraints that, in their natural state, provide many valuable social and ecological functions. The attendant buffers of critical areas are essential to the maintenance and protection of the sensitive land, its functions and values. The loss of social and ecological functions provided by critical areas, especially wetlands, riparian zones and fish and wildlife habitat, results in a detriment to public safety and welfare. Critical areas help to relieve the burdens on the people of White Salmon which urban development can create, including congestion, noise and odors, air pollution, and water quality degradation.

Critical areas serve several important urban design functions. They provide: (1) open space corridors separating and defining developed areas within the city; (2) views which enhance property values and quality of life in developed neighborhoods; (3) educational opportunities for the citizens of White Salmon; and (4) accessible areas for residents to stroll and enjoy White Salmon's valuable natural features.

Conservation of critical areas has associated natural resource benefits, including improved air and water quality, maintenance of fish and wildlife habitat, decreased erosion and sedimentation to streams, absorption of pollutants and preservation of rare plant and animal species. The intent of this regulation is that the city of White Salmon is to achieve no net loss of wetlands, floodplains, fish and wildlife habitat areas, and riparian zones and to avoid the loss of geologically hazardous areas and aquifer recharge/wellhead protection areas. Where avoidance is not practical, the intent is to minimize the environmental impacts of development within and adjacent to critical areas. This regulation promotes a balance between recreational and public use of critical areas, consistent with the maintenance of their natural appearance and functional values.

The regulation will be adopted as a city ordinance; it will function as an overlay. The Critical Areas Ordinance will not change the base zoning of any parcel or land. It will potentially limit development otherwise permissible in the base zone, as required to maintain appearance and function of the critical area. Development limitations on critical areas reduce the need to require additional studies to ensure compliance with the State Environmental Policy Act (SEPA) process and other state or federal environmental regulations.

²Editor's note(s)—Ord. No. 2012-11-906, § 1, adopted Nov. 26, 2012, repealed Title 18, in its entirety and enacted new provisions to read as herein set out. Prior to this amendment, Title 18 pertained to similar subject matter. See Code Comparative Table for derivation.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: Staff reviewed this application to include relevant environmental concerns per the standards of Title 18.

18.10.070 Best available science and risk assessments.

In 1995, the state legislature amended the Growth Management Act's environmental protection goal to require that regulations use best available science (BAS) to implement a "science-based standard" for the protection of critical areas. The requirement that regulators use best available science is important for two reasons: first, it increases the likelihood that the benefits of a regulation actually exceed its costs, and secondly, it makes the process of regulatory decision-making more predictable.

A number of models and ordinances based on bas were reviewed. after review, the model code for critical areas by the Snoqualmie Watershed Forum and the city of La Center's Critical Areas Ordinance stood out as the best-fit templates to use in preparing this document. The Model Code was chosen for its clarity and thoroughness, and because it was endorsed as a good starting point by the senior planner and critical areas specialist at (CTED). The city of La Center's Critical Areas Ordinance provided a good example since the town is of a similar size to White Salmon.

Local jurisdictions may depart from BAS, but are required to produce a scientifically-based risk assessment. The city of White Salmon has not elected to prepare risk assessments necessary to depart from BAS.

Initial review of inventory maps confirms that fish and wildlife habitat and geologically hazardous areas will be the most common critical areas found in the city. Few, if any wetlands are expected to be located as very few potential wetland areas appear on the National Wetland Inventory maps (NWI). Flood hazard areas or frequently flooded areas within White Salmon are typically located at the bottom of steep draws and not subject to strong development pressures. Critical aquifer recharge areas (CARA) supporting White Salmon's drinking water sources are located outside the city limits and urban growth boundary. Information about these areas has been collected and is listed on the mapping resource inventory sheet. Maps will be forwarded to Skamania and Klickitat County and the city will request to be involved in reviewing their CAO development and CARA protection measures.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: Staff reviewed this application in accordance with the above stated standards.

18.10.100 ADMINISTRATION.

Subsections:

18.10.110 Authority and title.

- A. This ordinance is established pursuant to the Revised Code of Washington (RCW) Chapter 36.70A (the Growth Management Act) and is known as the White Salmon Critical Areas Ordinance.
- B. This chapter shall apply concurrently with review under the State Environmental Policy Act (SEPA) and Shoreline Management Act (SMA) once locally adopted.
- C. Compliance with the provisions of this chapter does not constitute compliance with other local, state or federal regulations and permit requirements.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

18.10.111 Purpose.

The purpose of the critical areas overlay district is to:

- A. Protect the public health, safety and welfare by preventing adverse impacts of development;
- B. Protect the public and public resources and facilities from injury, loss of life, property damage or financial loss due to flooding, erosion, landslides, soils subsidence or steep slope failure;
- C. Implement the goals, policies, guidelines and requirements of the Washington State Growth Management Act in accordance with the city of White Salmon Comprehensive Plan.
- D. Preserve and protect critical areas, with special consideration for the habitat of anadromous fisheries, as required by the Washington State Growth Management Act by regulating development within and adjacent to them, while allowing for the reasonable use of private property.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: Staff finds this application will be reviewed to ensure compliance with the above stated criteria.

18.10.112 Jurisdiction.

- A. The city of White Salmon (the city) shall regulate all uses, activities, and developments within, adjacent to, or likely to affect, one or more critical areas, consistent with the provisions of this chapter.
- B. Critical areas regulated by this chapter include:
 - 1. Wetland areas.
 - 2. Critical aquifer recharge areas.
 - 3. Frequently flooded areas.
 - 4. Fish and wildlife conservation areas.
 - 5. Geologically hazardous areas.
- C. All areas within the city meeting the definition of one or more critical areas are subject to the provisions of this chapter.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: Staff finds this application will be reviewed to ensure compliance with the above stated criteria.

18.10.113 Designation of critical areas.

- A. The city has designated critical areas by defining their characteristics. the applicant shall determine and the city shall verify, on a case-by-case basis, in accordance with the definitions in this Section 18.10.1[13], whether a critical area exists and is regulated under this chapter, on or in close

proximity to, the subject property that would require a setback or buffer required under this chapter.

- B. The following resources will assist in determining the likelihood that a critical area exists. These resources may not identify all critical areas and should only be used as a guide. Actual field observations shall supercede information in these resources.
1. The map resource inventory is being compiled and will be maintained to list all currently identified map resources. Additional maps may be added if they are identified as applicable and useful to the city or applicants in their efforts to identify critical areas.
 2. Information about type and location of identified fish and wildlife conservation areas is the most frequently updated information affecting the city. Fish and wildlife inventory maps also contain sensitive information and will not be provided for broad public review. For these reasons building and land use permit applications will be routed through WDFW. The city will depend on input from WDFW in order to:
 - a. Accurately identify fish and wildlife conservation areas;
 - b. Determine when a critical areas report and wildlife management plan is required;
 - c. Review and determine whether the scope of a proposed critical area report and wildlife management plan is sufficient to provide necessary information; and
 - d. Ensure that protection or mitigation measures called for in a critical area report and management plan are sufficient to protect the resource in accordance [to] with this regulation.

The city will work with WDFW to determine the type and location of actions they wish to be notified of. Notice of building permits, proposed grading that will disturb land area in excess of five thousand square feet, and land use decisions in accordance with Section 18.10.114, may be sent to WDFW to seek input on determinations related to the applicability of this chapter. WDFW may respond as they are able. The city will not rely solely on the response from WDFW. If an action is of interest to WDFW the agency will be noticed when/if the city receives the scope describing proposed methodology of a study and the expected contents of the critical area report and management plan. WDFW may respond to the initial scope submitted as they are able. The city will not rely solely on the response from WDFW in its review of the proposed content for submittals. A completed critical area report and fish and wildlife management plan shall be submitted to WDFW for review and comment prior to granting conditional approval of a use requiring a critical area report to be prepared.

- C. Additionally, the city has collected a series of maps, which approximate boundaries for the following critical areas within the city limits: fish and wildlife conservation areas, geologically hazardous areas, frequently flooded areas, wetlands, and critical aquifer recharge areas (for city water sources these are located outside city limits and urban growth boundary). These maps provide only approximate boundaries of known features and are not adequate substitutes for more detailed maps and/or studies that could identify alternative locations of known features or additional critical area features not illustrated on the map. Mapped information may be sensitive in nature. Copies of the maps available for public viewing may be found at White Salmon City Hall.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: Per submitted plans, the 2016 Critical Areas Map (Exhibit E) and based on site visits by Staff, subject property does not have geohazard areas, fish bearing streams, or critical wildlife habitat areas. However, based on the tree report submitted by the Applicant, (Exhibit D), Staff finds Applicant is subject to the provisions of Title 18 related to heritage trees.

18.10.114 Applicability.

- A. The provisions of this chapter shall apply to all lands, all land uses and development activity, and all structures and facilities in the city, whether or not a permit or authorization is required, and shall apply to every person, firm, partnership, corporation, group, governmental agency, or other entity that owns or leases land within the city of White Salmon. No person, company, agency, or applicant shall alter a critical area or its attendant buffer except as consistent with the purpose and requirements of this chapter.
- B. The city of White Salmon shall not approve any development proposal or otherwise issue any authorization to alter the condition of any land, water, or vegetation, or to construct or alter any structure or improvement in, over, or on a critical area or associated buffer, without first assuring compliance with the requirements of this chapter.
- C. Development proposals include proposed activities that require any of the following, or any subsequently adopted permits or required approvals not expressly exempted from these regulations.

TABLE 18.10: 1

• Building Permit	• Variance Approval
• Grading Permit or Proposed Grading that will disturb more than 10,000 s.f. of area	• Subdivision
• Shoreline	• Planned Unit Development
- Substantial Development	
- Conditional Use, or	• Short Subdivision
- Variance	• Binding Site Plan
• Permission to work in a public ROW	• Accessory Dwelling Unit
• Conditional Use Permit	• Zone Change w/or w/out annexation

- D. Approval of a permit or development proposal pursuant to the provisions of one section within this chapter does not discharge the obligation of the applicant to comply with other provisions of this chapter.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: Based on the above stated criteria, Applicant is subject to the provisions of Title 18 regarding heritage trees.

18.10.115 Preapplication conference.

When an applicant knows or suspects that critical areas are located on or near the subject property, the applicant shall contact the city prior to finalizing development plans and applying for

development permits. Early disclosure of critical areas will reduce delays during the permit review process. If the critical area(s) include fish and wildlife habitat, WDFW will also be notified of and invited to participate in the preapplication conference.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: There was a preapplication conference held on September 29, 2022 and heritage trees were discussed during that conference.

18.10.116 Submittal requirements.

In addition to the information required for a development permit, any development activity subject to the provisions of this chapter may be required to submit a critical areas report as described under Section 18.10.200 General Provisions. These additional requirements shall not apply for an action exempted in Section 18.10.125.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: Staff finds Applicant provided a tree report (Exhibit D) and other heritage trees shall be reviewed and noted on the final plat. Staff notes that the large ponderosa tree close to N. Main Street is not on preliminary plat maps.

CONDITION OF APPROVAL: Prior to final plat, Applicant shall note all heritage trees on the final plat map and include any required buffers in addition to the heritage tree dripline. Additional compliance with tree buffers shall be reviewed at the time of building permit or additional land use action review applications are received. Staff notes that the large ponderosa tree close to N. Main Street is not on

18.10.117 Bonds or performance security.

- A. Prior to issuance of any permit or approval which authorizes site disturbance under the provisions of this chapter, the city shall require performance security to assure that all work or actions required by this chapter are satisfactorily completed in accordance with the approved plans, specifications, permit or approval conditions, and applicable regulations and to assure that all work or actions not satisfactorily completed will be corrected to comply with approved plans, specifications, requirements, and regulations to eliminate hazardous conditions, to restore environmental damage or degradation, and to protect the health safety and general welfare of the public.
- B. The city shall require the applicant to post a performance bond or other security in a form and amount acceptable to the city for completion of any work required to comply with this code at the time of construction. If the development proposal is subject to mitigation, the applicant shall post a performance bond or other security in a form and amount deemed acceptable by the city to cover long term monitoring, maintenance, and performance for mitigation projects to ensure mitigation is fully functional for the duration of the monitoring period.
- C. The performance bond or security shall be in the amount of one hundred twenty-five percent of the estimated cost of restoring the functions and values of the critical area at risk.
- D. The bond shall be in the form of irrevocable letter of credit guaranteed by an acceptable financial institution, with terms and conditions acceptable to the city or an alternate instrument or

technique found acceptable by the city attorney.

- E. Bonds or other security authorized for mitigation by this section shall remain in effect until the city determines, in writing, that the standards bonded have been met. Bonds or other security for required mitigation projects shall be held by the city for a minimum of five years to ensure that the mitigation project has been fully implemented and demonstrated to function. The bond may be held for longer periods upon written finding by the city that it is still necessary to hold the bond to ensure the mitigation project has meet all elements of the approved mitigation plan.
- F. Depletion, failure, or collection of bond funds shall not discharge the obligation of an applicant or violator to complete required mitigation, maintenance, monitoring, or restoration.
- G. Any failure to satisfy critical area requirements established by law or condition including, but not limited to, the failure to provide a monitoring report within thirty days after it is due or comply with other provisions of an approved mitigation plan shall constitute a default, and the city may demand payment of any financial guarantees or require other action authorized by the law or condition.
- H. Any funds recovered pursuant to this section shall be used to complete the required mitigation.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: Based on plans submitted by Applicant, the only tree that may be directly affected by this subdivision application and associated required improvements, the tree near the center of the property may need to be removed as part of public improvements. However, Staff also finds that per the arborist's report (Exhibit D), this tree is unhealthy and not likely to survive. Based on this, additional mitigation measures do not need to be imposed. Potential heritage trees located on proposed Lots 27 and 28 are not part of any proposed public improvements and mitigation measures for the trees on Lots 27 and 28 are to be reviewed and mitigation measures potentially imposed at the time building permits are received for review. The large ponderosa tree on the eastern boundary of subject property and adjacent to N. Main Street is not shown on plat maps. Because of the location of this tree, it is unclear if this tree is on the subject property or is located within public right of way. Additional requirements for heritage trees shall be reviewed in WSMC 18.10.317.

18.10.118 Native growth protection easement/critical area tract.

- A. As part of the implementation of approved development applications and alterations, critical areas and their buffers that remain undeveloped pursuant to this chapter, in accordance with the Section 18.10.200 General Provisions shall be designated as native growth protection easements (NGPE). Any critical area and its associated buffer created as compensation for approved alterations shall also be designated as an NGPE.
- B. When the subject development is a formal subdivision, short subdivision (short plat), binding site plan, site plan/design review, master site plan, or planned unit development (PUD), critical areas and their buffers shall be placed in a critical areas tract in addition to being designated as a NGPE, as described in the Section 18.10.200, General Provisions, of these regulations.
- C. The requirement that a critical area tract be created may be waived by the city if it is determined that all or the critical majority of a NGPE will be contained in a single ownership without creation of a separate tract.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: Potential heritage trees located on proposed Lots 27 and 28 are not part of any

proposed public improvements and mitigation measures for the trees on Lots 27 and 28 are to be reviewed and mitigation measures potentially imposed at the time building permits are received for review. The large ponderosa tree is not noted on submitted plat maps. Additional requirements for heritage trees shall be reviewed in WSMC 18.10.317.

18.10.119 Notice on title.

- A. To inform subsequent purchasers of real property of the existence of critical areas the owner of any real property containing a critical area or buffer on which a development proposal is submitted and approved shall file a notice with the city for review and approval as to form and content prior to recording the notice with the county.

The notice shall state:

1. The presence of the critical area or buffer on the property;
2. The use of this property is subject to the "Title"; and
3. That limitations on actions in or affecting the critical area and/or buffer may exist.

The notice shall run with the property and will be required whether the critical area is kept in a single ownership or is isolated in a separate critical area tract.

- B. This notice on title shall not be required for a development proposal by a public agency or public or private utility within a recorded or adjudicated right-of-way or easement.
- C. The applicant shall submit proof that the notice has been filed for public record prior to building permit approval or prior to recording of the final plat in the case of subdivisions.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: Because of the potential of heritage trees located on the northern boundary of this subdivision and the large ponderosa tree on the eastern boundary of the property, the final plat shall have notices meeting the above stated standards.

CONDITION OF APPROVAL: Prior to final plat, Applicant shall include a notice meeting the standards of WSMC 18.10.119 on the final plat map.

18.10.120 Inspection and right of entry.

The city or its agent may inspect any development activity to enforce the provisions of this chapter. The applicant consents to entry upon the site by the city or its agent during regular business hours for the purposes of making reasonable inspections to verify information provided by the applicant and to verify that work is being performed in accordance with the approved plans and permits and requirements of this chapter.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: Should Staff find inspections to be necessary, Staff reserves the right to enter and inspect property.

18.10.121 Enforcement.

- A. The provisions of White Salmon Municipal Code shall regulate the enforcement of these critical areas regulations.

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- B. Adherence to the provisions of this chapter and/or to the project conditions shall be required throughout the construction of the development. Should the city or its agent determine that a development is not in compliance with the approved plans, a stop work order may be issued for the violation.
 - C. When a stop work order has been issued, construction shall not continue until such time as the violation has been corrected and that the same or similar violation is not likely to reoccur.
 - D. In the event of a violation of this chapter, the city or its agent shall have the power to order complete restoration of the critical area by the person or agent responsible for the violation. If such responsible person or agent does not complete such restoration within a reasonable time following the order, the city or its agent shall have the authority to restore the affected critical area to the prior condition wherever possible and the person or agent responsible for the original violation shall be indebted to the city for the cost of restoration.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: Should violations be identified, Staff reserves the right to enforce the provisions of Title 18 per the standards set forth above.

18.10.122 Fees.

- A. At the time of application for land use review or critical areas review, the applicant shall pay a critical areas review fee, adopted by the city council and amended from time to time.
- B. The applicant shall also be responsible for cost of city or peer review of:
 - 1. Initial proposal and reports;
 - 2. Development performance;
 - 3. Monitoring and maintenance reports;

as deemed necessary by the city during review of the proposed action.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: Staff collected relevant fees for this review as part of the fees for the subdivision application.

18.10.123 Appeals.

Appeals of administrative decisions shall be governed by Chapter 19.10, Land Development Administrative Procedures, Article V: Appeals, Sections 19.10.220 through 19.10.330 of the White Salmon Municipal Code (WSMC).

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: This review is part of the subdivision preliminary plat process and appeals shall be handled in accordance with the standards set forth in Title 19 for Type III decisions.

18.10.124 General exemptions.

The following developments, activities, and associated uses shall be exempt from the provisions of this chapter, provided they are consistent with the provisions of other local, state, and federal laws and requirements:

- A. Emergencies.
 - 1. Emergency activities that threaten public health, safety, welfare, or risk of damage to private property and that require remedial or preventative action in a time frame too short to allow for review of compliance with the requirements of this chapter may be exempted by written determination of the city or its agent
 - 2. Emergency actions that create an impact to a critical area or its buffer shall use reasonable methods to address the emergency; in addition, they must have the least possible impact to the critical area and/or its buffer.
 - 3. After the emergency, the person or agency undertaking the action shall fully restore and/or mitigate any impacts to the critical area and buffers resulting from the emergency action in accordance with the approved critical area report and mitigation plan prepared in accordance with the procedures outlined in this chapter for a new development permit.
- B. Minimal vegetation management that is part of ongoing maintenance of facilities, infrastructure, public right-of-ways, or utilities, provided the vegetation management activity does not expand further into the critical area or its buffer.
- C. Passive recreation such as hiking, fishing, and wildlife viewing that does not involve the construction of trails.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: Staff finds Applicant does not qualify for these exemptions as there is not an emergency and this proposed plat does not involve vegetation management or proposed passive recreation.

18.10.125 Exceptions.

- A. Administrative Exceptions.
 - 1. The proponent of the activity shall submit a written request for exception from the city or its agent that describes the proposed activity and exception that applies.
 - 2. The city or its agent shall review the exception requested to verify that it complies with the chapter and approve or deny the exception. Exceptions that may be requested include:
 - a. Single family residential building permits are exempt from the requirements of this chapter when the development proposal involves:
 - i. Structural modifications to or replacement of an existing single-family residential structure or construction of a new residential structure where construction and associated disturbance does not increase the footprint of any existing structure.
 - ii. The structure is not located closer to the critical area.

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- iii. The existing impervious surface within the critical area or buffer is not expanded.
 - b. Operation, maintenance or repair of existing structures, infrastructure improvements, existing utilities, public or private roads, dikes, levees, or drainage systems, including routine vegetation management activities when performed in accordance with approved best management practices, if the activity does not increase risk to life or property as a result of the proposed operation maintenance or repair.
 - c. Activities within the improved right-of-way. Replacement, modification, installation or construction of utility facilities, lines, pipes, mains, equipment or appurtenances, not including substations, when such facilities are located within the improved portion of the public right-of-way or a city-authorized private roadway. Those activities within improved right-of-way that alter a wetland or watercourse, such as culverts or bridges, or result in the transport of sediment or increased stormwater, subject to the following:
 - i. The activity shall result in the least possible impact and have no practical alternative with less impact on the critical area and/or its buffer;
 - ii. An additional, contiguous and undisturbed critical area buffer shall be provided, equal in area to the disturbed critical area buffer; and
 - iii. Retention and replanting of native vegetation shall occur wherever possible along the right-of-way improvement and resulting disturbance.
 - d. Minor utility projects. Utility projects which have minor or short-term impacts to critical areas, as determined by the city or its agent in accordance with the criteria below. Minor utility projects are projects that do not significantly impact the functions and values of a critical area(s), such as the placement of a utility pole, street sign, anchor, vault, or other small component of a utility facility. Such projects shall be constructed with best management practices and additional restoration measures may be required. Minor activities shall not result in the transport of sediment or increased stormwater runoff. Minor actions that do transport sediment or increase runoff shall meet the following criteria:
 - i. There is no practical alternative to the proposed activity with less adverse impacts on critical areas and all attempts have been made to first avoid impacts, minimize impacts, and lastly mitigate unavoidable impacts;
 - ii. The activity will not change or diminish the overall critical area hydrology or flood storage capacity;
 - iii. The minor utility project shall be designed and constructed to prevent spills and leaks into critical areas;
 - iv. The activity will not reduce the existing functions and values of the affected critical areas;
 - v. To the maximum extent practicable, utility corridor access for maintenance is at limited access point into the critical area buffer rather than by a parallel access road; and
 - vi. Unavoidable impacts will be mitigated pursuant to an approved mitigation plan.
 - e. Select vegetation removal activities. Removal of state listed invasive and noxious weeds, and additional aggressive non-native species including Japanese knotweed, scotch
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broom, English ivy, Himalayan blackberry, and Evergreen blackberry, utilizing hand labor and light equipment that minimizes disturbance to the critical area and buffer.

- f. Hazard tree removal provided that the hazard is documented by a certified arborist or professional forester.

FINDING: Staff finds that per the arborist's report (Exhibit D), one declining oak tree may be removed.

- g. Enhancement and restoration activities for the purpose of restoring functions and values of critical area(s) that do not require construction permits.

FINDING: Except for the declining oak tree discussed in the above finding, Applicant does not qualify for any of the exceptions laid out above.

- B. Public Agency or Utility Exception. If the application of this chapter would prohibit a development proposal by a public agency or public utility that is essential to its ability to provide service, the agency or utility may apply for an exception pursuant to this section. After holding a Type II hearing (Hearing by Planning Commission) pursuant to WSMC Title 19 Administrative Procedures, the planning commission may approve the exception if the commission finds:

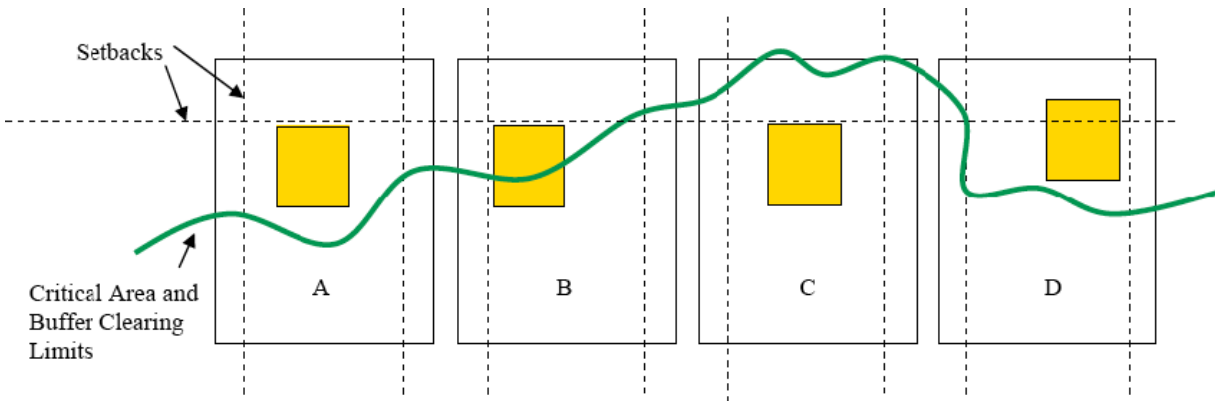
- 1. There is no other practical alternative to the proposed development with less impact on the critical areas, based on the demonstration by the applicant of the following factors:
 - a. The applicant has considered all reasonably possible construction techniques based on available technology that are feasible for the proposed project and eliminated any that would result in unreasonable risk of impact to the critical area; and
 - b. The applicant has considered all available sites and alignments within the range of potential sites and alignments that meet the project purpose and for which operating rights are available.
- 2. The proposal minimizes and mitigates unavoidable impacts to critical areas and/or critical areas buffers.

FINDING: Applicant is not a public agency and Staff finds public utilities can be provided in the proposed ROW that is to be dedicated to the City as part of the final plat process.

- C. Reasonable Use and Variance Potential. If the application of this chapter would deny all reasonable use of the property, the applicant may apply for a variance pursuant to this section. After holding a Type IV public hearing (Hearing by City Council) pursuant to WSMC Title 19 Administration, the city council may approve the variance if the council finds:

- 1. This chapter would otherwise deny all reasonable use of the property;
- 2. There is no other reasonable use consistent with the underlying zoning of the property that has less adverse impact on the critical area and/or associated buffer;
- 3. The proposed development does not pose an unreasonable threat to the public health, safety or welfare on or off the property;
- 4. Any alteration is the minimum necessary to allow for reasonable use of the property;
- 5. The inability of the applicant to derive reasonable use of the property is not the result of actions by the applicant after the effective date of this chapter or its predecessor; and

6. The applicant may only apply for a reasonable use in accordance with a variance approval.
7. Four scenarios that illustrate situations where a reasonable use exception might or might not be applicable are sketched below:



- a. A = No reasonable use variance would be granted because there is sufficient space outside the area clearing limits.
- b. B = A reasonable use variance might be granted since there is insufficient space for a reasonable use. The development area would need to be limited or scaled back in size and located where the impact is minimized.
- c. C = A reasonable use variance would be granted for a minimal development if the property is completely encumbered and mitigation methods are applied.
- d. D = The city might consider appropriate modifications to the required setback to prevent intrusion into the protection area.

FINDING: Staff finds that aside from the potential heritage trees on proposed Lots 27 and 28 and the large ponderosa tree, there are no other potential critical areas on the subject property and possible limitations related to heritage trees on proposed Lots 27 and 28 and the ponderosa tree does not preclude the overall proposed R-PUD subdivision to move forward.

- D. Variance Criteria to Provide Reasonable Use. Where avoidance of the impact in wetlands, streams, fish and wildlife habitat and critical aquifer recharge areas is not possible, a variance may be obtained to permit the impact. Variances will only be granted on the basis of a finding of consistency with all the criteria listed below. The hearing examiner shall not consider the fact the property may be utilized more profitably.
 1. The variance shall not constitute a grant of special privilege inconsistent with the limitation on use of other properties similarly affected by the code provision for which a variance is requested;
 2. That such variance is necessary to provide reasonable use of the property, because of special circumstances and/or conditions relating to the size, shape, topography, sensitive areas, location, or surroundings of the subject property, to provide it with those relative rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located. The phrase "relative rights and privileges" is to ensure that the property

rights and privileges for the subject property are considered primarily in relation to current city land-use regulations;

3. That the special conditions and/or circumstances identified in subsection 2 of this section giving rise to the variance application are not self created conditions or circumstances;
4. That the granting of the variance will not be materially detrimental to the public welfare or injurious to the property, neighborhood, or improvements in the vicinity and zone in which subject property is situated;
5. That the reasons set forth in the application and the official record justify the granting of the variance, and that the variance is the minimum variance necessary to grant relief to the applicant;
6. That alternative development concepts in compliance with applicable codes have been evaluated, and that undue hardship would result if strict adherence to the applicable codes is required; and
7. That the granting of the variance will not adversely affect implementation of the comprehensive plan or policies adopted thereto and the general purpose and intent of the zoning title or other applicable regulations.
8. WDFW will be notified of any proposed variance to critical areas affecting fish and wildlife sites and habitat areas. The city may require the applicant to demonstrate that WDFW is not willing or able to acquire the property before a variance to fish and wildlife, stream, or wetland conservation areas is approved.

FINDING: Should a variance application be received, it shall be reviewed based on the above stated standards and any other relevant standards in City code.

- E. Mitigation Required. Any authorized alteration to a wetland or stream or its associated buffer, or alteration to a fish and wildlife habitat conservation area, as approved under subsections A, B, or C and D of this section, shall be subject to conditions established by the city and shall require mitigation under an approved mitigation plan per [Section 18.10.221].

FINDING: Applicant is not proposing development in the buffer of a wetland or stream or located in a fish and wildlife habitat conservation area, so mitigation is not required.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

18.10.126 Non-conforming uses and structures.

- A. Purpose. The purpose of this section establishes the terms and conditions for continuing non-conforming uses, structures and lots which are lawfully established prior to the effective date of this title.
- B. Establishing status.
 1. A legally established non-conforming lot, use or structure may be continued, transferred or conveyed and/or used as if conforming.
 2. The burden of establishing that any non-conforming lot, use or structure lawfully existed as of the effective date of this chapter shall, in all cases, rest with the owner and not with the city.

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3. A non-conforming lot, use, or structure may be deemed legally non-conforming by providing documentation from two of the following:
 - a) Local agency permit;
 - b) Photographic record indisputably dating and locating the lot use or structure as pre-existing the date of this chapter;
 - c) Other historical data accepted by the decision maker as sufficient to prove legal existence of a structure, lot, or use prior to adoption of this chapter.
 - C. Maintenance and repair of non-conforming structures. Normal maintenance and incidental repair of legal non-conforming structures shall be permitted, provided that it complies with all the sections of this chapter and other pertinent chapters of the WSMC.
 - D. Reconstruction. Reconstruction, restoration or repair (and remodeling) of a legal non-conforming structure damaged by fire, flood, earthquake, falling trees or limbs, or other disasters, shall be permitted; provided that such reconstruction shall not result in the expansion of the non-conforming structure into or towards the critical area, or in a manner that increases the potential impact to the critical area or risk of harm to public safety. Legal non-conforming status will be lost if a building permit is not secured within one year of the date damage is incurred.
 - E. Expansion of non-conforming use or structure. No legal non-conforming use or structure may be expanded, enlarged, extended, or intensified in any way (including extension of hours of operation) unless such modification is in full compliance with this chapter or the terms and conditions of approved permits pursuant to this chapter.
 - F. Discontinuance of non-conforming use or structure.
 1. All legal non-conforming uses shall be encouraged to convert to a conforming use whenever possible. Conformance shall be required when:
 - a. A change of use is proposed;
 - b. The use is terminated or discontinued for more than one year, or the structure(s) which houses the use is vacated for more than one year; or
 - c. The structure(s) or area in which the use is conducted is proposed for relocation.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: Applicant has not proposed any non-conforming uses and structures shall be reviewed to ensure conformance to City standards at the time building permits are submitted for review.

18.10.200 GENERAL PROVISIONS.

Subsections:

The city of White Salmon will use the following general methods and mechanisms to accomplish the purposes of the critical areas regulations. This section shall be applied to all approved development applications and alterations when action is taken to implement the proposed action.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

18.10.210 General approach.

Protection of critical areas shall observe the following sequence, unless part of a restoration plan for a significantly degraded wetland or stream buffer, described under [Section 18.10.211], below:

- A. Confirm presence and continued function of critical areas. Information about type and location of identified fish and wildlife conservation areas is the most frequently updated information affecting the city. Fish and wildlife inventory maps also contain sensitive information and will not be provided for broad public review. The city will work with the regional WDFW representative to confirm the presence or absence of significant fish and wildlife conservation areas. Timely response by WDFW is expected in accordance with Section 18.10.113;
- B. Avoid the impact by refraining from certain actions or parts of an action;
- C. Where impact to critical areas or their buffers will not be avoided the applicant shall demonstrate that the impact meets the criteria for granting a variance or other applicable exception as set forth in Sections 18.10.124 and 18.10.125;
- D. Minimize the impacts by limiting the degree or magnitude of the action by using affirmative steps to avoid or reduce impacts or by using appropriate technology;
- E. Rectify the impact by repairing, rehabilitating, or restoring the affected environment;
- F. Reduce or eliminate the impact over time by preservation and maintenance operations;
- G. Compensate for the impacts by creating, replacing, enhancing, or providing substitute resources or environments.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: Staff reviewed this application in accordance with the above stated provisions.

18.10.211 Buffers.

- A. Measurement of Buffers. All buffers shall be measured from the critical area boundary as surveyed in the field. The width of the buffer shall be determined according to the category of the critical area and the proposed land use.
- B. Standard Buffers. The standard buffer widths presume the existence of a relatively intact native vegetation community in the buffer zone adequate to protect the critical area functions and values at the time of the proposed activity. If the vegetation or protection area is inadequate, the city may require an increase in the buffer width or additional native plantings within the standard buffer width. Provisions to reduce or average buffer widths to obtain optimal habitat value are provided under the development standards for each critical area.
- C. Averaging Buffers. The city or its agent will consider the allowance of wetland or stream buffer averaging only when the buffer area width after averaging will not adversely impact the critical area and/or buffer functions and values. At a minimum, any proposed buffer averaging shall meet the following criteria:
 - 1. The buffer area after averaging is no less than that which would be contained within the standard buffer;

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2. The buffer width shall not be reduced by more than twenty-five percent at any one point as a result of the buffer averaging;
 3. The buffer area shall be enhanced where the buffer is averaged;
 4. The additional buffer is contiguous with the standard buffer;
 5. Encroachment into the buffer does not occur waterward of the top of an associated steep slope or into a channel migration zone;
 6. Encroachment does not occur into the buffer of an associated wetland except as otherwise allowed.
- D. **Additional Buffers.** The city or its agent may require increased buffer sizes as necessary to protect critical areas when either the critical area is particularly sensitive to disturbance or the development poses unusual impacts. Oversight and input from resource agencies will be relied upon heavily by the city in its determination of need for additional buffers.
- E. **Reducing Buffers.** The city or its agent may reduce up to twenty-five percent of the critical area buffer requirement unless otherwise stipulated elsewhere in this regulation subject to a critical area study which finds:
1. The applicant has demonstrated avoidance, minimization of impact, and lastly mitigation of impact in that order;
 2. The proposed buffer reduction shall be accompanied by a mitigation plan per [Section 18.10.211] that includes enhancement of the reduced buffer area;
 3. The reduction will not adversely affect water quality or disrupt a significant habitat area; and
 4. The reduction is necessary for reasonable development of the subject property.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: Any buffers that are necessary because of critical areas on subject property shall be determined based on the above stated criteria and standards.

18.10.212 Building set back line (BSBL).

Unless otherwise specified, a minimum BSBL of fifteen feet is required from the edge of any buffer, NGPE, or separate critical area tract, whichever is greater.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: Should buffers be required, the BSBL standards shall apply to future building permits, development and land use actions.

18.10.213 Land division and property line adjustment.

- A. Subdivisions, short subdivisions, boundary line adjustments and planned residential developments of land in or adjacent to critical areas and associated buffers are subject to the following:
- B. Land that is wholly within a wetland or stream critical area or associated buffer may not be subdivided or the boundary line adjusted unless it can be demonstrated to qualify for and is granted a reasonable use variance.

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- C. Land that is partially within a wetland or stream critical area or associated buffer area may be subdivided or the boundary line adjusted provided that an accessible and contiguous portion of each new or adjusted lot is:
 - 1. Located outside the critical area and buffer; and
 - 2. Large enough to accommodate the intended use.
 - D. Accessory roads and utilities serving the proposed subdivision may be permitted within the wetland or stream critical area and associated buffer only if the city determines that no other feasible alternative exists as determined by securing an exception and consistent with Section 18.10.125 of this chapter.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: Staff determined that based on submitted preliminary plat maps which identify heritage trees on this property, the trees and associated buffers comprise only a small portion of the gross development area and the subdivision may proceed with conditions imposed as part of WSMC 18.10.317-Heritage Trees.

18.10.214 Native growth protection easements.

- A. As part of the implementation of approved development applications and alterations, critical areas and their buffers shall remain undeveloped and shall be designated as native growth protection easements (NGPE). Where a critical area or its buffer has been altered on the site prior to approval of the development proposal, the area altered shall be restored using native plants and materials.
- B. The native growth protection easement (NGPE) is an easement granted to the city for the protection of a critical area and/or its associated buffer. NGPEs shall be required as specified in these rules and shall be recorded on final development permits and all documents of title and with the county recorder at the applicant's expense. The required language is as follows:

"Dedication of a Native Growth Protection Easement (NGPE) conveys to the public a beneficial interest in the land within the easement. This interest includes the preservation of existing vegetation for all purposes that benefit the public health, safety and welfare, including control of surface water and erosion, maintenance of slope stability, visual and aural buffering, and protection of plant and animal habitat. The NGPE imposes upon all present and future owners and occupiers of land subject to the easement the obligation, enforceable on behalf of the public of the city of White Salmon, to leave undisturbed all trees and other vegetation within the easement. The vegetation in the easement may not be cut, pruned, covered by fill, removed, or damaged without express permission from the city of White Salmon, which permission must be obtained in writing."
- C. When the subject development is a formal subdivision, short subdivision (short plat), binding site plan, contract rezone, master site plan, site plan/design review, or planned unit development (PUD), the critical area and its buffers shall be placed in a critical areas tract and designated as a NGPE, as described below.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: Because of the potential of heritage trees on this property, Applicant needs to include the dedication statement given above in WSMC 18.10.214 prior to final plat. Additional details may be found in WSMC 18.10.317.

FINDING: Staff finds Applicant shall include the dedication statement given in WSMC 18.10.214 prior to final plat because of the presence of heritage trees in the vicinity of proposed Lots 27 and 28. In the case of the ponderosa tree along the eastern boundary of subject property that is part of the area to be part of open or green space, this statement shall appear on the final plat map.

18.10.215 Critical area tracts.

Critical areas tracts are legally created non-building lots containing critical areas and their buffers that shall remain undeveloped pursuant to the critical areas regulations. Separate critical area tracts are not an integral part of the lot in which they are created; are not intended for sale, lease or transfer. The following development proposals shall identify such areas as separate tracts:

- Subdivisions
 - Short subdivisions
 - Planned unit developments
 - Binding site plans
 - Master site plans
 - Site plan/design review
- A. Responsibility for maintaining tracts in compliance with the WSMC and all terms and conditions applied to the tract based on review of required critical area reports and studies shall be held by a homeowners association. This homeowners association shall be created pursuant to RCW Chapter 64.38 and established as a Washington nonprofit corporation. Within three years of creation of the critical areas tract ownership and maintenance of the tract shall be vested in the homeowners' association. The permit applicant, owner, or other appropriate entity deemed acceptable by the city attorney shall be responsible for maintaining the tract until such time as the homeowners association is duly formed.

FINDING: Staff finds Applicant is subject to the provisions of WSMC 18.10.215 as a subdivision has been proposed.

- B. The following note shall appear on the face of all plats, binding site plans, master site plans, site plan/design review, or contract rezones and shall be recorded on the title for all affected lots:

"NOTE: All lots adjoining separate tracts identified as Native Growth Protection Easements are jointly and severally responsible for the maintenance and protection of the tracts. Maintenance includes ensuring that no alteration occurs within the separate tract and that vegetation remains undisturbed unless the express written permission of the city of White Salmon [h]as been received."

- C. The city may waive the requirement that a critical areas tract be created if it is determined that all or the critical majority of a NGPE will be contained in a single ownership without creation of a separate tract.

FINDING: Based on a review of the submitted preliminary plat map, the heritage trees located on Lots 27 and 28 are contained on those lots. For this reason, Staff finds critical areas tracts are not required.

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18.10.217 Critical areas reports/studies.

- A. Timing of Studies. When an applicant submits an application for any development proposal, it shall indicate whether any critical areas or buffers are located on or adjacent to the site. The presence of critical areas may require additional studies and time for review. However, disclosure of critical areas early will reduce delays during the permit review process. If the applicant should disclose there are no known critical areas, further studies may be required for verification.
- B. Studies Required.
1. When sufficient information to evaluate a proposal is not available, the city or its agent shall notify the applicant that a critical areas study and report is required. The city or its agent may hire an independent qualified professional to determine whether a critical areas report is necessary.
 2. When possible, the city may rely on input from a qualified representative of the appropriate resource agency to assist with the determination that a critical areas report is necessary. (e.g., WDFW regional representative may be consulted to determine if the presence of a fish and wildlife conservation area requires a critical areas study.)
 3. If a critical area report is required, the city or its agent may retain independent qualified consultants, at the applicant's expense, to assist in review of studies that are outside the range of staff expertise. The city may develop a list of pre-qualified consultants that can be used by an applicant in order to preclude the need for peer review of submitted reports.
 4. Critical area reports shall be written by a qualified professional, as defined in the definitions section of this chapter. A critical areas report shall include all information required pursuant to Section 18.10.217.[C], below. A monitoring and maintenance program shall be required to evaluate the effectiveness of mitigating measures.
 5. Studies generated as part of an expanded SEPA environmental checklist or an environmental impact statement may qualify as a critical areas report if the project is developed in enough detail to have provided an evaluation of site-specific impacts and mitigation measures.

FINDING: Applicant has disclosed the presence of heritage trees on Lots 27 and 28 and these are included on the preliminary plat map. Because of this, a critical areas report is not required. Staff finds the large ponderosa tree on the eastern boundary of this property next to proposed open space was not indicated on the preliminary plat.

CONDITION OF APPROVAL: Heritage trees identified on Lots 27 and 28 on the preliminary plat map shall appear on the final plat map and shall be identified as heritage trees on the final plat map. The ponderosa tree shall be indicated on final plat map.

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18.10.218 Mitigation timing.

The buffer for a created, restored, or enhanced critical area as compensation for approved alterations shall be the same as the buffer required for the category of the critical area. For the purposes of restoration, creation, or enhancement, buffers shall be fully vegetated and shall not include lawns, walkways, driveways or other mowed or paved areas. Mitigation shall be completed immediately following disturbances and prior to use or occupancy of the activity or development, or when seasonally appropriate. Construction of mitigation projects shall be timed to reduce impacts to existing fisheries, wildlife, and water quality.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: Staff finds Applicant does not need to perform mitigation measures as heritage trees are marked on the preliminary plat map and a condition as stated above requires all heritage trees to be marked on the final plat map, including the previously discussed ponderosa tree on the eastern edge of the property.

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18.10.222 Monitoring.

- A. The city will require long-term monitoring of development proposals where alteration of critical areas or their buffers are approved. Such monitoring shall be an element of the required mitigation plan and shall document and track impacts of development on the functions and values of critical areas, and the success and failure of mitigation requirements. Monitoring may include, but is not limited to:
1. Establishing vegetation transects or plots to track changes in plant species composition over time;
 2. Using aerial or other photography to evaluate vegetation community response;
 3. Sampling surface and ground waters to determine pollutant loading;
 4. Measuring base flow rates and stormwater runoff to model and evaluate water quantity predictions;
 5. Measuring sedimentation rates; and
 6. Sampling fish and wildlife populations to determine habitat utilization, species abundance, and diversity;
 7. Sampling of water temperatures for wetlands and streams.
 8. The property owner will be required to submit monitoring data and reports to the city on an annual basis or other schedule as required by the city or its agent. Monitoring shall continue for a minimum period of five years or for a longer period if necessary to establish that the mitigation performance standards have been met.
 9. Performance Bond. Prior to issuance of any permit or approval, which authorizes site disturbance under this chapter, the city or its agent shall require performance security as specified in Section 18.10.100, Administration.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: This subdivision proposal does not involve disturbing the trees on Lots 27 and 28. Compliance with the above stated criteria shall be reviewed at the time building permit applications are received and reviewed by Staff.

18.10.223 Contingencies/adaptive management.

When monitoring reveals a significant deviation from predicted impacts or a failure of mitigation measures, the applicant shall be responsible for appropriate corrective action. Contingency plans developed as part of the original mitigation plan shall apply, but may be modified to address a specific

deviation or failure. Contingency plan measures shall be subject to the monitoring requirement to the same extent as the original mitigation measures.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: This subdivision proposal does not involve disturbing the trees on Lots 27 and 28. Compliance with the above stated criteria shall be reviewed at the time building permit applications are received and reviewed by Staff.

18.10.224 Habitat management plans.

A habitat management plan shall be required by the city when the critical area review of a development proposal determines that the proposed activity will have an adverse impact on wetland, stream, and fish and wildlife habitat conservation area critical areas.

- A. A habitat management plan, prepared by a qualified biologist in consultation with WDFW, shall address the following mitigation measures:
1. Reduction or limitation of development activities within the critical area and buffers;
 2. Use of low impact development techniques or clustering of development on the subject property to locate structures in a manner that preserves and minimizes the adverse effects to habitat areas;
 3. Seasonal restrictions on construction activities on the subject property;
 4. Preservation and retention of habitat and vegetation on the subject property in contiguous blocks or with connection to other habitats that have a primary association with a listed species;
 5. Establishment of expanded buffers around the critical area;
 6. Limitation of access to the critical area and buffer; and
 7. The creation or restoration of habitat area for listed species.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: This subdivision proposal does not involve disturbing the trees on Lots 27 and 28. Compliance with the above stated criteria shall be reviewed at the time building permit applications are received and reviewed by Staff.

18.10.300 FISH AND WILDLIFE HABITAT CONSERVATION AREAS.

Subsections:

18.10.310 Purpose.

The purpose of the fish and wildlife habitat conservation areas is to preserve and protect those areas with which anadromous fish, threatened and endangered species, and species of local importance have a primary association.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

18.10.311 Designation.

- A. For purposes of these regulations fish and wildlife conservation areas are those habitat areas that meet any of the following criteria:
1. Documented presence of species listed by the federal government or the state of Washington as endangered, threatened, and sensitive species; or
 2. Sites containing and located within three hundred feet of habitat for priority habitat species as listed and mapped by WDFW including:
 - a. California Mountain Kingsnake;
 - b. Mountain Quail;
 - c. Vaux's Swift;
 - d. Bald Eagle habitat;
 - e. Heron rookeries or active nesting trees;
 - f. Golden Eagle habitat;
 - g. Peregrine Falcon habitat;
 - h. Pilliated Woodpecker;
 - i. Larch Mountain Salamander;
 - j. Western Pond Turtle;
 - k. Lewis' Woodpecker;
 - l. Osprey;
 - m. Spotted Owl;
 - n. Goshawk;
 - o. Western Gray Squirrel;
 - p. Mule and Black-Tailed Deer;
 - q. Resident Cut Throat;
 - r. Salmonid species;
 - i. Coho Salmon;
 - ii. Summer Steelhead;
 - iii. Winter Steelhead;
 - iv. Rainbow Trout; or
 - s. Waterfowl concentrations.
 3. Priority habitats mapped by WDFW including:
 - a. Cliffs/bluffs;
 - b. Talus slopes;

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- c. Snag patches having ten snags or more;
 - d. Pine Oak/Oak woodlands—Oregon White Oak woodland;
 - e. Wetlands; and
 - f. Riparian areas.
- 4. All streams which meet the criteria for streams set forth in WAC 222-16-030 and based on the interim water typing system in WAC 222-16-031.
 - 5. Heritage tree sites.
- B. All areas within the city meeting one or more of the above criteria, regardless of any formal identification, are designated critical areas and are subject to the provisions of this chapter. The approximate location and extent of known fish and wildlife habitat conservation areas are shown on the critical area maps kept on file at the city. Wildlife data is sensitive, changes, and protection requirements vary depending on specific site and area characteristics. WDFW will be consulted to verify the presence of critical habitat areas. Access to the maps will be limited to a need to know basis for individual project proposals, due to the sensitivity of the information in the maps.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: Because heritage trees are listed in the arborist’s report (Exhibit D), Staff finds Applicant is subject to the provisions of WSMC 18.10.300.

18.10.312 Buffers.

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- B. Wildlife and Other Habitat. Buffer widths and setbacks for the protection of listed species outside of streams and stream buffers will be determined on a site-specific basis through the approval of a critical areas report.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: Applicant is subject to buffers and the building setback line as previously discussed due to heritage trees on proposed Lots 27 and 28. Findings and conditions of approval are discussed in greater detail in WSMC 18.10.317. Because the large ponderosa on the eastern edge of subject property is either in public right of way or on the portion of this development to be dedicated to open space, the ponderosa should be marked but a buffer does not need to be included.

18.10.313 General performance standards.

The requirements provided in this subsection supplement those identified in Section 18.10.200 General Provisions. All new structures and land alterations shall be prohibited from habitat conservation areas, except in accordance with this chapter. Additional standards follow:

- A. No development shall be allowed within a habitat conservation area or any associated buffer with which state or federally endangered, threatened, or sensitive species have a primary association.
- B. Whenever development is proposed adjacent to a fish and wildlife habitat conservation area with which state or federally endangered, threatened, or sensitive species have a primary

association, such areas shall be protected through the application of protection measures in accordance with a critical areas report prepared by a qualified professional and approved by the city or its agent. WDFW should be consulted to provide a technical review and an advisory role in defining the scope of the habitat study.

- C. Habitat Study. Development proposals or alterations adjacent to and within three hundred feet of a fish and wildlife habitat conservation area shall prepare, and submit, as part of its critical areas study, a habitat study which identifies which, if any, listed species are using that fish and wildlife habitat conservation area. If one or more listed species are using the fish and wildlife habitat conservation area, the following additional requirements shall apply:
1. The applicant shall include in its critical areas study a habitat management plan which identifies the qualities that are essential to maintain feeding, breeding, and nesting of listed species using the fish and wildlife habitat conservation area and which identifies measures to minimize the impact on these ecological processes from proposed activities. The applicant shall be guided by the document Management Recommendations for Washington's Priority Habitats and Species, issued by the Washington Department of Wildlife, May 1991, and as may be amended, and by any recovery and management plans prepared by the Washington Department of Wildlife for the listed species pursuant to WAC 232-12-297(11).
 2. Conditions shall be imposed, as necessary, based on the measures identified in the habitat management plan.
 3. The two hundred-foot buffer from "S" and "F" type streams may be adjusted down to one hundred fifty feet in specific instances with no additional review and with the concurrence of WDFW. Further modification or adjustment of buffer widths when a narrower buffer is sufficient to protect specific stream functions and values in a specific location may be achieved in consultation with WDFW subject to additional review of critical areas report and habitat study.
 4. Approval of alteration of land adjacent to the habitat conservation area, buffer or any associated setback zone shall not occur prior to consultation with the state department of fish and wildlife and the appropriate federal agency.
- D. No plant, wildlife, or fish species not indigenous to the region shall be introduced into a habitat conservation area unless authorized by a state or federal permit or approval.
- E. Alteration of natural watercourses shall be avoided.
- F. The city or its agent shall condition approval of activities allowed adjacent to a fish and wildlife habitat conservation area or its buffer, as necessary, per the approved critical area report and habitat management plan to minimize or mitigate any potential adverse impacts. Performance bonds as defined by this chapter may also be made a condition of approval in accordance with the provisions of this chapter.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: Applicant is subject to buffers and the building setback line as previously discussed due to heritage trees on proposed Lots 27 and 28. Findings and conditions of approval are discussed in greater detail in WSMC 18.10.317. Additional habitat conservation areas are not required as part of this R-PUD subdivision application review. As the ponderosa tree is on or adjacent to land to be open space, additional mitigation measures are not required for that tree.

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18.10.317 Special provisions—Heritage trees.

- A. The requirements provided in this section supplement those identified in Section 18.10.200 General Provisions. All heritage trees qualifying for protection provide valuable local habitat and shall be protected as critical areas. The tree protection area shall be equal to ten times the trunk diameter of the tree or the average diameter of the area enclosed within the outer edge of the drip line of the canopy, whichever is greater.
- B. Heritage trees include:
 - 1. Oregon White Oaks with a trunk diameter larger than fourteen inches,
 - 2. All other tree species with a trunk diameter greater than eighteen inches, or
 - 3. Any tree designated as a heritage tree by the city council in accordance with the nomination process detailed below.

To be considered a heritage tree the tree must be nominated by the landowner of the ground sustaining the tree and be accepted by the city onto the inventory list of heritage trees compiled and maintained by the city.

FINDING: Staff finds Applicant noted heritage trees on the proposed plat map. There is one declining Oregon white oak tree in the Street B ROW that an arborist recommend be removed. (Exhibit D) There are also several trees located on proposed Lots 27 and 28. The ponderosa tree located adjacent to the eastern property boundary was not included on plat maps. Per findings and condition(s) discussed earlier in these findings, this tree shall be marked on the final plat map. Because of the existence of heritage trees and because the City considers heritage trees as a critical area, Applicant is subject to a critical areas review.

- C. Heritage trees may be designated in accordance with the following nomination and designation process:
 - 1. Trees with smaller trunk diameters may also be nominated for heritage status by the property owner, by submitting a map, a photograph, and a narrative description including the location, species, approximate age, and the specific characteristics and reasoning on which the nomination is based. To receive such a designation, a tree must be an outstanding specimen, especially old or large, or of distinctive form, location, or of ecological, cultural or historical significance.
 - 2. The city shall inspect the tree, consider public comments, consult with a certified arborist if relevant, and decide whether or not the tree is to be designated a heritage tree. Notice of the city's decision shall be mailed to the land owner and any other parties participating in the evaluation process.
 - 3. The council may be asked to reverse its designation of a heritage tree.
- D. Tree inventory is required.
 - 1. The city shall maintain a list of heritage trees designated within the city limits in response to the voluntary nomination process. The inventory may include a map identifying the location of the trees and a brief narrative description of each heritage tree.

FINDING: Staff finds that between the arborist report (Exhibit D). Applicant partially

meets this standard. As previously discussed, Applicant shall note the large ponderosa tree on the eastern boundary of subject property.

E. Maintenance and preservation of heritage trees is required.

1. Any owner or applicant shall use reasonable efforts to maintain and preserve all heritage trees located thereon in a state of good health pursuant to the provisions of this chapter. Failure to do so shall constitute a violation of this chapter. Reasonable efforts to protect heritage trees include:
 - a. Avoidance of grading, excavation, demolition or construction activity within the heritage tree protection area where possible. The city shall consider special variances to allow location of structures outside the building setback line of a heritage tree whenever it is reasonable to approve such variance to yard requirements or other set back requirements.
 - b. Grading, excavation, demolition or construction activity within the heritage tree protection area shall require submittal of a tree protection plan, prepared in accordance [with] applicable guidelines for a critical area report and habitat management plan per Section 18.10.200, General Provisions.
 - c. Consideration of the habitat or other value of mature trees in the request for a variance or other modification of land use standards may require listing of the tree as a heritage tree. Once listed for protection approval of variances or modification of standards are considered reasonable actions and not the result of a self created hardship.

FINDING: Staff finds Applicant shall work to ensure continued viability of existing heritage trees, with the exception of removal of the heritage tree located in the proposed ROW of Street B which may be removed per the Arborist's report (Exhibit D)

2. The critical area report for purpose of this section shall include a heritage tree protection plan and shall be prepared by a certified arborist. The plan shall address issues related to protective fencing and protective techniques to minimize impacts associated with grading, excavation, demolition and construction. The city may impose conditions on any permit to assure compliance with this section. (Note: Some provisions in section 18.10.200, such as 18.10.211 Buffers, 18.10.214 Native growth protection easement, 18.10.215 Critical areas tracts, and 18.10.216 Marking and/or fencing requirements; may not be applicable to protection areas for heritage trees.)
3. Building set back lines stipulated by subsection 18.10.212 shall be measured from the outer line of the tree protection area for heritage trees.

FINDING: This subdivision proposal does not involve disturbing the trees on Lots 27 and 28. Compliance with the above stated criteria shall be reviewed at the time building permit applications are received and reviewed by Staff. The large ponderosa tree is not noted on plat maps and as previously discussed, shall be noted on the final plat map. Because the ponderosa tree is on land to be dedicated to open space, it is not anticipated buildings will encroach into the ponderosa's setback area.

4. Review and approval of the critical areas report and tree protection plan by the city is required prior to issuance of any permit for grading or construction within the heritage tree protection area.

FINDING: This subdivision proposal does not involve disturbing the trees on Lots 27 and 28. Compliance with the above stated criteria shall be reviewed at the time building permit applications are received and reviewed by Staff.

5. In lieu of the NGPE required in subsection 18.10.214, a heritage tree protection easement (HTPE) shall be required. A HTPE is an easement granted to the city for the protection of a heritage tree protection area. HTPEs shall be required as specified in these rules and shall be recorded on final development permits and all documents of title and with the county recorder at the applicant's expense. The required language is as follows:

"Dedication of a Heritage Tree Protection Easement (HTPE) conveys to the public a beneficial interest in the land within the easement. This interest includes the preservation of existing heritage tree for all purposes that benefit the public health, safety and welfare, including control of surface water and erosion, maintenance of slope stability, visual and aural buffering, and protection of plant and animal habitat. The HTPE imposes upon all present and future owners and occupiers of land subject to the easement the obligation, enforceable on behalf of the public of the city of White Salmon, to leave undisturbed all heritage trees within the easement. The heritage tree protection area may not be impacted by grading, excavation, demolition or construction without express permission from the city of White Salmon, which permission must be obtained in writing."

FINDING: Staff finds Applicant is subject to this standard as there are heritage trees on Lots 27 and 28 and if the ponderosa tree is on subject property, this standard applies to the ponderosa as well.

CONDITION OF APPROVAL: Applicant shall include the above dedication easement statement on the final plat map.

- F. Heritage tree removal and major pruning is prohibited. It is unlawful for any person to remove, or cause to be removed any heritage tree from any parcel of property in the city, or prune more than one-fourth of the branches or roots within a twelve-month period, without obtaining a permit; provided, that in case of emergency, when a tree is imminently hazardous or dangerous to life or property, it may be removed by order of the police chief, fire chief, the director of public works or their respective designees. Any person who vandalizes, grievously mutilates, destroys or unbalances a heritage tree without a permit or beyond the scope of an approved permit shall be in violation of this chapter.

FINDING: Staff finds Applicant may remove the tree located in the proposed ROW of Street B per the arborist's report (Exhibit D). The arborist's report did not indicate the trees located on Lots 27 and 28 qualify for removal and the ponderosa was not in the arborist's report at all.

- G. Exceptions to the provisions in this section include:

1. A heritage tree can be removed if it is dead, dangerous, or a nuisance, as attested by an arborist's report, submitted to the city and paid for by the tree owner or by order of the police chief, fire chief, the director of public works or their respective designees.

FINDING: Staff finds Applicant may remove the tree located in the proposed ROW of Street B per the arborist's report (Exhibit D).

2. A heritage tree in or very close to the "building area" of an approved single family residence design can be replaced by another tree. A heritage tree can be removed if its presence reduces the building area of the lot by more than fifty percent after all potential alternatives including possible set backs to minimum yard depth and width requirements have been
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considered.

FINDING: Should Applicant construct buildings on Lots 27 and 28 shall observe the above stated standards.

3. Any person desiring to remove one or more heritage trees or perform major pruning (per subsection 18.10.316 F, above) shall apply for an exception pursuant to procedures established by this section rather than subsection 18.10.125 Exceptions, which generally applies elsewhere in this chapter.

FINDING: Aside from the tree located in the proposed ROW of Street B, Applicant is subject to the above stated standard regarding removing or performing major pruning of heritage trees.

4. It is the joint responsibility of the property owner and party removing the heritage tree or trees, or portions thereof to obtain exception. The city may only issue a permit for the removal or major pruning of a heritage tree if it is determined that there is good cause for such action. In determining whether there is good cause, the city shall consult with a certified arborist, paid for by the applicant, as appropriate. The city shall also give consideration to the following:

- a. The condition of the tree or trees with respect to disease, danger of falling, proximity to existing or proposed structures and interference with utility services;
- b. The necessity to remove the tree or trees in order to construct proposed improvements to the property;
- c. The topography of the land and the effect of the removal of the tree on erosion, soil retention and diversion or increased flow of surface waters;
- d. The long-term value of the species under consideration, particularly lifespan and growth rate;
- e. The ecological value of the tree or group of trees, such as food, nesting, habitat, protection and shade for wildlife or other plant species;
- f. The number, size, species, age distribution and location of existing trees in the area and the effect the removal would have upon shade, privacy impact and scenic beauty;
- g. The number of trees the particular parcel can adequately support according to good arboricultural practices; and
- h. The availability of reasonable and feasible alternatives that would allow for the preservation of the tree(s).

FINDING: Based on the arborist's report, Staff determined the Applicant may remove the tree located in the proposed ROW for Street B.

H. City enforcement of heritage tree protection regulations may include:

1. Stop work on any construction project which threatens a heritage tree until it is shown that appropriate measures have been taken to protect the tree or an exception is granted for its removal; and/or
2. As part of a civil action brought by the city, a court may assess against any person who commits, allows, or maintains a violation of any provision of this chapter a civil penalty in an amount not to exceed five thousand dollars per violation. Where the violation has resulted in removal of a tree, the civil penalty shall be in an amount not to exceed five thousand dollars per tree unlawfully

removed, or the replacement value of each such tree, whichever amount is higher. Such amount shall be payable to the city. Replacement value for the purposes of this section shall be determined utilizing the most recent edition of the Guide for Plant Appraisal, published by the Council of Tree and Landscape Appraisers.

FINDING: Staff finds Applicant is subject to the above stated standards.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

18.10.318 Critical areas report.

A critical areas report for fish and wildlife habitat conservation areas shall be prepared by a qualified biologist with experience analyzing aquatic and/or wildlife habitat and who has experience preparing reports for the relevant type of critical area. The city will ask the applicant to provide a scope describing the methodology of the study and the expected content of the report and mitigation plan. If provided, the scope will be forwarded to WDFW to help ensure the adequacy of work done relative to the extent of the habitat concerns present. WDFW will respond as they are able. City will not rely solely on WDFW review of report scope. Notice will be provided in the interest of ensuring consultant work proposed is in line with agency expectations.

FINDING: Aside from heritage trees, Staff finds additional critical areas are not part of this proposed R-PUD subdivision.

18.10.400 GEOLOGICALLY HAZARDOUS AREAS.

Subsections:

18.10.410 Purpose.

To prevent incompatible development activity to be conducted in or near geologically hazardous areas in order to reduce the risk to public health and safety.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

18.10.411 Designation.

Geologically hazardous areas include areas susceptible to erosion, sliding, earthquake, or other geological events. They pose a threat to the health and safety of citizens when incompatible development is sited in areas of significant hazard. Such incompatible development may not only place itself at risk, but may also increase the hazard to surrounding development and uses. Areas susceptible to one or more of the following types of hazards shall be designated as geologically hazardous areas:

FINDING: The Applicant did not present any materials indicating there are geologically hazardous areas on the subject property; hence, the provisions of WSMC 18.10.400 do not apply.

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18.10.500 FLOOD HAZARD AREAS.

Subsections:

18.10.510 Purpose.

To protect public health, safety and welfare from harm caused by flooding and to maintain important hydrologic functions of aquatic habitats.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: Staff finds that development within flood hazard areas is subject to the provisions of WSMC 18.10.500.

18.10.511 City-adopted flood hazard ordinance applies.

The city adopted flood hazard ordinance based on state model and relying on FEMA flood insurance rating maps, applies. This chapter shall apply to special flood hazard areas identified in the city. No flood insurance study for White Salmon has been prepared by the Federal Insurance Administration. The flood insurance map (FIRM) has not been revised or updated in recent history and must be used very cautiously. Because no base flood elevations are provided by the FIRM maps, [t]he city will require necessary technical assessment of local site specific information to determine extent of flood hazard area on specific parcels.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: Staff finds that per the most recent flood hazard map dated XXXXX, the subject property is outside of known flood hazard areas, so WSMC 18.10.500 does not apply.

18.10.600 CRITICAL AQUIFER RECHARGE AREAS.

Subsections:

18.10.610 Purpose.

To protect groundwater quality and quantity for public water supply and to maintain hydrologic functions of aquatic areas. Critical aquifer recharge areas (CARAs) contribute significantly to the replenishment of groundwater and, due to their prevailing geologic conditions associated with infiltration rates, have a high potential for contamination of ground water resources.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

18.10.611 Designation.

- A. CARAs are those areas with a critical recharging effect on aquifers used for potable water as defined by WAC 365-190-030(2).
- B. No known aquifer recharge areas exist within city limits. The city's wellhead protection areas and other CARAs are in Skamania and Klickitat County.
- C. CARAs are categorized as follows:
 - 1. Category I CARAs include those areas highly susceptible to groundwater contamination and that are located within a sole source aquifer or wellhead protection area.
 - 2. Category II CARAs include those areas that:

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3. Have a medium susceptibility to groundwater contamination and are located in a sole source aquifer or wellhead protection area; or
 4. Are highly susceptible to groundwater contamination and are not located in a sole source aquifer or wellhead protection area.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

18.10.612 Future designations.

If, in the future any CARAs are identified within the city based on development of additional public drinking water or other potable water sources, the city shall adopt standards and criteria based on best available science to protect the resulting critical areas.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: Staff finds subject property does not meet the standards of being within a critical aquifer recharge area.

18.10.700 WETLAND CRITICAL AREAS.

Subsections:

18.10.710 Purpose.

The purpose of the wetland critical areas provisions is to protect existing wetlands and maintain no net loss of their functions and values.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

18.10.711 Designation.

Determination of wetland ratings will be based on the entire extent of wetlands, unrelated to property lines or ownership patterns. For the purpose of categorization, wetlands shall be designated according to the Washington State Wetland Rating System applicable to the White Salmon Area.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: Staff finds that per the 2016 critical areas map (Exhibit E), the subject property does not include any known wetlands.

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18.10.800 DEFINITIONS.

1. **Adjacent:** Immediately adjoining (in contact with the boundary of the influence area) or within a distance less than that needed to separate activities from critical areas to ensure protection of the functions and values of the critical areas. Adjacent shall mean any activity or development located:
 - a. On site immediately adjoining a critical area; or

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- b. A distance equal to or less than the required critical area buffer width and building setback.
 2. **Alteration:** Any human-induced change in an existing condition of a critical area or its buffer. Alterations include, but are not limited to: grading, filling, dredging, channelizing, clearing (vegetation), applying pesticides, discharging waste, construction, compaction, excavation, modifying for storm water management, relocating, or other activities that change the existing landform, vegetation, hydrology, wildlife, or habitat value, of critical areas.
 3. **Anadromous Fish:** Fish that spawn in fresh water and mature in the marine environment.
 4. **Applicant:** A person who files an application for a permit under this chapter and who is either the owner of the land on which that proposed activity would be located, a contract purchaser, or the authorized agent of such a person.
 5. **Aquifer Recharge Area:** An area that, due to the presence of certain soils, geology, and surface water, acts to recharge ground water by percolation.
 6. **Best Available Science:** Current scientific information used in the process to designate, protect, or restore critical areas, that is derived from a valid scientific process as defined by WAC 365-195-900 through WAC 365-195-925.
 7. **Best Management Practices:** Conservation practices or systems of practice and management measures that:
 - a. Control soil loss and reduce water quality degradation caused by high concentrations of nutrients, animal waste, toxics, and sediment;
 - b. Minimize adverse impacts to surface water and ground water flow, circulation patterns, and the chemical, physical, and biological characteristics of wetlands;
 - c. Protect trees and vegetation designated to be retained during and following site construction; and
 - d. Provides standards for proper use of chemical herbicides within critical areas.
 8. **Buffer:** The zone contiguous with a critical area that is required for the continued maintenance, function, and structural stability of the critical area.
 9. **Building Setback Line (BSBL):** A line beyond which the foundation of a structure shall not extend.
 10. **City:** The city of White Salmon, or the city designee or authorized agent.
 11. **Clearing:** The removal of vegetation by any means and includes cutting or grubbing vegetation.
 12. **Critical Aquifer Recharge Area:** Areas designated by WAC 365-190-080(2) that are determined to have critical recharging effect on aquifers used for potable water as defined by WAC 365-190-030(2).
 13. **Critical Areas:** Any of the following areas or ecosystems: wetlands, critical aquifer recharge areas, streams, fish and wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas as defined by the Growth Management Act (RCW 36.70A.170).
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14. **Erosion:** The process by which soil particles are mobilized and transported by natural agents such as wind, rain, frost action, or stream flow.
 15. **Erosion Hazard Area:** Those areas that, because of natural characteristics, including vegetative cover, soil texture, slope gradient, and rainfall patterns, or human-induced changes to such characteristics, are vulnerable to erosion.
 16. **FEMA:** Federal Emergency Management Agency. The agency that, oversees the administration of the National Flood Insurance Program (44 CFR).
 17. **Fish and Wildlife Habitat Conservation Areas:** Areas necessary for maintaining species in suitable habitats within their natural geographic distribution so that isolated subpopulations are not created as designated by WAC 365-190-080(5). These areas include:
 - a. Areas with which state or federally designated endangered, threatened, and sensitive species have a primary association;
 - b. Habitats of local importance, including, but not limited to, areas designated as priority habitat by the department of fish and wildlife;
 - c. Naturally occurring ponds under twenty acres and their submerged aquatic beds that provide fish and wildlife habitat;
 - d. Waters of the state, including lakes, rivers, ponds, streams, inland waters, underground waters, salt waters and all other surface water and watercourses within the jurisdiction of the state of Washington;
 - e. Lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity;
 - f. State natural area preserves and natural resources conservation areas; and
 - g. Land essential for preserving connections between habitat blocks and open spaces.
 18. **Flood Insurance Rate Map (FIRM):** The official map on which the Federal Insurance Administration has delineated many areas of flood hazard, floodways, and the risk premium zones (CFR 44 Part 59).
 19. **Flood Insurance Study:** The official report provided by the Federal Insurance Administration that includes the flood profiles and the FIRM (CFR 44 Part 59).
 20. **Functions and Values:** The beneficial roles served by critical areas, including, but not limited to, water quality protection and enhancement, fish and wildlife habitat, food chain support, flood storage, conveyance and attenuation, ground water recharge and discharge, erosion control, and recreation enjoyment and other values.
 21. **Geologically Hazardous Areas:** Areas that because of their susceptibility to erosion, sliding, earthquake, or other geological events (as designated by WAC 365-190-080(4)) may not be suited to development consistent with public health, safety or environmental standards. Types of geologically hazardous areas include erosion, landslide, seismic, volcanic hazards, and mine.
 22. **Grading:** Any excavation, clearing, filling, leveling, or contouring of the ground surface by human or mechanical means.
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23. **Hazard Areas:** Areas designated as frequently flooded or geologically hazardous areas due to potential for erosion, landslide, seismic activity, mine collapse, or other geologically hazardous conditions, including steep slopes.
 24. **Homeowners Association:** Homeowners' association created and managed pursuant to RCW Chapter 64.38 and this chapter. The landowner shall establish a Washington nonprofit corporation for the homeowners' association. Articles and bylaws of the homeowners' association shall be prepared in a form acceptable to the city attorney [and] shall be recorded with the county auditor and shall be binding on all heirs, successors and transferees of landowner, guaranteeing the following:
 - a. The continued use of such land consistent with the CAO approval;
 - b. Availability of funds required for such maintenance; and
 - c. Adequate insurance protection of community facilities.
 25. **Impervious Surface Area:** Means any non-vertical surface artificially covered or hardened so as to prevent or impede the percolation of water into the soil mantle including, but not limited to, roof tops, swimming pools, paved or graveled roads and walkways or parking areas and excluding landscaping and surface water retention/detention facilities.
 26. **Lake:** An area permanently inundated by water in excess of two meters deep and greater than twenty acres in size measured at the ordinary high water mark.
 27. **Landslide:** Episodic down slope movement of a mass of soil or rock that includes, but is not limited to, rock falls, slumps, mudflows, and earth flows.
 28. **Landslide Hazard Areas:** Areas that are potentially subject to risk of mass movement due to a combination of geologic, topographic, and hydrologic factors.
 29. **Minor Utility Project:** The placement of a utility pole, street sign, anchor, vault, or other small component of a utility facility, where the disturbance of an area is less than seventy-five square feet.
 30. **Mitigation:** The process of minimizing or compensating for adverse environmental impact(s) of a proposal on a critical area. The type(s) of mitigation required shall be considered and implemented, where feasible, in the following sequential order of preference:
 - a. Avoiding the impact altogether by not taking a certain action or parts of an action;
 - b. Minimizing impacts by limiting the degree or magnitude of the action and its implementation;
 - c. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
 - d. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action;
 - e. Compensating for the impact by replacing or providing substitute resources or environments; or
 - f. Monitoring the impact and taking appropriate measures to achieve the identified goal.
 31. **Monitoring:** The collection of data by various methods for the purpose of understanding natural systems and features, evaluating the impact of development proposals on such
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- systems, and/or assessing the performance of mitigation measures imposed as conditions of development.
32. **Native Vegetation:** Plant species or communities indigenous to the region, including extirpated species.
 33. **Native Growth Protection Easement (NGPE):** An easement granted to the city of White Salmon for the protection of native vegetation within a critical area or its associated buffer.
 34. **Practical Alternative:** An alternative that is available and capable of being carried out after taking into consideration cost, existing technology, and logistics in light of overall project purposes, and having less impact to critical areas.
 35. **Priority Habitat:** Habitat types or elements with unique or significant value to one or more species as classified by the state department of fish and wildlife.
 36. **Qualified Professional:** A person with experience and training in the pertinent scientific discipline, and who is a qualified expert with expertise appropriate for the relevant critical area subject in accordance with WAC 365-195-905(4). A qualified professional must have obtained a B.S. or B.A. or equivalent degree in biology, engineering, environmental sciences, fisheries, geomorphology or related field, and two years of related work experience.
 - a. A qualified professional for habitats or wetlands must have a degree in biology or a related environmental science and professional experience related to the subject.
 - b. A qualified professional for a geological hazard must be a professional engineer or geologist, licensed in the state of Washington.
 - c. A qualified professional for critical aquifer recharge areas must be a hydrologist, geologist, engineer, or other scientist with experience in preparing hydrological assessments.
 37. **Reasonable Use:** A legal concept articulated by federal and state courts in regulatory taking cases.
 38. **Riparian Habitat:** Areas adjacent to aquatic systems with flowing water (e.g., rivers, perennial or intermittent streams, seeps, springs) that contain elements of both aquatic and terrestrial ecosystems that mutually influence each other.
 39. **Salmonid:** A member of the fish family Salmonidae. Including but not limited to chinook, coho, chum, sockeye, and pink salmon; cutthroat, brook, brown, rainbow, and steelhead trout; kokanee; and native char (bull trout and Dolly Varden).
 40. **Seismic Hazard Areas:** Area[s] that are subject to severe risk of damage as a result of earthquake-induced ground shaking, slope failure, settlement, or soil liquefaction.
 41. **Species:**
 - a. Threatened and Endangered - Those native species that are listed in rule by the state department of fish and wildlife pursuant to RCW 77.12.070 as threatened (WAC 232-12-011) or endangered (WAC 232-12-014), or that are listed as threatened and endangered under the federal Endangered Species Act (16 U.S.C. 1533).
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- b. Sensitive - Vulnerable or declining native species that are likely threatened or endangered in a significant portion of their ranges within the state without cooperative management or the removal of the threats.
 - c. Local Importance - Species and habitats of local importance may be designated and protected subject to the following process for the designation, nomination and protection of species of local importance.
 - (1) The designation, nomination and protection strategies shall be based on best available science.
 - (a) Designation criteria.
 - (b) Designation of species of local importance must be based on both the following:
 - (i) Protection of the native species and its primary association area through existing policies, laws, regulations, or non-regulatory tools is not adequate to prevent degradation of the species in the city; and
 - (ii) The primary association area nominated to protect a particular species is high quality native habitat or has a high potential to be high quality habitat, or provides landscape connectivity which contributes to the designated species' preservation.
 - (2) Designation of species of local importance must also be based on one or more of the following circumstances:
 - (a) Local populations of a native species are in danger of extirpation based on existing trends;
 - (b) Local populations of a native species are likely to become threatened or endangered under state or federal law;
 - (c) Local populations of a native species are vulnerable or declining;
 - (d) The native species has recreational, commercial, or tribal significance; or
 - (e) Long-term persistence of a native species is dependent on the protection, maintenance, and/or restoration of the nominated primary association area.
 - (3) Petition Contents. The petition to nominate a species of local importance shall contain all the following:
 - (a) A map showing the nominated primary association area location(s);
 - (b) An environmental checklist in conformance with SCC 30.61.100;
 - (c) A written statement that:
 - (i) Identifies which designation criteria form the basis of the nomination;
 - (ii) Includes supporting evidence that designation criteria are met; and

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- (iii) Indicates what specific habitat feature(s) or plant communities are to be protected (e.g., nest sites, breeding areas, and nurseries);
 - (d) Recommended management strategies for the species, supported by the best available science; and
 - (e) An economic analysis identifying the cost of implementing a mitigation or protection plan and the financial impact of the requested designation on affected properties or local governments.

(4) Approval Process.

- (a) Timing. Nominations for species of local importance will be considered by the council no more than once per year. The city will accept proposals for amendments at any time; however, proposals received after July 31st of each year will be processed in the next annual review cycle.
- (b) Process. The city may include a species of local importance for protection pursuant to this section through adoption of legislation by the council. The council considers whether to adopt a motion to list a species of local importance through the following process:
 - (i) Any person may nominate species for designation by submitting a petition meeting the requirements of this subsection and subject to payment of fees as may be established by the city;
 - (ii) The city shall complete a SEPA threshold determination and provide notice of the petition as required for SEPA threshold determinations associated with a project permit;
 - (iii) The city shall review the submittal of the petitioner, and coordinate and assemble all available comments of the public, other city departments, and other agencies. Based on the available record, and any other information that may be available, the city shall provide a staff report and recommendation to the council concerning whether the petition meets the requirements for approval;
 - (iv) The city shall submit to the executive a staff report containing the staff recommendation, all relevant SEPA documents, and a proposed motion which provides for disposition of the petition;
 - (v) Upon delivery of the staff report to the council, the proposed motion will be duly considered.
- (c) Cost of Environmental Studies. Any person submitting a petition to nominate a species of local importance shall pay the cost of environmental review and studies necessary under SEPA. The person may, at his or her own expense and to the extent determined appropriate by the responsible official, provide additional studies or other information.

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- (5) Establishment of Specific Rules for Protection. Within one hundred twenty days of an action by the council, the city shall develop an administrative rule pursuant to Title 19 addressing protection of the species of local importance in compliance with this section.
 - (6) The city may establish additional administrative procedures and fees necessary to administer this section.
- 42. **Steep Slopes:** Those slopes forty percent or steeper within a vertical elevation change of at least ten feet. A slope is defined by establishing its toe and top and is measured by averaging the inclination over at least ten feet of vertical relief.
 - 43. **Stream:** Any portion of a watercourse, either perennial or intermittent, where the surface water flow is sufficient to produce a defined channel or bed. Streams also include natural watercourses modified by humans. Streams do not include irrigation ditches, canals, stormwater run-off facilities, or other entirely artificial watercourses.
 - 44. **Unavoidable:** Adverse impacts that remain after all appropriate and practicable avoidance and minimization have been achieved.
 - 45. **Utility:** A service and/or facility that produces, transmits, carries, stores, processes, or disposes of electrical power, gas, potable water, stormwater, communications (including, but not limited to, telephone and cable), sewage, oil and the like.
 - 46. **Vegetation:** Plant life growing below, at, and above the soil surface.
 - 47. **Water Typing System:** The system used to classify freshwater surface water systems. Current regulations establish "interim" water typing (1-5) until fish habitat water type maps are available for permanent water typing (S, F, Np, Ns) (WAC 222-16-031).
 - 48. **Wetland:** As defined by RCW 36.70 or as hereafter amended, those areas that are inundated or saturated by ground or surface water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.
 - a. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway.
 - b. Wetlands may include those artificial wetlands intentionally created from non-wetland areas to mitigate conversion of wetlands.
 - 49. **Wetlands Rating System:** Wetlands shall be rated according to the Washington State Wetland Rating System for Western Washington, Department of Ecology, Publication #93-74, or as revised.

EXHIBIT A

CRITICAL AREAS: MAPS AVAILABLE TO ASSIST WITH CRITICAL AREA IDENTIFICATION

Source

MAP NAME/TYPE

Department of Ecology	NATIONAL WETLANDS INVENTORY NWI MAP - available on line
Federal Emergency Management Agency	FLOOD INSURANCE RATE MAPS - available on line
Department of Natural Resources	GENERAL GEOHAZARD MAPPING - STEEP SLOPES STREAM CLASSIFICATION - INTERACTIVE MAPPING available on line
Washington Department of Fish and Wildlife	RARE PLANT MAP - BY GRID BLOCK PRIORITY HABITAT AND SPECIES MAP - available on line
City of White Salmon	CRITICAL AQUIFER RECHARGE AREAS

Note: City has a more complete listing of map locations and key contacts available for review.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: Staff used the above maps as part of their environmental review.

Chapter 18.20 ENVIRONMENTAL PROTECTION (SEPA REVIEW)

18.20.010 Purpose.

The purpose of the ordinance codified in this chapter is to implement the Revised Statewide SEPA Rules (WAC 197-11) and certain elements of Chapter 173-800 WAC, as established by the council on environmental policy and the Washington Department of Ecology, as those guidelines apply to the actions of the city of White Salmon.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

18.20.020 Authority.

The city of White Salmon adopts the ordinance codified in this chapter pursuant to the State Environmental Policy Act, RCW 43.21C.120 and the SEPA Rules, WAC 197-11-904.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: Staff finds Applicant is subject to SEPA regulations due to the size of the proposed development and Applicant submitted a SEPA checklist. See WSMC 18.20.080 Environmental Checklist.

18.20.030 Adoption by reference.

The city of White Salmon adopts Chapter 197-11 WAC of the Washington Administrative Code (SEPA Rules 197-11-010 through 197-11-990 inclusive).

(Ord. No. 2012-11-906, § 1, 11-26-2012)

18.20.040 Additional definitions.

In addition to those definitions contained within WAC 197-11-700 through 197-11-799, when used in this chapter, the following terms shall have the following meanings, unless the context indicates otherwise:

- A. "Department" means any division, subdivision or organizational unit of the city established by ordinance, rule or order.
- B. "SEPA Rules" means Chapter 97-11 WAC adopted by the department of ecology.
- C. "Ordinance" means the ordinance, resolution, or other procedure used by the city to adopt regulatory requirements.
- D. "Early notice" means the city's response to an applicant stating whether it considers issuance of a determination of significance likely for the applicant's proposal (mitigated DNS procedures).

(Ord. No. 2012-11-906, § 1, 11-26-2012)

18.20.050 Non-exempt proposals—DNS or EIS.

- A. For nonexempt proposals, the determination of non-significance (DNS) of draft EIS for the proposal shall accompany the city's staff recommendation to any appropriate advisory body, such as the planning commission.
- B. If the city's only action on a proposal is a building permit or other license, the applicant may request in writing that the city conduct environmental review prior to submission of the detailed plans and specifications.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: The Applicant submitted a SEPA checklist for review and Staff issued a public notice of this SEPA checklist (File WS-SEPA-2023-001) on February 10, 2023. See WSMC 18.20.080 Environmental Checklist.

18.20.060 Use of exemptions.

- A. When the city receives an application for a license or, in cases where the city is initiating a proposal, the city shall determine whether the license and/or the proposal is exempt. If a proposal is exempt, none of the procedural requirements of this chapter apply to the proposal and the city shall not require completion of an environmental checklist. The exemptions are those contained in the SEPA Rules, Section WAC 197-11-305 and in Part Nine, WAC 197-11-800 through 197-11-880.
- B. If a proposal includes both exempt and non-exempt actions, the city may authorize exempt actions prior to compliance with the procedural requirements of this chapter, except that:
 - 1. The city shall not give authorization for:
 - a. Any nonexempt action;
 - b. Any action that would have an adverse environmental impact; or
 - c. Any action that would limit the choice of alternatives.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: Staff determined this is not an exempt project and a SEPA checklist is required.

18.20.070 Lead agency.

- A. The planning commission and/or city staff shall be the designated lead agency for the city and shall be responsible for carrying out the duties and functions of the city when acting under and pursuant to the State Environmental Policy Act and the SEPA Rules.

FINDING: Staff acted as the lead agency for the SEPA checklist.

- B. In the event that an EIS is to be prepared by a private applicant or a consultant retained by the private applicant, the lead agency shall ensure that the EIS is prepared in a responsible manner and with appropriate methodology. The lead agency shall direct the areas of research and examination to be undertaken, as well as the organization of the resulting document.
- C. In the event that the city is preparing an EIS, the board may require a private applicant to provide data and information which is not in the possession of the city relevant to any or all areas to be covered by the EIS.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: The SEPA checklist was prepared by an engineering consultant in a manner consistent with the standards given above.

18.20.080 Environmental checklist.

- A. A completed environmental checklist (or a copy), in the form provided in WAC 197-11-960, shall be filed at the same time as an application for a permit, license, certificate, or other approval not specifically exempted in this chapter; except, a check list is not needed if the city and applicant agree an EIS is required, SEPA compliance has been completed, or SEPA compliance has been initiated by another agency.

FINDING: The Applicant submitted a SEPA checklist for review and Staff issued a public notice of this SEPA checklist (File WS-SEPA-2023-001) on February 10, 2023

- B. For private proposals, the city will require the applicant to complete the environmental checklist, providing assistance as necessary. For city proposals, the department initiating the proposal shall complete the environmental checklist for that proposal.
- C. The city may require that it, and not the private applicant, will complete all or part of the environmental checklist, for a private proposal, if either of the following occurs:
1. The city has technical information on the question or questions that is unavailable to the private applicant; or
 2. The applicant has provided inaccurate information on previous proposals or on proposals currently under consideration.

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(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: The Applicant submitted a SEPA checklist for review and Staff issued a public notice of this SEPA checklist (File WS-SEPA-2023-001) on February 10, 2023

18.20.090 Mitigated determination of nonsignificance.

As provided in this section and in WAC 197-11-350, the lead agency may issue a determination of non-significance (DNS) based on conditions attached to the proposal by the lead agency or on changes to, or clarifications of, the proposal made by the applicant.

- A. An applicant may request in writing early notice of whether a determination of significance (DS) is likely under WAC 197-11-350. The request must:
 - 1. Follow submission of a permit application and environmental checklist for a non-exempt proposal for which the department is lead agency; and
 - 2. Precede the city's actual threshold determination for the proposal.
- B. The lead agency should respond to the request for early notice within fifteen days. The response shall:
 - 1. Be written;
 - 2. State whether the city currently considers issuance of a DS likely and, if so, indicate the general; or
 - 3. Specific area(s) of concern that are leading the city to consider a DS; and
 - 4. State that the applicant may change or clarify the proposal to mitigate the indicated impacts, revising the environmental checklist and/or permit application as necessary to reflect the changes or clarifications.
- C. As much as possible, the city should assist the applicant with identification of impacts to the extent necessary to formulate mitigation measures.
- D. When an applicant submits a changed or clarified proposal, along with a revised environmental checklist, the city shall base its threshold determination on the changed or clarified proposal and should make the determination within fifteen days of receiving the changed or clarified proposal:
 - 1. If the city indicated specific mitigation measures in its response to the request for early notice, and the applicant changed or clarified the proposal to include those specific mitigation measures, the city shall issue and circulate a determination of non-significance under WAC 197-11-340(2).
 - 2. If the city indicated areas of concern, but did not indicate specific mitigation measures that would allow it to issue a DNS, the city shall make the threshold determination, issuing a DNS or DS as appropriate.
 - 3. The applicant's proposed mitigation measures (clarifications, changes, or conditions) must be in writing and must be specific. For example, proposal to "control noise" or "prevent storm water runoff" are inadequate, whereas proposals to "muffle machinery

to X decibel" or "construct two hundred feet storm water retention pond at Y location" are adequate.

4. Mitigation measures which justify issuance of a mitigated DNS may be incorporated in the DNS by reference to agency staff reports, studies or other documents.
- E. A mitigated DNS is issued under WAC 197-11-340(2), requiring a fifteen day comment period and public notice.
- F. Mitigation measures incorporated in the mitigated DNS shall be deemed conditions of approval of the permit decision and may be enforced in the same manner as any term or condition of the permit, or enforced in any manner specifically prescribed by the city.
- G. If the city's tentative decision on a permit or approval does not include mitigation measures that were incorporated in a mitigated DNS for the proposal, the city should evaluate the threshold determination to assure consistency with WAC 197-11-340(3)(a) (withdrawal of DNS).
- H. The city's written response under (B) of this subsection shall not be construed as a determination of significance. In addition, preliminary discussion of clarifications or changes to a proposal, as opposed to a written request for early notice, shall not bind the city to consider the clarifications or changes in its threshold determination.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: Although the Staff has not yet written the determination of non-significance, based on a review of the proposed subdivision and lack of public comments, aside from a comment regarding heritage trees, Staff is likely to issue a determination of non-significance.

18.20.100 Preparation of EIS—Additional considerations.

- A. Preparation of draft and final EISs and supplemental EISs is the responsibility of the city under the direction of the lead agency. Before the city issues an EIS, the lead agency shall be satisfied that it complies with this chapter and Chapter 197-11 WAC.
- B. The draft and final EIS or SEIS shall be prepared by city staff, the applicant, or by a consultant selected by the city or the applicant. If the lead agency requires an EIS for a proposal and determines that someone other than the city will prepare the EIS, the lead agency shall notify the applicant immediately after completion of the threshold determination. The lead agency shall also notify the applicant of the city's procedure for EIS preparation, including approval of the draft and final EIS prior to distribution.
- C. The city may require an applicant to provide information the city does not possess, including specific investigations. However, the applicant is not required to supply information that is not required under this chapter or that is being requested from another agency. (This does not apply to information the city may request under another chapter or statute.)

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: Applicant submitted a SEPA checklist and a full EIS is not required.

...

18.20.120 Public notice.

- A. When the SEPA Rules require notice to be given, such as when the city issues a determination of non-significance (DNS) or determination of significance (DS), the lead agency shall use reasonable methods to inform the public and other agencies that environmental documents are being prepared or are available and that public hearings, if any, will be held. Examples of reasonable methods to inform the public include:
1. Posting the property, for site-specific proposals;
 2. Publishing notice in a newspaper of general circulation in the county or city where the proposal is located;
 3. Posting notice at the City Hall, city kiosk, post office and customary grocery store;
 4. Notifying individuals or groups with known interest in the proposal being considered;
 5. Publishing notice in the city newsletter.
- B. At a minimum, notice shall be given by methods A.1 and A.2.
- C. The city may require applicants to complete the public notice requirements for the applicant's proposal at their expense.

FINDING: Staff complied with the above stated criteria including posting and publication. In addition, SEPA notices were mailed as part of the adjacent property owner notification letter sent regarding the notification for the proposed subdivision.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

18.20.130 Substantive authority.

The policies and goals set forth in this chapter are supplementary to those in the existing authorization of the city of White Salmon.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

18.20.140 Conditions to permit or approval.

The city may attach conditions to a permit or approval for a proposal so long as:

- A. Such conditions are necessary to mitigate specific probable significant adverse environmental impacts identified in environmental documents prepared pursuant to this chapter;
- B. Such conditions are in writing;
- C. The mitigation measures included in such conditions are reasonable and capable of being accomplished;
- D. The city has considered whether local, state, or federal mitigation measures applied to the proposal are sufficient to mitigate the identified impacts;
- E. Such conditions are based on one or more policies in subsection 18.20.160 below and cited in the license or other decision document.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: Staff has attached conditions of approval related to heritage trees, but does not anticipate attaching conditions related to the SEPA process.

18.20.150 Denial of permit or approval.

The city may deny a permit or approval for a proposal on basis of SEPA so long as:

- A. A finding is made that approving the proposal would result in probable significant adverse environmental impacts that are identified in a final EIS or final supplemental EIS prepared pursuant to this chapter;
- B. A finding is made that there are no reasonable mitigation measures capable of being accomplished that are sufficient to mitigate the identified impact;
- C. The denial is based on one or more policies identified in Section 18.20.160 and identified in writing in the decision document.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: Staff has attached conditions of approval related to heritage trees, but does not anticipate attaching conditions related to the SEPA process.

18.20.160 Policies for exercise of authority.

The city designates and adopts by reference the following policies as the basis for the city's exercise of authority pursuant to this section:

- A. The city shall use all practicable means, consistent with other essential considerations of state policy, to improve and coordinate plans, functions, programs and resources to the end that the city and its citizens may:
 - 1. Fulfill the responsibilities of each generation as trustee of the environment for succeeding generations;
 - 2. Assure for all people of Washington safe, healthful, productive, and aesthetically and culturally pleasing surroundings;
 - a. Attain the widest range of beneficial uses of the environment without degradation, risk to health or safety, or other undesirable and unintended consequences;
 - b. Preserve important historic, cultural, and natural aspects of our national heritage;
 - c. Maintain, wherever possible, an environment which supports diversity and variety of individual choice;
 - d. Achieve a balance between population and resource use which will permit high standards of living and a wide sharing of life's amenities; and
 - e. Enhance the quality of renewal resources and approach the maximum attainable recycling of depletable resources.
- B. The city recognizes that each person has a fundamental and inalienable right to a healthful environment and that each person has a responsibility to contribute to the preservation and enhancement of the environment.

C. The city adopts by reference the policies in the following city ordinances and plans:

1. White Salmon Comprehensive Plan.
2. Interim Zoning Ordinance.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

18.20.170 Appeal.

Except for permits and variances issued pursuant to Chapter 90.58 Revised Code of Washington, when any proposal or action not requiring a decision of the city council is conditioned or denied on the basis of SEPA by non-elected officials, the decision shall be appealable to the city council. Such appeal may be perfected by the proponent or any aggrieved party by giving notice to the responsible official within ten days of the decision being appealed. Review by the city council shall be on an original basis.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: Should an appeal be received related to SEPA, it shall be reviewed in accordance with the above stated standards.

18.20.180 Environmentally sensitive areas.

- A. The city shall designate environmentally sensitive areas under the standards of WAC 197-11-908 and shall file maps designating such areas, together with the exemptions from the list in WAC 197-11-908 that are applicable in such areas, with the mayor and department of ecology, headquarters office, Olympia, Washington. The environmentally sensitive area designations shall have full force and effect of law as of the date of filing.
- B. The city shall treat proposals located wholly or partially within an environmentally sensitive area no differently than other proposals under this chapter, making a threshold determination for all such proposals. The city shall not automatically require an EIS for a proposal merely because it is proposed for location in an environmentally sensitive area.
- C. Certain exemptions do not apply on lands covered by water, and this remains true regardless of whether or not lands covered by water are mapped.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: Staff reviewed this application in accordance with the above stated standards.

18.20.190 SEPA public information.

The city shall retain all documents required by the SEPA Rules (Chapter 197-11 WAC) and make them available in accordance with Chapter 42.17 RCW.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: Staff shall retain all documents as required by SEPA rules.

18.20.200 Fees.

A fee as set forth in Chapter 3.36 of this code is required for conducting the environmental review of projects pursuant to the State Environmental Protection Act (SEPA).

(Ord. No. 2012-11-906, § 1, 11-26-2012)

FINDING: Applicant paid appropriate SEPA fees.

18.20.210 Notice of action—Statute of limitations.

- A. The city applicant for, or proponent of any action may publish a notice of action pursuant to RCW 43.21C.080 for any action.
- B. The form of the notice shall be substantially in the form provided in WAC 197-11-990. The notice shall be published by the city clerk or applicant or proponent pursuant to RCW 43.21C.080.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

...

Chapter 18.35 CITY TREE ORDINANCE³

Sections:

18.35.010 Definitions.

- (a) **Street Trees:** "Street Trees" are herein defined as trees, shrubs, bushes, and all other woody vegetation on land lying between property lines on either side of all streets, avenues, or ways within the city.
- (b) **Park Trees:** "Park Trees" are herein defined as trees, shrubs, bushes and all other woody vegetation in public parks having individual names, and all areas owned by the city, or to which the public has free access as a park.
- (c) **City Trees:** "City Trees" are all trees located on city property and include without limitation, street trees and park trees.

(Ord. No. 2017-09-1013, § 2, 9-20-2017; Ord. No. 2021-01-1072, § 1, 1-6-2021)

18.35.020—18.35.060 Reserved.

Editor's note(s)—Ord. No. 2021-04-1077, § 1, adopted April 21, 2021, repealed §§ 17.80.010—17.80.050, which pertained to creation and establishment of a city tree board; term of office; compensation; duties and responsibilities; and operation, and derived from Ord. No. 2017-09-1013, § 2, adopted Sept. 20, 2017 and Ord. No. 2021-01-1072, § 1, adopted Jan. 6, 2021.

³Editor's note(s)—Ord. No. 2017-09-1013, §§ 1, 2, adopted September 20, 2017, repealed the former Ch. 18.35, §§ 18.35.010—18.35.150, and enacted a new Ch. 18.35 as set out herein. The former Ch. 18.35 pertained to similar subject matter. See Code Comparative Table and Disposition List for complete derivation.

18.35.070 City tree species to be planted.

Following recommendation by the City Tree Board, the city council shall adopt a list of acceptable and/or prohibited city trees by a separate resolution referring to this section. The city tree list may be amended by city council as necessary following recommendation of the City Tree Board. No species other than those included in the current city tree resolution, or as amended may be planted as city trees without written permission of the City Tree Board.

(Ord. No. 2017-09-1013, § 2, 9-20-2017; Ord. No. 2021-01-1072, § 1, 1-6-2021)

FINDING: Staff finds Applicant shall comply with City tree standards if trees are to be planted in planter strips along Streets A and B, Main Street or in open space.

18.35.080. Spacing.

The spacing of city trees will be in accordance with adopted resolution of acceptable city trees.

(Ord. No. 2017-09-1013, § 2, 9-20-2017; Ord. No. 2021-01-1072, § 1, 1-6-2021)

FINDING: Staff finds Applicant shall comply with City tree standards if trees are to be planted in planter strips along Streets A and B, Main Street or in open space.

18.35.090 Distance from Curb and Sidewalk.

The distance trees may be planted from curbs or curblines and sidewalks will be in accordance with the city street tree resolution, or unless allowed in advance by the City Tree Board and no trees may be planted closer to any curb or sidewalk than the following: Small trees, two feet; medium trees, three feet; and large trees, four feet.

(Ord. No. 2017-09-1013, § 2, 9-20-2017; Ord. No. 2021-01-1072, § 1, 1-6-2021)

FINDING: Staff finds Applicant shall comply with City tree standards if trees are to be planted in planter strips along Streets A and B, Main Street or in open space.

18.35.100 Distance from Street Corners and Fire Hydrants.

No street tree shall be planted closer than 35 feet of any street corner, measured from the point of nearest intersecting curbs or curblines. No street tree shall be planted closer than 10 feet of a fire hydrant.

(Ord. No. 2017-09-1013, § 2, 9-20-2017)

FINDING: Staff finds Applicant shall comply with City tree standards if trees are to be planted in planter strips along Streets A and B, Main Street or in open space.

18.35.110 Utilities.

No street trees other than those species listed as small trees in Section 18.35.070 may be planted under or within ten lateral feet of any overhead utility wire, or over or within five lateral feet of any underground water line, sewer line, transmission line or other utility.

(Ord. No. 2017-09-1013, § 2, 9-20-2017)

FINDING: Staff finds Applicant shall comply with City tree standards if trees are to be planted in planter strips along Streets A and B, Main Street or in open space.

18.35.120 Public Tree Care.

The city shall have the right to plant, prune, maintain and remove trees, plants and shrubs within the lines of all streets, alleys, avenues, lanes, squares and public grounds, as may be necessary for public safety. The City Tree Board shall be notified and consulted in a timely manner of any proposals for new plantings or removal of existing trees, plants and shrubs within the lines of all streets, alleys, avenues, lanes, squares and public grounds.

The City Tree Board may remove or cause or order to be removed, any tree or part thereof which is in an unsafe condition or which by reason of its nature is injurious to sewers, electric power lines, gas lines, water lines, or other public improvements, or is affected with any injurious fungus, insect or other pest.

This Section 18.35.120 does not prohibit the planting of street trees by adjacent property owners providing that the selection and location of said trees is in accordance with Sections 18.35.070 through 18.35.110 of this ordinance. Planting of street trees within the city rights-of-way by adjacent property owners requires a right-of-way permit pursuant to WSMC 12.02.

(Ord. No. 2017-09-1013, § 2, 9-20-2017; Ord. No. 2021-01-1072, § 1, 1-6-2021)

18.35.130 Tree Topping.

It shall be unlawful as a normal practice for any person, firm, or city department to top any street tree, park tree, or other tree on public property. Topping is defined as the severe cutting back of limbs to stubs larger than three inches in diameter within the tree's crown to such a degree so as to remove the normal canopy and disfigure the tree. Trees severely damaged by storms or other causes, or certain trees under utility wires or other obstructions where other pruning practices are impractical may be exempted from this ordinance at the determination of the City Tree Board.

(Ord. No. 2017-09-1013, § 2, 9-20-2017; Ord. No. 2021-01-1072, § 1, 1-6-2021)

18.35.140 Pruning, Corner Clearance.

Every owner of any tree overhanging any street or right-of-way within the city shall prune the branches so that such branches shall not obstruct the light from any street lamp or obstruct the view of any street intersection and so that there shall be a clear space of fourteen feet above the surface of the street or eight feet above the surface of the sidewalk. Said owners shall remove all dead, diseased or dangerous trees, or broken or decayed limbs which constitute a menace to the safety of the public. The city shall have the right to prune any tree or shrub on private property when it interferes with the proper spread of light along the street from a street light or interferes with sight distance to oncoming traffic or the visibility of any traffic control device or sign or within the clear space of fourteen feet above the surface of the street or eight feet above the surface of the sidewalk.

(Ord. No. 2017-09-1013, § 2, 9-20-2017; Ord. No. 2021-01-1072, § 1, 1-6-2021)

18.35.150 Dead or Diseased Tree Removal on Private Property.

The city shall have the right to cause the removal of any dead or diseased trees on private property within the city, when such trees constitute a hazard to life and property, or harbor insects or disease which constitute a potential threat to other trees within the city. The city will notify the owners of such trees in writing. Removal shall be done by said owners at their own expense within sixty days after the date of service of notice. In the event of failure of owners to comply with such provisions, the city shall have the authority to remove such trees and charge the cost of removal on the owners' property tax notice.

(Ord. No. 2017-09-1013, § 2, 9-20-2017; Ord. No. 2021-01-1072, § 1, 1-6-2021)

18.35.160 Removal of Stumps.

All stumps of street and park trees shall be removed below the surface of the ground so that the top of the stump shall not project above the surface of the ground. Gaddis Park shall be exempt from this requirement.

(Ord. No. 2017-09-1013, § 2, 9-20-2017; Ord. No. 2021-01-1072, § 1, 1-6-2021)

18.35.170 Interference with City Tree Board.

It shall be unlawful for any person to prevent, delay or interfere with the City Tree Board, or any of its agents, while engaging in and about the planting, cultivating, mulching, pruning, spraying, or removing of any street trees, park trees, or trees on private grounds, as authorized in this ordinance.

(Ord. No. 2017-09-1013, § 2, 9-20-2017; Ord. No. 2021-01-1072, § 1, 1-6-2021)

18.35.180 Reserved.

Editor's note(s)—Ord. No. 2021-01-1072, § 1, adopted Jan. 6, 2021, repealed § 18.35.180, which pertained to arborists license and bond and derived from Ord. No. 2017-09-1013, § 2, adopted Sept. 20, 2017.

18.35.190 Review by City Council.

The city council shall have the right to review the conduct, acts and decisions of the City Tree Board. Any person may appeal from any ruling or order of the City Tree Board to the city council who may hear the matter and make final decision.

(Ord. No. 2017-09-1013, § 2, 9-20-2017)

18.35.200. Penalty.

Any person violating any provision of this ordinance shall be, upon conviction or a plea of guilty, subject to a fine not to exceed two hundred fifty dollars, plus the city's cost to restore the tree(s) to a pre-violation condition.

(Ord. No. 2017-09-1013, § 2, 9-20-2017)

FINDING: Although the planting of trees has not been proposed, should any trees be planted as part of public improvements (i.e. street trees in a planter strip along proposed streets), any trees that are planted shall meet all provisions of WSMC 18.35-City Tree Ordinance.

Title 19
ADMINISTRATION OF LAND DEVELOPMENT REGULATIONS

Chapter 19.10 LAND DEVELOPMENT ADMINISTRATIVE PROCEDURES

ARTICLE I TYPES OF PROJECT PERMIT APPLICATIONS

19.10.010 Purpose and definitions.

- A. Purpose. White Salmon adopts its comprehensive plan and development regulations pursuant to RCW 35A.63, Planning and Zoning in Code Cities. In enacting this chapter, and pursuant to RCW 36.70B.150, the city council intends to establish a mechanism for implementing most of the provisions of Chapter 36.70B RCW (the Regulatory Reform Act) regarding compliance, conformity, and consistency of proposed projects with the city's adopted comprehensive plan and development regulations.
- B. Definitions. The following definitions shall apply throughout this chapter:
1. "Administrator" means the city planning administrator as designated by the city council.
 2. "Aggrieved party" means a party of record who can demonstrate the following: (a) the land use decision will prejudice the person; (b) the asserted interests are among those the city is required by city code to consider in making a land use decision; and (c) a decision on appeal in favor of the person would substantially eliminate or redress the prejudice alleged to be caused by the land use decision.
 3. "Closed record hearing" means an administrative closed record hearing before the city council based upon the record following an open record hearing on a project permit application. The hearing is on the record with no new evidence or information allowed to be submitted. In an appeal, at the city council's discretion, the council may allow argument based upon the record established at the open record hearing.
 4. "Days" means calendar days.
 5. "Effective date of decisions" means all preliminary and final decisions shall be effective on the date stated in Section 19.10.280(B).
 6. "Effective date of notices" means all notices provided to applicants and any members of the public shall be effective on the date deposited in the mail and when first published or posted on properties.
 7. "Open record hearing" means a hearing, conducted by a single hearing body, that creates the record through testimony and submission of evidence and information. An open record

hearing may be held prior to a decision on a project permit to be known as an "open record predecision hearing." An open record hearing may be held on an appeal, to be known as an "open record appeal hearing," if no open record predecision hearing has been held on the project permit.

8. "Parties of record" means the land use permit applicant, persons who have testified at an open record hearing, and any persons who have submitted written comments concerning the application that form part of the public record that is considered at the open record hearing (excluding persons who only signed petitions or mechanically produced form letters).
9. "Project permit" or "project permit application" means any land use or environmental permit or license required from the city for a project action, including but not limited to land divisions, planned unit developments, conditional uses, shoreline substantial development permits, permits or approvals required by the Critical Areas Ordinance (Chapter 18.10 of this code), site-specific rezones authorized by the White Salmon comprehensive plan or a formally adopted subarea plan, but excluding the adoption or amendment of the White Salmon comprehensive plan, a subarea plan, or development regulations except as otherwise specifically included in this subsection.
10. "Public meeting" means an informal meeting, hearing, workshop, or other public gathering of people to obtain comments from the public or other agencies on a proposed project permit prior to a decision. A public meeting may include, but is not limited to, a city council meeting, or a scoping meeting on a draft environmental impact statement. A public meeting does not include an open record hearing. The proceedings at a public meeting may be recorded and a report or recommendation may be included in the local government's project permit application file.

(Ord. No. 2012-11-907, § 1, 11-26-2012)

19.10.020 Procedures for processing development project permits.

For the purpose of project permit processing, all development permit applications shall be classified as one of the following: Type I-A, Type I-B, Type II, Type III or Type IV. Legislative decisions are Type V actions, and are addressed in Section 19.10.060. Exemptions from the requirements of project permit application processing are contained in Section 19.10.080.

FINDING: Staff determined the appropriate land use type for a preliminary plat is Type III.

(Ord. No. 2012-11-907, § 1, 11-26-2012)

19.10.030 Determination of proper type of procedure.

- A. Determination by Planning Administrator. The planning administrator or his or her designee (hereinafter the "Administrator") shall determine the proper procedure for all development applications. If there is a question as to the appropriate type of procedure, the administrator shall resolve it in favor of the higher procedure type number.
- B. Optional Consolidated Permit Processing. An application that involves two or more procedures may be processed collectively under the highest numbered procedure required for any part of the application or processed individually under each of the procedures identified by the code. The applicant may determine whether the application shall be processed collectively or individually. If

the application is processed under the individual procedure option, the highest numbered type procedure must be processed prior to the subsequent lower numbered procedure. For purposes of this section, "highest number" is Type V and lowest number is Type I (or Type I-A).

- C. Decision Maker(s). Applications processed in accordance with subsection B of this section which have the same highest numbered procedure but are assigned different hearing bodies shall be heard collectively by the highest decision-maker(s). The city council is the highest, followed by the planning commission, and then the administrator. Joint public hearings with other agencies shall be processed according to Section 19.10.050.
- D. SEPA Review. Project review conducted pursuant to the State Environmental Policy Act (SEPA), Chapter 43.21C RCW, shall occur concurrently with project review set forth in this chapter. The SEPA review process, including all public comment procedures, is set forth in Chapter 18.20 of this code. Nothing contained in this chapter shall be construed to restrict the need for full environmental review in accordance with Chapters 18.10 (Critical Areas Ordinance) and 18.20 (Environmental Protection/SEPA Review).

FINDING: This land use action was reviewed in accordance with the above stated standards and per WSMC 19.10.040-Tables 1 and 2.

(Ord. No. 2012-11-907, § 1, 11-26-2012)

19.10.040 Project permit application framework.

Table 1—Permits/Decisions (yellow highlights added by staff)

Type I-A	Type I-B	Type II	Type III	Type IV	Type V
Building permits	Site and building plan review (1)	Site and building plan review (2)	Site and building plan review (3)	Final plat	Development regulations
Short plat (simple)	Boundary line adjustment	Short plat	Preliminary PUD	Final PUD	Zoning text and map amendments
Grading permits	Conditional use (simple)	Conditional use	Site specific rezone		Comprehensive plan text and map amendments
Manufactured home placement permit		Zoning variances	Preliminary plat for full subdivision		Shoreline Master Program amendments
Permitted uses not requiring notice of application			Shoreline permits: substantial development, conditional use, or variances		Annexations

Table 2—Action Type (yellow highlights added by staff)

Procedure Project Permit Applications (Type I — IV)						Legislative
	Type I-A	Type I-B	Type II	Type III	Type IV	Type V
Notice of application:	No	Yes	Yes	Yes	Yes	Yes
Recommendation made by: commission	N/A	N/A	Administrator	Planning commission	Administrator	Planning
Final decision made by:	Administrator	Administrator	Planning commission (2)	City council	City council	City council
Open record public hearing	No	No	Yes	Yes (3)	No	Yes (4)
Administrative appeal	Yes (5)	Yes (6), closed record before planning commission	Yes (6), closed record before city council	N/A	N/A	N/A
Judicial appeal	Yes	No	No	Yes	Yes	Yes

- (1) The administrator may make the final decision on some site and building plan review applications considering the degree of discretion to be employed as specified in Chapter 17.81.
- (2) The planning commission shall make the final determination for all site plan review within the parameters of Type II review as specified in Chapter 17.81.
- (3) The city council shall make the final determination of all site plan review within the parameters of Type III review as specified in Chapter 17.81. Open record hearings will be held before the planning commission to make recommendations to city council.
- (4) Open record hearings will be held both before planning commission to make recommendations to city council, and before city council for final decision.
- (5) Appeal provisions specified in Section 19.10.290 Appeal of administrative interpretations and approvals.
- (6) The planning commission will hear appeals of staff decisions; the city council will hear appeals of planning commission decisions. Both appeals are closed record hearings.

Summary of Decision Making:

Type I-A — Administrative without notice; administrative appeal by applicant only.

Type I-B — Administrative without notice; administrative appeal by the applicant only; appealable to the planning commission.

Type II — Planning commission review. Notice and open record hearing before the planning commission. Planning commission makes the final decision subject to a right of appeal.

Type III — Planning commission makes a recommendation to city council. City council makes the final decision. Notice and public hearings will be held both before the planning commission to make recommendations to city council, and before city council for final decision.

FINDING: As a preliminary plat is a Type III decision, this application was reviewed in accordance with the above stated standards.

Type IV — Notice and decision by city council during regular council meeting.

Type V — Notice and public hearing before planning commission, with planning commission recommendation to city council. City council also provides notice and public hearing before making final legislative decision.

(Ord. No. 2012-11-907, § 1, 11-26-2012; Ord. No. 2016-10-996, § 1, 10-19-2016; Ord. No. 2017-05-1007, § 2, 5-3-2017; Ord. No. 2022-05-1104, § 1, 4-20-2022)

19.10.050 Joint public hearings (other public agency hearings).

- A. Administrator's Decision to Hold Joint Hearing. The administrator may combine any public hearing on a project permit application with any hearing that may be held by another local, state, regional, federal, or other agency, on the proposed action, as long as: (1) the hearing is held within the city limits; and (2) the requirements of subsection C of this section are met.
- B. Applicant's Request for a Joint Hearing. The applicant may request that the public hearing on a permit application be combined as long as the joint hearing can be held within the time periods set forth in this chapter. In the alternative, the applicant may agree to a particular schedule if additional time is needed in order to complete the hearings.
- C. Prerequisite to Joint Public Hearing. A joint public hearing may be held with another local, state, regional, federal or other agency and the city, as long as:
 - 1. The other agency is not expressly prohibited by statute from doing so;
 - 2. Sufficient notice of the hearing is given to meet each of the agencies' adopted notice requirements as set forth in statute, ordinance, or rule; and
 - 3. The agency has received the necessary information about the proposed project from the applicant in enough time to hold its hearing at the same time as the local government hearing.

(Ord. No. 2012-11-907, § 1, 11-26-2012)

FINDING: The Administrator did not request to hold a joint public hearing and the Applicant did not request to hold a joint public hearing.

...

19.10.080 Exemptions from project permit application processing.

- A. Whenever a permit or approval in the White Salmon Municipal Code has been designated as a Type I-A, I-B, II, III or IV permit, the procedures in this title shall be followed in project permit processing. The following permits or approvals are specifically excluded from the procedures set forth in this title:
1. Landmark designations;
 2. Street vacations;
 3. Public works projects identified as planned actions in the White Salmon comprehensive plan or any amendments thereto. Planned actions are those public or private projects specifically identified by city ordinance or resolution adopted after environmental review conducted in conjunction with the adoption or amendment of the White Salmon comprehensive plan.
- FINDING:** This is a preliminary plat and is not exempt from project permit application processing.
- B. Pursuant to RCW 36.70B.140(2), Type I-A permits, including but not limited to building permits, or other construction permits, or similar administrative approvals categorically exempt from environmental review under SEPA (Chapter 43.21C RCW and Chapter 197-11 WAC), or permits/approvals for which environmental review has been completed in connection with other project permits shall be processed and permitted within one hundred twenty calendar days (subject to Section 19.10.110). However, Type I-A permits are not subject to other requirements of this chapter, and are excluded from the following procedures as defined in this section:
1. Determination of completeness;
 2. Notice of application;
 3. Except as provided in RCW 36.70B.140, optional consolidated project permit review processing;
 4. Single report stating that all of the decisions and recommendations made as of the date of the report do not require an open public record hearing;
 5. Notice of Decision. Unless the time deadlines are waived in writing by the applicant, the Type I-A permit shall be processed within one hundred twenty calendar days after the applicant files complete application, subject to the provisions of Section 19.10.110.

(Ord. No. 2012-11-907, § 1, 11-26-2012)

FINDING: A preliminary plat application is a Type III decision and not a Type I-A permit.

ARTICLE II TYPE I—IV PROJECT PERMIT APPLICATIONS

19.10.090 Preapplication conference.

- A. Recommended Conference. It is recommended that applicants for project permit Type I-A actions proposing impervious surfaces equal to or exceeding five thousand square feet and/or nonsingle-family structures five thousand square feet or more, Type II, and Type III actions schedule and attend a preapplication conference with the administrator. The purpose of the preapplication

conference is to acquaint the applicant with the requirements of the White Salmon Municipal Code and to allow the administrator to provide the applicant with preliminary comments based upon the applicant's preliminary sketch of the proposal.

- B. Assurances Unavailable. It is impossible for the conference to be an exhaustive review of all potential issues. The discussions at the conference shall not bind or prohibit the city's future application or enforcement of all applicable law and ordinances. No statements or assurances made by city representatives shall in any way relieve the applicant of his or her duty to submit an application consistent with all relevant requirements of city, state, and federal codes, laws, regulations and land use plans.
- C. Optional Conferences. Preapplication conferences for all other types of applications not specified in this section are optional, and requests for conferences will be considered on a time-available basis by the director.

(Ord. No. 2012-11-907, § 1, 11-26-2012)

FINDING: A pre-application conference was held at City Hall on September 29, 2022.

19.10.100 Development permit application.

- A. Applications for project permits shall be submitted upon forms provided by the city. The applicant is encouraged to schedule a presubmittal conference with the city prior to submittal of the application.
- B. An application shall consist of all materials required by the applicable development regulations, and shall include the following general information:
 - 1. A completed project permit application form, including SEPA checklist submitted pursuant to White Salmon Municipal Code (WSMC) Title 18.20 Environmental Protection/SEPA Review;
 - 2. A verified statement by the applicant that the property affected by the application is in the exclusive ownership of the applicant, or that the applicant has submitted the application with the written consent of all owners of the affected property. A photocopy of the property deed shall be provided;
 - 3. A property and/or legal description of the site for all applications, as required by the applicable development regulations;
 - 4. The applicable fees;
 - 5. A site plan, showing the location of all proposed lots and points of access and identifying all easements, deeds, restrictions, or other encumbrances restricting the use of the property, if applicable;
 - 6. Any supplemental information or special studies identified by the city.

FINDING: Staff finds the Applicant met these standards.

- C. In addition to the requirements set forth in subsections A and B of this section, complete application requirements for the following land use permits are set forth in the following sections of the White Salmon Municipal Code:

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- [1.] Construction and Grading permits, see Chapter 13.01 of this code;
 - [2.] Boundary Line Adjustments, see [Title] 16 of this code;
 - [3.] Short Plats, see [Title] 16 of this code;
 - [4.] Preliminary Plat, see [Title] 16 of this code for contents of preliminary plat and notice to owners of contiguous land;
 - [5.] Planned Unit and Cottage Developments, see Chapters 16 and 17 of this code;
 - [6.] Site and Building Plan Review, see Chapter 17.80 of this code;
 - [7.] Conditional Uses, see Chapter 17.80 of this code;
 - [8.] Final Plats, see [Title] 16 of this code;
 - [9.] Amendments and Rezones, see Chapter 17.88 of this code;
 - [10.] Shoreline Substantial Development, Conditional Use, or Variance Permits, see WAC 173-27-180.

D. The city may waive specific submittal requirements determined to be unnecessary for review of an application. In such event, the city shall document the waiver in the project file.

(Ord. No. 2012-11-907, § 1, 11-26-2012)

FINDING: Staff reviewed the preliminary plat application in accordance with the above stated standards, including a review of code regarding Planned Unit Development and preliminary plats.

19.10.110 Submission and acceptance of application—Determination of completeness—Additional information and project revisions.

A. Determination of Completeness. Within twenty-eight calendar days after receiving a project permit application, the city shall mail a determination to the applicant which states either: (1) that the application is complete; or (2) that the application is incomplete and what is necessary to make the application complete.

FINDING: Applicant submitted an application on December 22, 2022. Staff issued a letter of incomplete application on January 11, 2023 (Exhibit A).

B. Identification of Other Agencies with Jurisdiction. To the extent known by the city, other agencies with jurisdiction over the project permit application shall be identified in the city's determination required by subsection A of this section.

FINDING: On February 15, 2023, Staff sent notices of both the subdivision preliminary plat application and the notice of a SEPA review to agencies (Exhibit J).

C. Incomplete Application Procedure.

- 1. If the applicant receives a determination from the city that an application is not complete or that additional information is required, the applicant shall have one hundred twenty calendar days to submit the necessary information to the city. Within fourteen calendar days after an applicant has submitted the requested additional information, the city shall make the

determination as described in subsection A of this section and notify the applicant in the same manner.

FINDING: Applicant submitted an application on December 22, 2022. Staff issued a letter of incomplete application on January 11, 2023.

2. If the applicant either refuses in writing to submit additional information or does not submit the required information within the one hundred twenty-day period, the director shall make a determination that the application has been abandoned and is therefore withdrawn.
3. In those situations where the administrator has deemed an application withdrawn because the applicant has failed to submit the required information within the necessary time period, the applicant will forfeit the application fee.

FINDING: The Applicant submitted requested documentation and the application was deemed complete on February 10, 2023 (Exhibit B).

- D. City's Failure to Provide a Determination of Completeness. A project permit application shall be deemed complete under this section if the city does not provide a written determination to the applicant that the application is incomplete as provided in subsection A of this section. Notwithstanding a failure to provide a determination of completeness, the city may request additional information as provided in subsection F of this section.

FINDING: The Applicant submitted requested documentation and the application was deemed complete on February 10, 2023 (Exhibit B).

- E. Date of Acceptance of Application. When the project permit application is determined to be complete, the director shall accept it and note the date of acceptance.

FINDING: The Application was initially received on December 22, 2022.

- F. Additional Information. A project permit application is complete for purposes of this section when it meets the submission requirements in Section 19.10.100, as well as the submission requirements contained in the applicable development regulations. This determination of completeness shall be made when the application is sufficient for continued processing even though additional information may be required or project modifications may be undertaken after submittal. The city's determination of completeness shall not preclude the city from requiring additional information, that the applicant correct plans or perform studies at any time if new information is required for project review, or if there are substantial changes in the proposed action. No application shall be deemed complete before all applicable application review fees stipulated by Chapter 3.36 WSMC as well as fees applicable to other applicable review processes are collected.
1. Any period during which the city has requested the applicant to correct plans, perform required studies, or provide additional information shall be excluded from the time period provided in this chapter.
 2. The time period for requiring additional information shall be calculated from the date the city notifies the applicant of the need for additional information until the earlier of: (a) the date the city determines whether the information satisfies the request for information; or (b) fourteen calendar days after the date the information has been provided to the city.

FINDING: Staff reviewed and deemed the application complete in accordance with the above stated standards.

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- G. Effect of Project Permit Application Revisions—Substantial Revisions. If, in the judgment of the administrator, the content of an application is so substantially revised by an applicant, either voluntarily or to conform with applicable standards and requirements, that such revised proposal constitutes a substantially different proposal than that originally submitted, the administrator shall deem the revised proposal to be a new application.
1. In reaching a decision whether a revision is substantial, the director shall consider the relative and absolute magnitude of the revision, the environmental sensitivity of the site, any changes in location of significant elements of the project and their relation to public facilities, surrounding lands and land uses and the stage of review of the proposal.
 2. Lesser revisions that would not constitute substantial revisions during early stages of review may be substantial during later stages due to the reduced time and opportunity remaining for interested parties to review and comment upon such changes.
 3. Written notice of such determination of substantial revision shall be provided to the applicant and all parties of record, including the reasons for the administrator's decision.
 4. A determination that any revision is substantial shall result in the time periods set forth in this chapter starting from the date at which the revised project application is determined to be complete. The revised project application shall be subject to all laws, regulations, and standards in effect on the date of the determination of completeness of the substantial revision.

(Ord. No. 2012-11-907, § 1, 11-26-2012)

FINDING: The Applicant did not make revisions to their application beyond clarifications and updated documents as requested by Staff. There were not any revisions to the plans as submitted on December 22, 2022.

19.10.120 Referral and review of development permit applications.

Upon acceptance of a complete application, the administrator shall do the following:

- A. Transmit a copy of the application, or appropriate parts of the application, to each affected agency and city department for review and comment, including those agencies responsible for determining compliance with state and federal requirements. The affected agencies and city departments shall have ten calendar days to comment. The administrator may grant an extension of time if needed.
- B. Environmental Review. Developments and planned actions subject to the State Environmental Policy Act (SEPA), Chapter 43.21C RCW, shall be reviewed in accordance with the policies and procedures contained in Chapter 18.20 of this code and Chapter 197-11 WAC. SEPA review shall be conducted concurrently with development project review. The following are exempt from concurrent review:
 1. Projects categorically exempt from SEPA; and
 2. Components of planned actions previously reviewed and approved in the White Salmon comprehensive plan or amendments thereto to the extent permitted by law and consistent with the SEPA environmental determination for the planned action.

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- C. If a Type III procedure is required, the administrator shall provide for notice and hearing as set forth in Sections 19.10.150 through 19.10.190 of this code.

(Ord. No. 2012-11-907, § 1, 11-26-2012)

FINDING: Staff reviewed and made referrals to other agencies in accordance with the above stated standards.

19.10.130 Scope of project review.

- A. Fundamental land use planning choices made in adopted comprehensive and subarea plans and development regulations shall serve as the foundation for project review. The review of a proposed project's consistency with applicable development regulations, or in the absence of applicable regulations the adopted White Salmon comprehensive plan or subarea plan(s), under Section 19.10.140 of this code shall incorporate the determinations under this section.
- B. During project review, the administrator or any subsequent reviewing body shall determine whether the items listed in this subsection are defined in the development regulations applicable to the proposed project or, in the absence of applicable regulations, the adopted White Salmon comprehensive plan or subarea plan(s). At a minimum, such applicable regulations or plans shall be determinative of the:
1. Type of land use permitted at the site, including uses that may be allowed under certain circumstances, such as conditional uses, if the criteria for their approval have been satisfied;
 2. Density of residential development; and
 3. Availability and adequacy of public facilities identified in the White Salmon comprehensive plan, if the plan or development regulations provide for funding of these facilities.

FINDING: The application was reviewed and will continue to be reviewed in accordance with the above stated standards.

- C. During project review, the administrator shall not reexamine alternatives to or hear appeals on the items identified in subsection B of this section.

FINDING: As no appeals were received during review, this criterion is not applicable.

- D. The administrator may determine that the requirements for environmental analysis and mitigation measures in development regulations and other applicable laws provide adequate mitigation for some or all of the project's specific probable significant adverse environmental impacts to which the requirements apply. In making this determination, the administrator shall:
1. Determine if the applicable regulations require measures that are sufficient to adequately address site-specific, probable significant adverse environmental impacts identified through project application review; and
 2. Determine whether additional studies are required and/or whether the project permit application should be conditioned with additional mitigation measures.
- E. Nothing in this section limits the authority of the city to approve, condition, or deny a project as provided in its development regulations adopted under Chapter 35A.63 RCW and in its policies and criteria adopted under RCW 43.21C.060, including project review under Chapters 18.10 (Critical Areas Ordinance) and 18.20 (Environmental Protection/SEPA Review) of this code.

(Ord. No. 2012-11-907, § 1, 11-26-2012)

FINDING: Because of the size of the proposed R-PUD subdivision, a SEPA review and was conducted and there was a determination of non-significance.

19.10.140 Project consistency.

- A. A proposed project's consistency with development regulations adopted under Chapter 35A.63 RCW or, in the absence of applicable development regulations, the appropriate elements of the White Salmon comprehensive plan or subarea plan adopted under Chapter 35A.63 RCW shall be determined by consideration of:
 - 1. The type of land use;
 - 2. The level of development, such as units per acre or other measures of density;
 - 3. Infrastructure, including public facilities and services needed to serve the development; and
 - 4. The character of the development, such as development standards.
- B. In determining consistency, the determinations made pursuant to Section 19.10.130 shall be controlling.
- C. For purposes of this section, the term "consistency" shall include all terms used in this chapter and Chapter 36.70A RCW to refer to performance in accordance with this chapter and Chapter 36.70A RCW, including but not limited to compliance, conformity, and consistency.
- D. Nothing in this section requires documentation, dictates procedures for considering consistency, or limits the administrator from asking more specific or related questions with respect to any of the four main categories listed in subsections (A)(1) through (4) of this section.

(Ord. No. 2012-11-907, § 1, 11-26-2012)

FINDING: This proposed preliminary plat was reviewed in accordance with the able stated standards. Findings and conditions of approval specific to the above criteria are found throughout these findings. Future development of residential structures will be reviewed according the standards in place for residential construction and land use at the time building permits are received for review.

ARTICLE III PUBLIC NOTICE

19.10.150 Notice of application.

- A. Time of Issuance. Within fourteen calendar days of issuing the determination of completeness, the administrator shall issue a notice of application on all Type III project permit applications. If an open record predecision public hearing is required or requested, the notice of application shall be issued at least thirty calendar days prior to the hearing.

FINDING: The letter of complete application was issued on February 10, 2023. Public notifications to adjacent property owners was sent on February 14, 2023 and there was a notice published in the local newspaper on February 15, 2023.

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- B. SEPA Exempt Projects. A notice of application shall not be required for project permits that are categorically exempt under SEPA, unless a public comment period or an open record predecision hearing is required.

FINDING: A SEPA notice was part of public notifications that went out the week of February 14, 2023 and published in the Gorge News on February 15, 2023.

- C. The notice of application shall be posted on the subject property and at City Hall. The notice of application shall be issued prior to and is not a substitute for the required notice of a public hearing.

FINDING: Staff posted this notice on the public bulletin board at City Hall on February 14, 2023.

- D. Contents. The notice of application shall include:

1. The name of the applicant;
2. The date of application, the date of the determination of completeness for the application and the date of the notice of application;
3. The street address location of the project or, if unavailable, the location in reference to roadway intersections;
4. A description of the proposed project action and a list of the project permits included in the application;
5. The identification of other permits required by other agencies with jurisdiction not included in the application, to the extent known by the city;
6. The identification of existing environmental documents that evaluate the proposed project, and, if not otherwise stated on the document providing notice of application, the location where the application and any studies can be reviewed;
7. The name of the city staff contact and telephone number;
8. A statement of the limits of the public comment period, which shall be ten calendar days following the date of notice of application (or thirty calendar days if the application involves a shoreline master program permit), and statements of the right of any person to comment on the application, receive notice of and participate in any hearings, request copy of the decision once made, and any appeal rights;
9. The date, time, place and type of hearing, if applicable, and scheduled prior to issuance of the notice of application;
10. A statement of the preliminary determination of consistency with applicable development regulations and the White Salmon comprehensive plan, if one has been made at the time of notice, and of those development regulations that will be used for project mitigation and determination of consistency as provided in Section 19.10.140 of this code;
11. Any other information determined appropriate by the city, such as the city's pending SEPA threshold determination or a statement advising that a final environmental determination shall be made following a comment period;
12. If a local government has made a determination of significance under Chapter 43.21C RCW concurrently with the notice of application, the notice of application shall be combined with

the determination of significance and scoping notice. Nothing in this section prevents a determination of significance and scoping notice from being issued prior to the notice of application;

13. A statement that the final decision on the application will be made within one hundred twenty days from the date of the determination of completeness.

E. Public Comment on the Notice of Application. All public comments on the notice of application must be received in City Hall by five o'clock p.m. on the last day of the comment period. Comments may be mailed, personally delivered or sent by facsimile. Comments should be as specific as possible. Public comments may be provided at any time up to and during the public hearing. However, the city cannot ensure that comments provided after the comment period on the notice of application will be considered and addressed in staff reports on Type III projects. The SEPA threshold determination shall not be issued until after the expiration of the comment period following the notice of application. Regardless of the expiration of the notice of application comment period, any interested party may comment upon the SEPA threshold determination pursuant to applicable SEPA regulations.

(Ord. No. 2012-11-907, § 1, 11-26-2012)

FINDING: Staff sent and posted notices meeting these criteria on February 14, 2023.

19.10.160 Methods of public notice of application.

- A. The city shall provide the public notice of application for a project permit by posting the property and by publication in the city's official newspaper, as provided in this section, unless otherwise provided in this chapter.
1. Posting. Posting of the property for site-specific proposals shall consist of one or more notice boards posted by the city as follows:
 - a. A single notice board shall be placed:
 - i. At the midpoint of the site street frontage or as otherwise to allow for maximum visibility; and
 - ii. Where it is completely visible to pedestrians and vehicle traffic.
 - b. Additional notice boards may be required when:
 - i. The site does not abut a public road;
 - ii. A large site abuts more than one public road; or
 - iii. The administrator determines that additional notice boards are necessary to provide adequate public notice.
 - c. Notice boards shall be:
 - i. Maintained in good condition by the applicant during the notice period;
 - ii. In place at least ten calendar days prior to the date of hearing or decision; and
 - iii. Removed within fifteen calendar days after the end of the notice period.

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2. Published Notice. Published notice shall include at least the project's street address or location, project description, type of permit(s) required, comment period dates, and location where the complete application may be reviewed in a newspaper of general circulation in the county.

(Ord. No. 2012-11-907, § 1, 11-26-2012)

FINDING: Staff finds a public notice was placed at the property on February 14, 2023.

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19.10.180 Optional additional public notice.

- A. As optional methods of providing public notice of any project permits, the city may:
 1. Notify the public or private groups with known interest in a certain proposal or in the type of proposal being considered;
 2. Notify the news media;

FINDING: Staff placed a notice in the Columbia Gorge News that was published on February 15, 2023.

3. Place notices in appropriate regional or neighborhood newspapers or trade journals;
 4. Publish notice in agency newsletters or send notice to agency mailing lists, either general lists or lists for specific proposals or subject areas;
 5. Mail to neighboring property owners; and
- FINDING:** Notifications were sent to adjacent property owners within 300 feet of subject property on February 14, 2023.
6. Place notices on the Internet.
- B. The city's failure to provide the optional notice as described in this subsection shall not be grounds or invalidation of any permit decision.

(Ord. No. 2012-11-907, § 1, 11-26-2012)

19.10.190 Notice of public hearing.

- A. Content of Notice of Public Hearing for All Types of Applications. The notice given of a public hearing required in this chapter shall contain:
 1. The name and address of the applicant or the applicant's representative;
 2. Description of the affected property, including the street address (if any) and either a vicinity location (including roadway intersections) or written description, other than a legal description, reasonably sufficient to inform the public of the location;
 3. The date, time and place of the hearing;
 4. A description of the nature of the proposed use or development;

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5. A statement that all interested persons may appear at the hearing and provide oral or written comments or testimony;
 6. Where information may be examined, and when and how written comments addressing findings required for a decision by the hearing body may be submitted;
 7. The name of the city staff contact or representative and the telephone number where additional information may be obtained;
 8. That a copy of the application and staff report, and all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at City Hall at no cost.

FINDING: Staff provided notice of a public hearing in accordance with the above stated standards, including posting notifications and sending mailed notices more than 30 days in advance, posted notices of a public hearing in three places and published a notice in the February 15, 2023 edition to the Columbia Gorge News.

B. Mailed Notice. Mailed notice of the public hearing shall be provided as follows:

1. Type I-A, Type I-B, Type IV, and Type V Actions. No mailed public notice is required.
2. Type II Permits - Limited Public Notice. A notice of development application for a Type II permit shall be sent by mail by the administrator. The applicant is responsible for mailing costs of said notice and shall obtain the official list of names and addresses from the county assessor's office. If the applicant/owner of the proposed project permit owns contiguous property to the project, notice shall apply to the boundaries of such contiguous parcels. Public notice shall be mailed to the property owner(s), applicant(s), authorized agents, and also to all owners of adjacent properties that abut the subject property or properties under contiguous ownership of the owner/applicant of the subject permit not fewer than ten nor more than forty-five days prior to the closed record public hearing. For the purposes of this section, properties separated by public right-of-way are considered to be adjacent properties.
3. Type III Actions. The notice of public hearing shall be mailed to:
 - a. The applicant;
 - b. All owners of property within three hundred feet of any portion of the subject property; and
 - c. Any person who submits written comments on an application.

FINDING: Staff provided notice in accordance with the above stated standards for a Type III application.

4. Type III Preliminary Plat Actions. In addition to the notice for Type III actions above, additional notice for preliminary plats and proposed land divisions shall be provided as follows:
 - a. Notice of the filing of a preliminary plat application of a proposed land division located adjoining the city's municipal boundaries shall be given to the appropriate county officials;

FINDING: Klickitat County was notified of this preliminary plat on February 14, 2023 and they provided comments regarding Main Street as a result of the notification.

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- b. Notice of the filing of a preliminary plat application of a proposed land division located adjacent to the right-of-way of a state highway shall be given to the Washington State Secretary of Transportation, who must respond within fifteen calendar days of such notice;

FINDING: This development is not located next to a state highway.

- c. Special notice of the hearing shall be given to adjacent landowners by any other reasonable method the city deems necessary. Adjacent landowners are the owners of real property, as shown by the records of the county assessor, located within three hundred feet of any portion of the boundary of the proposed land division. If the owner of the real property which is proposed to be subdivided owns another parcel or parcels of real property which lie adjacent to the real property proposed to be subdivided, mailed notice under RCW 58.17.090(1)(b) and this section shall be given to owners of real property located within three hundred feet of any portion of the boundaries of such adjacently located parcels of real property owned by the owner of the real property proposed to be subdivided.

FINDING: Staff sent notifications in accordance with this standard.

- 5. Type V Actions. For Type V legislative actions, the city shall publish notice at City Hall and by one publication in a newspaper of general circulation in the county at least ten days before the hearing and all other notice required by city code and RCW 35.23.221.
- 6. General Procedure for Mailed Notice of Public Hearing. All public notices shall be deemed to have been provided or received on the date the notice is deposited in the mail or personally delivered, whichever occurs first.

C. Procedure for Posted or Published Notice of Public Hearing.

- 1. Posted notice of the public hearing is required for all Type II and Type III project permit applications. The posted notice shall be posted as required by Section 19.10.160(A)(1) of this code.
- 2. Published notice is required for all procedures involving an open record public hearing. The published notice shall be published in a newspaper of general circulation in the county. Published notice is not required for closed record public hearings before the city council, as no new testimony or evidence is allowed at such hearings. Mailed notice of the closed record public hearing shall be provided for all parties of record.

FINDING: Staff posted notices in accordance with the above standards and mailings and notices published in the newspaper the week of February 13 met this standard.

D. Time and Cost of Notice of Public Hearing.

- 1. Notice of a public hearing shall be mailed, posted and first published not less than ten nor more than forty-five calendar days prior to the hearing date. Any posted notice shall be removed within fifteen calendar days following the public hearing.
- 2. All costs associated with the public notice shall be borne by the applicant.

(Ord. No. 2012-11-907, § 1, 11-26-2012; Ord. No. 2015-12-979, § 1, 12-2-2015)

FINDING: Staff posted notices in accordance with the above stated standards.

ARTICLE IV PROJECT REVIEW AND APPROVAL PROCESS

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19.10.220 City council action.

A. Actions. Upon receiving a recommendation from the planning commission, an appeal of a planning commission's decision or notice of any other matter requiring the council's attention, the council shall perform the following actions as appropriate:

1. Hold a closed record public hearing and make a decision on a planning commission recommendation;
2. Hold a closed record public hearing and make a decision on an appeal of a planning commission decision;
3. Hold an open record public hearing and make a decision on a legislative matter (Type V action);
4. Make a decision on Type IV actions;
5. At the council's discretion, hold a public hearing and make a decision on the following matters: other matters not prohibited by law.

FINDING: Staff shall ensure the standards stated above are observed upon a decision by the Planning Commission, if an appeal is received during the appeal period or notice of any other matter requiring the Council's attention.

B. Decisions. The city council shall make its decision by motion, resolution, or ordinance as appropriate. In its decision regarding appeals of planning commission decisions, the city council shall adopt written findings and conclusions (either those rendered by the planning commission or findings and conclusions prepared by the council).

1. A city council decision on a planning commission recommendation or on an appeal of a planning commission decision following a closed record public hearing shall include one of the following actions:
 - a. Approve as recommended;
 - b. Approve with additional conditions;
 - c. Modify, with or without the applicant's concurrence; provided, that the modifications do not:
 - i. Enlarge the area or scope of the project;
 - ii. Increase the density or proposed building size; or
 - iii. Significantly increase adverse environmental impacts as determined by the responsible official;
 - d. Deny without prejudice (reallocation or resubmittal is permitted);
 - e. Deny with prejudice (reapplication or resubmittal is not allowed for one year); or

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- f. Remand for further proceedings and/or evidentiary hearing in accordance with Section 19.10.270 of this code.

FINDING: Staff shall ensure the standards stated above are observed.

- 2. A council decision following a closed record appeal hearing shall include one of the following actions:
 - a. Grant the appeal in whole or in part;
 - b. Deny the appeal in whole or in part; or
 - c. Remand for further proceedings and/or evidentiary hearing in accordance with Section 19.10.270 of this code.

FINDING: Should an appeal be received, Staff shall ensure the standards stated above are observed.

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(Ord. No. 2012-11-907, § 1, 11-26-2012)

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19.10.235 Planning commission review and recommendation (Type III).

- A. The planning commission shall review and make findings, conclusions and issue recommendations on all Type III permit applications.

FINDING: A Planning Commission meeting to hear this matter is scheduled for March 22, 2023.

- B. Staff Report. The administrator shall prepare a staff report on the proposed development or action summarizing the comments and recommendations of city departments, affected agencies and special districts, and evaluating the development's consistency with the city's development code, adopted plans and regulations. If requested by the planning commission, the staff report shall include proposed findings, conclusions and recommendations for disposition of the development application. The staff report shall include and consider all written public comments on the application.

FINDING: Staff is preparing a report meeting the above stated criteria and shall send this to the Planning Commissioners for review on or before March 16, 2023 and post this the City's website on or before March 16, 2023.

- C. Planning Commission Hearing. The planning commission shall conduct a public hearing on Type III development proposals for the purpose of taking testimony, hearing evidence, considering the facts germane to the proposal, and evaluating the proposal for consistency with the city's development code, adopted plans and regulations. Notice of the planning commission hearing shall be in accordance with Section 19.10.190 of this code.

FINDINGS: The public hearing to review this matter is scheduled before the Planning Commission at their March 22, 2023 meeting.

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- D. Required Findings. In addition to the approval criteria listed in this code, the planning commission shall not recommend approval of a proposed development unless it first makes the following findings and conclusions:
1. The development is consistent with the White Salmon comprehensive plan and meets the requirements and intent of the White Salmon Municipal Code;
 2. The development is not detrimental to the public health, safety and welfare;
 3. The development adequately mitigates impacts identified under Chapters 18.10 (Critical Areas Ordinance) and 18.20 (Environmental Protection/SEPA Review) of this code; and
 4. For land division applications, findings and conclusions shall be issued in conformance with Sections 19.10.230 Planning commission review and decision (Type II) and 19.10.235 Planning commission review and recommendation (Type III) of this title, and RCW 58.17.110
- E. Recommendation. In the planning commission's recommendation decision regarding Type III actions, it shall adopt written findings and conclusions. The planning commission's recommendation following closure of an open record public hearing shall include one of the following actions:
1. Recommend approval;
 2. Recommend approval with conditions; or
 3. Recommend denial.

(Ord. No. 2012-11-907, § 1, 11-26-2012)

FINDING: The Planning Commission shall review and make recommendations based on the above criteria.

19.10.240 Procedures for public hearings.

Public hearings shall be conducted in accordance with the hearing body's rules of procedure and shall serve to create or supplement an evidentiary record upon which the body will base its decision. Questions directed to the staff or the applicant shall be posed by the chair at its discretion. In cases where scientific standards and criteria affecting project approval are at issue, the chair shall allow orderly cross-examination of expert witnesses presenting reports and/or scientific data and opinions. The hearing body may address questions to any party who testifies at a public hearing. The chair shall open the public hearing and, in general, observe the following sequence of events:

- A. Staff presentation, including submittal of any administrative reports. Members of the hearing body may ask questions of the staff.
- B. Applicant presentation, including submittal of any materials. Members of the hearing body may ask questions of the applicant.
- C. Testimony or comments by the public germane to the matter.
- D. Rebuttal, response or clarifying statements by the staff and the applicant.
- E. The evidentiary portion of the public hearing shall be closed and the hearing body shall deliberate on the matter before it.

(Ord. No. 2012-11-907, § 1, 11-26-2012)

FINDING: The Planning Commission shall conduct the meeting on March 22, 2023 in accordance with the above stated standards.

19.10.250 Procedures for closed record hearings and appeals.

Closed record hearings on planning commission appeals shall be conducted in accordance with the city council's rules of procedure and shall serve to provide argument and guidance for the body's decision. Closed record hearings shall be conducted generally as provided for other public hearings. Except as provided in Section 19.10.270 of this code, no new evidence or testimony shall be given or received. The parties to an appeal of a planning commission decision may submit timely written statements or arguments.

(Ord. No. 2012-11-907, § 1, 11-26-2012)

FINDING: The March 22, 2023 Planning Commission meeting will be an open record public hearing.

19.10.260 Reconsideration.

A party of record at a public hearing or closed record appeal may seek reconsideration only of a final decision by filing a written request for reconsideration with the administrator within five calendar days of the oral announcement of the final decision. The request shall comply with Section 19.10.310(B) of this code. The council or hearing body shall consider the request at its next regularly scheduled meeting, without public comment or argument by the party filing the request. If the request is denied, the previous action shall become final. If the request is granted, the council or hearing body may immediately revise and reissue its decision or may call for argument in accordance with the procedures for closed record appeals. Reconsideration should be granted only when an obvious legal error has occurred or a material factual issue has been overlooked that would change the previous decision.

(Ord. No. 2012-11-907, § 1, 11-26-2012)

FINDING: Should a reconsideration be requested by a party of the record, this shall be handled in the manner stated above.

19.10.270 Remand.

In the event the city council determines that the public hearing record, the record on appeal as applicable, are insufficient or otherwise flawed, the council may remand the matter back to the planning commission or administrator, as applicable, to correct the deficiencies. The council shall specify the items or issues to be considered and the time frame for completing the additional work.

(Ord. No. 2012-11-907, § 1, 11-26-2012)

19.10.280 Final decision—Exclusions to one hundred twenty-day deadline.

- A. Time. The final decision on a development proposal shall be made within one hundred twenty calendar days from the date of the determination of completeness. In determining the number of calendar days that have elapsed after the determination of completeness, the following periods shall be excluded:

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1. Any time needed to amend the White Salmon comprehensive plan or development regulations;
 2. Pursuant to Section 19.10.110(F) of this code, any time required to correct plans, perform studies or provide additional information; provided, that within fourteen calendar days of receiving the requested additional information, the administrator shall determine whether the information is adequate to resume the project review;
 3. Pursuant to Section 19.10.110(G) of this code, substantial project revision(s) made or requested by an applicant, in which case the one hundred twenty calendar days will be calculated from the time that the city determines the revised application to be complete and issues a new determination of completeness in accordance with Section 19.10.110(A) of this code;
 4. All time required for the preparation and review of an environmental impact statement;
 5. Any time needed to process an application for projects involving the siting of an essential public facility;
 6. An extension of time mutually agreed upon by the city and the applicant;
 7. Any remand to the planning commission.

FINDING: The Planning Commission is scheduled to hear this matter on March 22, 2023, 40 days after the application was deemed complete.

- B. **Effective Date.** The final decision of the council or hearing body shall be effective on the date stated in the decision, motion, resolution, or ordinance; provided, that the appeal periods shall be calculated from the date of issuance of the land use decision, as provided in the Land Use Petition Act, Chapter 36.70C RCW. For the purposes of this chapter, the date on which a land use decision is issued is:
1. Three days after a written decision is mailed by the city or, if not mailed, the date on which the city provides notice that a written decision is publicly available;
 2. If the land use decision is made by ordinance or resolution by the city council sitting in a quasi-judicial capacity, the date the city council passes the ordinance or resolution; or
 3. If neither subsection (B)(1) nor (2) of this section applies, the date the decision is entered into the public record.

FINDING: Staff will determine the effective date in accordance with the above stated standards.

- C. **Notice of Decision.** Upon issuance of the final decision, administrator shall mail or hand deliver a copy of the final decision to the applicant, any persons who have filed a written request for a copy of the decision, and to all persons who submitted substantive written comments on the application. The notice of decision shall include a statement of the threshold determination made under Chapter 18.20 (Environmental Protection/SEPA Review) of this code and the procedures for an appeal (if any) of the permit decision or recommendation.
- D. **Notice of Delayed Decision.** If the city is unable to issue its final decision within the time limits provided in this chapter, the city will provide written notice of this fact to the applicant. The notice

shall contain a statement of reasons why the time limits have not been met and an estimated date for issuance of the final decision.

(Ord. No. 2012-11-907, § 1, 11-26-2012)

FINDING: Notifications of the decision shall be handled in the above stated manner.

ARTICLE V APPEALS

19.10.290 Appeal of administrative interpretations and approvals (Type I-A and I-B).

Administrative interpretations may be appealed, by applicants or parties of record, to the planning commission. Type I-A approvals may be appealed to the planning commission in accordance with Section 19.10.200. The decision is final on the date issued and no notice of the decision is required. Type I-B approvals may be appealed to the planning commission in accordance with Section 19.10.210 Administrative approvals subject to notice (Type I-B) of this title.

(Ord. No. 2012-11-907, § 1, 11-26-2012)

19.10.300 Appeal of planning commission decisions (Type II)—Standing to appeal.

Planning commission decisions may be appealed by parties of record from the open record hearing to the city council. "Parties of record" include: the land use permit applicant; persons who have testified at the open record hearing; and any persons who have submitted written comments concerning the application that forms part of the public record that is considered at the open record hearing (excluding persons who only signed petitions or mechanically produced form letters).

(Ord. No. 2012-11-907, § 1, 11-26-2012)

19.10.310 Appeals—Procedure.

- A. Filing. Every appeal of an administrative decision, as well as planning commission decisions, shall be filed with the administrator within thirty calendar days after the date of the recommendation or decision of the matter being appealed; provided, however, appeals of Type II decisions shall be filed within the time periods set forth in Section 19.10.210 of this code (thirty calendar days) and SEPA appeals shall be filed in accordance with Chapter 18.20 (Environmental Protection/SEPA Review) of this code (ten calendar days). A notice of appeal shall be delivered to City Hall by mail or personal delivery, and must be received by five o'clock p.m. on the last business day of the appeal period, with the required appeal fee.
- B. Contents. The notice of appeal shall contain a concise statement identifying:
 - 1. The decision being appealed;
 - 2. The name and address of the appellant and his or her interest(s) in the matter;
 - 3. The specific reasons why the appellant believes the decision to be wrong. The appellant shall bear the burden of proving the decision was wrong;
 - 4. The desired outcome or changes to the decision; and
 - 5. The Appeal Fee. All requests for reconsideration filed pursuant to Section 19.10.260 of this code shall contain all information required in this section.

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- C. Any notice of appeal not in full compliance with this section shall not be considered, and the appellant shall be so notified.

(Ord. No. 2012-11-907, § 1, 11-26-2012)

FINDING: Should an appeal be received, it shall be handled in the manner stated above.

19.10.320 Judicial appeal.

- A. Appeals from the final decision of the city council and appeals from any other final decisions specifically authorized (subject to timely exhaustion of all administrative remedies) shall be made to Superior Court within twenty-one calendar days of the date the decision or action became final, as defined in Section 19.10.280(B) of this code, unless another time period is established by state law or local ordinance. All appeals must conform with procedures set forth in Chapter 36.70C RCW.
- B. Notice of the appeal and any other pleadings required to be filed with the court shall be served on the city clerk, and all persons identified in RCW 36.70C.040, within the applicable time period. This requirement is jurisdictional.
- C. The cost of transcribing and preparing all records ordered certified by the court or desired by the appellant for such appeal shall be borne by the appellant. Prior to the preparation of any records, the appellant shall post with the city clerk an advance fee deposit in the amount specified by the city clerk. Any overage will be promptly returned to the appellant.

(Ord. No. 2012-11-907, § 1, 11-26-2012)

FINDING: Should an appeal be received, it shall be handled in the manner stated above.

19.10.330 Effective date—Severability.

- A. **Effective Date.** This chapter shall be effective on December 1, 2012; provided, however, all complete land development applications meeting all requirements of the White Salmon Municipal Code filed on or after December 1, 2012 shall be subject to the requirement of a single, consolidated open record public hearing, including the requirements set forth in Sections 19.10.200 through 19.10.320 of this code.
- B. **Conflict with Other Procedures.** In the event of a conflict in project application and/or public hearing procedures found elsewhere in the White Salmon Municipal Code or found in the White Salmon shoreline master program, and the requirements of this chapter, the requirements and procedures set forth in this chapter shall prevail.
- C. **Severability.** If any clause, sentence, paragraph, section or part of this chapter or its application to any person or circumstance is held to be invalid or unconstitutional by a court of competent jurisdiction, such order or judgment shall not affect the validity or constitutionality of the remainder of any part of this chapter. To this end, the provisions of each clause, sentence, paragraph, section or part of this law are declared severable.

(Ord. No. 2012-11-907, § 1, 11-26-2012)

19.10.340 Land development permit and appeal fees.

Land use permit and appeal fees are set in Chapter 3.36 WSMC.

(Ord. No. 2012-11-907, § 1, 11-26-2012)

FINDING: Staff finds the above stated provisions apply to Applicant.

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Summary of Recommended Conditions of Approval

R-PUD Subdivision File WS-SUB-2023-001 and WS-R-PUD-2023-001

Prior to Final Plat:

- 1) Prior to final plat, Applicant note size of property in square feet and acres on the site survey.
- 2) Prior to final plat, Applicant shall provide plans that either allows for on-street parking or provides plans for how additional off-street parking shall be provided in sufficient quantities where on-street parking would not be necessary. If no on-street parking is provided, Staff shall require additional off-street parking beyond what would normally be required.
- 3) Prior to final plat, Applicant shall establish a homeowner's association meeting the standards of WSMC 17.75.040(D)(1) that is binding on all property owners within the proposed subdivision to maintain open space and easements associated with the open space or come to an agreement agreeable to the City about the maintenance and operation of this open space.
- 4) Prior to Final Plat, Applicant shall provide a traffic analysis meeting the standards laid out by Klickitat County's memo found in Exhibit L.
- 5) Prior to final plat, Applicant shall provide plans indicating common area landscaping plans.
- 6) Prior to commencing construction or grading, Applicant shall provide the City with plans for grading and recontouring that meet City standards and receive approval for such plans prior to grading or recontouring work.
- 7) Prior to commencing construction or grading, Applicant shall provide the City with plans for grading and recontouring that meet City standards and receive approval for such plans prior to grading or recontouring work as well as make provisions for erosion control measures.
- 8) If Applicant installs or constructs outdoor lighting/street lights, Applicant shall comply with the standards found in WSMC 8.40-Outdoor Lighting.
- 9) Prior to commencing construction or grading, Applicant shall provide the City with plans for grading and recontouring that meet City standards and receive approval for such plans prior to grading or recontouring work as well as make provisions for erosion control measures.
- 10) Applicant shall make improvements and apply for final plat approval within five years of the date of preliminary plat approval.
- 11) Prior to final plat, a development agreement shall be finalized and approved by City Council and shall include financial guarantees or provision of a performance bond(s) as necessary.
- 12) Applicant shall record the final plat within 60 days of obtaining final plat approval from the City Council and all signatures are affixed to the completed mylar plans.

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- 13) Prior to final plat, Applicant shall clearly note on plat maps what is to be dedicated and where the dedicated infrastructure is located, including dimensions, capacity of pipes and materials used as well as provide as-built drawings.
 - 14) Prior to final plat, Applicant shall, at least two weeks prior to filing a final plat, supply the council and the administrator with copies of the grantee organization articles of incorporation and bylaws, and with evidence of the conveyance or a binding commitment to convey meeting the criteria set forth above.
 - 15) Prior to final plat, Applicant shall not on final plat map the easement granting the ability to construct, operate and maintain the booster pump station proposed to be located at the southeast corner of subject property and adjacent to N. Main Street. If City and Applicant agree, Applicant may also dedicate the land needed for the booster pump station to the City as part of the final plat process.
 - 16) Applicant shall alter the stormwater bioswale as necessary based on final design plans for the booster pump station.
 - 17) Prior to final plat and as part of general public improvements, Applicant shall install a fire hydrant at the southwest quadrant of the Street A and Street B intersection. This hydrant shall meet City standards of the City and Applicant to verify sufficient water flow for hydrant to be usable.
 - 18) Prior to final plat Applicant shall work with Klickitat County to assure access to N. Main Street and work to resolve the issues presented in WSMC 16.45.030(A)(1).
 - 19) (revised 3.16.23) On the final plat map, Applicant shall either indicate if Lots 5 and 9 are reserved for a hammerhead emergency vehicle turnaround space or if Applicant creates an agreement with the adjacent landowner to the west that provides a road of sufficient width and quality to allow access between Street A and Street B. The access solution chosen by Applicant shall remain in place until such time development on adjacent properties allow for circulation and turnaround of emergency vehicles.
 - 20) Assuming the street network on the property immediately to the west of subject property is not built out, Applicant shall at all times maintain a way to allow for emergency vehicle turnaround maneuvering per the Fire Chief's memorandum (Exhibit K) and shall indicate on final plat map what parcels are reserved for hammerhead turnarounds or an agreement with the property owner to the west of subject property that allows for a road that creates a loop between Street A and Street B until such time the road network to the west allows for emergency vehicle turnaround or egress. Any agreements for access shall be indicated on the final plat map and recorded with Klickitat County.
 - 21) Applicant shall construct water and sewer improvements to City standards and shall be inspected by the City prior to acceptance, dedication to the City and final plat. Applicant shall construct sewer main line from intersection of Street A and N. Main Street to the nearest east-running public sewer lateral. Exhibit C has additional details about standards and what needs to be constructed.
 - 22) Prior to final plat and acceptance of public improvements, Applicant shall demonstrate compliance with the provisions of WSMC 16.45.100.
 - 23) Prior to issuance of development permits, each proposed residential project shall demonstrate compliance with the require to provide all utility connections underground and all utility infrastructure within the subdivision on both proposed public right of way and on private

property shall be underground.

- 24) Prior to final plat, Applicant shall provide stormwater plans to include capacity calculations and exact dimensions of the stormwater pond/bioswale.
- 25) Prior to final plat, Applicant shall provide a plat map indicating location, size and dimensions of the pump station facility. These dimensions may be obtained from the City's engineering consultant designing this project.
- 26) Prior to final plat, Applicant shall establish monuments in accordance with the standards of WSMC 16.55.040.
- 27) to final plat, Applicant shall demarcate all lots and tracts per the standards in WSMC 16.55.050.
- 28) Prior to final plat, Applicant shall name the streets the comprise the internal subdivision street network or work with the City to establish street names.
- 29) Prior to final plat, Applicant shall provide to the City any restrictive covenants and/or HOA CCR documents related to this subdivision.
- 30) Prior to final plat, Applicant shall provide final plat map(s) meeting all the standards, criteria and required information of WSMC 16.60.020
- 31) Prior to final plat, Applicant shall construct required improvements per the Public Works Memorandum (Exhibit C)
- 32) Prior to final plat, Applicant shall demonstrate proposed streets meet the standards set forth in the Public Works Memorandum, City street construction standards and the Development Agreement as approved by City Council and then construct streets to these standards prior to acceptance by the City. Streets shall include on-street public parking amounts acceptable to the City.
- 33) Prior to final plat, Applicant shall note all heritage trees on the final plat map and include any required buffers in addition to the heritage tree dripline. Additional compliance with tree buffers shall be reviewed at the time of building permit or additional land use action review applications are received.
- 34) Prior to final plat, Applicant shall include a notice meeting the standards of WSMC 18.10.119 on the final plat map.
- 35) Heritage trees identified on Lots 27 and 28 on the preliminary plat map shall appear on the final plat map and shall be identified as heritage trees on the final plat map. The ponderosa tree shall be indicated on final plat map.
- 36) Applicant shall include the above dedication easement statement on the final plat map.

//////////////////////////////////// END OF CONDITIONS OF APPROVAL////////////////////////////////////



Jeff Broderick
Land Use Planner

March 20, 2023

Date

NANCY WHITE FOUR OAKS SUBDIVISION

SECTION: 19, T 3 N, R 11 E,
CITY OF WHITE SALMON
Klickitat County, Washington

NEW	LEGEND	EXISTING
NEW 8" PVC WATER LINE	WATER LINE	EXISTING WATERLINE
NEW 8" PVC SEWER LINE	SEWER LINE	EXISTING 8" SEWER
NEW 12" STORM LINE	STORM DRAIN LINE	
■	CATCH BASIN	□
●	STORM MANHOLE	⊙
⊙	SEWER MANHOLE	⊗
⊗	WATER VALVE	
⊕	WATER METER	
⊕	FIRE HYDRANT	
⊕	UTILITY POLE	⊕
⊕	ELECTRICAL VAULT	⊕
⊕	UNDERGROUND POWER	UG POWER
⊕	UNDERGROUND TELEPHONE	UG TELEPHONE
⊕	GAS	
■	ASPHALT STREET	■
■	SIDEWALK	■

SHEET INDEX

GENERAL

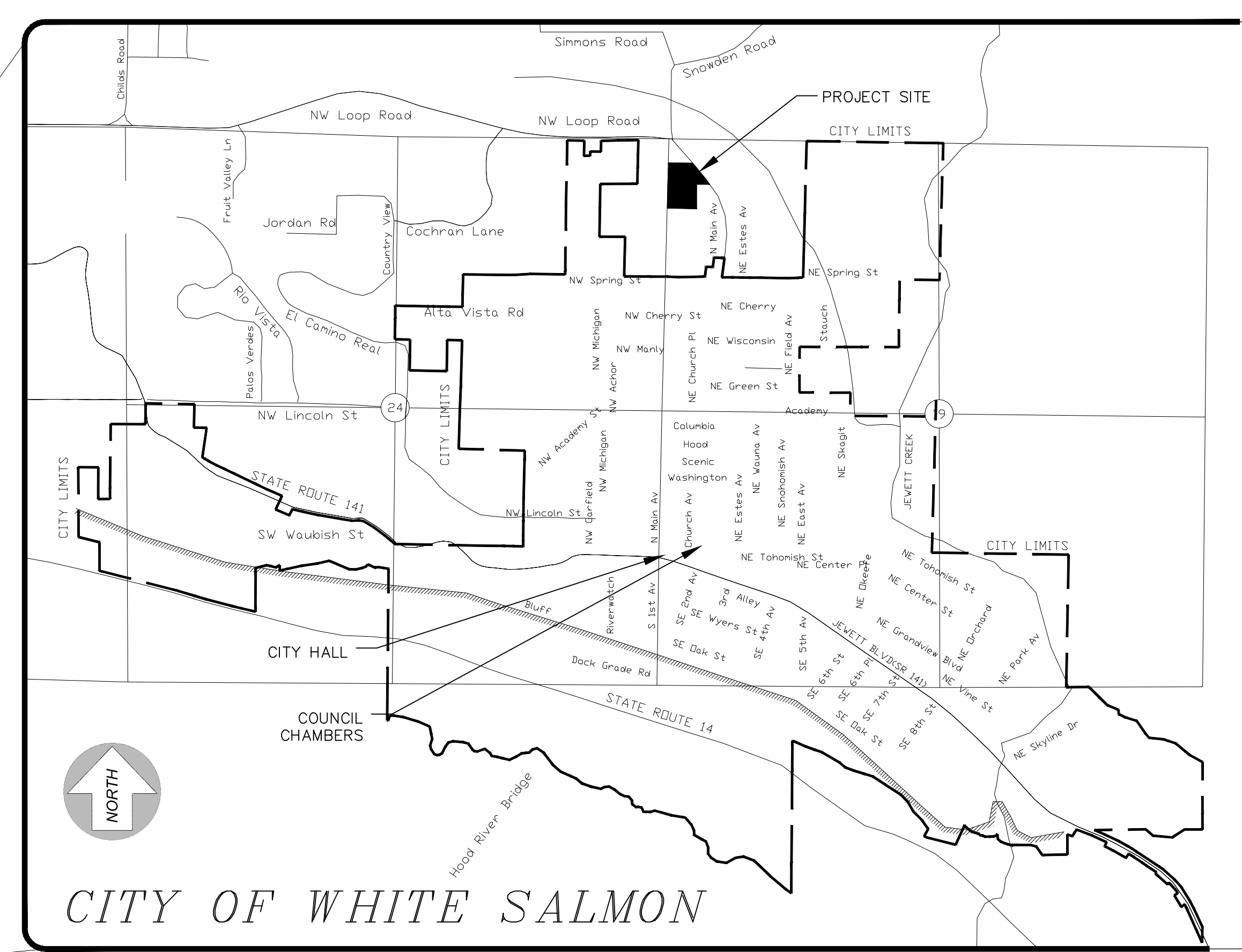
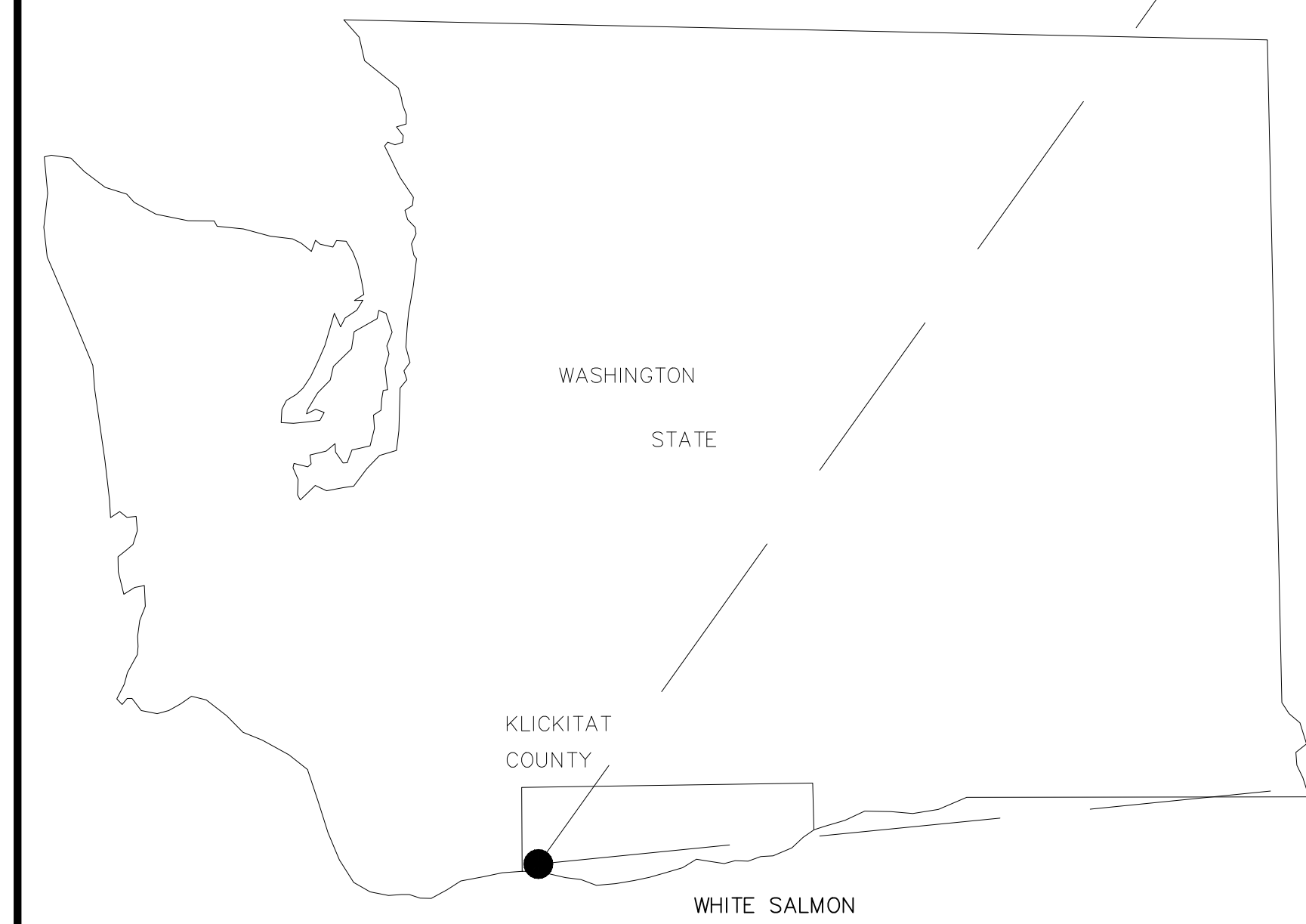
- COVER
- NOTES
- EROSION CONTROL PLAN
- SURVEY
- SITE PLAN
- MAIN ROAD PLAN AND PROFILE
- SECONDARY ROAD PLAN AND PROFILE
- WATER PLAN
- 1.1 WATER PROFILE
- 1.2 WATER DETAILS
- SEWER PLAN
- 2.1 SEWER PROFILE
- 2.2 SEWER DETAIL
- STORM PLAN
- 3.1 STORM PROFILE
- 3.2 STORM DETAIL
- ROAD TYPICAL SECTIONS
- SIDEWALK AND DRIVEWAY DETAILS

SPECIFICATIONS

ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CURRENT EDITION OF THE WSDOT/APWA STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, THE CURRENT EDITION OF THE WSDOT STANDARD PLANS AND THE CITY OF WHITE SALMON STANDARDS.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED, ALTHOUGH THEY HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.



VICINITY MAP
NOT TO SCALE

CALL BEFORE YOU DIG 1-800-424-5555

Pioneer Surveying & Engineering, Inc.
Civil/Structural Engineering and Land Planning
125 E. Simcoe Drive
Goldendale, Washington 98620
Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net

DUSTIN D. CONROY
STATE OF WASHINGTON
42272
REGISTERED PROFESSIONAL ENGINEER

NANCY WHITE SUBDIVISION
WHITE SALMON, WA
COVER SHEET

No.	Date	Revisions
2.0	12-20-2022	SUBMITTED FOR REVIEW
1.0	6-16-2022	SUBMITTED FOR REVIEW

SCALE: AS NOTED

JOB NO. **19-XX** REV. **0**

GENERAL NOTES:

- A) CONTRACTOR SHALL PROCURE AND CONFORM TO ALL CONSTRUCTION PERMITS REQUIRED BY THE CITY. OWNER TO PAY ALL PROJECT PERMIT COSTS. CONTRACTOR SHALL PROVIDE OWNER 48 HOURS NOTICE PRIOR TO REQUIRING PAYMENT FOR PERMITS.
- B) CONTRACTOR TO PAY ALL PROJECT UTILITY TAPPING, TV, AND CHLORINATION COSTS. COST FOR RETESTING SHALL BE BORNE BY THE CONTRACTOR. CONTRACTOR SHALL COORDINATE AND PAY ALL COSTS ASSOCIATED WITH CONNECTING TO EXISTING WATER, SANITARY SEWER AND STORM SEWER FACILITIES.
- C) CONTRACTOR SHALL PROVIDE ALL BONDS AND INSURANCE REQUIRED BY PUBLIC AND/OR PRIVATE AGENCIES HAVING JURISDICTION.
- D) ALL MATERIALS AND WORKMANSHIP FOR FACILITIES IN STREET RIGHT-OF-WAY OR EASEMENTS SHALL CONFORM TO APPROVING AGENCIES' CONSTRUCTION SPECIFICATIONS WHEREIN EACH HAS JURISDICTION, INCLUDING BUT NOT LIMITED TO THE CITY, KICKAPAT COUNTY HEALTH DEPARTMENT, WASHINGTON DEPARTMENT OF ECOLOGY (DOE), WASHINGTON DEPARTMENT OF HEALTH (DOH) AND THE WASHINGTON DEPARTMENT OF ECOLOGY (DOE).
- E) UNLESS OTHERWISE APPROVED BY THE PUBLIC WORKS DIRECTOR, CONSTRUCTION OF ALL PUBLIC FACILITIES SHALL BE DONE BETWEEN 7:00 AM. AND 6:00 P.M., MONDAY THROUGH FRIDAY.
- F) THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DRAWINGS INCLUDING SUCH INCIDENTALS AS MAY BE NECESSARY TO MEET APPLICABLE AGENCY REQUIREMENTS AND PROVIDE A COMPLETED PROJECT.
- G) THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES A MINIMUM OF 48 BUSINESS HOURS (2 BUSINESS DAYS) PRIOR TO START OF CONSTRUCTION AND COMPLY WITH ALL OTHER REQUIREMENTS OF ROW 19.122.
- H) ANY INSPECTION BY THE CITY OR OTHER AGENCIES SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT CONFORMANCE WITH THE CONTRACT DOCUMENTS, APPLICABLE CODES AND AGENCY REQUIREMENTS.
- I) CONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES, WARNING SIGNS, TRAFFIC CONES PER CITY REQUIREMENTS IN ACCORDANCE WITH THE MUTCD (INCLUDING OREGON AND/OR WASHINGTON AMENDMENTS). ACCESS TO DRIVEWAYS SHALL BE MAINTAINED AT ALL TIMES. ALL TRAFFIC CONTROL MEASURES SHALL BE APPROVED AND IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITY.
- J) CONTRACTOR SHALL BE LICENSED WITH THE CONSTRUCTION CONTRACTOR BOARD.
- K) ELEVATIONS ARE BASED ON AN ASSUMED DATUM.
- L) A PRE-CONSTRUCTION MEETING WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION. THE MEETING SHALL INCLUDE AT LEAST THE CONTRACTOR, CITY ENGINEER, AND CITY DEVELOPMENT INSPECTOR. IT IS RECOMMENDED THAT THE DEVELOPER/PROPERTY OWNER, AND PROJECT ENGINEER/MANAGER BE PRESENT AS WELL.

EXISTING UTILITIES & FACILITIES:

- A) THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF APPROVED DRAWINGS ON THE CONSTRUCTION SITE AT ALL TIMES WHEREON HE WILL RECORD ANY APPROVED DEVIATIONS IN CONSTRUCTION FROM THE APPROVED DRAWINGS, AS WELL AS THE STATION LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES ENCOUNTERED. THESE FIELD RECORD DRAWINGS SHALL BE KEPT UP TO DATE AT ALL TIMES AND SHALL BE AVAILABLE FOR INSPECTION BY THE CITY UPON REQUEST. FAILURE TO CONFORM TO THIS REQUIREMENT MAY RESULT IN DELAY OF PAYMENT AND/OR FINAL ACCEPTANCE OF THE PROJECT.
- B) UPON COMPLETION OF CONSTRUCTION OF ALL NEW FACILITIES, CONTRACTOR SHALL SUBMIT A CLEAN SET OF FIELD RECORD DRAWINGS CONTAINING ALL AS-BUILT DRAWINGS TO THE ENGINEER FOR USE IN THE PREPARATION OF AS-BUILT DRAWINGS FOR SUBMITTAL TO THE CITY AND OWNER. ALL INFORMATION SHOWN ON THE CONTRACTORS FIELD RECORD DRAWINGS SHALL BE SUBJECT TO VERIFICATION BY THE ENGINEER. IF SIGNIFICANT ERRORS OR DEVIATIONS ARE NOTED BY THE ENGINEER, AN AS-BUILT SURVEY PREPARED AND STAMPED BY A REGISTERED PROFESSIONAL LAND SURVEYOR AND/OR QUALIFIED ENGINEER SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE.
- C) THE LOCATION AND DESCRIPTIONS OF EXISTING UTILITIES SHOWN ON THE DRAWING, ARE COMPLETED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE ENGINEER OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND SIZES OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- D) THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING PROPERTY AND STREET MONUMENTS PRIOR TO CONSTRUCTION. ANY MONUMENTS DISTURBED DURING CONSTRUCTION OF THE PROJECT SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- E) CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES WHERE NEW FACILITIES CROSS. CONTRACTOR SHALL BE RESPONSIBLE FOR EXPOSING POTENTIAL UTILITY CONFLICTS FAR ENOUGH AHEAD OF CONSTRUCTION TO MAKE NECESSARY GRADE MODIFICATIONS WITHOUT DELAYING THE WORK. IF GRADE MODIFICATION IS NECESSARY, CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER, AND THE DESIGN ENGINEER SHALL OBTAIN APPROVAL FROM THE CITY ENGINEER PRIOR TO CONSTRUCTION. ALL UTILITY CROSSINGS SHALL BE POTHOLED AS NECESSARY PRIOR TO EXCAVATING OR BORING TO ALLOW THE CONTRACTOR TO PREVENT GRADE OR ALIGNMENT CONFLICTS.
- F) ALL FACILITIES SHALL BE MAINTAINED IN-PLACE BY THE CONTRACTOR UNLESS OTHERWISE SHOWN OR DIRECTED. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO SUPPORT, MAINTAIN, OR OTHERWISE PROTECT EXISTING UTILITIES AND OTHER FACILITIES AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR TO LEAVE EXISTING FACILITIES IN AN EQUAL OR BETTER-THAN-ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY ENGINEER.
- G) UTILITIES OR INTERFERING PORTIONS OF UTILITIES THAT ARE ABANDONED IN PLACE SHALL BE REMOVED BY THE CONTRACTOR TO THE EXTENT NECESSARY TO ACCOMPLISH THE WORK. THE CONTRACTOR SHALL PLUG THE REMAINING EXPOSED ENDS OF ABANDONED UTILITIES IN A METHOD APPROVED BY THE CITY.
- H) CONTRACTOR SHALL REMOVE ALL EXISTING SIGNS, MAILBOXES (POSTAL SERVICE NOTIFICATION REQUIRED), FENCES, LANDSCAPING, ETC., AS REQUIRED TO AVOID DAMAGE DURING CONSTRUCTION AND REPLACE THEM TO EXISTING OR BETTER CONDITION.
- I) ANY SEPTIC TANKS ENCOUNTERED DURING CONSTRUCTION SHALL BE PUMPED OUT, CONTRACTOR SHALL BREAK BOTTOM OF TANK OUT AND BACKFILL WITH FEA GRAVEL UNLESS OTHERWISE REQUIRED BY PUBLIC AGENCIES HAVING JURISDICTION. SEPTIC TANK REMOVAL TO BE IN ACCORDANCE WITH SANITARIAN REQUIREMENTS.
- J) ANY WELLS ENCOUNTERED SHALL BE ABANDONED PER STATE REQUIREMENTS.
- K) ANY FUEL TANKS ENCOUNTERED SHALL BE REMOVED AND DISPOSED OF PER STATE REQUIREMENTS. BACKFILL WITH COMPACTED GRANULAR MATERIAL.
- L) CONTRACTOR SHALL COORDINATE AND PAY ALL COSTS ASSOCIATED WITH REMOVING OR ABANDONING ANY SEPTIC TANKS, WELLS (INCLUDING BOREHOLE PIEZOMETERS) AND FUEL TANKS ENCOUNTERED AS PER REGULATING AGENCY REQUIREMENTS. WHEN SHOWN ON THE DRAWINGS, THESE STRUCTURES SHALL BE REMOVED OR ABANDONED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY UPON DISCOVERY OF ANY SEPTIC TANKS, WELLS OR FUEL TANKS NOT SHOWN ON THE DRAWINGS, AND OBTAIN CONCURRENCE FROM THE OWNER PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A DETAILED COST BREAKDOWN OF ALL WORK RELATED TO REMOVING ABANDONING SAID STRUCTURES. THE CONTRACTOR BE REIMBURSED ON A TIME & MATERIALS BASIS OR AT A NEGOTIATED PRICE AS AGREED TO BY THE OWNER.
- M) THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGING CONSTRUCTION ACTIVITIES TO ENSURE THAT PUBLIC STREETS AND RIGHT-OF-WAYS ARE KEPT CLEAN OF MUD, DUST OR DEBRIS. DUST ABATEMENT SHALL BE MAINTAINED BY ADEQUATE WATERING OF THE SITE BY THE CONTRACTOR.

CURBS & SIDEWALKS:

- A) UNLESS OTHERWISE SHOWN OR INDICATED ON THE DRAWINGS, 6-INCHES NOMINAL CURB EXPOSURE USED FOR DESIGN OF ALL PARKING LOT AND STREET GRADES.
- B) CONTRACTOR SHALL CONSTRUCT HANDICAP ACCESS RAMPS AT ALL INTERSECTIONS IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.
- C) SIDEWALK TO BE INSTALLED AS INDIVIDUAL LOTS ARE DEVELOPED.
- D) SIDEWALKS SHALL BE A MINIMUM OF 4-INCHES THICK AND STANDARD DRIVEWAYS SHALL BE A MINIMUM OF 6-INCHES THICK. COMMERCIAL USE DRIVEWAYS AND ALLEY APPROACHES SHALL BE MINIMUM 8-INCHES THICK. ALL CURBS, SIDEWALKS AND DRIVEWAYS SHALL BE CONSTRUCTED USING 3300 PSI CONCRETE WITH TYPE 1 OR TYPE 1D CLEAR CURING COMPOUND.
- E) WHEN TRENCH EXCAVATION REQUIRES REMOVAL OF PCC CURBS AND/OR SIDEWALKS, THE CURBS AND/OR SIDEWALKS SHALL BE SAWCUT AND REMOVED AT A TOOLED JOINT UNLESS OTHERWISE AUTHORIZED IN WRITING BY THE CITY. THE SAWCUT LINES SHOWN ON DRAWINGS ARE SCHEMATIC AND NOT INTENDED TO SHOW THE EXACT ALIGNMENT OF SUCH CUTS.

GRADING, PAVING & DRAINAGE:

- A) UNLESS OTHERWISE NOTED, ALL GRADING, ROCKING AND PAVING TO CONFORM TO WSDOT STANDARD SPECIFICATIONS AS AMENDED BY THE CITY, CURRENT EDITION.
- B) CLEAR AND GRUB WITHIN WORK LIMITS ALL SURFACE VEGETATION, TREES, STUMPS, BRUSH, ECT. DO NOT DAMAGE OR REMOVE TREES EXCEPT AS APPROVED BY THE ENGINEER SHOWN ON THE DRAWINGS. PROTECT ALL ROOTS TWO INCHES IN DIAMETER OR LARGER.
- C) STRIP WORK LIMITS, REMOVING ALL ORGANIC MATTER, WHICH CANNOT BE COMPACTED INTO A STABLE MASS. ALL TREES, BRUSH AND DEBRIS ASSOCIATED WITH CLEARING, STRIPPING OR GRADING SHALL BE REMOVED AND DISPOSED OF OFF-SITE.
- D) IMMEDIATELY FOLLOWING STRIPPING OPERATIONS, COMPACT SUBGRADE TO 95% WITHIN PAVED AREAS (90% IN OTHER AREAS) OF THE MAXIMUM DRY DENSITY PER ASTM D-698 TEST METHOD (STANDARD PROCTOR). SUBGRADES MUST BE INSPECTED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO PLACING EMBANKMENTS, ENGINEERED FILLS OR FINE GRADING FOR BASE ROCK. CITY TO INSPECT WORK PERFORMED WITHIN R.O.W.
- E) ALL FILLS SHALL BE ENGINEERED EXCEPT FOR FILLS LESS THAN 18-INCHES IN DEPTH WHICH ARE LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY, BUILDING PADS, PARKING LOTS OR OTHER AREAS TO BE IMPROVED. ENGINEERED FILLS SHALL BE CONSTRUCTED IN 6" LIFTS OVER APPROVED SUBGRADES. EACH LIFT SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D-698 TEST METHOD (STANDARD PROCTOR)(90% ASTM D-698 FOR ALL OTHER AREAS).
- F) CRUSHED ROCK SHALL CONFORM TO SECTION 00641 (AGGREGATE SUBBASE, BASE, AND SHOULDERS) WSDOT STANDARD SPECIFICATIONS AS AMENDED BY THE CITY. COMPACT TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D-698 TEST METHOD (STANDARD PROCTOR). WRITTEN COMPACTION TEST RESULTS FROM AN INDEPENDENT TESTING LABORATORY BE RECEIVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO PLACING A.C. PAVEMENT.
- G) ASPHALT CONCRETE PAVEMENT SHALL CONFORM TO WSDOT STANDARD SPECIFICATIONS FOR COMMERCIAL HMA AS AMENDED BY THE CITY.
- H) G.) UNLESS OTHERWISE SHOWN ON THE DRAWINGS, STRAIGHT GRADES SHALL BE RUN BETWEEN ALL FINISH GRADE ELEVATIONS AND/OR FINISH CONTOUR LINES SHOWN.
- I) FINISH PAVEMENT GRADES AT TRANSITION IN EXISTING PAVEMENT SHALL MATCH EXISTING PAVEMENT GRADES OR BE FEATHERED FAST JOINTS WITH EXISTING PAVEMENT AS REQUIRED TO PROVIDE A SMOOTH, FREE DRAINING SURFACE.
- J) ALL EXISTING OR CONSTRUCTED MANHOLES, CLEANOUTS, MONUMENTS, GAS VALVES, WATER VALVES AND SIMILAR STRUCTURES SHALL BE ADJUSTED TO MATCH FINISH GRADES OF THE PAVEMENT, SIDEWALK, LANDSCAPED AREA OR MEDIAN STRIP WHEREIN THEY LIE. VERIFY THAT ALL VALVE BOXES AND RISERS ARE CLEAN AND CENTERED OVER THE OPERATION NUT. ADJUSTMENT AFTER PLACEMENT OF FINAL WEARING SURFACE WILL NOT BE ALLOWED.
- K) UNLESS OTHERWISE SHOWN ON THE DRAWINGS, NO CUT OR FILL SLOPES SHALL BE CONSTRUCTED STEEPER THAN 2H:1V.
- L) CONTRACTOR SHALL SEED AND MULCH ALL EXPOSED SLOPES AND DISTURBED AREA, WHICH ARE NOT SCHEDULED TO BE LANDSCAPED.
- M) CDF BACKFILL WILL BE REQUIRED IN ALL STREET CUTS AND TRENCHES LOCATED IN SIMCOE DRIVE AS IT IS A CITY STREET.

TESTING AND INSPECTION

- A) THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED OR NECESSARY INSPECTIONS ARE COMPLETED BY THE OWNER'S AUTHORIZED INSPECTORS PRIOR TO PROCEEDING WITH SUBSEQUENT WORK WHICH COVERS OR THAT IS DEPENDENT ON THE WORK TO BE INSPECTED. FAILURE TO OBTAIN NECESSARY INSPECTION(S) AND APPROVAL(S) SHALL RESULT IN THE CONTRACTOR BEING FULLY RESPONSIBLE FOR ALL PROBLEMS ARISING FROM UNINSPECTED WORK.
- B) UNLESS OTHERWISE SPECIFIED, THE FOLLOWING TABLE OUTLINES THE MINIMUM TESTING SCHEDULE FOR THE PROJECT. THIS TESTING SCHEDULE IS NOT COMPLETE, AND DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF OBTAINING ALL NECESSARY INSPECTIONS FOR ALL WORK PERFORMED, REGARDLESS OF WHO IS RESPONSIBLE FOR PAYMENT.

REQUIRED TESTING AND FREQUENCY		Party Responsible	for payment
		Contractor	Others (See note 1)
STREETS, PARKING LOTS, PADS, FILLS, ETC.			
SUBGRADE	1 TEST/4000 S.F./LIFT (2 MIN)	✓	See note 2 & note 3
BASEROCK	1 TEST/4000 S.F./LIFT	✓	See note 2
ASPHALT	1 TEST/4000 S.F./LIFT (2 MIN)		
PIPED UTILITIES, ALL			
TRENCH BACKFILL	1 TEST/200 FOOT TRENCH/LIFT (2 MIN)	✓	See note 2
WATER			
PRESSURE	(TO BE WITNESSED BY ENGINEER OR APPROVING AGENCY)	✓	
BACTERIAL WATER TEST	PER OHD/DOH	✓	See note 2
CHLORINE RESIDUAL TEST	PER CITY REQUIREMENTS	✓	
SANITARY SEWER			
AIR TEST	PER CITY OR ODOT/APWA WHICHEVER IS MORE STRINGENT	✓	See note 4
MANDREL	95% OF ACTUAL INSIDE DIAMETER	✓	
TV INSPECTION	LINE MUST BE CLEANED PRIOR TO TV WORK	✓	
MANHOLE OR APPROVING AGENCY.	VACUUM TEST EACH MANHOLE. WITNESSED BY ENGINEER	✓	See note 2 & note 4
STORM			
MANDREL	95% OF ACTUAL INSIDE DIAMETER	✓	
TV INSPECTION	LINE MUST BE CLEANED PRIOR TO TV WORK	✓	
NOTE 1: OTHERS REFERS TO OWNER, ENGINEER OR APPRASING AGENCY AS APPLICABLE. CONTRACTOR RESPONSIBLE FOR SCHEDULING TESTING. ALL TESTING MUST BE COMPLETED PRIOR TO PERFORMING SUBSEQUENT WORK.			
NOTE 2: TESTING MUST BE PERFORMED BY ON APPROVED INDEPENDENT TESTING AGENCY.			
NOTE 3: IN ADDITION TO IN PLACE DENSITY TESTING, THE SUBGRADE AND BASEROCK SHALL BE PROOF-ROLLED WITH A LOADED 10 YARD DUMP TRUCK PROVIDED BY THE CONTRACTOR. LOCATION AND PATTERN OF PROOF-ROLL TO BE AS DIRECTED BY THE OWNERS AUTHORIZED REPRESENTATIVE.			
NOTE 4: CONTRACTOR MAY USE HYDROSTATIC TESTING IN LIEU OF VACUUM AND AIR TESTING.			

PIPED UTILITIES:

- A) ALL TAPPING OF EXISTING MUNICIPAL SANITARY SEWER, STORM DRAIN MAINS, AND MANHOLES MUST BE DONE BY CONTRACTOR FORCES.
- B) UNDER FUTURE STREETS OR SIDEWALKS, USE CLASS "B" (3/4" MINUS AGGREGATE) BACKFILL FROM 6" BELOW PIPE TO SUBGRADE WHERE DEPTH OF COVER IS BETWEEN 2 AND 3 FEET AND WELL-GRADED CLASS A (NATIVE MATERIAL - ONLY ALLOWED WITHIN PUBLIC R.O.W. IF APPROVED BY THE CITY) ELSEWHERE. ROCKS NOT EXCEEDING 6 INCHES IN GREATEST DIMENSION, WHICH ORIGINATE FROM THE TRENCH, WILL BE PERMITTED IN THE BACKFILL FROM 1 FOOT ABOVE THE TOP OF ANY PIPE TO 1 FOOT BELOW SUBGRADE. WHEN THE TRENCH IS WIDER THAN 3 FEET, ROCKS NOT EXCEEDING 6 INCHES IN GREATEST DIMENSION, WHICH ORIGINATE FROM THE TRENCH, WILL BE PERMITTED IN THE BACKFILL FROM 1 FOOT ABOVE THE TOP OF ANY PIPE OR BOX TO 5 FEET BELOW THE FINISHED SURFACE. ROCKS GREATER THAN 2 1/2 INCHES IN ANY DIMENSION WILL NOT BE PERMITTED IN BACKFILL PLACED WITHIN 1 FOOT OF SUBGRADE. WHERE ROCKS ARE INCLUDED IN THE BACKFILL, THEY SHALL BE MIXED WITH SUITABLE EXCAVATED MATERIALS SO AS TO ELIMINATE VOIDS. SUBJECT TO THE PROVISIONS SPECIFIED HEREIN, THE MATERIAL OBTAINED FROM PROJECT EXCAVATIONS MAY BE USED AS BACKFILL PROVIDED THAT ALL ORGANIC MATERIAL, RUBBISH, DEBRIS, AND OTHER OBJECTIONABLE MATERIALS ARE FIRST REMOVED.
- C) CONTRACTOR SHALL ARRANGE TO ABANDON EXISTING SEWER AND WATER SERVICES NOT SCHEDULED TO REMAIN IN SERVICE IN ACCORDANCE WITH APPROVING AGENCY REQUIREMENTS.
- D) ALL PIPED UTILITIES ABANDONED IN PLACE SHALL HAVE ALL OPENINGS CLOSED WITH CONCRETE PLUGS WITH A MINIMUM LENGTH EQUAL TO 2 TIMES THE DIAMETER OF THE ABANDONED PIPE.
- E) THE END OF ALL UTILITY STUBS SHALL BE MARKED WITH A 2X4 COLOR CODED AND WIRED TO PIPE STUB.
- F) ALL NON-METALLIC WATER, SANITARY AND STORM SEWER PIPING SHALL HAVE AN ELECTRICALLY CONDUCTIVE INSULATED 12 GAUGE COPPER TRACER WIRE THE FULL LENGTH OF THE INSTALLED PIPE USING BLUE WIRE FOR WATER AND GREEN FOR STORM AND SANITARY PIPING. TRACER WIRE SHALL BE EXTENDED UP INTO ALL VALVE BOXES, CLEAN-OUTS, MANHOLES AND CATCH BASINS. TRACER WIRE PENETRATIONS INTO MANHOLES SHALL BE WITHIN 18 INCHES OF THE RIM ELEVATION AND ADJACENT TO MANHOLE STEPS. THE TRACER WIRE SHALL BE TIED TO THE TOP MANHOLE STEP OR OTHERWISE SUPPORTED TO ALLOW RETRIEVAL FROM THE OUTSIDE OF THE MANHOLE. USE WATERPROOF FITTINGS AT ALL CONNECTIONS.
- G) NO TRENCHES IN ROADS OR DRIVEWAYS SHALL BE LEFT IN AN OPEN CONDITION OVERNIGHT. ALL SUCH TRENCHES SHALL BE CLOSED BEFORE THE END OF EACH WORK DAY AND NORMAL TRAFFIC FLOWS RESTORED.
- H) SANITARY SEWER LATERALS TO BE RUN TO EDGE OF R.O.W. AT 1/4" PER 12" SLOPE. LATERALS TO BE INSTALLED DOWNSTREAM OF MAINLINE CLEAN OUTS AND/OR MANHOLES. ALL CATCH BASINS TO HAVE 8" PVC SDR-35 LATERALS. CATCH BASIN LOCATION MAY BE MODIFIED TO ACCOMMODATE LOW SPOTS CREATED DURING CONSTRUCTION. ENGINEER AND/OR CITY PROJECT MANAGER MAY REQUIRE ADDITIONAL CATCH BASINS TO BE PLACED AT LOW SPOTS CREATED DURING CONSTRUCTION.
- I) CONTRACTOR TO MAKE MINOR ADJUSTMENT TO SERVICE LOCATIONS, WHERE NECESSARY, TO AVOID CONFLICT. MAINTAIN 6" MINIMUM SEPARATION BETWEEN STORM AND SANITARY AND 10' MIN. SEPARATION BETWEEN SANITARY AND WATER, 1' TO MANHOLES OR CATCH BASINS AND 5' BETWEEN MANHOLES AND CATCH BASINS. MAINTAIN 1' VERTICAL AND 2' HORIZONTAL SEPARATION BETWEEN CITY AND PRIVATE FRANCHISE UTILITY SERVICES AND 2' HORIZONTAL SEPARATION BETWEEN CITY UTILITIES IN A COMMON TRENCH.

WATER SYSTEM: GOLDENDALE

- A) CITY FORCES TO OPERATE ALL VALVES INCLUDING FIRE HYDRANTS ON EXISTING PUBLIC MAINS.
- B) ALL WATER MAINS SHALL BE PVC C-900, DR-18. ALL FITTINGS 4-INCHES THROUGH 24-INCHES IN DIAMETER SHALL BE DI IN CONFORMANCE WITH THE WSDOT STANDARD SPECIFICATIONS. THE MINIMUM WORKING PRESSURE FOR ALL MJ CAST IRON OR DUCTILE IRON FITTINGS 4-INCHES THROUGH 24-INCH IN DIAMETER SHALL BE 350 PSI FOR MJ FITTING AND 250 PSI FOR FLANGED FITTINGS.
- C) MATERIALS THAT COME INTO CONTACT WITH POTABLE WATER SHALL MEET NATIONAL SANITATION FOUNDATION STANDARD 61, SECTION 9 REQUIREMENTS.
- D) ALL WATER MAINS TO BE INSTALLED WITH A MINIMUM 36 INCH COVER TO FINISH GRADE UNLESS OTHERWISE NOTED OR DIRECTED. SERVICE LINE TO BE INSTALLED WITH A MINIMUM 24 INCH COVER. DEEPER DEPTHS MAY BE REQUIRED AS SHOWN ON THE DRAWINGS OR TO AVOID OBSTRUCTIONS.
- E) UNLESS OTHERWISE SHOWN OR APPROVED BY THE ENGINEER, ALL VALVES SHALL BE FLANGE CONNECTED TO ADJACENT TEES OR CROSSES.
- F) WATER SERVICE PIPE ON THE PUBLIC SIDE OF THE METER SHALL BE AS SHOWN IN THE WATER SERVICE DETAIL.
- G) ALL CONNECTIONS INTO EXISTING WATERLINE ARE TO BE DONE BY PUD APPROVED CONTRACTOR. SUBMIT NAME, QUALIFICATIONS AND MATERIAL SPECIFICATIONS TO PUD FOR REVIEW AND APPROVAL A MINIMUM OF 1 WEEK IN ADVANCE OF WORK.
- H) CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT AND MATERIALS (INCLUDING PLUGS, BLOWOFFS, VALVES, SERVICE TAPS, ETC.) REQUIRED TO FLUSH, TEST AND DISINFECT WATERLINES PER PUBLIC AGENCY REQUIREMENTS. PRESSURE TESTING SHALL BE DONE IN CONFORMANCE WITH THE WSDOT STANDARD SPECIFICATIONS.
- I) THE WORK SHALL BE PERFORMED IN A MANNER DESIGNATED TO MAINTAIN WATER SERVICE TO RESIDENCES SUPPLIED FROM THE EXISTING WATERLINES. IN NO CASE SHALL SERVICE TO ANY MAIN LINE OR RESIDENCES BE INTERRUPTED FOR MORE THAN FOUR (4) HOURS IN ANY ONE DAY. CONTRACTOR SHALL NOTIFY THE PUD AND ALL AFFECTED RESIDENTS AND BUSINESSES A MINIMUM OF 24 BUSINESS HOURS (1 BUSINESS DAY) PRIOR TO ANY INTERRUPTION OF SERVICE
- J) WHERE SANITARY SEWER LINES CROSS ABOVE OR WITHIN 18" INCHES VERTICAL SEPARATION BELOW A WATERLINE, SEWER MAINS AND/OR LATERALS SHALL BE REPLACED WITH C-900 PVC PIPE (DR 18) AT THE CROSSING. CENTER ONE FULL LENGTH OF C-900 PVC PIPE AT POINT OF CROSSING. CONNECT TO EXISTING SEWER LINES WITH APPROVED RUBBER COUPLING. BACKFILL WITH CDF AT CROSSINGS.

STREET LIGHTS:

- A) STREET LIGHTS SHALL BE INSTALLED AFTER ALL OTHER EARTHWORK AND PUBLIC UTILITY INSTALLATIONS ARE COMPLETED AND AFTER ROUGH GRADING OF THE PROPERTY IS ACCOMPLISHED TO PREVENT DAMAGE TO THE POLES.
- B) STREET LIGHTS POLES SHALL BE SET TO A DEPTH AS SPECIFIED BY THE MANUFACTURER, BUT NOT LESS THAN 5 FEET.
- C) STREET LIGHT POLES SHALL BE INSTALLED WITHIN ONE DEGREE (1°) OF PLUMB.
- D) CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES AND PAY ALL COSTS FOR PROCUREMENT, INSTALLATION, WIRING AND HOOK UP OF STREET LIGHTS.

PRIVATE UTILITIES:

- A) UNLESS OTHERWISE SHOWN ON THE DRAWINGS OR APPROVED BY JURISDICTION HAVING AUTHORITY, ALL NEW PRIVATE UTILITIES (POWER, CABLE TV, TELEPHONE & GAS) SHALL BE INSTALLED UNDERGROUND. INSTALLATION OF PRIVATE UTILITIES IN A COMMON TRENCH WITH WATER, SANITARY SEWER OR STORM SEWER IS PROHIBITED.
- B) CONTRACTOR SHALL COORDINATE POWER, TELEPHONE, AND CABLE TV COMPANY FOR LOCATION OF VAULTS, PEDESTALS, ETC. ALL ABOVE GRADE FACILITIES SHALL BE PLACED IN A LOCATION OUTSIDE THE PROPOSED SIDEWALK LOCATION.
- C) POWER, TELEPHONE AND CATV TRENCHING AND CONDUITS SHALL BE INSTALLED PER UTILITY COMPANY REQUIREMENTS WITH PULL WIRE SHALL VERIFY WITH UTILITY COMPANY FOR SIZE AND TYPE OF CONDUIT PRIOR TO CONSTRUCTION. ALL CHANGES IN DIRECTION OF UTILITY CONDUIT RUNS SHALL HAVE LONG RADIUS STEEL BENDS.
- D) CONTRACTOR SHALL NOTIFY AND COORDINATE WITH PRIVATE UTILITY FOR RELOCATION OF POWER POLES, VAULTS, ETC.
- E) ALL PRIVATE UTILITY STRUCTURES (VAULTS, PEDESTALS, LIGHT POLES, ETC.) SHALL BE SET A MINIMUM OF 1 FOOT FROM ANY PROPERTY CORNER OR SURVEY MONUMENT.

STORM DRAIN SYSTEM:

- A) STORM SEWER PIPE MATERIALS TO CONFORM TO THE CONSTRUCTION DRAWINGS AND CITY REQUIREMENTS (PVC D3034 ONLY, NO HDPE UNLESS SPECIFICALLY AUTHORIZED BY THE CITY). UNLESS OTHERWISE NOTED OR SHOWN ON THE DRAWINGS, STORM SEWER PIPE MATERIALS WITH WATERIGHT JOINTS SHALL CONFORM TO THE TABLE BELOW. CONTRACTOR SHALL USE UNIFORM PIPE MATERIAL ON EACH PIPE RIM BETWEEN STRUCTURES UNLESS OTHERWISE DIRECTED OR APPROVED.
- B) CONTRACTOR SHALL DESIGNATE THE PIPE MATERIAL ACTUALLY INSTALLED ON THE FIELD RECORD DRAWINGS AND PROVIDE THIS INFORMATION TO THE ENGINEER FOR AS-BUILT DRAWINGS.
- C) CATCH BASINS SHALL BE SET SQUARE WITH BUILDINGS OR WITH THE EDGE OF THE PARKING LOT OR STREET WHERE THEY LIE. STORM DRAIN INLET STRUCTURES AND PAVING SHALL BE ADJUSTED SO WATER FLOWS INTO THE STRUCTURE WITHOUT PONDING WATER.
- D) UNLESS OTHERWISE APPROVED BY THE ENGINEER, ALL STORM DRAIN CONNECTIONS SHALL BE BY MANUFACTURED TEES OR SADDLES. CATCH BASIN LATERALS ARE TO USE MFG. 45° WYES.
- E) UNLESS OTHERWISE SHOWN OR DIRECTED, INSTALL STORM SEWER PIPE IN ACCORDANCE WITH MANUFACTURERS INSTALLATION
- F) PRIOR TO MANDREL TESTING OR FINAL ACCEPTANCE, FLUSH AND CLEAN ALL STORM DRAINS, AND REMOVE ALL FOREIGN MATERIAL FROM THE MAINLINES, MANHOLES AND CATCH BASIN.
- G) CONTRACTOR SHALL CONDUCT DEFLECTION TEST OF FLEXIBLE STORM SEWER PIPES BY PULLING AN APPROVED MANDREL THROUGH THE COMPLETED PIPE LINE FOLLOWING TRENCH COMPACTION. THE DIAMETER OF THE MANDREL SHALL BE 95% OF THE INITIAL PIPE DIAMETER. TEST SHALL BE CONDUCTED NOT MORE THAN 30 DAYS AFTER THE TRENCH BACKFILLING AND COMPACTION HAS BEEN COMPLETED.
- H) CATCH BASIN LATERALS ARE TO BE "WYED" INTO THE MAIN. STAGGER WYES'S SLIGHTLY WHERE CATCH BASINS ARE DIRECTLY ACROSS FROM ONE ANOTHER.
- I) ALL MANHOLE BASES SHALL BE CONSTRUCTED WITH FLOW THROUGH CHANNELS

COVER DEPTH	8" -- 48" DIAMETER
LESS THAN 2' COVER	CLASS 52 DUCTILE IRON PIPE WITH BELL AND SPIGOT JOINTS AND RUBBER GASKET OR HDPE (HIGH DENSITY POLYETHYLENE) PIPE CONFORMING TO AASHTO M-252 (8"-10") OR ASHTO M-294, TYPE S (12"-48") WITH PRESSURE TESTABLE FITTINGS AND O-RING GASKETS CONFORMING TO ASTM F-1336 AND ASTM F-477 RESPECTIVELY WITH CDF BACKFILL.
2' TO 2.5' COVER	PIPE SPECIFIED FOR LESSER COVER DEPTH PVC ASTM D3034 SDR-35 ELASTOMERIC GASKETS CONFORMING TO ASTM D-3212.
2.5' TO 15' COVER	PIPE SPECIFIED FOR LESSER COVER DEPTH

SANITARY SEWER SYSTEM:

- A) UNLESS OTHERWISE SPECIFIED, SANITARY SEWER PIPE SHALL BE PVC IN CONFORMANCE WITH ASTM D3034, SDR 35. MINIMUM STIFFNESS SHALL BE 48 PSI PER ASTM D-2412 AND JOINT TYPE SHALL BE ELASTOMERIC GASKET CONFORMING TO ASTM D-3212. ALL OTHER APPURTENANCES AND INSTALLATION TO CONFORM TO THE CITY SPECIFICATIONS.
- B) ALL PRECAST MANHOLES SHALL BE PROVIDED WITH INTEGRAL RUBBER BOOTS. WHERE MANHOLES WITH INTEGRAL RUBBER BOOTS ARE NOT USED, A SHEAR JOINT SHALL BE PROVIDED ON ALL MAINLINES WITHIN 1.5 FEET OF THE OUTSIDE FACE OF THE MANHOLE. WATERIGHT LOCKDOWN LIDS REQUIRED ON ALL MANHOLES OUTSIDE OF PUBLIC RIGHT-OF-WAY. ALL MANHOLES ARE TO HAVE FLOW CHANNELS CAST IN THEM.
- C) OPENINGS FOR CONNECTIONS TO EXISTING MANHOLES SHALL BE MADE BY SAWCUTTING OR CORE-DRILLING EXISTING MANHOLE STRUCTURE. USE OF PNEUMATIC JACKHAMMER SHALL BE PROHIBITED. CONNECTIONS TO BE WATERIGHT AND SHALL PROVIDE A SMOOTH FLOW INTO AND THROUGH THE MANHOLE. SMALL CHIPPING HAMMERS OR SIMILAR LIGHT TOOLS WHICH WILL NOT DAMAGE OR CRACK THE MANHOLE BASE MAY BE USED TO SHAPE CHANNELS OR ENLARGE EXISTING OPENINGS IF AUTHORIZED BY THE ENGINEER.
- D) PER DEQ/DOE REQUIREMENTS, CONTRACTOR SHALL HAVE PUBLIC SEWER INSTALLATION INSPECTED AND TESTED AND CERTIFIED BY A LICENSED ENGINEER. CONTRACTOR TO PROVIDE ENGINEER WITH 48 HOURS ADVANCE NOTICE FOR INSPECTION.
- E) CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIALS, EQUIPMENT FACILITIES TO TEST SANITARY SEWER PIPE AND APPURTENANCES FOR LEAKAGE IN ACCORDANCE WITH CITY AND CONSTRUCTION STANDARDS. SANITARY SEWER PIPE AND APPURTENANCES SHALL BE TESTED FOR LEAKAGE. LEAKAGE TESTS SHALL INCLUDE AN AIR TEST OF ALL SEWER MAINS AND LATERALS AND VACUUM TESTING OF THE MANHOLES. MANHOLE TESTING SHALL BE PERFORMED AFTER COMPLETION OF AC PAVEMENT AND FINAL SURFACE RESTORATION.
- F) MANHOLES CONSTRUCTED OVER EXISTING SANITARY SEWERS SHALL CONFORM TO SECTION 00490.41 (MANHOLES OVER EXISTING SEWERS) OF THE ODOT/APWA STANDARD SPECIFICATIONS AS AMENDED BY THE CITY. THE EXISTING PIPE SHALL NOT BE BROKEN OUT UNTIL AFTER THE COMPLETION OF THE MANHOLE TESTS.
- G) PRIOR TO MANDREL TESTING AND/OR TV INSPECTION, FLUSH AND CLEAN ALL SEWERS, AND REMOVE ALL FOREIGN MATERIAL FROM THE MAINLINES AND MANHOLES.
- H) CONTRACTOR SHALL CONDUCT DEFLECTION TESTS OF FLEXIBLE SANITARY SEWER PIPES BY PULLING AN APPROVED MANDREL THOUGH THE COMPLETED PIPE LINE FOLLOWING TRENCH COMPACTION. THE DIAMETER OF THE MANDREL SHALL BE 95% OF THE INITIAL PIPE DIAMETER. TEST SHALL BE CONDUCTED NOT MORE THAN 30 DAYS AFTER THE TRENCH BACKFILLING AND COMPACTION HAS BEEN COMPLETED.
- I) UPON COMPLETION OF ALL SEWER CONSTRUCTION, TESTING AND REPAIR, THE CONTRACTOR SHALL CONDUCT A COLOR TV ACCEPTANCE INSPECTION OF ALL PUBLIC MAINLINES IN ACCORDANCE WITH SECTION 00445.74 (TELEVISION INSPECTION OF SANITARY AND STORM SEWERS) OF THE ODOT/APWA STANDARD SPECIFICATIONS AS AMENDED BY THE CITY. THE TV INSPECTION SHALL BE CONDUCTED BY AN APPROVED TECHNICAL SERVICE, WHICH IS EQUIPPED TO MAKE AUDIO-VISUAL RECORDING OF THE TV INSPECTIONS ON VHS VIDEO TAPE OR DVD. UNLESS OTHERWISE REQUIRED BY AGENCY WITH JURISDICTION, A STANDARD 1-INCH DIAMETER BALL SHALL BE SUSPENDED IN FRONT OF THE CAMERA DURING THE INSPECTION. SUFFICIENT WATER REVEAL TO LOW AREAS OR REVERSE GRADE SHALL BE DISCHARGED INTO THE PIPE IMMEDIATELY PRIOR TO INITIATION OF THE TV INSPECTION. THE VHS TAPE AND WRITTEN REPORT SHALL BE DELIVERED TO THE CITY.

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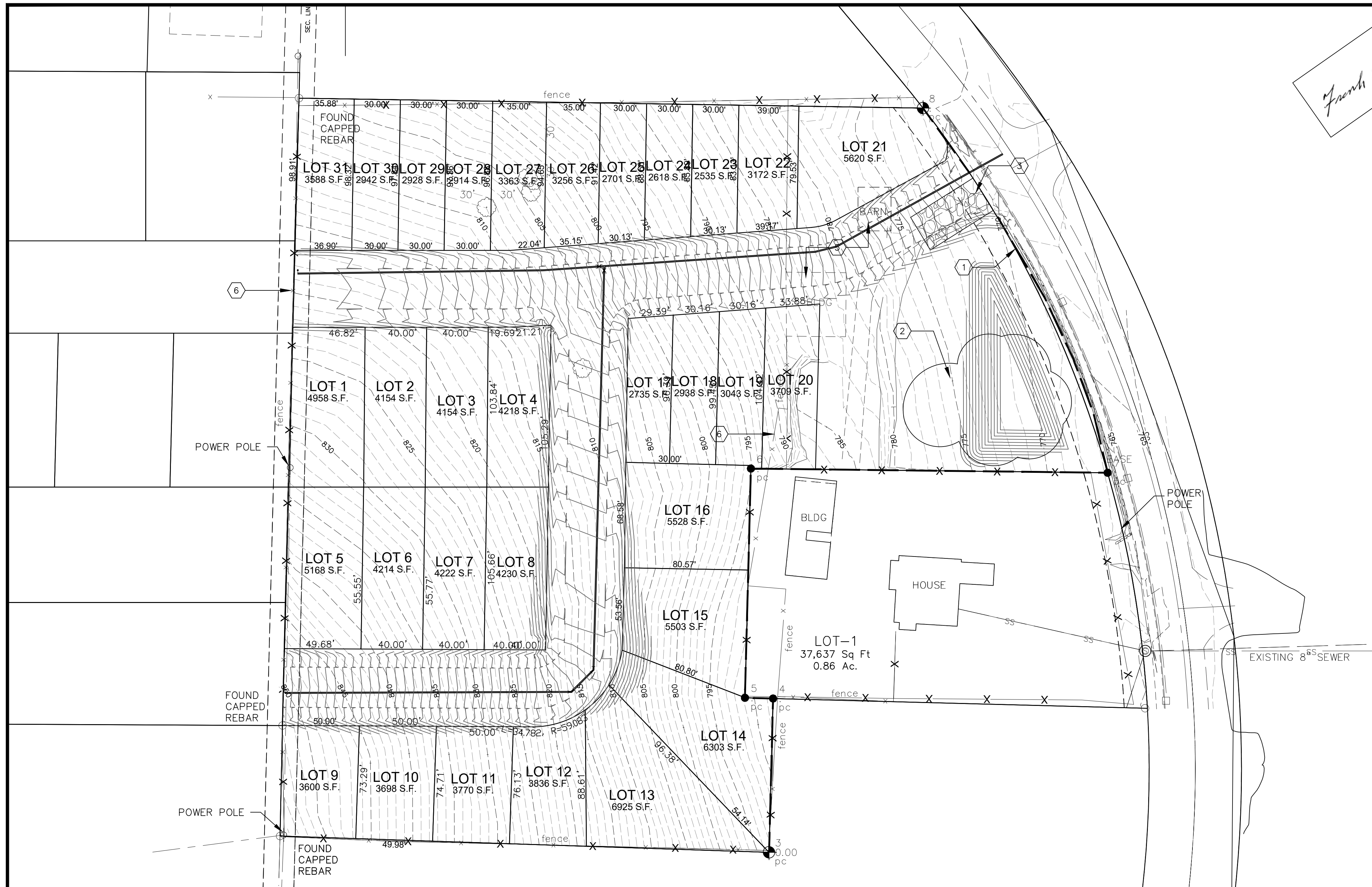
NANCY WHITE SUBDIVISION

No.	Date	Revisions
2.0	12-20-2022	SUBMITTED FOR REVIEW
1.0	6-16-2022	SUBMITTED FOR REVIEW

SHEET NO. **1.0**

SCALE: AS NOTED

JOB NO. **19-XX** REV. **0**



NOTES FOR SEDIMENT FENCES:

1. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST, OR OVERLAP 2"x 2" POSTS AND ATTACHED AS SHOWN ON DETAIL.
2. THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS WHERE FEASIBLE. THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 18 INCHES.
3. THE FILTER FABRIC SHALL HAVE A MINIMUM VERTICAL BURIAL OF 6 INCHES. ALL EXCAVATED MATERIAL FROM FILTER FABRIC FENCE INSTALLATION SHALL BE BACKFILLED AND COMPACTED ALONG THE ENTIRE DISTURBED AREA.
4. STANDARD OR HEAVY DUTY FILTER FABRIC FENCE SHALL HAVE MANUFACTURED STITCHED LOOPS FOR 2"x 2" POST INSTALLATION. STITCHED LOOPS SHALL BE INSTALLED ON THE UPSLOPE SIDE OF THE SLOPED AREA.
5. FILTER FABRIC FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY PROTECTED AND STABILIZED.
6. FILTER FABRIC FENCES SHALL BE INSPECTED BY APPLICANT/CONTRACTOR IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

NARRATIVE SITE DESCRIPTION:

THE CONSTRUCTION ACTIVITIES CONDUCTED ON THIS SITE WILL BE THOSE TYPICALLY REQUIRED FOR THE CONSTRUCTION OF A COMMERCIAL BUILDING. INCLUDED IN THESE ACTIVITIES WILL BE REMOVAL OF VEGETATION AND RUBBLE, INSTALLATION OF UNDERGROUND UTILITIES TO SERVE SAID LOTS AND THE CONSTRUCTION OF PAVING ROADS AND PARKING LOT. THE SITE IS APPROXIMATELY 1.86 ACRES IN SIZE.

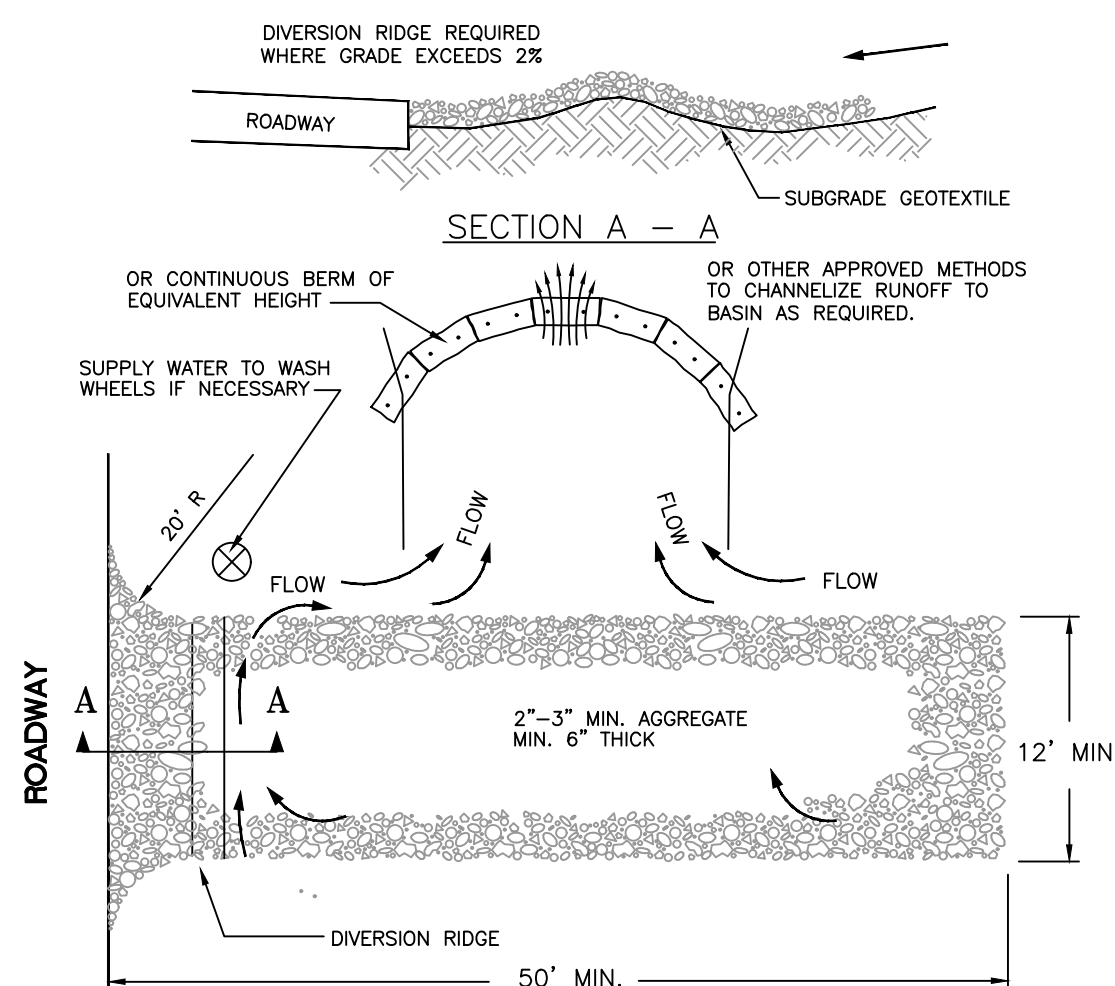
THE GEOLOGIC UNITS MAPPED IN THE PROJECT AREA BY THE USDA WEB SOIL MAP. THE GEOLOGIC MAP OF GOLDENDALE INCLUDES GOLDENDALE SILT LOAM 2 TO 5 PERCENT SLOPE.

EARTHWORK:
TOTAL EARTHWORK FOR THIS PROJECT IS APPROXIMATELY 2,315 CY OF EXCAVATION AND 3,075 CY OF FILL

EROSION CONTROL NOTES:

1. CONTRACTORS AND BUILDERS SHALL KEEP CUTTING AND CLEARING TO A MINIMUM AND WITHIN THE PHASE UNDER CONSTRUCTION. EVERY EFFORT SHOULD BE MADE TO DISTURB AS LITTLE EXISTING VEGETATION AS POSSIBLE, AND TO REESTABLISH GOOD GROUND COVER AS SOON AS POSSIBLE AFTER GRADING.
2. SEEDING OF DISTURBED AREAS, SUCH AS CUTS, FILLS, AND STORAGE AREAS SHALL BE DONE AS SOON AS POSSIBLE AFTER USE OF THE AREA IS CONCLUDED, OR CONSTRUCTION IS FAR ENOUGH ALONG THAT THE AREA WILL NOT BE DISTURBED.
3. IF AN AREA IS NOT, OR CANNOT BE SEEDING ADEQUATELY TO PROTECT IT FROM EROSION, THEN IT SHALL BE PROTECTED BY COVERING WITH SOME PROTECTIVE MATERIAL, SUCH AS MULCH, STRAW, TARPS, PLASTIC AND CHIPPED BRUSH.
4. SILT FABRIC SHALL BE PLACED OVER THE CATCH BASIN INLETS SO THAT NO SEDIMENT WILL ACCUMULATE IN THE CATCH BASINS. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSLOPE.
5. WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE RATE (E.G. ANNUAL OR PERENNIAL RYE APPLIED AT APPROXIMATELY 80 POUNDS PER ACRE). SEEDING OF CLEARED AREAS SHALL BE ACCOMPLISHED WITHIN SEVEN DAYS UNLESS OTHERWISE STABILIZED. TEMPORARY IRRIGATION MAY BE REQUIRED TO ESTABLISH AND MAINTAIN VEGETATION. ALL DISTURBED AREAS SHALL BE SEEDING.
6. THE CONTRACTOR SHALL INSPECT ROADS DAILY AND CLEAN AS NEEDED SO THAT NO SEDIMENT IS WASHED OR CARRIED OFF-SITE.
7. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.)
8. THE IMPLEMENTATION OF THESE ESC PLANS AND CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED, AND VEGETATION/LANDSCAPING IS ESTABLISHED.
9. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
10. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
11. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
12. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 24 HOURS FOLLOWING A STORM EVENT.
13. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

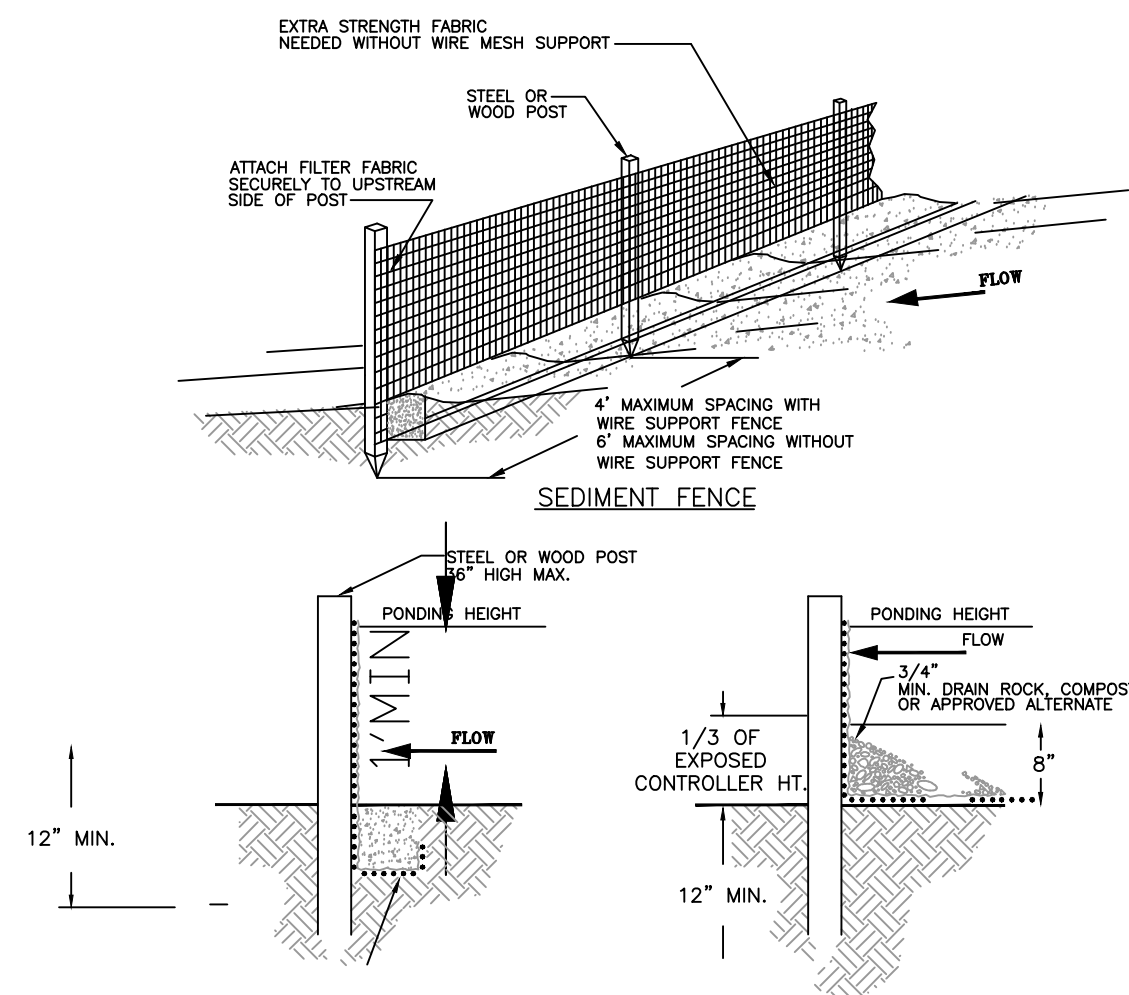
GRAVEL CONSTRUCTION ENTRANCE DETAIL:



NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

SILT FENCE STANDARD DETAILS:



NOTES:

1. SEDIMENT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN IT EXCEEDS 1/3 THE EXPOSED HEIGHT OF CONTROLLER STORAGE DEPTH.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-AND CAN BE PERMANENTLY STABILIZED.

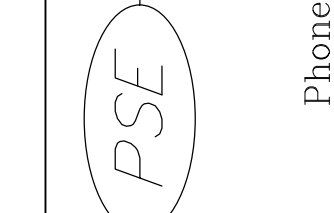
EROSION & SEDIMENT CONTROL NOTES:

1. INSTALL 743 TOTAL OF SILT FENCE
2. PROPOSED STOCK PILE AREA DURING EARTHWORK ACTIVITIES
3. PROPOSED GRAVEL CONSTRUCTION ENTRANCES

DEMOLITIONS NOTES:

4. REMOVE EXISTING BUILDINGS
5. REMOVE EXISTING FENCE

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NANCY WHITE SUBDIVISION

WHITE SALMON, WA
EROSION CONTROL PLAN

No.	Date	Revisions
2.0	12-20-2022	SUBMITTED FOR REVIEW
1.0	6-16-2022	SUBMITTED FOR REVIEW

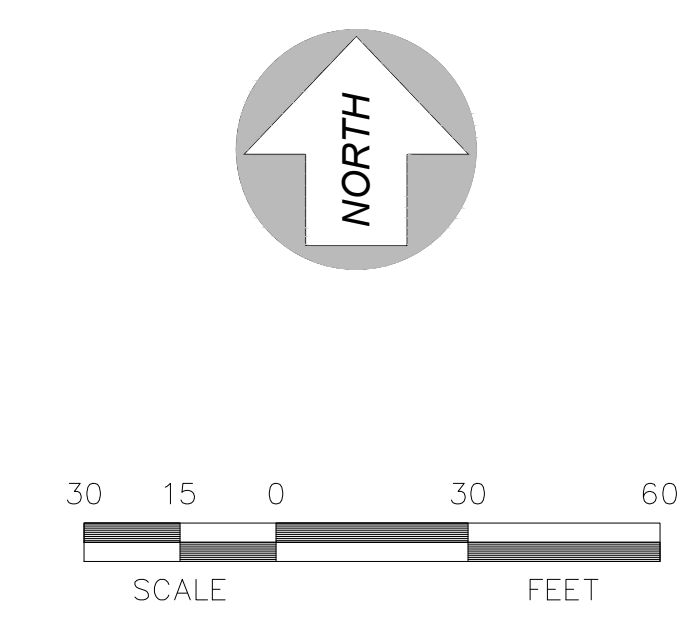
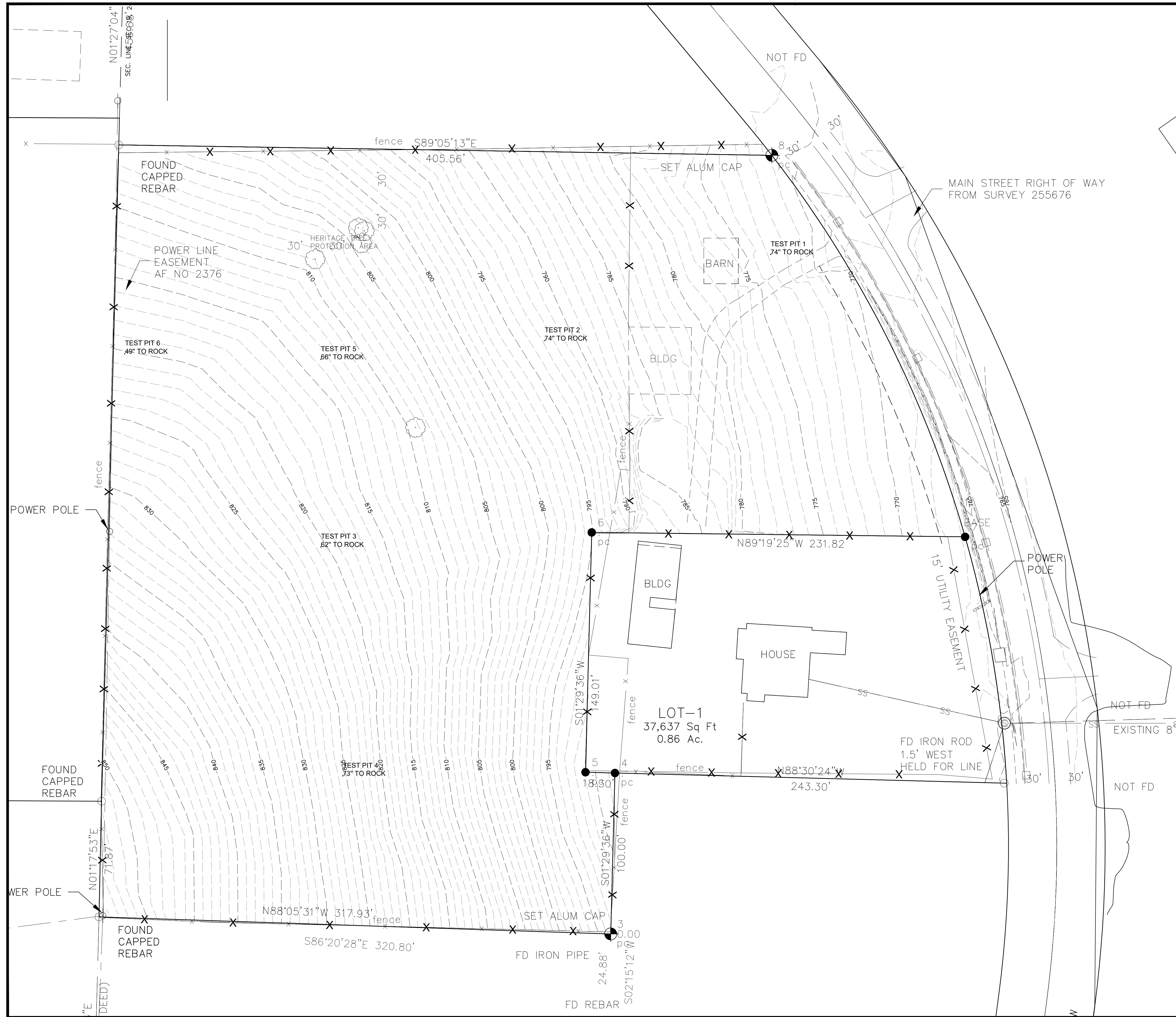
SHEET NO.

2.0

SCALE: AS NOTED

JOB NO. REV.

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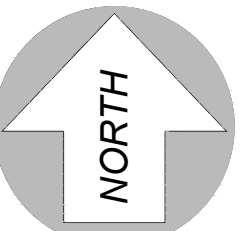


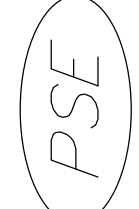
NANCY WHITE SUBDIVISION
 WHITE SALMON, WA
 SITE SURVEY

No.	Date	Revisions
2.0	12-20-2022	SUBMITTED FOR REVIEW
1.0	6-16-2022	SUBMITTED FOR REVIEW

SHEET NO.
3.0
 SCALE: AS NOTED
 JOB NO. **19-XX** REV. **0**



- 
 30 15 0 30 60
 SCALE FEET
- ① PROPOSED ASPHALT ROADWAY. SEE DETAILS 1 AND 2 SHEET 10.0
 - ② PROPOSED 6' SIDEWALK. SEE DETAIL 2 SHEET 11.0
 - ③ INSTALL 6" CURB AND GUTTER. SEE DETAIL 1 SHEET 11.0
 - ④ INSTALL CONCRETE DRIVEWAY AND ENTRANCE WITH COMPLETION OF EACH LOT. SEE DETAILS 3 AND 4 SHEET 11.0
 - ⑤ STORM WATER RETENTION POND

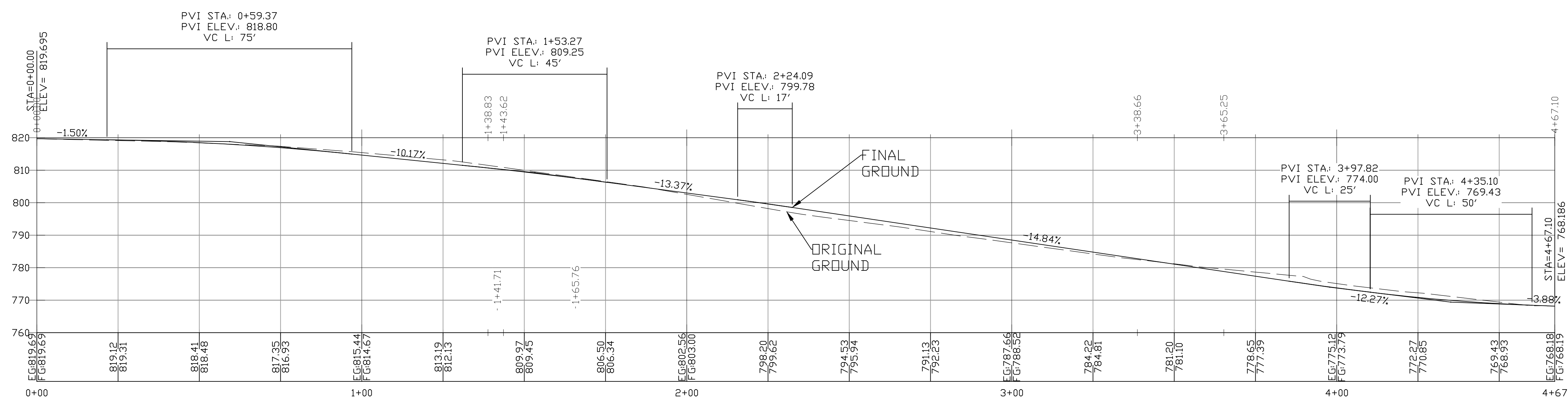
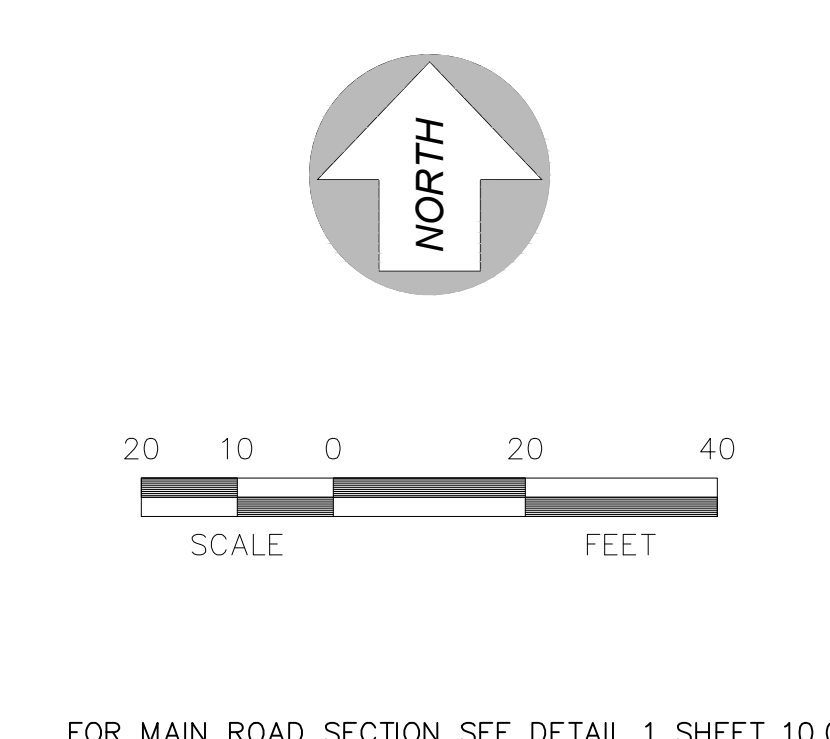
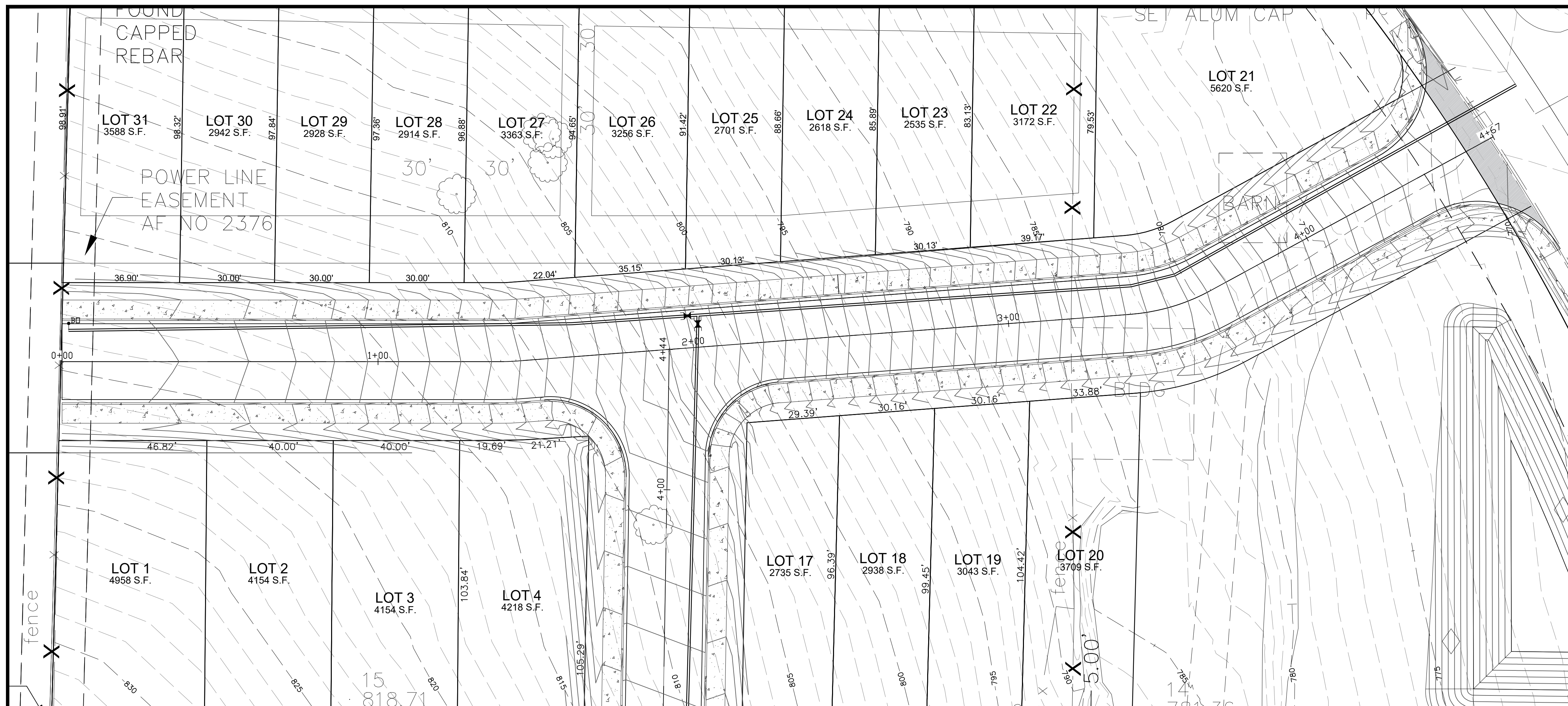

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NANCY WHITE SUBDIVISION
 WHITE SALMON, WA
 SITE PLAN

No.	Date	Revisions
2.0	12-20-2022	SUBMITTED FOR REVIEW
1.0	6-16-2022	SUBMITTED FOR REVIEW

SHEET NO.
3.0
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19-XX



1 MAIN ROAD PROFILE
SCALE: 1"=20' 0+00-4+67

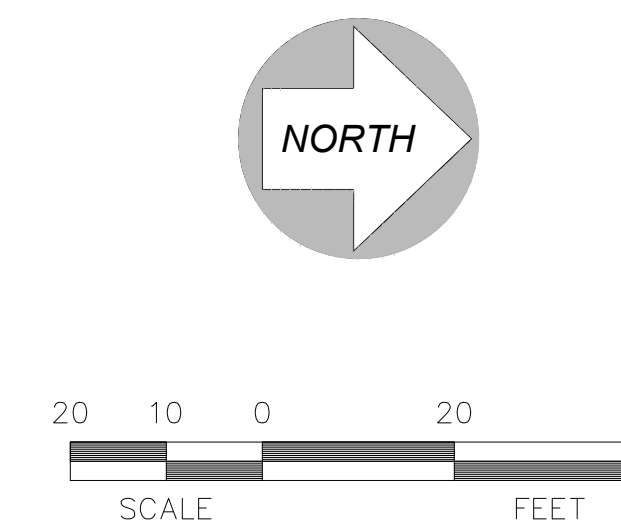
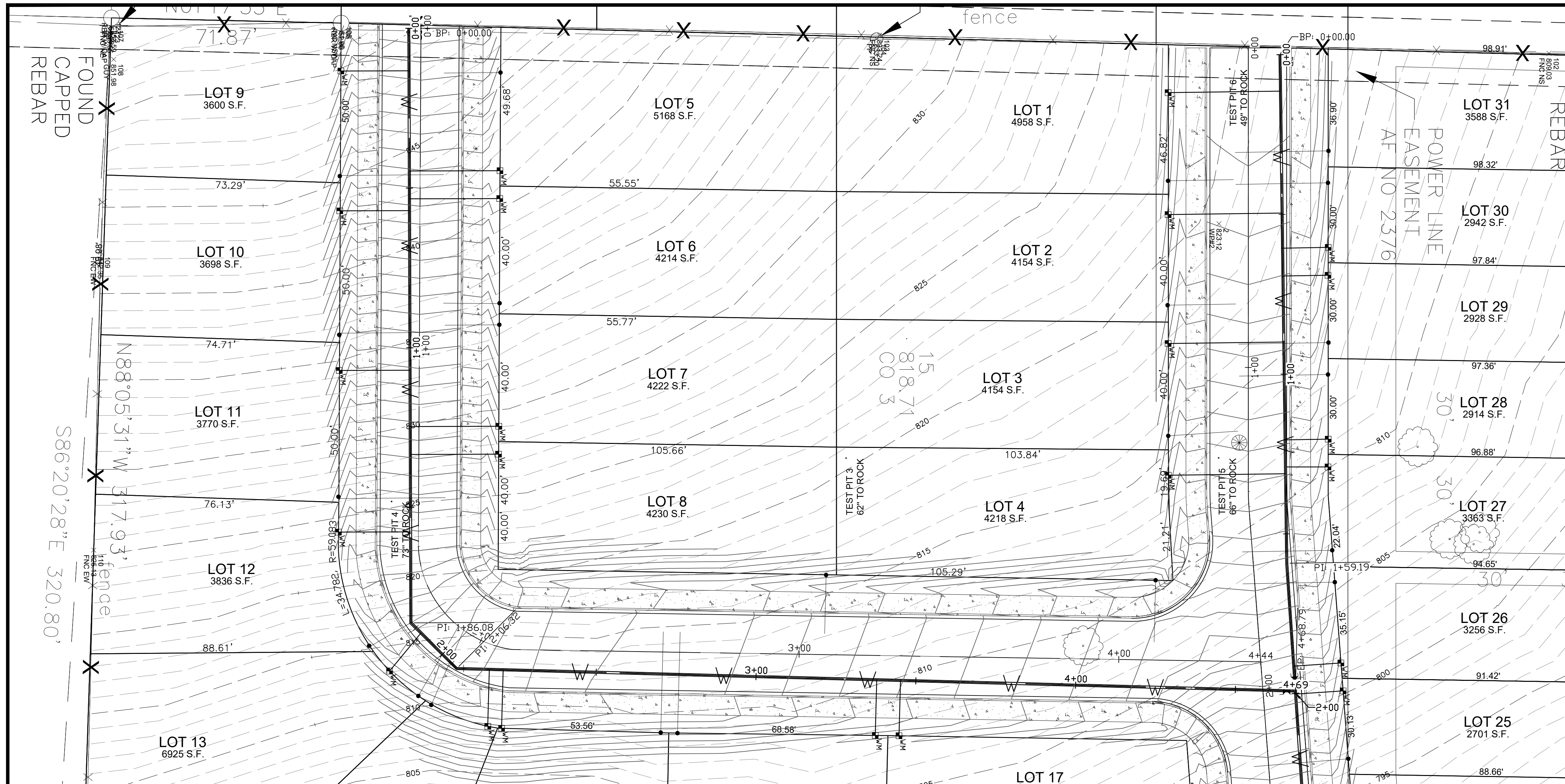
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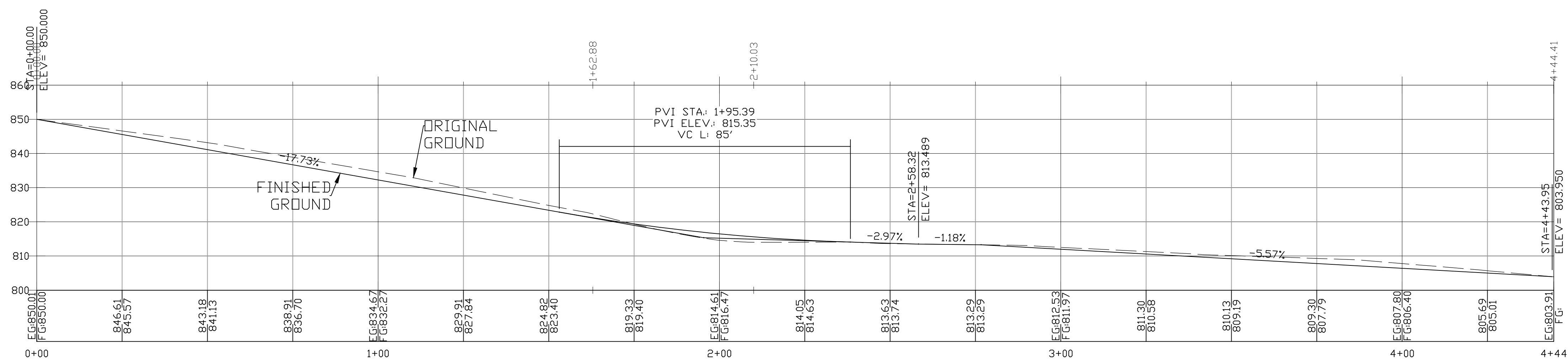
NANCY WHITE SUBDIVISION
WHITE SALMON, WA
MAIN ROAD PLAN AND PROFILE

No.	Date	Revisions
2.0	12-20-2022	SUBMITTED FOR REVIEW
1.0	6-16-2022	SUBMITTED FOR REVIEW

SHEET NO.
4.0
SCALE: AS NOTED
JOB NO. **19-XX** REV. **0**



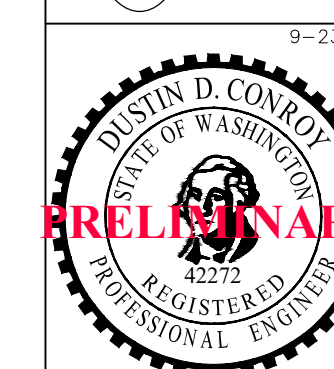
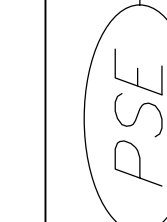
FOR SECONDARY ROAD SECTION SEE DETAIL 2 SHEET 10.0



1 SECONDARY ROAD PROFILE
SCALE: 1"=20' 0+00-4+44

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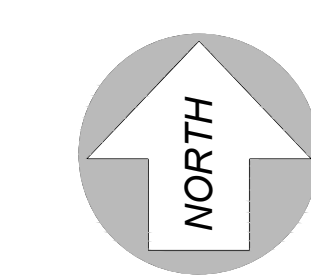
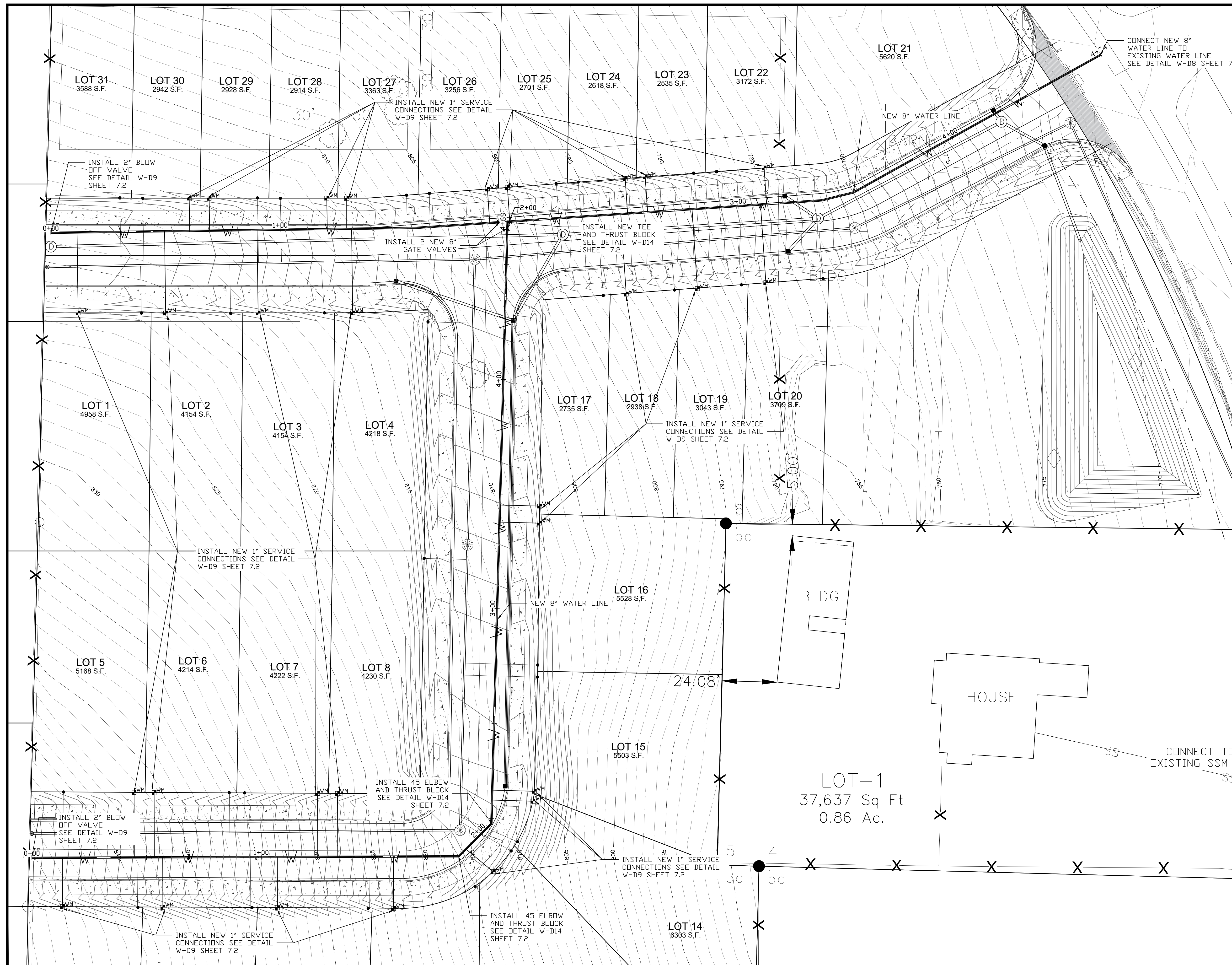
SECONDARY ROAD PLAN AND PROFILE

No.	Date	Revisions
2.0	12-20-2022	SUBMITTED FOR REVIEW
1.0	6-16-2022	SUBMITTED FOR REVIEW

SHEET NO.
6.0

SCALE: AS NOTED
JOB NO. REV.
19-XX





- NOTES
1. FOR WATER LINE DETAILS SEE SHEET 7.2
 2. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF EXISTING WATER MAIN BEFORE CONSTRUCTION

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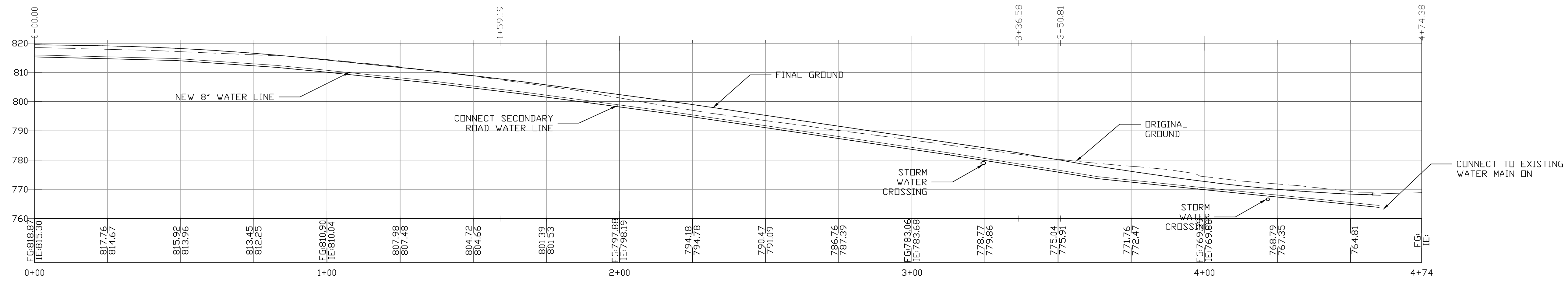
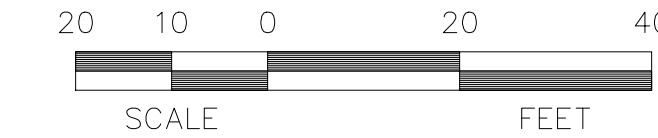


NANCY WHITE SUBDIVISION
 WHITE SALMON, WA
 WATER PLAN AND PROFILE

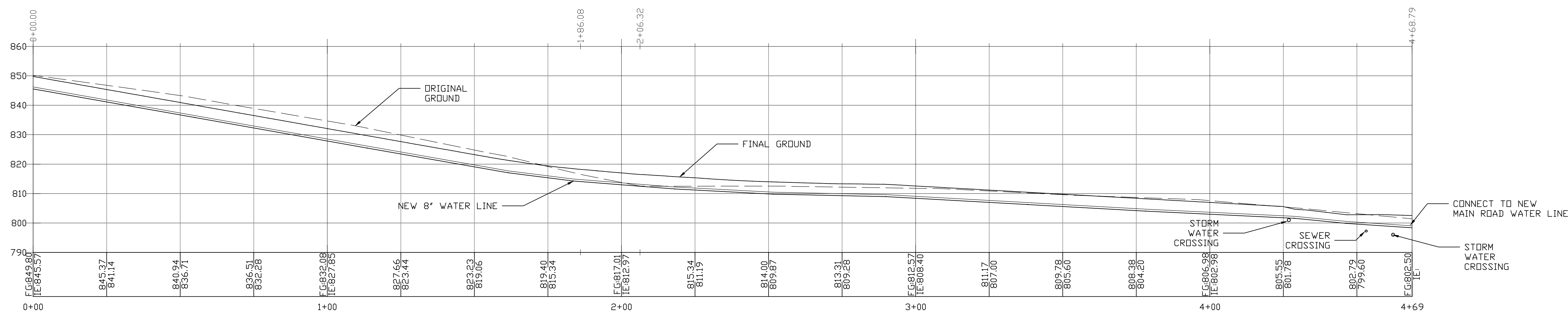
No.	Date	Revisions
2.0	12-20-2022	SUBMITTED FOR REVIEW
1.0	6-16-2022	SUBMITTED FOR REVIEW

SHEET NO.
7.0
 SCALE: AS NOTED
 JOB NO. REV.
19-XX

NOTES
 1. FOR WATER LINE DETAILS SEE SHEET 7.2
 2. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF EXISTING WATER MAIN BEFORE CONSTRUCTION



1 SUBDIVISION MAIN ROAD WATER LINE 8"
 SCALE: 1"=20' 0+00-4+42



2 SUBDIVISION SECONDARY ROAD WATER LINE 8"
 SCALE: 1"=20' 0+00-4+68

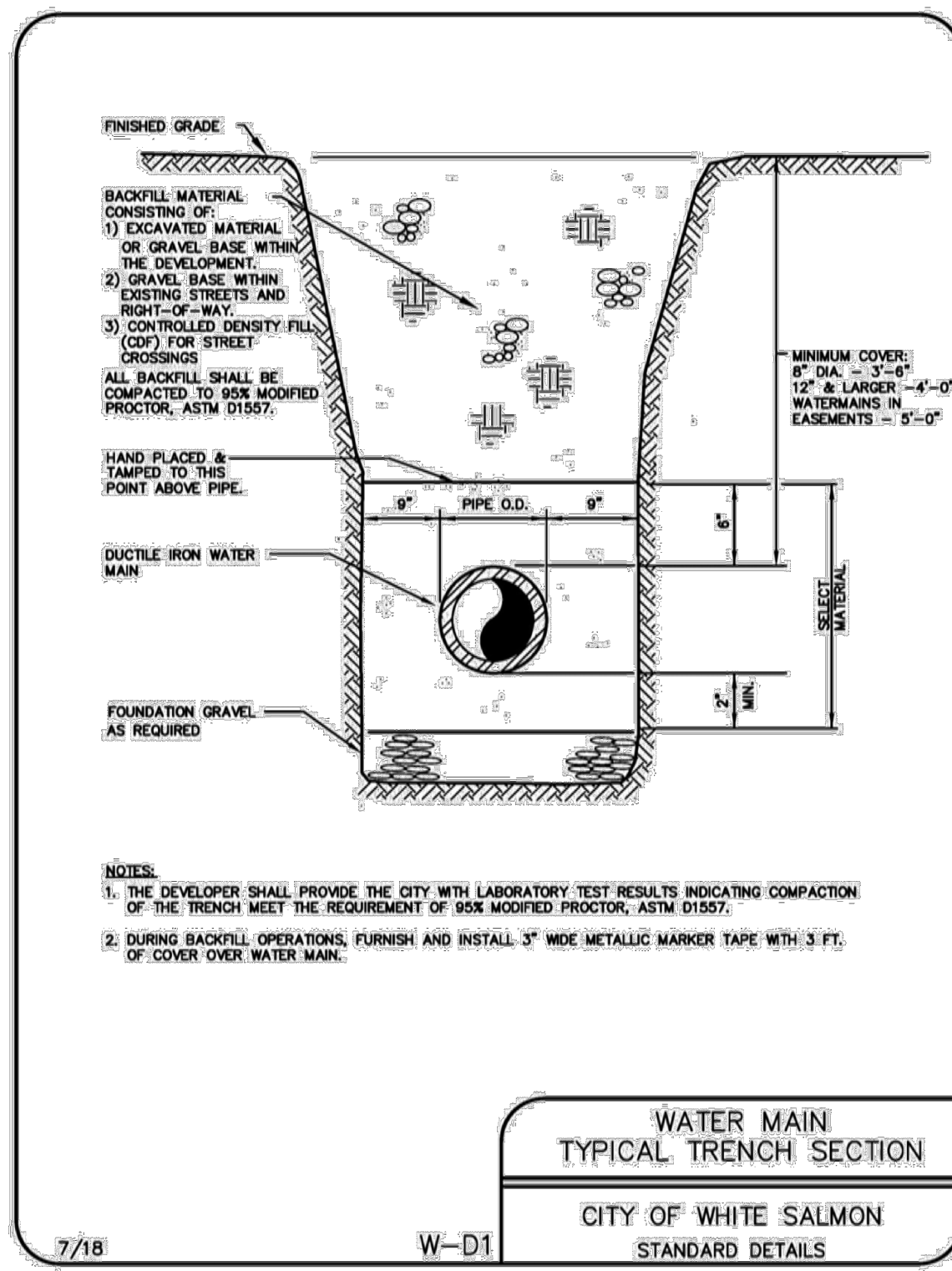
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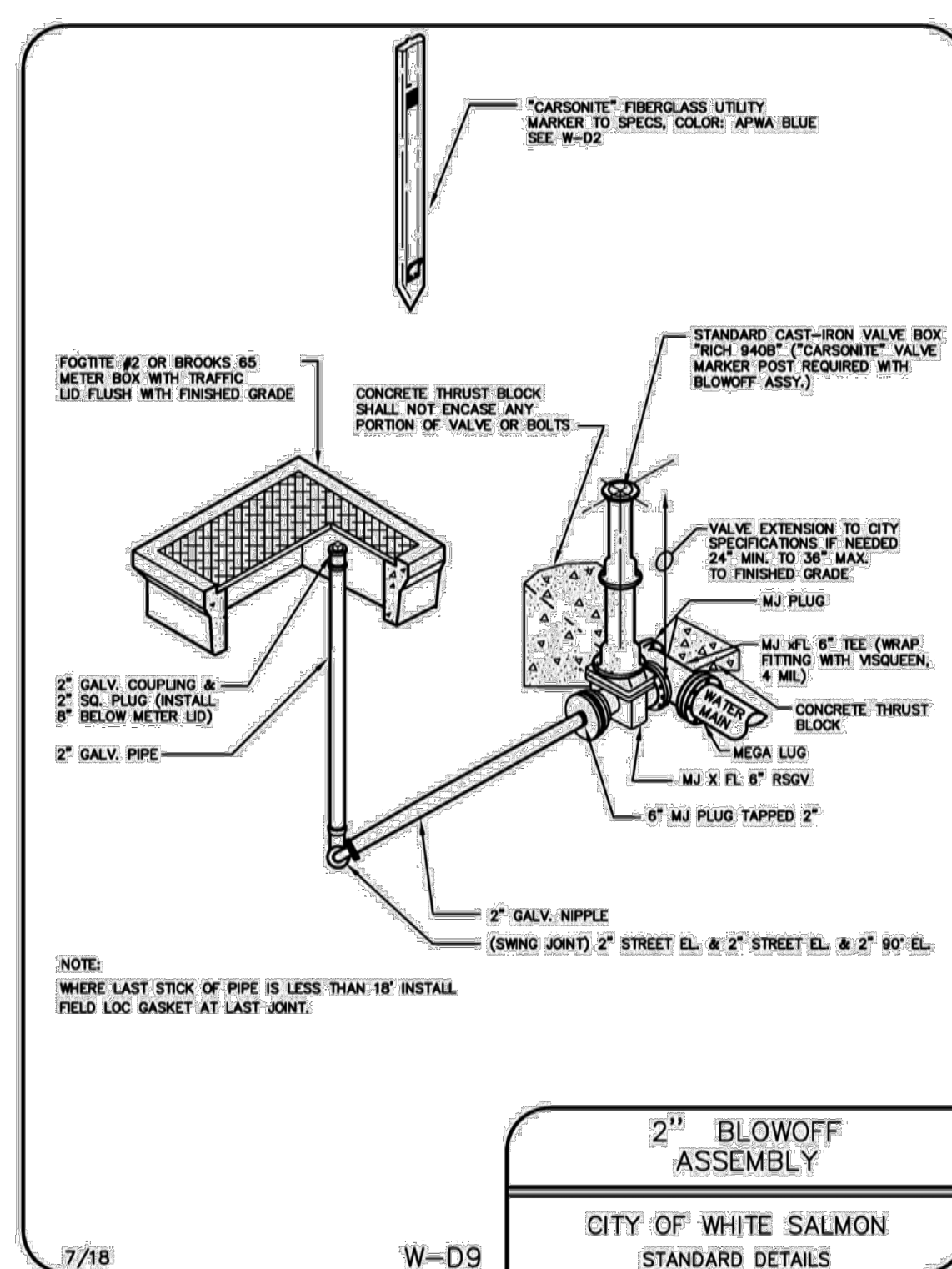
NANCY WHITE SUBDIVISION
 WHITE SALMON, WA
 WATER PLAN AND PROFILE

No.	Date	Revisions
2.0	12-20-2022	SUBMITTED FOR REVIEW
1.0	6-16-2022	SUBMITTED FOR REVIEW

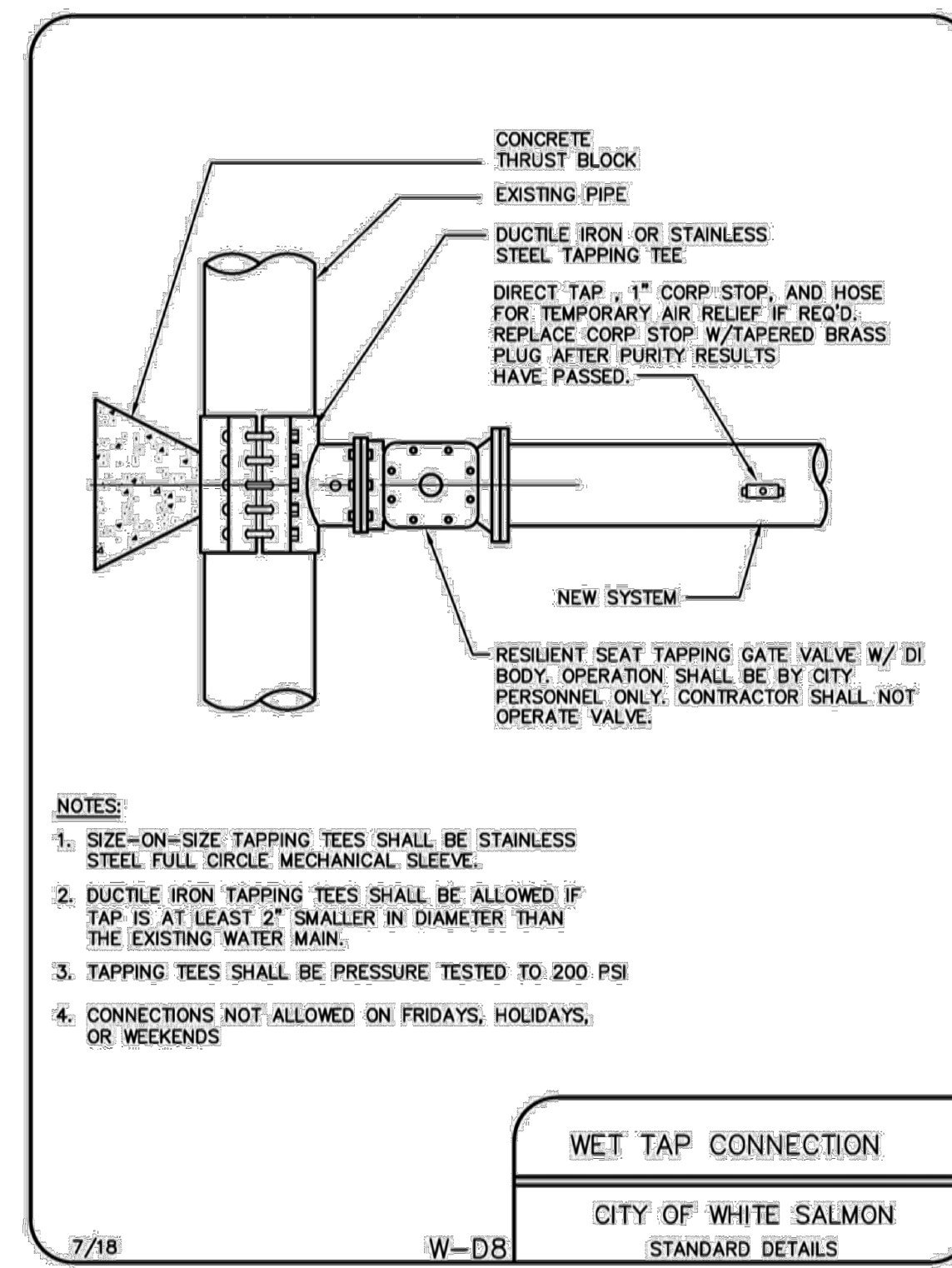
SHEET NO.
7.1
 SCALE: AS NOTED
 JOB NO. **19-XX** REV. **0**



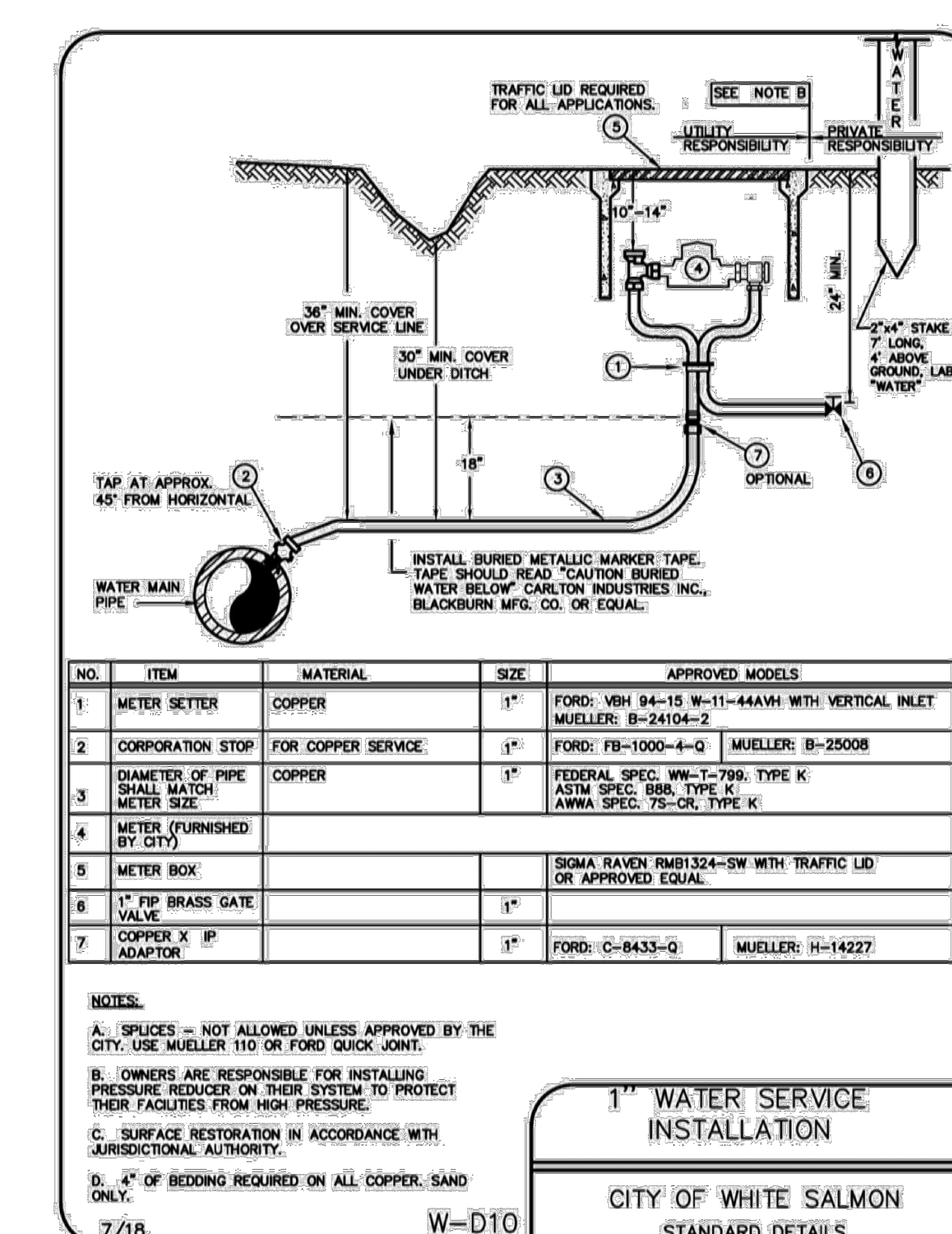
II-13
Adopted September 5, 2018



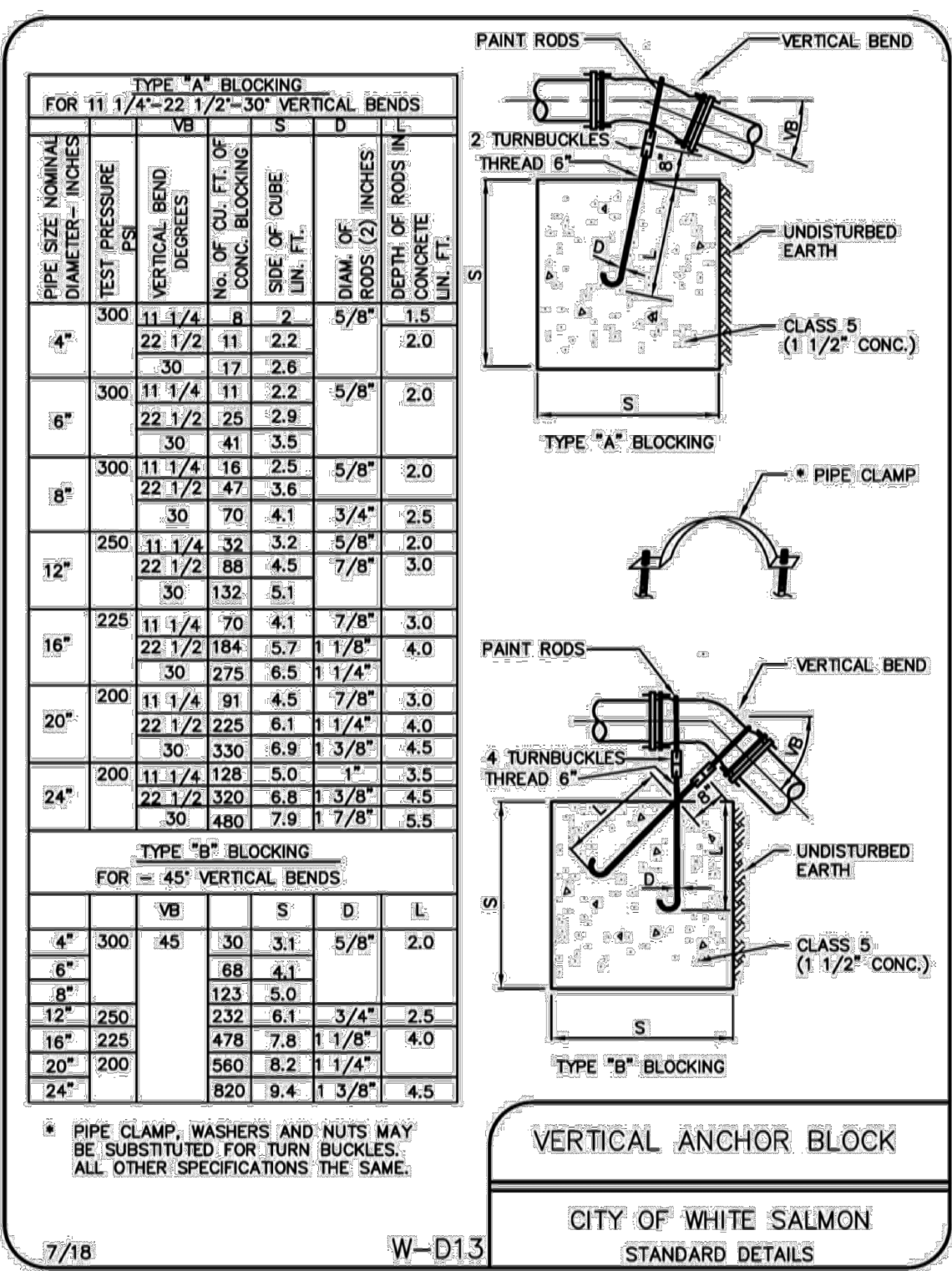
II-21
Adopted September 5, 2018



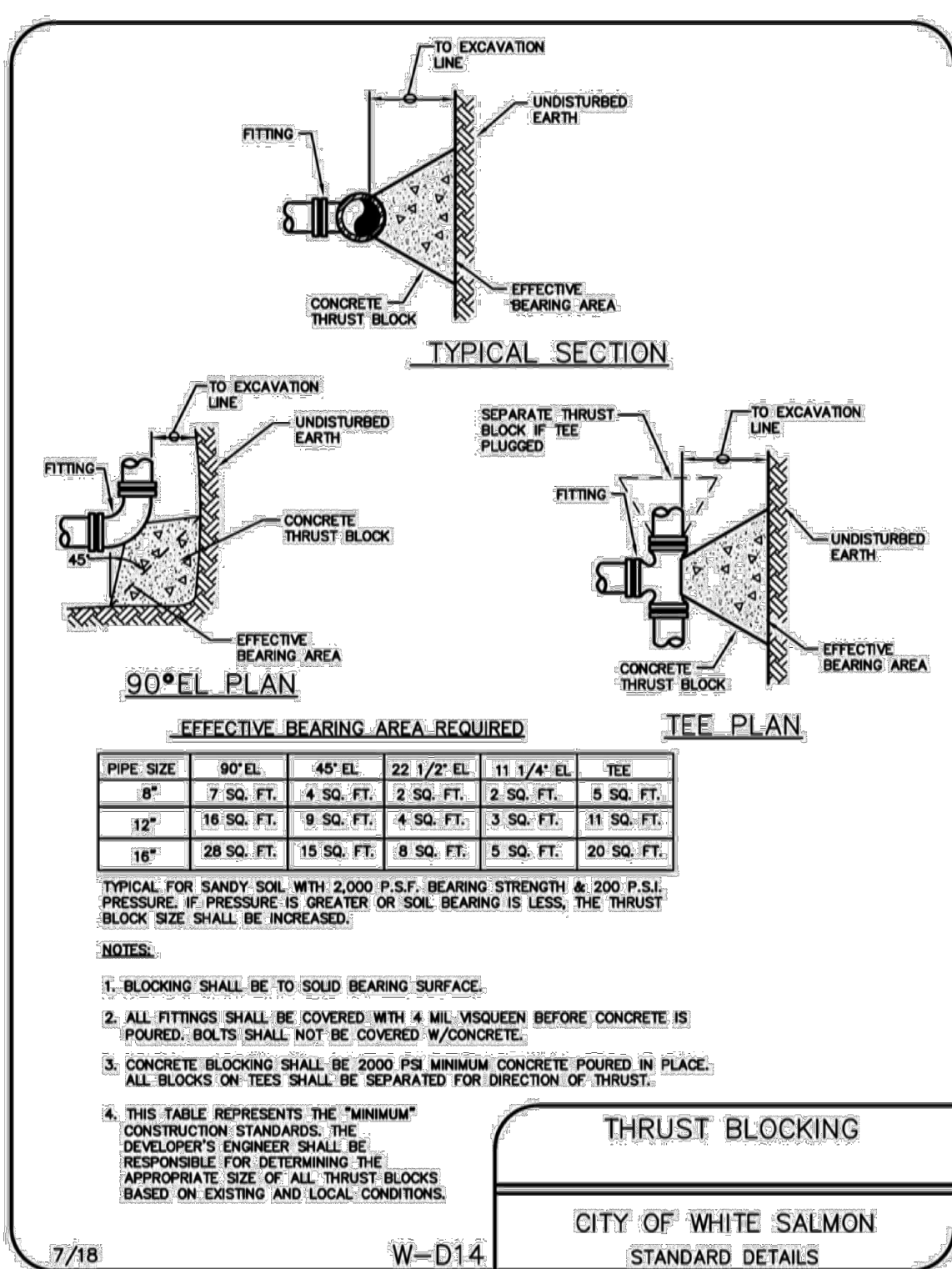
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Adopted September 5, 2018



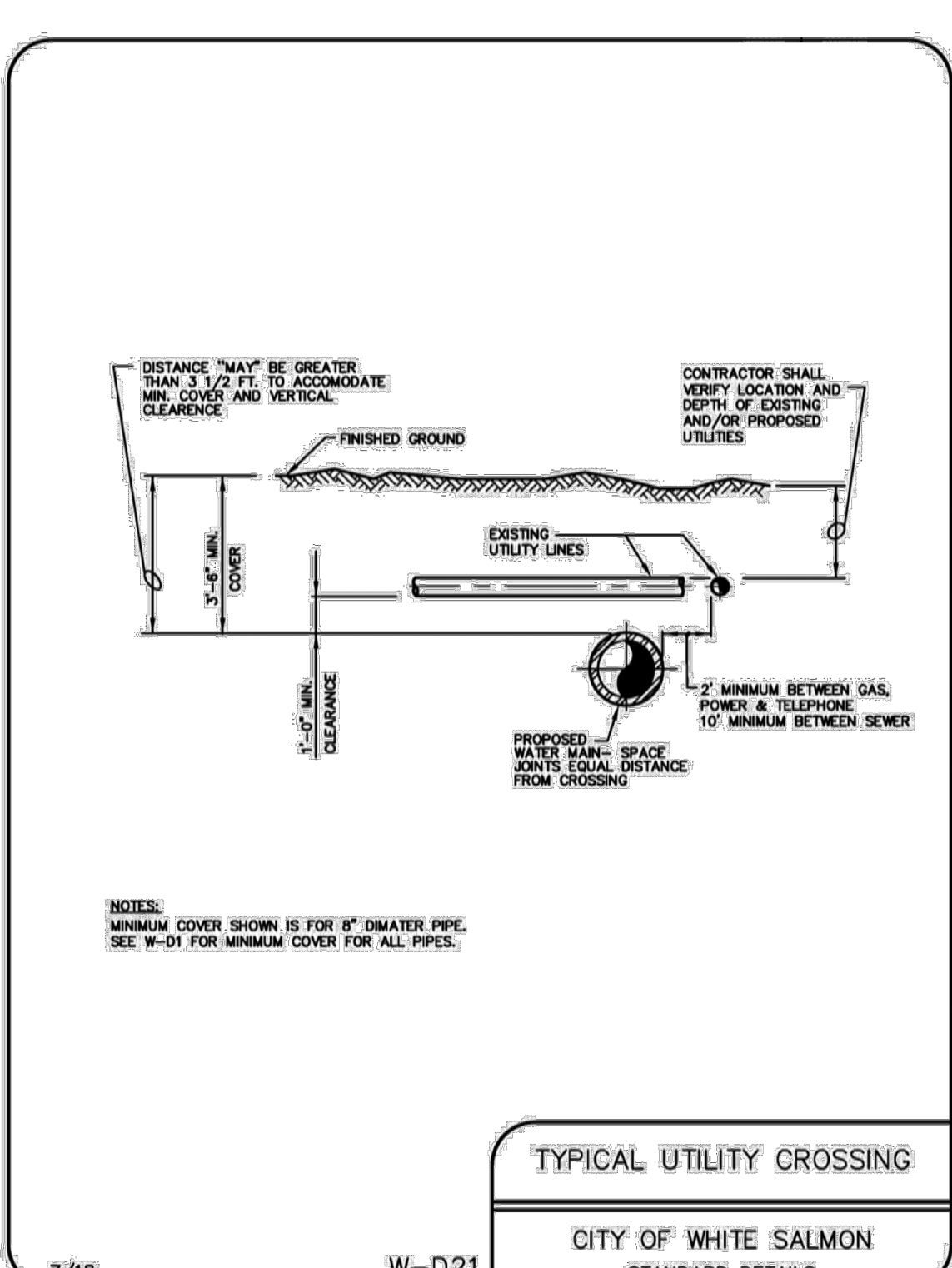
II-22
Adopted September 5, 2018



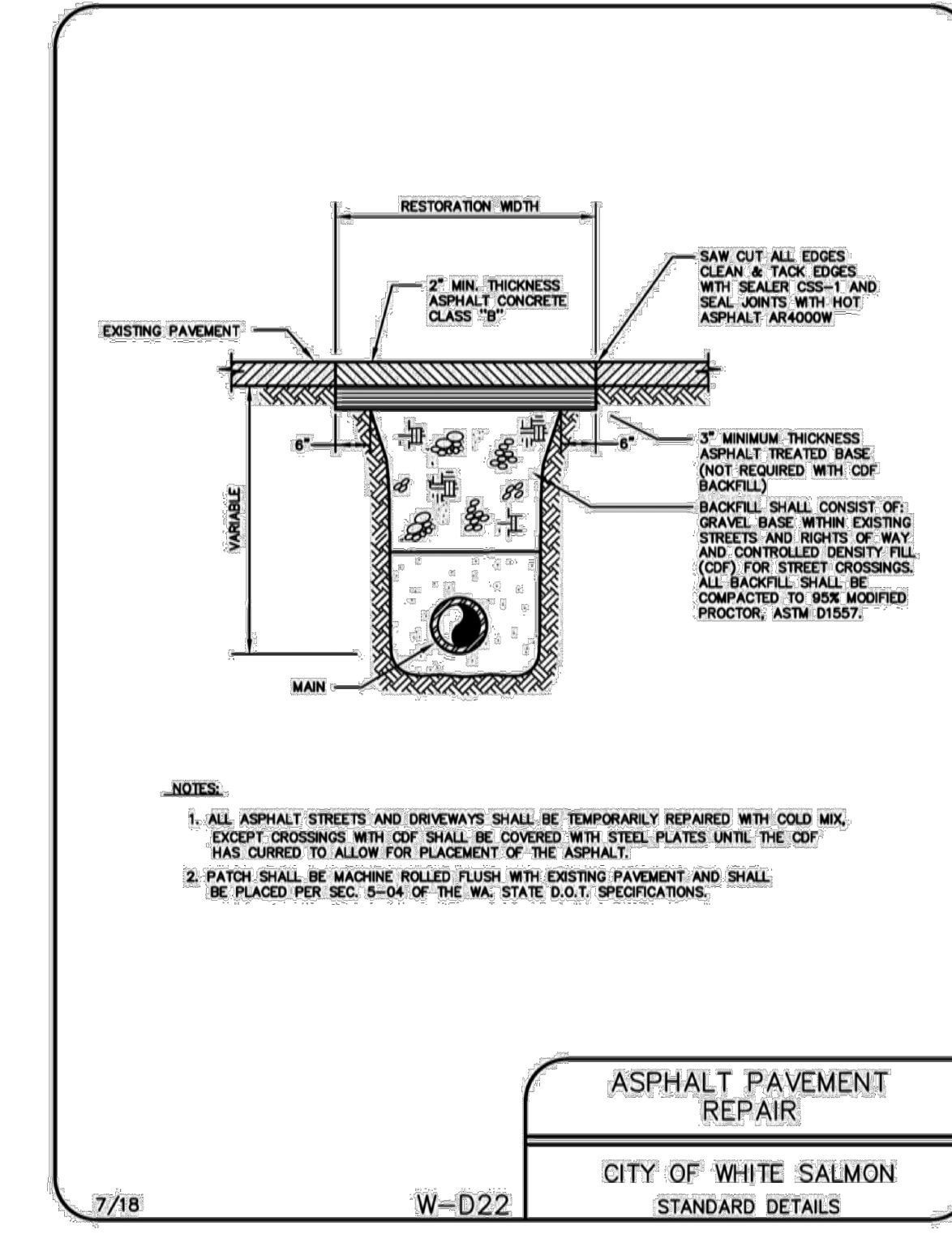
II-25
Adopted September 5, 2018



II-26
Adopted September 5, 2018



II-33
Adopted September 5, 2018



II-34
Adopted September 5, 2018

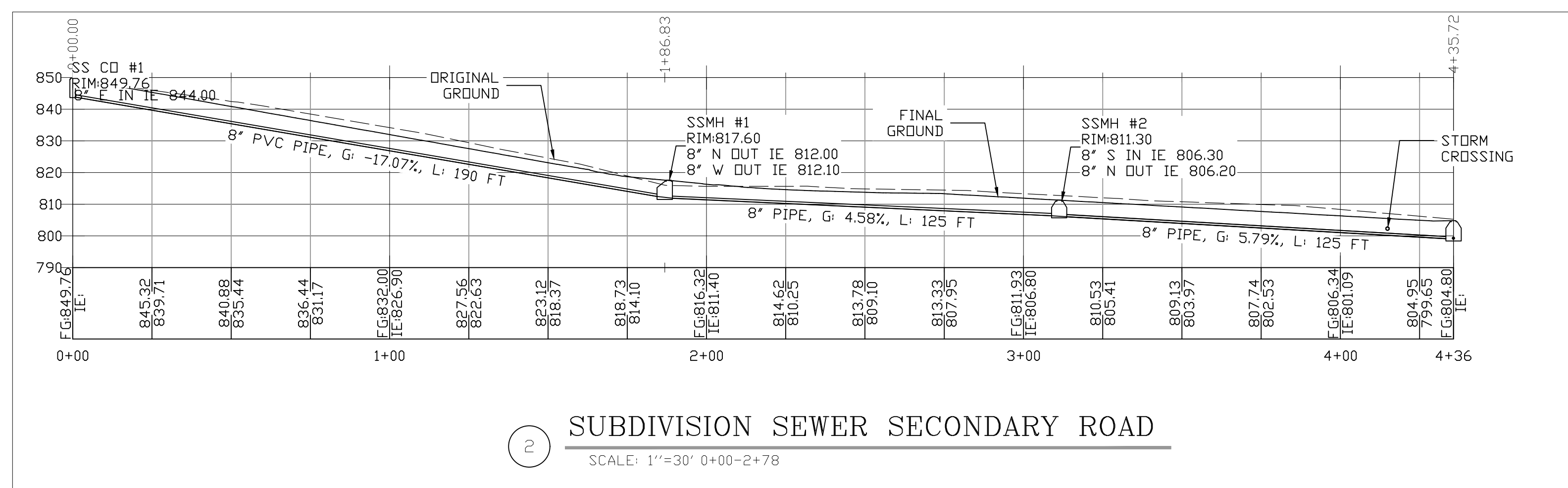
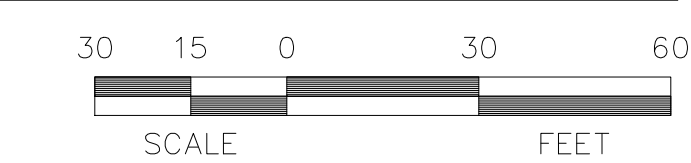
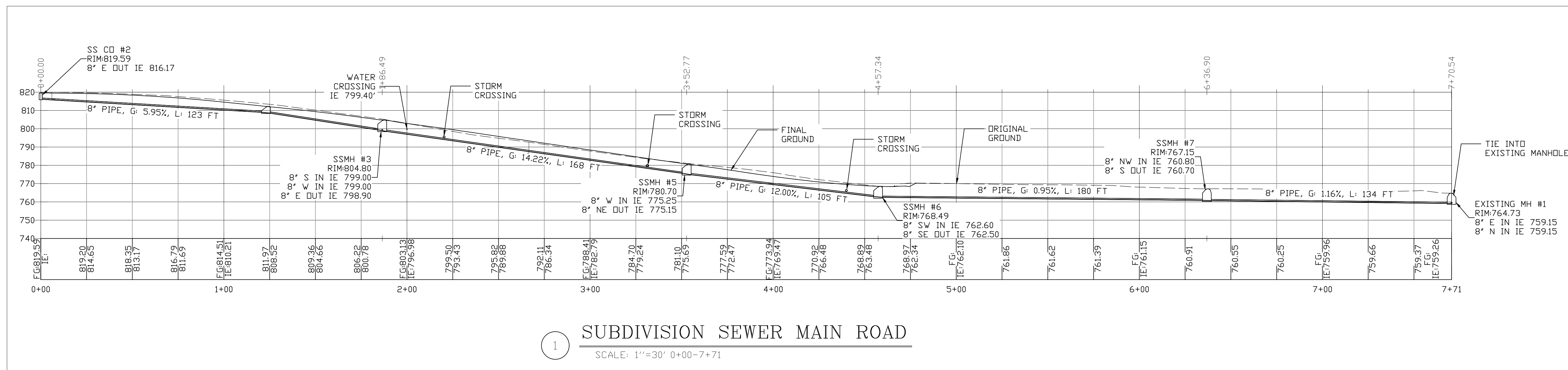
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PSE
DUSTIN D. CONROY
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
9-23-20

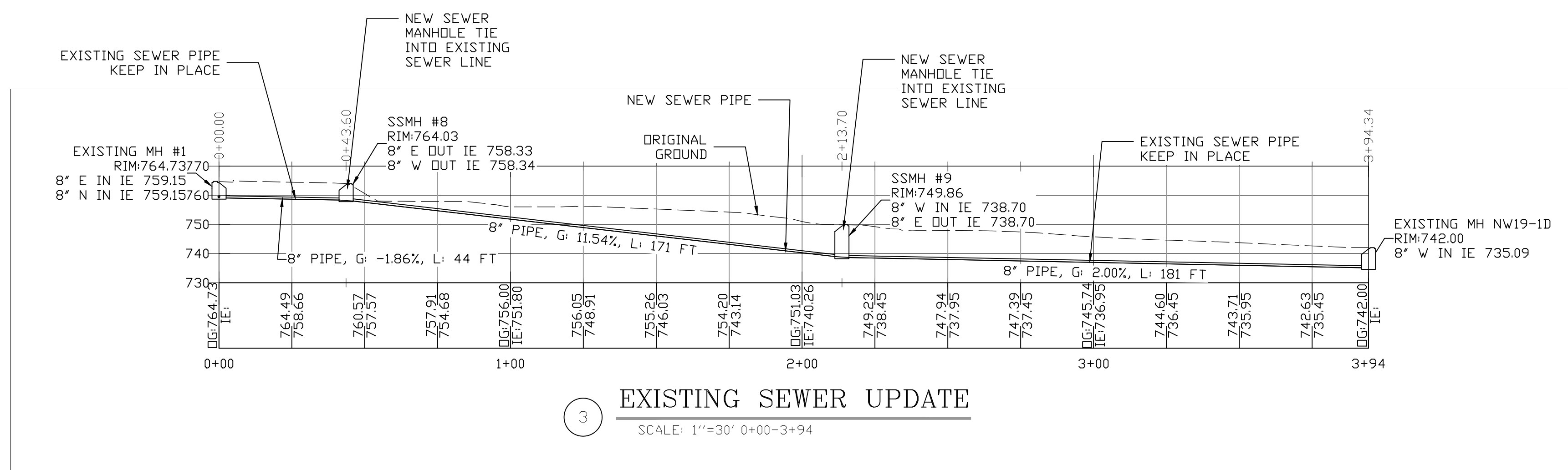
NANCY WHITE SUBDIVISION
WHITE SALMON, WA
WATER DETAILS

No.	Date	Revisions
2.0	12-20-2022	SUBMITTED FOR REVIEW
1.0	6-16-2022	SUBMITTED FOR REVIEW

SHEET NO. 7.2
SCALE: AS NOTED
JOB NO. REV.
19-XX



- NOTES**
- SEWER DETAILS ON SHEET 8.2
 - CONTRACTOR TO VERIFY DEPTH AND LOCATION OF EXISTING SEWER LINE BEFORE START OF CONSTRUCTION



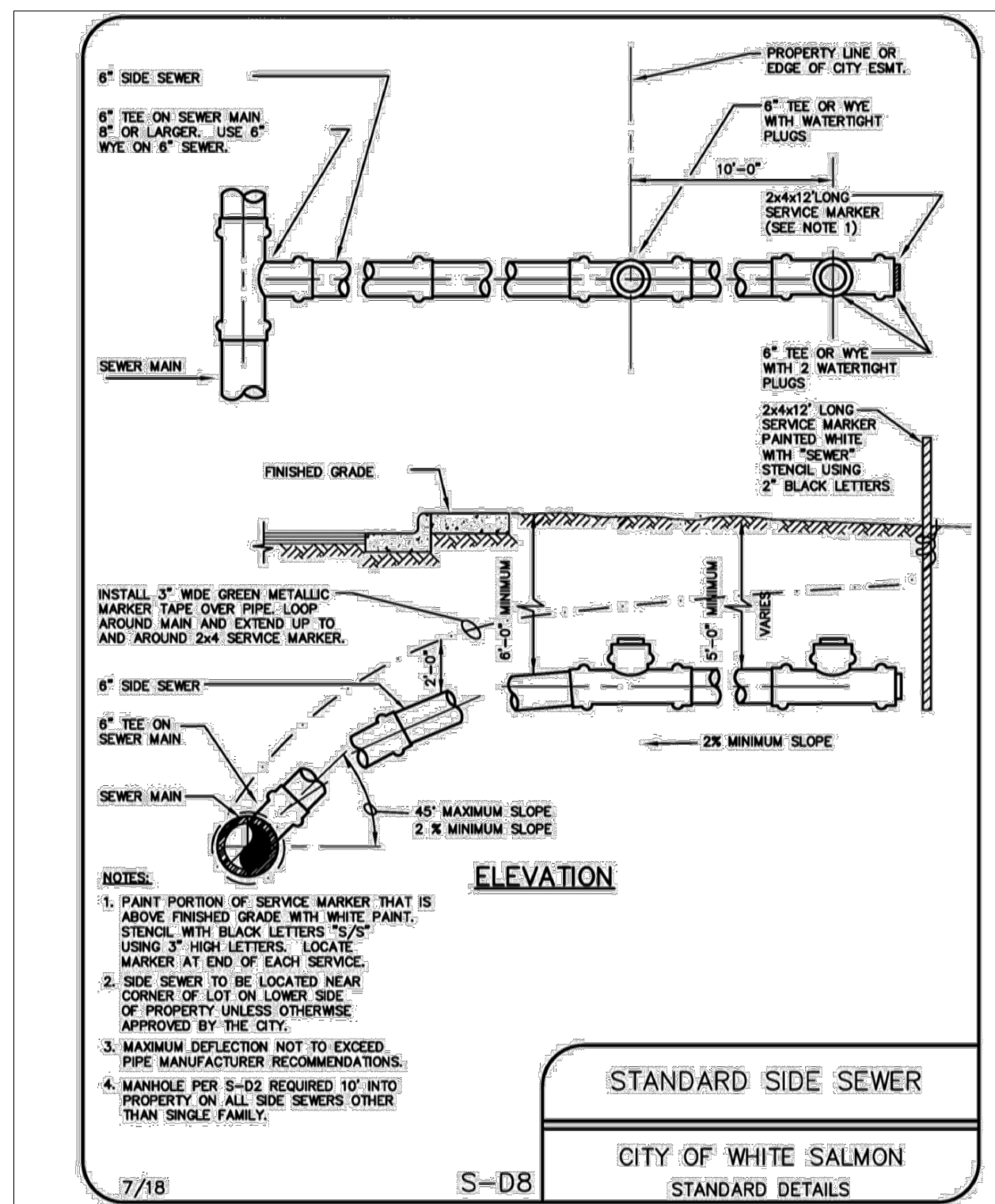
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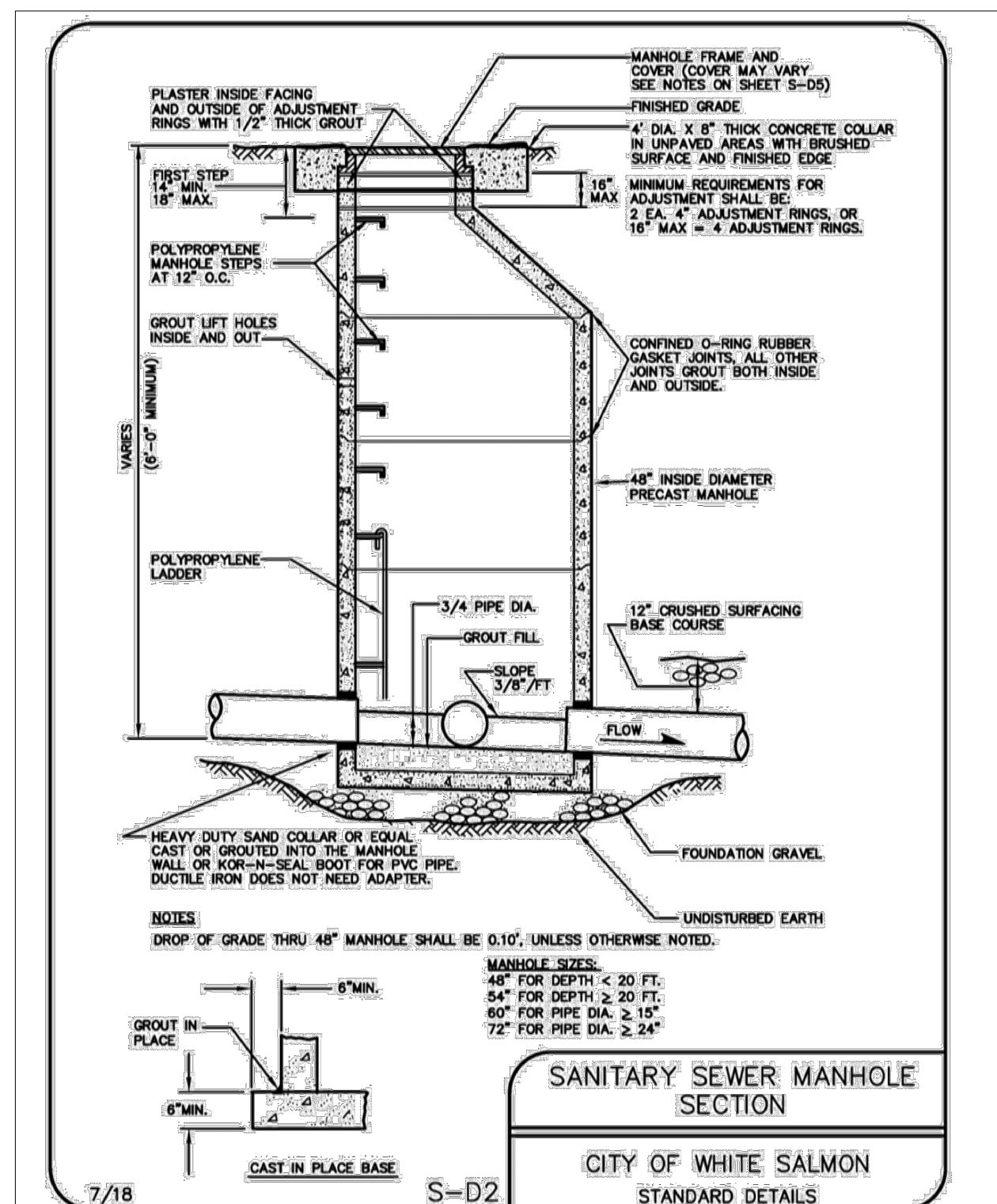
NANCY WHITE SUBDIVISION
WHITE SALMON, WA
SANITARY SEWER PROFILE

No.	Date	Revisions
2.0	12-20-2022	SUBMITTED FOR REVIEW
1.0	8-16-2022	SUBMITTED FOR REVIEW

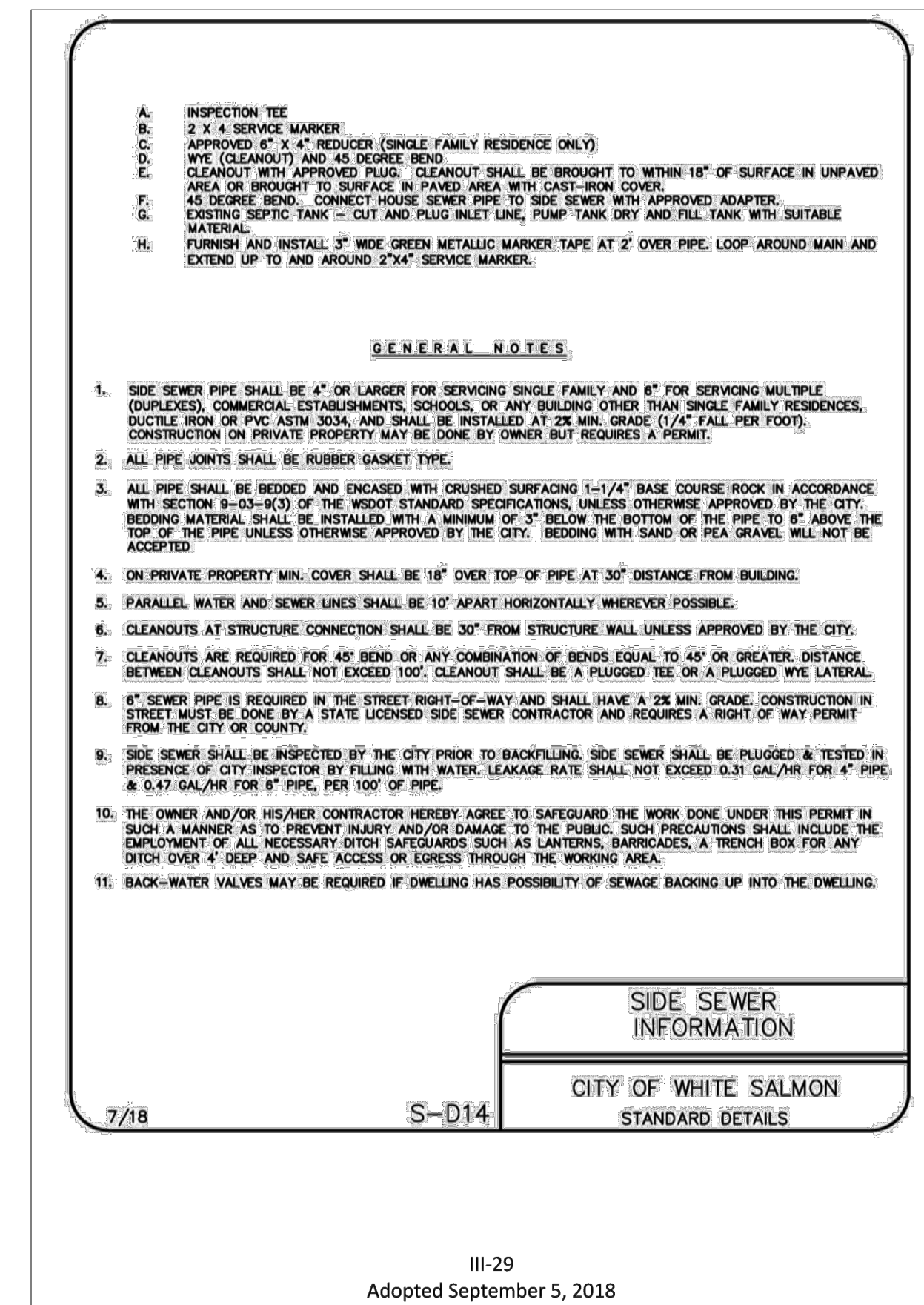
SHEET NO.
8.1
SCALE: AS NOTED
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19-XX



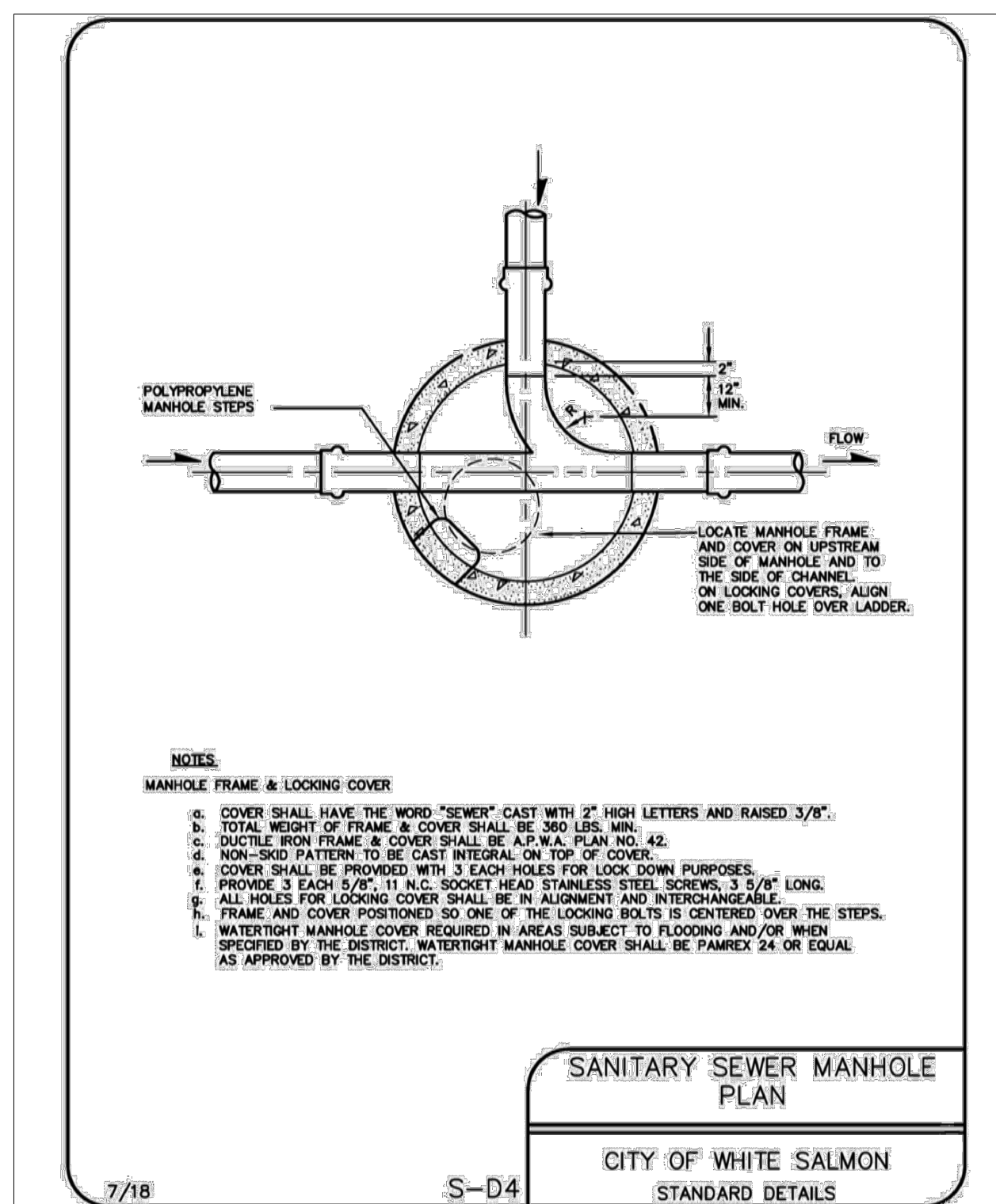
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Adopted September 5, 2018



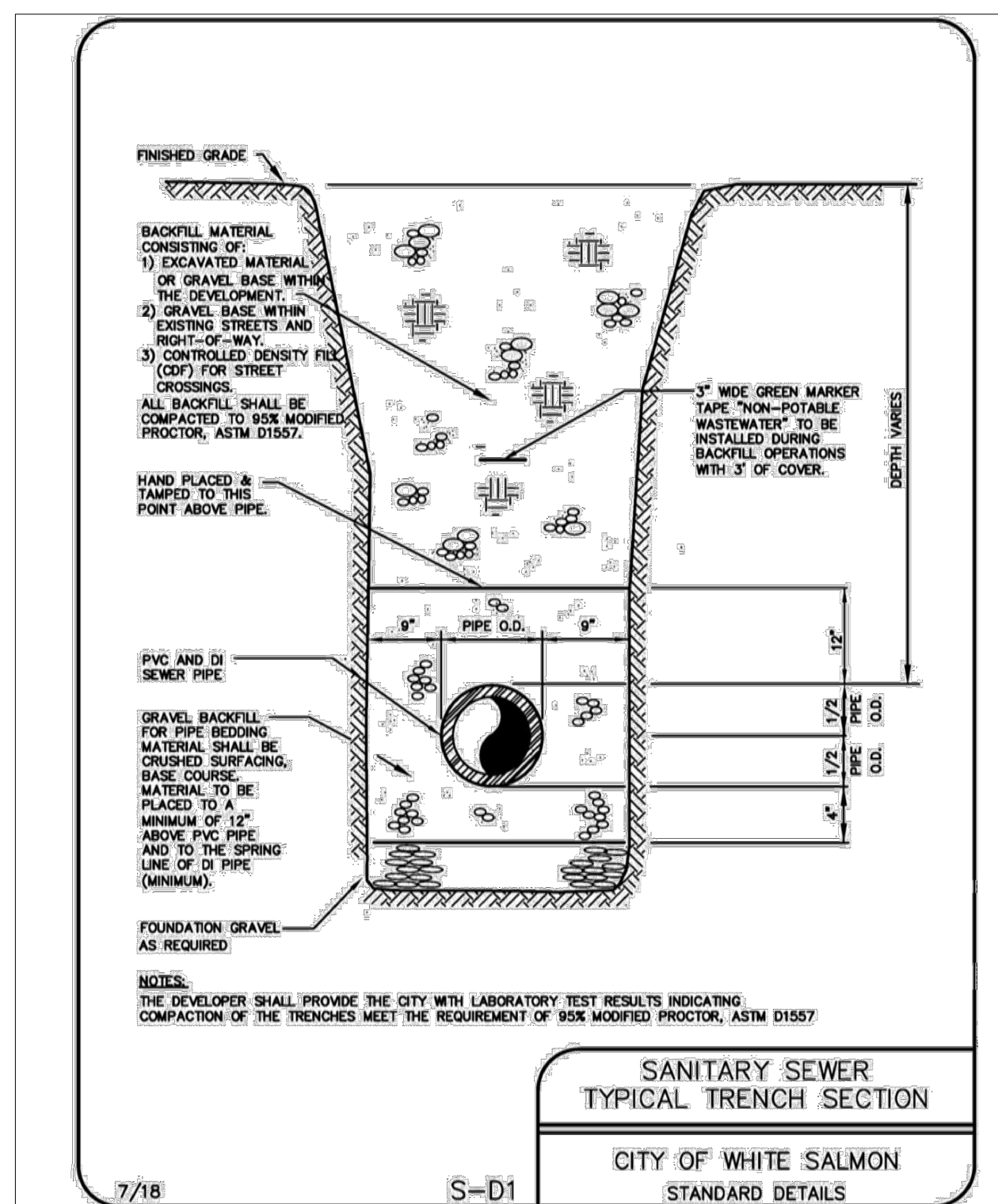
III-17
Adopted September 5, 2018



III-29
Adopted September 5, 2018

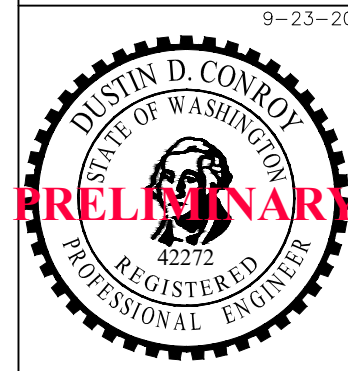


III-19
Adopted September 5, 2018



III-16
Adopted September 5, 2018

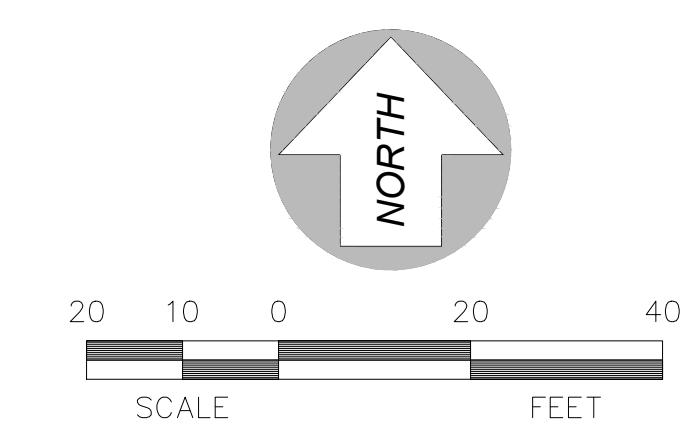
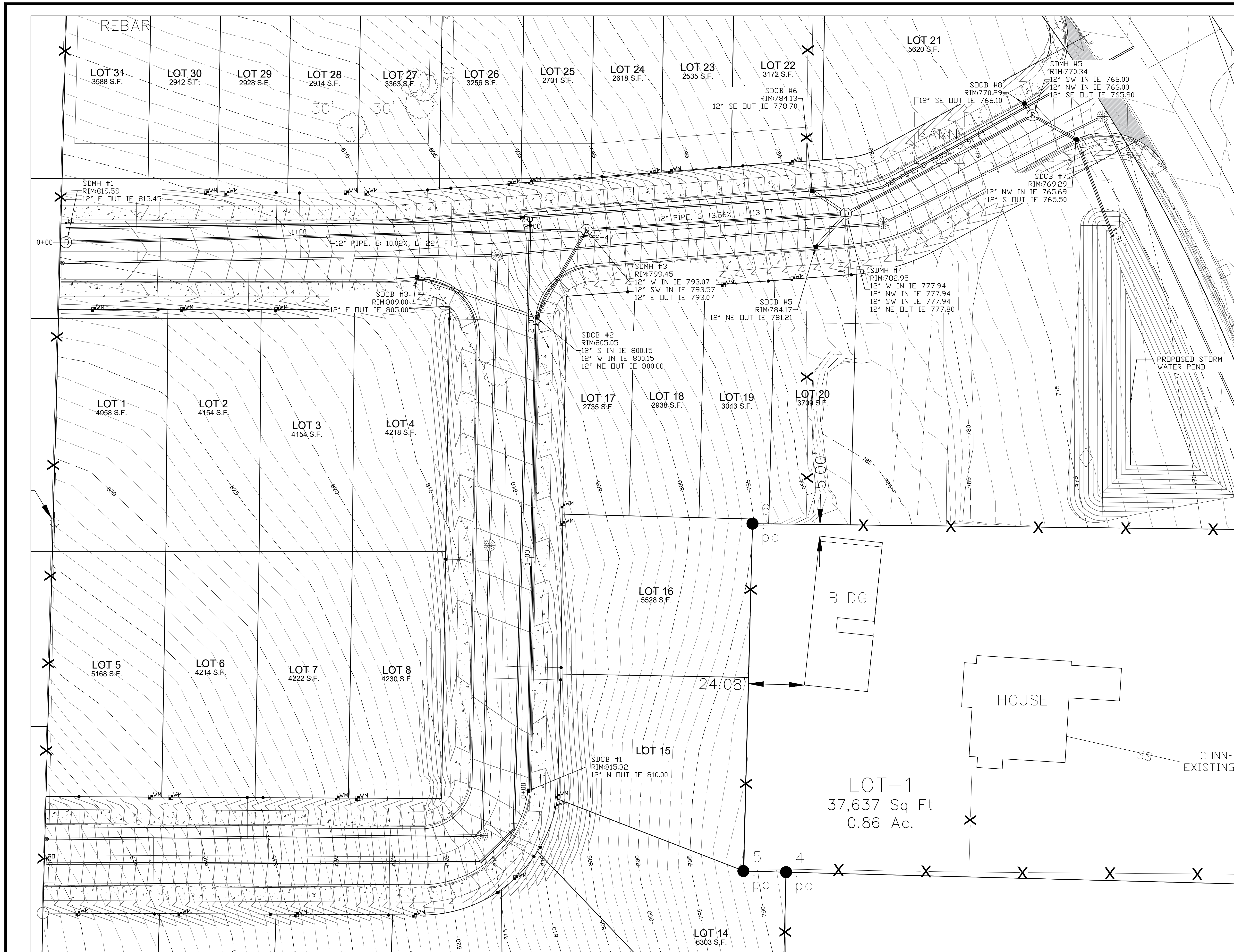
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WHITE SALMON, WA
SANITARY SEWER DETAILS

No.	Date	Revisions
2.0	12-20-2022	SUBMITTED FOR REVIEW
1.0	6-16-2022	SUBMITTED FOR REVIEW

SHEET NO.
8.1
SCALE: AS NOTED
JOB NO. REV.
19-XX
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NOTES
1. STORM WATER DETAILS ON SHEET 8.2

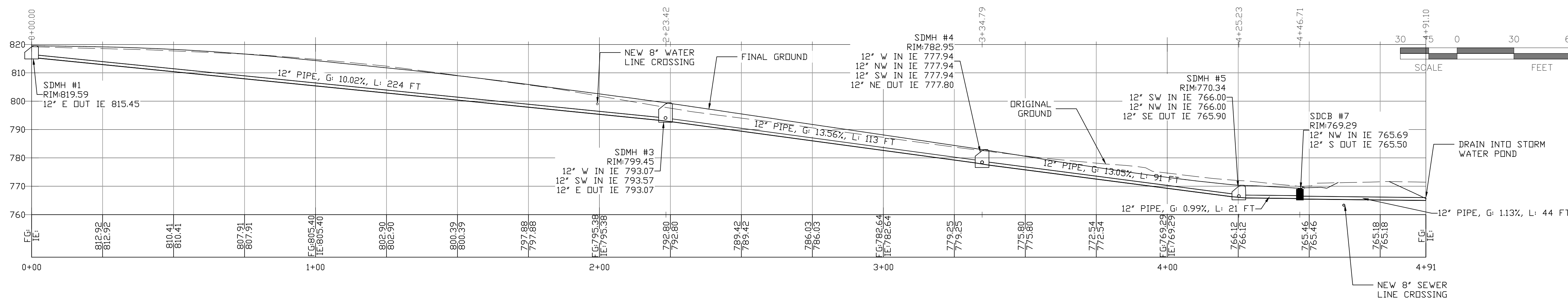
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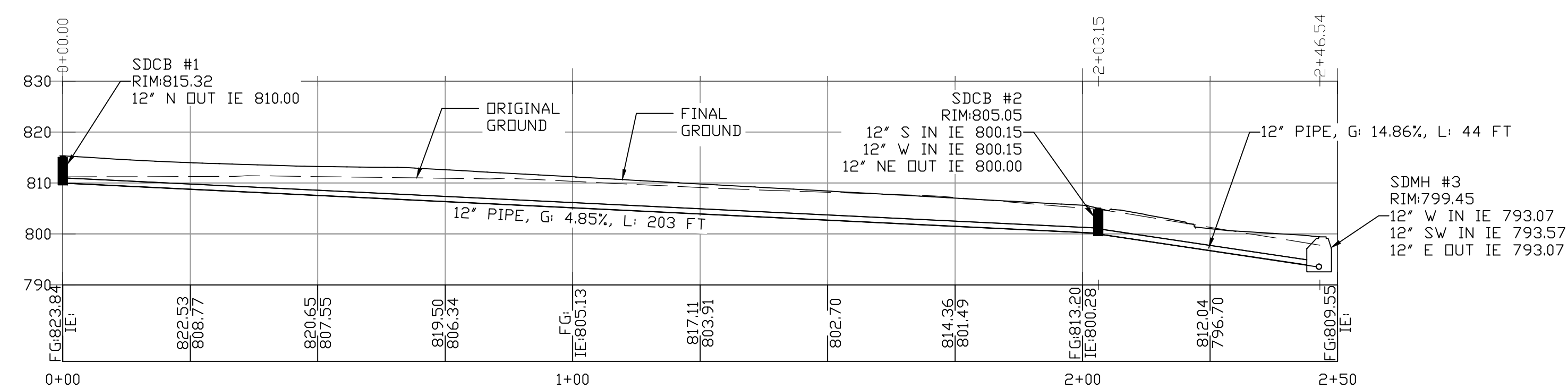
NANCY WHITE SUBDIVISION
WHITE SALMON, WA
STORM WATER PLAN

No.	Date	Revisions
2.0	12-20-2022	SUBMITTED FOR REVIEW
1.0	6-16-2022	SUBMITTED FOR REVIEW

SHEET NO.
9.0
SCALE: AS NOTED
JOB NO. **19-XX** REV. **0**

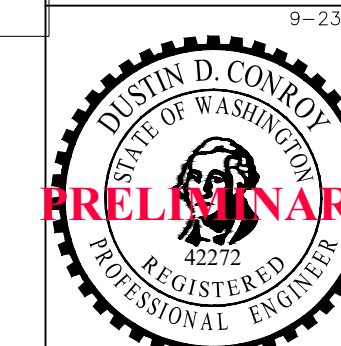


1 SUBDIVISION STORM WATER MAIN ROAD
SCALE: 1"=30' 0+00-5+13



2 SUBDIVISION STORM SECONDARY ROAD
SCALE: 1"=20' 0+00-2+50

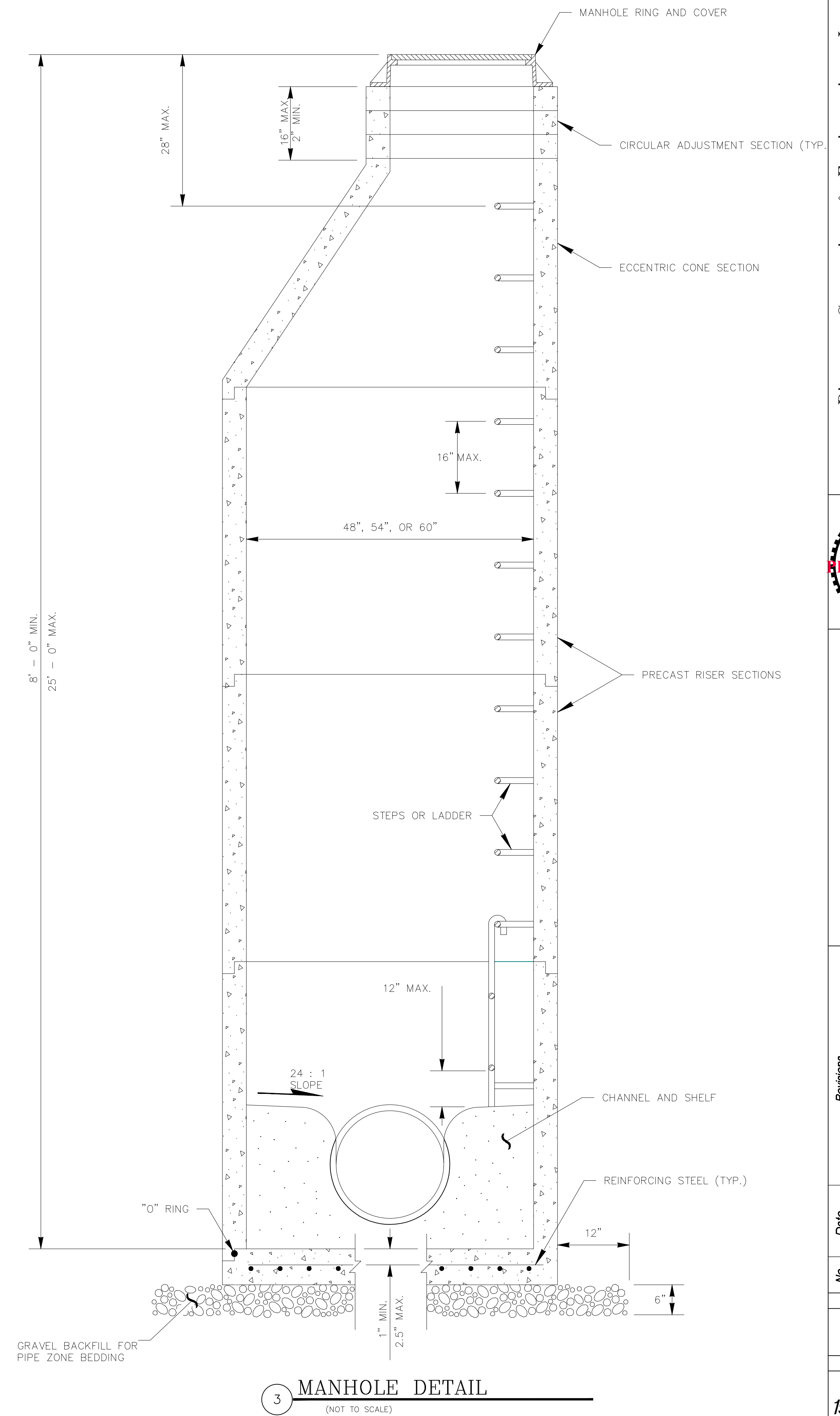
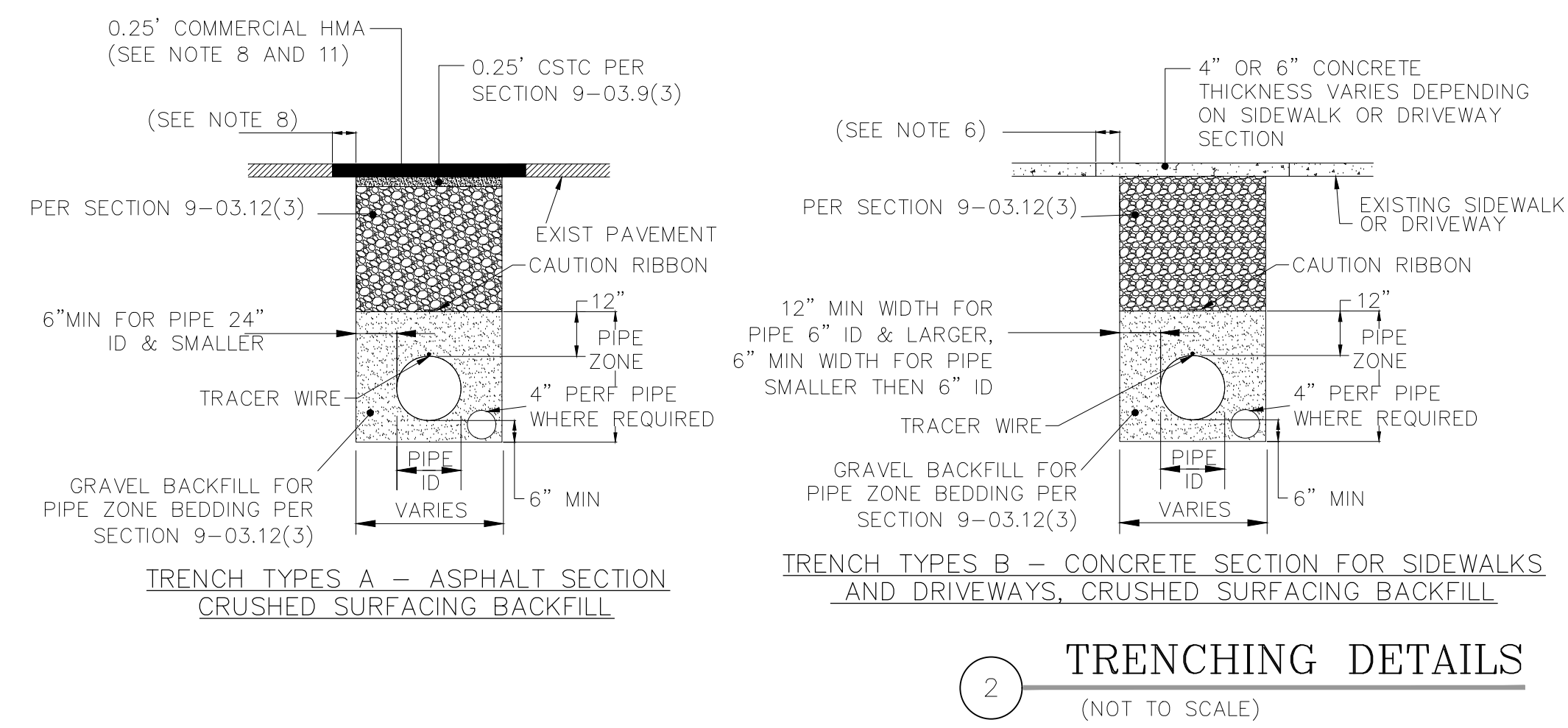
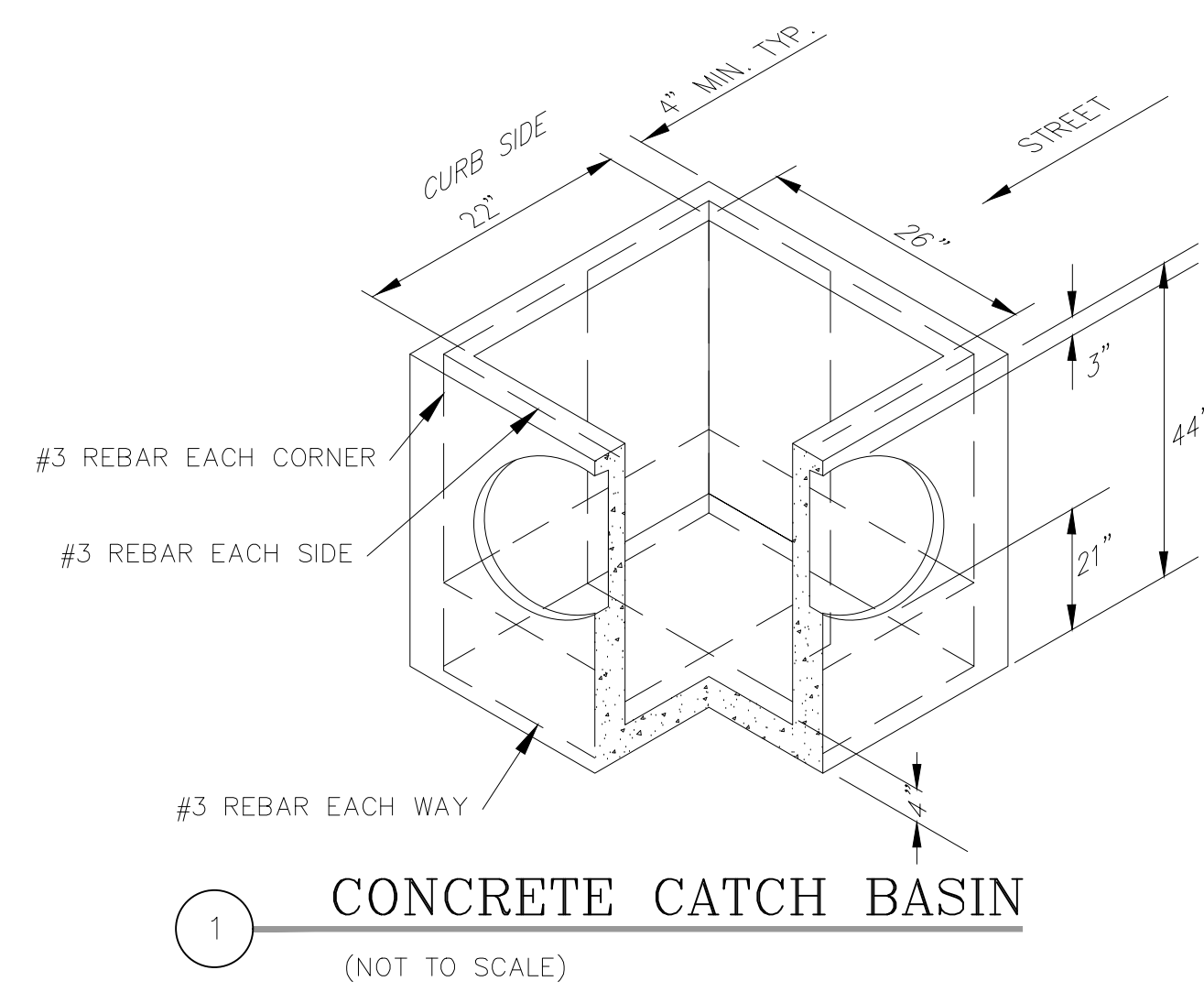
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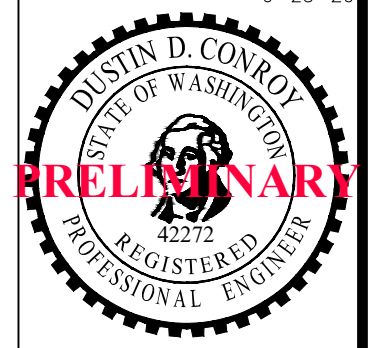
NANCY WHITE SUBDIVISION
WHITE SALMON, WA
STORM WATER PROFILE

No.	Date	Revisions
2.0	12-20-2022	SUBMITTED FOR REVIEW
1.0	6-16-2022	SUBMITTED FOR REVIEW

SHEET NO.
9.1
SCALE: AS NOTED
JOB NO. REV.
19-XX



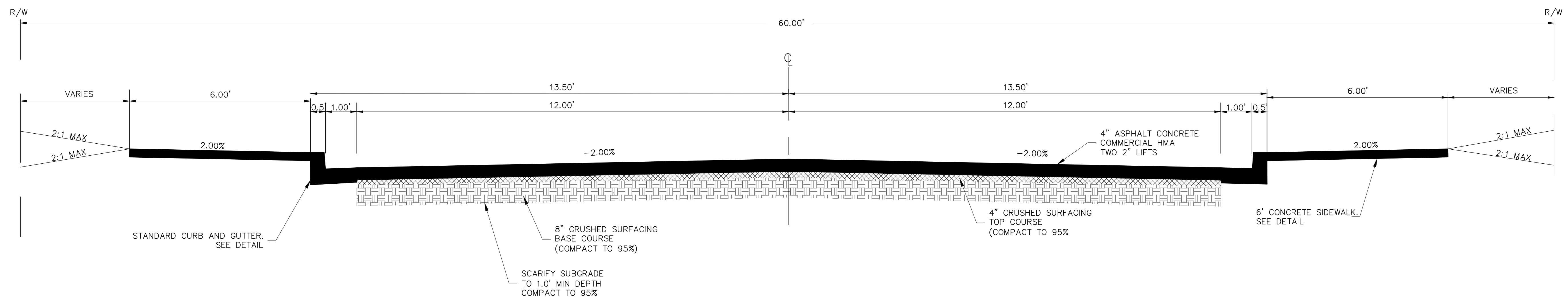
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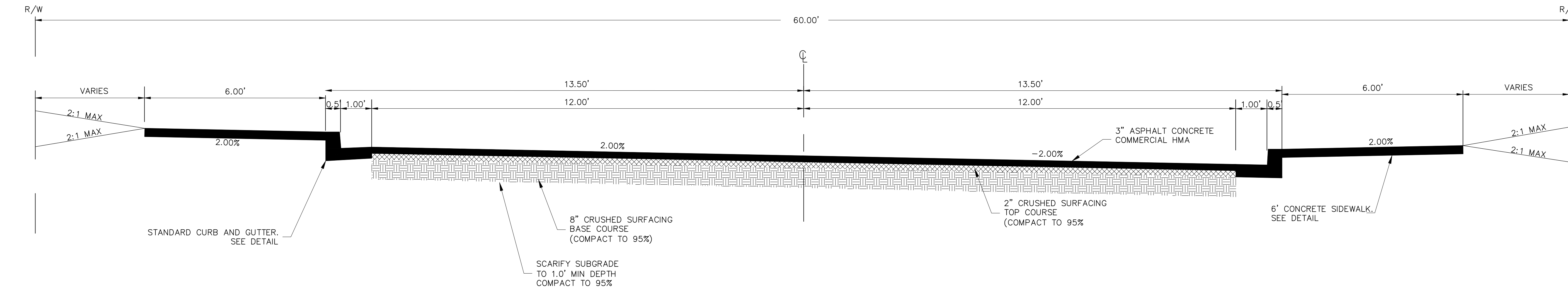
NANCY WHITE SUBDIVISION
WHITE SALMON, WA
STORM WATER DETAILS

No.	Date	Revisions
2.0	12-20-2022	SUBMITTED FOR REVIEW
1.0	6-16-2022	SUBMITTED FOR REVIEW

SHEET NO. **9.2**
SCALE: AS NOTED
JOB NO. **19-XX** REV. **0**



1 MAIN ROAD SECTION
MAIN ROAD STATION 0+00-4+67



2 CUL DE SAC ROAD SECTION
CUL DE SAC SECTION 0+00-2+86

Pioneer Surveying & Engineering, Inc.
Civil/Structural Engineering and Land Planning
125 E. Simcoe Drive
Goldendale, Washington 98620
Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorgie.net



NANCY WHITE SUBDIVISION
WHITE SALMON, WA
ROAD SECTIONS

No.	Date	Revisions
2.0	12-20-2022	SUBMITTED FOR REVIEW
1.0	6-16-2022	SUBMITTED FOR REVIEW

SHEET NO.
10.0
SCALE: AS NOTED
JOB NO. REV.
19-XX 0

**CITY OF WHITE SALMON
SUBDIVISION APPLICATION FORM**

Plat No. _____ Date Received 12/22/2023

Environmental Checklist No. SEPA-2023-001

Comprehensive Plan Zone Designation R-1

Name of Plat **Four Oaks Subdivision**

Owner Main Street White Salmon LLC

Mailing Address: 40 Rocky Road , Trout Lake, Wa 98650

Phone 541-490-2291 FAX _____

Developer: Nancy White

Address 40 Rocky Road , Trout Lake, Wa 98650

Phone 541-490-2291

Surveyor Pioneer Surveying and Engineering, Inc.

Address 125 E Simcoe Drive, Goldendale, WA 98620

Phone 509-773-4945

Engineer Pioneer Surveying and Engineering, Inc.

Address 25 E Simcoe Drive, Goldendale, WA 98620

Phone 509-773-4945

Exhibit B

Section 19 Township 3N Range 11E.

Parcel No. from Tax Statement: 03111909100200

General Vicinity Main Street on the west side of the street north of the intersection with Dewalt Drive

Total Acreage 4.33 acres

Number of Residential Lots 31

Smallest Lot Area 2535 sf Average Lot Area 3845 sf

Acreage in Park _____ Acreage in Commercial _____

Length of Streets/Public 872' Private _____

Water Source City of White Salmon

Wastewater Source City of White Salmon

Road Classification _____

(To be assigned by City Public Works Director before submittal of Application).

Road Plans _____ Profiles _____ Required _____

Utility Plans _____ Profiles _____ Required _____

Stormwater Plans _____ Profiles _____ Required _____

***Signature of Director** _____

What is the zoning for this area? R-1

Explain Current Zoning- The parcel is currently zoned R-1.

This proposal is for an RPUD.

Is this proposal within 200 feet of a lake, river or street?

no

If yes, which one? _____

Please describe the present land use and physical characteristics of the proposal area and surroundings.

The property is currently undeveloped land. A commercial business is located to the north and single family residential is located to the south.

Attach a list of:

- All owners and mailing addresses of property within a radius of 300 feet from and parallel to the boundaries of this project.
- The names, addresses and telephone numbers of all persons, firms, and corporations holding interests in the said land.
- All agencies or individuals, and their mailing addresses that have recorded easements that are in effect on the project site.
- Attach all restrictive covenants proposed to be imposed upon land within the subdivision.
- Include 3 large copies and 2 8 ½ x 11 inch copies and 2 copies of the road/utility plan and utilities.
- Attach a completed Environmental Checklist.
- Attach a recent Title Certificate from a recognized Title Company defining legal description, interest holders, easements, encumbrances, etc.

The applicant(s) hereby certify that all of the above statements and the statements in any exhibits and plats are true, and the applicant(s) acknowledge that any action taken on this application may be revoked if it develops that any such statements are false.

APPLICANT(s) SIGNATURE (s) _____

Dated: _____

Exhibit B

Subscribed and sworn to/by me, this ____ day of _____, 20____.

____ Notary expires _____
Notary Public in and for the State of Washington
Residing at _____

We, the undersigned, hereby certify that we hold a vested interest of the said tract of land, that we give our consent for the proposed short subdivision of said land into lots as shown, and that the easements on the short plat are hereby granted for uses thereon.

____ Date _____
____ Date _____
____ Date _____
____ Date _____

.....

STATE OF WASHINGTON)

County of _____)

On this day personally appeared before me _____

to me known to be the individual described in and who executed the within and acknowledged to me that he/she/they signed the same as their free and voluntary act and deed for the purposes therein mentioned.

Given under my hand and official seal this _____ day of _____, 20____.

Notary Public in and for the State of Washington, residing at _____
_____. Notary expires _____

STATE OF WASHINGTON)

County of _____)

On this day personally appeared before me _____

_____ to

me known to be the individual described in and who executed the within and acknowledged to me that he/she/they signed the same as their free and voluntary act and deed for the purposes therein mentioned.

Given under my hand and official seal this _____ day of _____, 20____.

Notary Public in and for the State of Washington, residing at

_____. Notary expires _____

.....

STATE OF WASHINGTON)

County of _____)

On this day personally appeared before me _____

_____ to

me known to be the individual described in and who executed the within and acknowledged to me that he/she/they signed the same as their free and voluntary act and deed for the purposes therein mentioned.

Given under my hand and official seal this _____ day of _____, 20____.

Notary Public in and for the State of Washington, residing at

_____. Notary expires _____

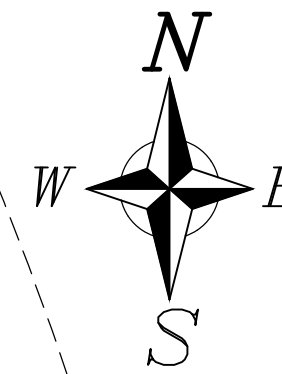
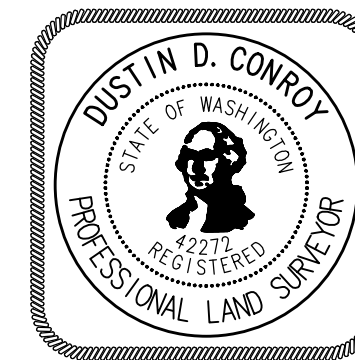
PLAT OF FOUR OAKS SUBDIVISION WS-SUB-2023- XX TO THE CITY OF WHITE SALMON

NW1/4 NW1/4 SECTION 19, R 3 N, R 10 E, WM
 KLICKITAT COUNTY, WASHINGTON TAX PARCEL 03-11-1909-1002/00,

GRAPHIC SCALE



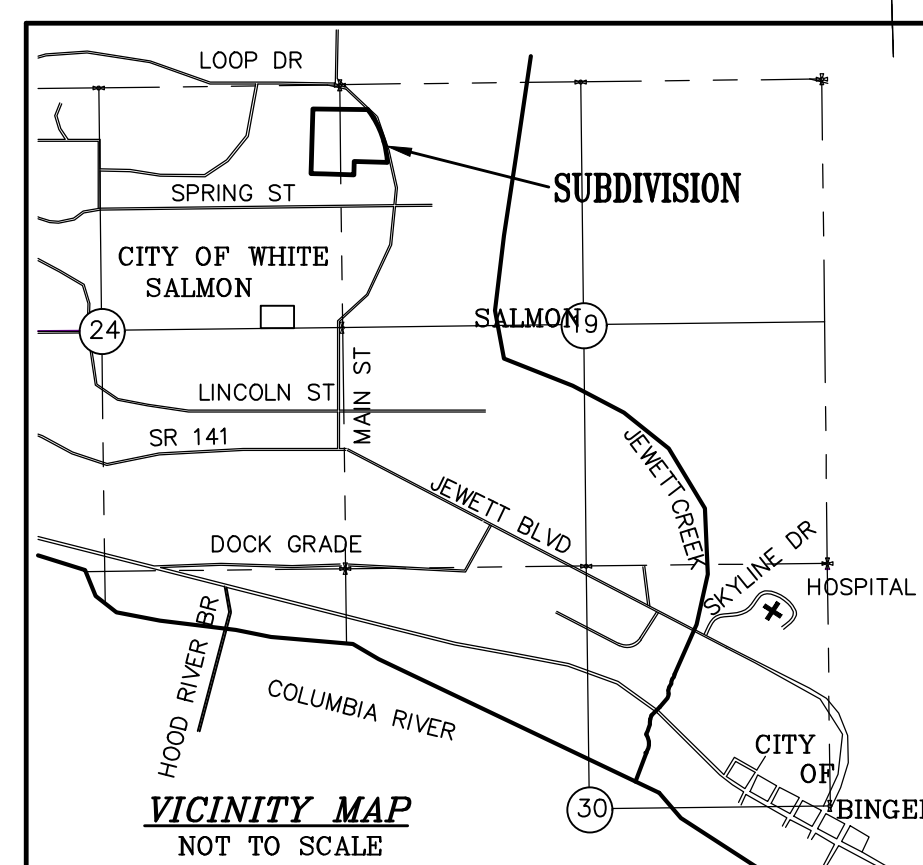
(IN FEET)
 1 inch = 40 ft.



POND AND GREEN SPACE AREA
 22,029 SF

SITE AREA			
PARCEL SIZE	188,445 SQ FT		
PROJECT AREA	188,445 SQ FT		
GREEN SPACE	22,029 SQ FT		

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	25.31'	701.44'	S36°43'24"E	25.31'
C2	14.09'	22.50'	S02°35'39"W	13.86'
C3	16.04'	38.00'	S73°33'11"W	15.92'
C4	37.05'	701.44'	N34°10'35"W	37.04'
C5	25.04'	701.44'	N31°38'27"W	25.04'
C6	179.80'	701.44'	N23°16'30"W	179.31'
C7	35.85'	88.00'	N73°07'47"E	35.60'
C8	26.59'	63.00'	N73°33'11"E	26.40'
C9	47.15'	34.08'	S47°52'11"W	43.48'
C10	24.31'	59.08'	N20°47'52"E	24.14'
C11	22.54'	59.08'	N43°30'46"E	22.40'
C12	34.78'	59.08'	N71°18'17"E	34.28'



LEGEND
 ● SET 5/8"x24" REBAR W/ PLASTIC CAP
 ○ EXISTING MONUMENT OF RECORD
 □ CALCULATED CORNER/NOT SET
 - - - EXISTING FENCE
 - - - DRAINAGE DIRECTION

MONUMENTS VISITED
 JANUARY 2021

LEGAL DESCRIPTION-TOTAL PARCEL
 LOT 2 SP 2009-10 IN THE NWNW OF SECTION 19 T3N,R11E, W.M.

REFERENCES
 SHORT PLAT SP 2009-10 1093016

BASIS OF BEARINGS
 WASHINGTON SOUTH, STATE PLANE, GRID BEARINGS & U.S. FEET. VERTICAL DATUM IS NAVD88

COVENANTS, CONDITIONS AND RESTRICTIONS
 The Declaration of Covenants, Conditions and Restrictions for Main Street White Salmon Subdivision, City of White Salmon, is recorded in Auditors File No. _____, and shall be considered as part of this plat. It is the responsibility of all parties to be aware of and to conform to said documents.

OWNER
 NANCY WHITE

I, Owner of the plat of SUBDIVISION shown herein, hereby declare that this division of land has been made with my free consent and in accordance with my desires. Further, I dedicate all roads and easements as shown, not notated as private, and waive all damages against any governmental agency arising from the construction and maintenance of said roads.

 Nancy A. White Date
 WITNESS MY HAND AND OFFICIAL SEAL the day and year first written. Dated this ____ day of _____, 20 ____.

 Notary Public in and for the State of Washington
 Residing in _____.

WITNESS MY HAND AND OFFICIAL SEAL the day and year first written. Dated this ____ day of _____, 20 ____.

 Notary Public in and for the State of Washington
 Residing in _____.

I hereby certify that this Subdivision has been examined by me and that it contains adequate safe provisions for water supply and access for purposes of fire protection.

 White Salmon Fire Chief Date

I hereby certify that this Subdivision has been reviewed and examined by me and that it conforms with City of White Salmon standards for survey data, layout of roads, alley and easements, road names, and numbers, and other improvements as required, or as applicable.

 White Salmon City Administrator Date

I hereby certify that this Subdivision has been examined by me and that it conforms with the City of White Salmon Zoning Ordinance, Comprehensive Plan and any other applicable laws and/or policies.

 White Salmon City Planner Date

I hereby certify that this Subdivision has been examined by me and that it contains adequate provisions for water supply and sewage disposal for domestic and/or commercial use.

 White Salmon Director of Public Works Date

I hereby certify that all taxes, and compensating taxes and/or penalties and property contained within the plat shown herein have been paid, discharged or satisfied.

 Klickitat County Treasurer Date

Examined and Approved this ____ day of _____, 20 ____
 White Salmon City Council

ATTEST: _____
 City Clerk

I, Dustin D. Conroy registered as a land surveyor by the State of Washington, certify that this plat is based on an actual survey of the land described herein, conducted by me or under my supervision, during the period of January, 2019 through _____, 20____; that the distances, courses, and angles are shown thereon correctly; and that monuments other than those approved for setting at a later date, have been set and lot corners staked on the ground as depicted on the plat.

 Licensed Land Surveyor PLS NO. 42272 Date

PSE Pioneer Surveying & Engineering, Inc.
 Civil Engineering and Land Planning
 125 Simcoe Drive
 Goldendale, Washington 98620
 Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net, Job No. _____

SUBDIVISION FILED FOR RECORD AT THE REQUEST OF _____ THIS ____ DAY OF _____, 20 ____ AT _____ AND RECORDED IN VOLUME _____ OF PLATS, PAGE ____ RECORDS OF KLICKITAT COUNTY, WASHINGTON.

 Klickitat County Auditor Auditors No. _____

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48209214

GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: December 12, 2022

Issued by:

AmeriTitle, LLC

165 NE Estes Ave. - PO Box 735

White Salmon, WA 98672

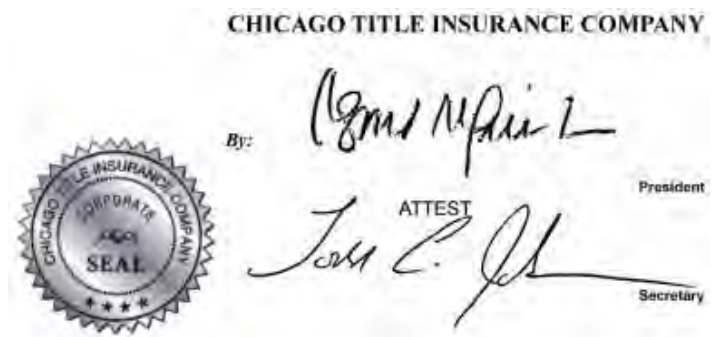
(509)493-1965

Stephanie Sattig

Authorized Signer

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

Subdivision Guarantee Policy Number: 72156-48209214



SUBDIVISION GUARANTEE

Order No.: 574122AM
Guarantee No.: 72156-48209214
Dated: December 12, 2022

Liability: \$1,000.00
Fee: \$350.00
Tax: \$26.25

Your Reference:

Assured: Klickitat County

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

Lot 2, SHORT PLAT NO. 2009-10, according to the Plat thereof, recorded April 29, 2001, in Book 3, Page 3, Auditor's File No. 1093016, Klickitat County Short Plat Records, in the County of Klickitat and State of Washington.

Title to said real property is vested in:

Nancy A. White, as her separate estate

END OF SCHEDULE A

(SCHEDULE B)

Order No: 574122AM
Policy No: 72156-48209214

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit: <http://www.klickitatcountytreasurer.org/> or call their office at (800) 766-5403.

Tax Year: 2022
Tax Type: County
Total Annual Tax: \$1,619.78
Tax ID #: [03-11-1909-1002/00](#)
Taxing Entity: Klickitat County Treasurer
First Installment: \$809.89
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$809.89
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2022

Special Use: NONE
Tax Code Area (TCA): 102

5. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Pacific Power & Light Company
Recorded: September 18, 1917
Instrument No.: 2376
Book: 45, Page: 600
[View Document](#)
6. Matters as shown on Short Plat No. SPL 2009-10, including but not limited to:
Recorded: April 29, 2011

Subdivision Guarantee Policy Number: 72156-48209214

Exhibit B

Instrument No.: 1093016
Book: 3, Page: 3
A. Utility Easements
B. Fence Line Locations
C. County Road Right-of-Way
D. Drainage Plan Requirement
E. Runoff Requirements

[View Document](#)

7. Certificate of Non-Compliance, including the terms and provisions thereof:
Recorded: July 10, 2017
Instrument No.: 1124373
(Affects other property also)
[View Document](#)
8. City of White Salmon Ordinance 2019-05-1042, including the terms and provisions thereof:
Recorded: June 7, 2019
Instrument No.: 1134475
[View Document](#)

Amended by City of White Salmon Ordinance 2019-06-1043, including the terms and provisions thereof:
Recorded: July 16, 2019
Instrument No.: 1135037
[View Document](#)
9. Effect, if any, of a Statutory Warranty Deed:
From: Nancy A. White, as her separate estate
To: Main Street White Salmon, LLC, a Washington limited liability company
Recorded: October 5, 2021
Instrument No.: 1150645
*****Said deed contains legal description of property no longer owned by Grantor*****
[View Document](#)
10. The interest of Main Street White Salmon, LLC, a Washington limited liability company Disclosed by Instrument:
Recorded: October 5, 2021
Instrument No.: 1150645
[View Document](#)

END OF EXCEPTIONS

Notes:

Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

Exhibit B

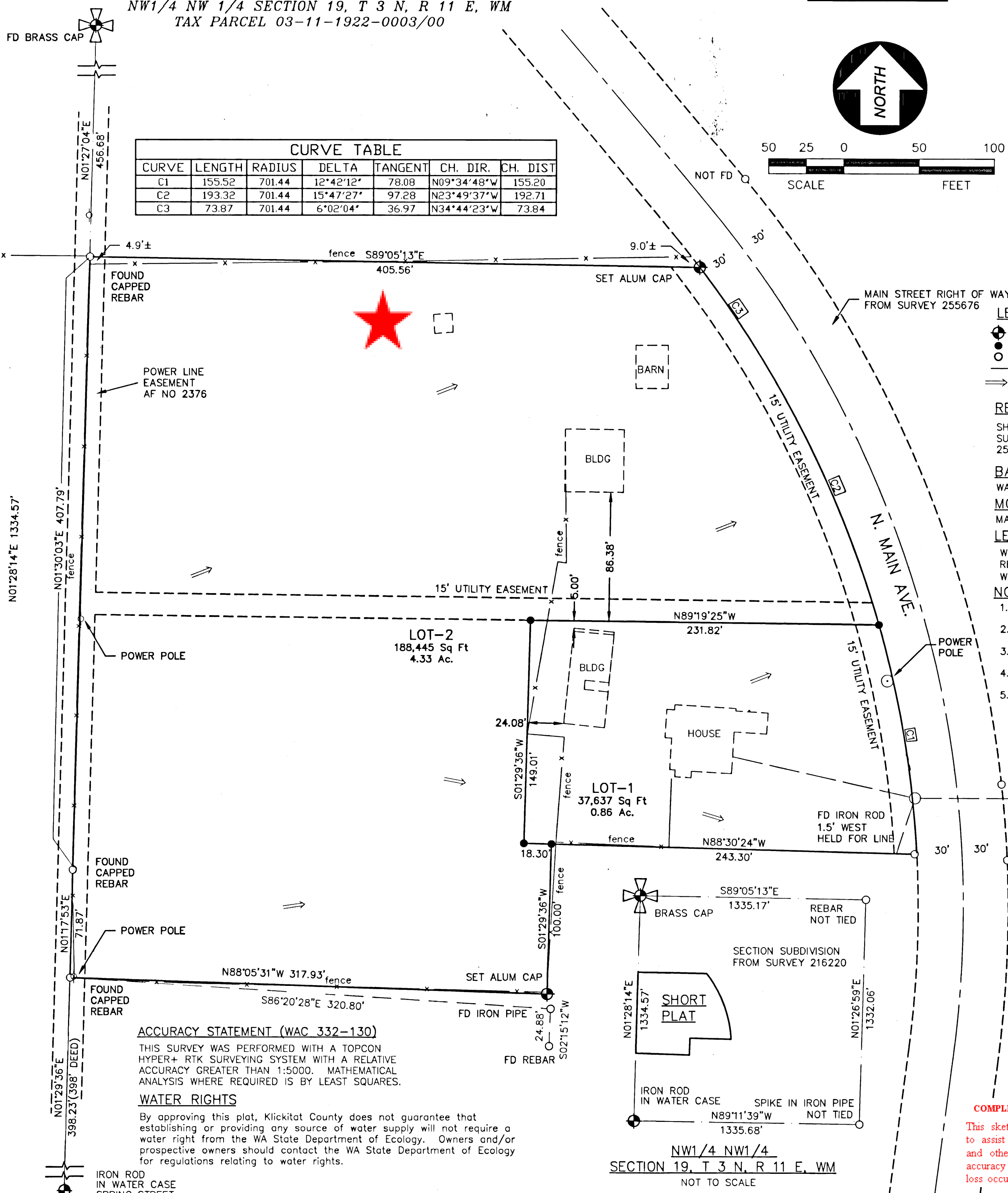
NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

END OF GUARANTEE

KLICKITAT COUNTY, WASH. SHORT PLAT NO. SPL 2009-10

NW1/4 NW 1/4 SECTION 19, T 3 N, R 11 E, WM
TAX PARCEL 03-11-1922-0003/00

WHILE



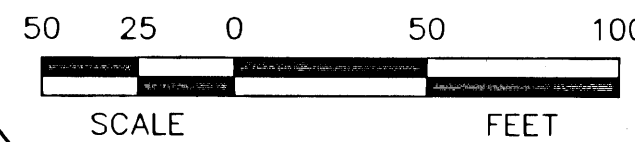
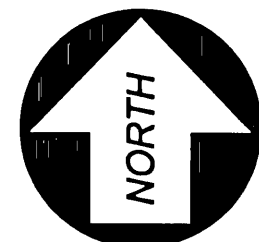
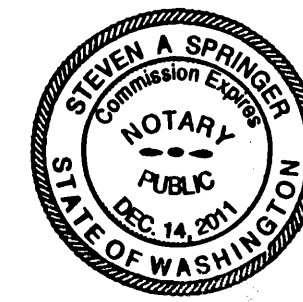
ACCURACY STATEMENT (WAC 332-130)

THIS SURVEY WAS PERFORMED WITH A TOPCON HYPER+ RTK SURVEYING SYSTEM WITH A RELATIVE ACCURACY GREATER THAN 1:5000. MATHEMATICAL ANALYSIS WHERE REQUIRED IS BY LEAST SQUARES.

WATER RIGHTS

By approving this plat, Klickitat County does not guarantee that establishing or providing any source of water supply will not require a water right from the WA State Department of Ecology. Owners and/or prospective owners should contact the WA State Department of Ecology for regulations relating to water rights.

IRON ROD IN WATER CASE SPRING STREET



We, Owners of Short Plat No. SPL 2009-10 shown herein, hereby declare that this division of land has been made with our free consent and in accordance with our desires.

Nancy A. White 4/16/2011
 Owner Date Owner Date

Owner Date Owner Date

WITNESS MY HAND AND OFFICIAL SEAL the day and year first written. Dated this 18 day of April, 20 11.

[Signature]
 Notary Public and for the State of Washington
 Residing in White Salmon WA

"I, Frank E. Childs, Jr., registered as a land surveyor by the State of Washington, certify that this plat is based on an actual survey of the land described herein, conducted by me or under my supervision, during the period of April, 2008 through September, 2008; that the distances, courses, and angles are shown thereon correctly; and that monuments other than those approved for setting at a later date, have been set and lot corners staked on the ground as depicted on the plat.
 Dated this 14th day of April, 2011."

Frank E. Childs Jr.
 Licensed Land Surveyor PLS NO. 18028

"I hereby certify that all taxes, and compensating taxes and/or penalties and property contained within the plat shown herein have been paid, discharged or satisfied.

Paul A. [Signature]
 Klickitat County Treasurer
 Dated this 26 day of April, 20 11."

"I hereby certify that this Short Subdivision has been examined by me and that all sewage and water systems herein shown meet all requirements of the County Health Department. Each lot will require separate review to determine acceptability for on-site disposal. Adequacy of water supply is not guaranteed.

[Signature]
 Klickitat County Health Officer
 Dated this 24 day of April, 20 11."

"I hereby certify that this Short Subdivision has been reviewed and examined by me and that it conforms with Klickitat County standards for survey data, layout of roads, alley and easements, road names, and numbers, and other improvements as required.

Andrew J. Kelcey
 Klickitat County Engineer
 Dated this 25th day of April, 20 11."

"I hereby certify that this Short Subdivision has been examined by me and that it conforms with the Klickitat County Comprehensive Plan, Zoning Ordinance, Floodplain Ordinance, Environmental Ordinance and any other applicable laws or policies.

Paul [Signature]
 Klickitat County Planning Director
 Dated this 27 day of April, 20 11."

Land within this short subdivision shall not be further divided for a period of five (5) years unless a final plat is filed pursuant to Klickitat County Code, Title 18.

Construction and maintenance of any private road easements providing access to and/or within this short subdivision are not the responsibility of Klickitat County.

Building permits may not be issued within this short plat until evidence of a potable water supply is certified, except as provided by state law.

Existing agricultural uses adjacent to this property are protected from claims for damages, equitable relief, or administrative remedy per Klickitat County Ordinance No 060595.

At such time as the lots within this short plat are developed addresses will be assigned in accordance with the Klickitat County Addressing System.

PSE Pioneer Surveying & Engineering, Inc.
 Civil Engineering and Land Planning
 125 Simcoe Drive
 Goldendale, Washington 98620
 Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net, Job No. 08-045A

NANCY WHITE SHORT PLAT NO 1

SHORT SUBDIVISION FILED FOR RECORD AT THE REQUEST OF
Nancy White THIS 29th DAY OF April
 20 11 AT 4:07P AND RECORDED IN VOLUME
 3 OF SHORT PLATS, PAGE 3 RECORDS OF KLICKITAT COUNTY,
 WASHINGTON.

U. [Signature] 1093016
 Klickitat County Deputy Auditor Auditors No.

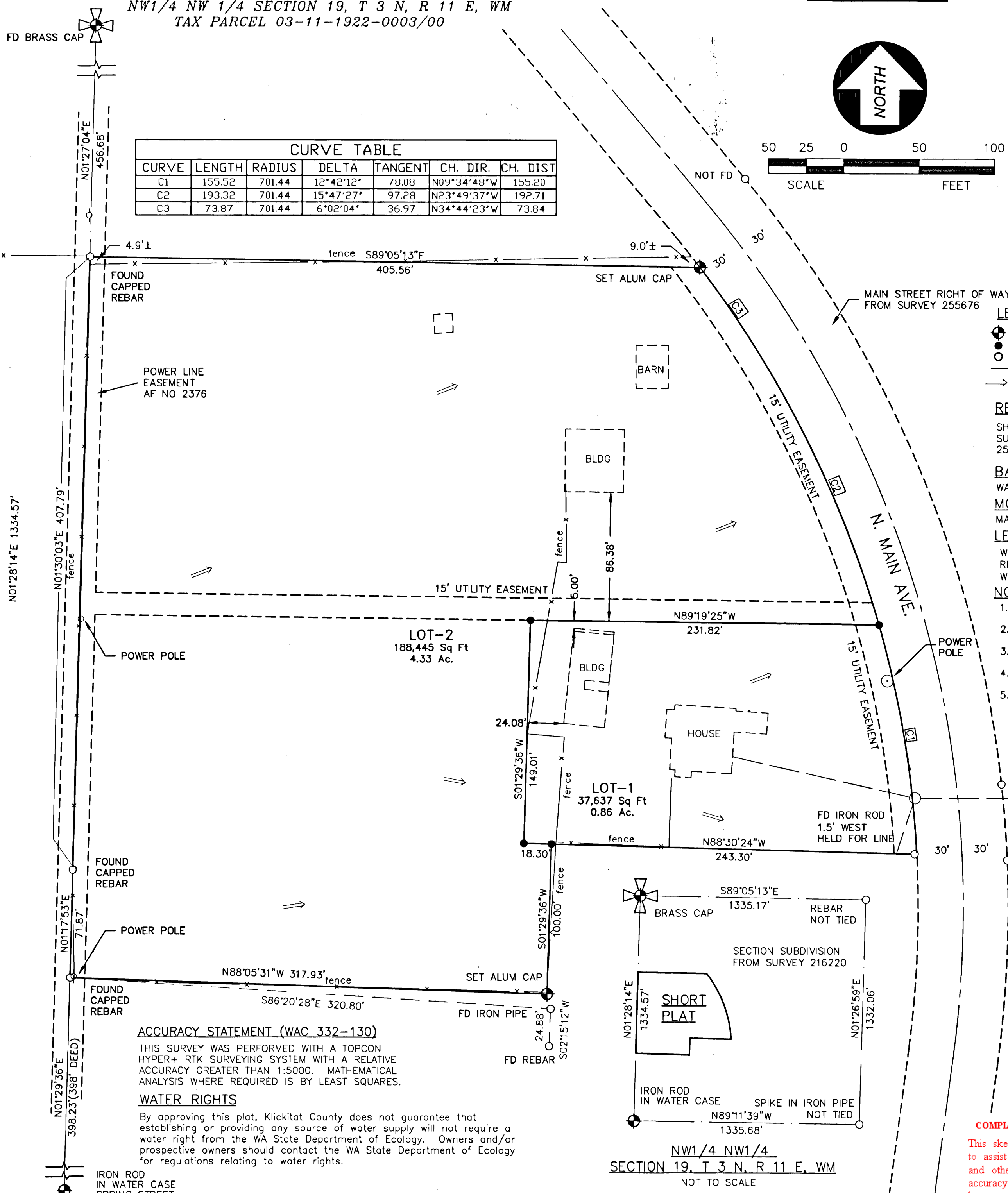
COMPLIMENTS OF AMERITITLE - WHITE SALMON
 This sketch is furnished for information purposes only to assist in property location with references to street and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NW1/4 NW1/4
 SECTION 19, T 3 N, R 11 E, WM
 NOT TO SCALE

KLICKITAT COUNTY, WASH. SHORT PLAT NO. SPL 2009-10

NW1/4 NW 1/4 SECTION 19, T 3 N, R 11 E, WM
TAX PARCEL 03-11-1922-0003/00

WHILE



We, Owners of Short Plat No. SPL 2009-10 shown herein, hereby declare that this division of land has been made with our free consent and in accordance with our desires.

Nancy A. White 4/16/2011
Owner Date Owner Date

Owner Date Owner Date

WITNESS MY HAND AND OFFICIAL SEAL the day and year first written.
Dated this 18 day of April, 20 11.

[Signature]
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Residing in White Salmon WA

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Dated this 14th day of April, 2011.

Frank E. Childs Jr.
Licensed Land Surveyor PLS NO. 18028

"I hereby certify that all taxes, and compensating taxes and/or penalties and property contained within the plat shown herein have been paid, discharged or satisfied.

Paul A. [Signature]
Klickitkat County Treasurer
Dated this 26 day of April, 20 11.

"I hereby certify that this Short Subdivision has been examined by me and that all sewage and water systems herein shown meet all requirements of the County Health Department. Each lot will require separate review to determine acceptability for on-site disposal. Adequacy of water supply is not guaranteed.

[Signature]
Klickitkat County Health Officer
Dated this 24 day of April, 20 11.

"I hereby certify that this Short Subdivision has been reviewed and examined by me and that it conforms with Klickitkat County standards for survey data, layout of roads, alley and easements, road names, and numbers, and other improvements as required.

Andrew J. Kelcey
Klickitkat County Engineer
Dated this 25th day of April, 20 11.

"I hereby certify that this Short Subdivision has been examined by me and that it conforms with the Klickitkat County Comprehensive Plan, Zoning Ordinance, Floodplain Ordinance, Environmental Ordinance and any other applicable laws or policies.

Carl [Signature]
Klickitkat County Planning Director
Dated this 27 day of April, 20 11.

Land within this short subdivision shall not be further divided for a period of five (5) years unless a final plat is filed pursuant to Klickitkat County Code, Title 18.

Construction and maintenance of any private road easements providing access to and/or within this short subdivision are not the responsibility of Klickitkat County.

Building permits may not be issued within this short plat until evidence of a potable water supply is certified, except as provided by state law.

Existing agricultural uses adjacent to this property are protected from claims for damages, equitable relief, or administrative remedy per Klickitkat County Ordinance No 060595.

At such time as the lots within this short plat are developed addresses will be assigned in accordance with the Klickitkat County Addressing System.

PSE Pioneer Surveying & Engineering, Inc.
Civil Engineering and Land Planning
125 Simcoe Drive
Goldendale, Washington 98620
Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net, Job No. 08-045A

NANCY WHITE SHORT PLAT NO 1

SHORT SUBDIVISION FILED FOR RECORD AT THE REQUEST OF
Nancy White THIS 29th DAY OF April
20 11 AT 4:07 PM AND RECORDED IN VOLUME
3 OF SHORT PLATS, PAGE 3 RECORDS OF KLICKITAT COUNTY,
WASHINGTON.

[Signature] 1093016
Klickitkat County Deputy Auditor Auditors No.

COMPLIMENTS OF AMERITITLE - WHITE SALMON

This sketch is furnished for information purposes only to assist in property location with references to street and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

ACCURACY STATEMENT (WAC 332-130)

THIS SURVEY WAS PERFORMED WITH A TOPCON HYPER+ RTK SURVEYING SYSTEM WITH A RELATIVE ACCURACY GREATER THAN 1:5000. MATHEMATICAL ANALYSIS WHERE REQUIRED IS BY LEAST SQUARES.

WATER RIGHTS

By approving this plat, Klickitkat County does not guarantee that establishing or providing any source of water supply will not require a water right from the WA State Department of Ecology. Owners and/or prospective owners should contact the WA State Department of Ecology for regulations relating to water rights.

NW1/4 NW1/4
SECTION 19, T 3 N, R 11 E, WM
NOT TO SCALE

Return Address:

City of White Salmon
PO Box 2139
White Salmon WA 98672

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)

1. City of White Salmon Ordinance 2019-05-1042, An Ordinance Annexing Certain Real Property to the City of White Salmon and Thereby Incorporating Said Property Within the Corporate Limits of the City of White Salmon

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document

Grantor(s) Exactly as name(s) appear on document

1. *City of White Salmon*
Additional names on page _____ of document.

Grantee(s) Exactly as name(s) appear on document

1. *Public*
Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

1. Annexation area bounded on the east by N. Main Avenue, bounded on the south by city limits of White Salmon and NW Spring Street and is bounded on the north by city limits of White Salmon.
Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number

Assessor Tax # not yet assigned

03111909100200, 03102475000400, 03111969000600, 03111969000500, 03111969000700,
03111970000300, 03102475000100, 03102475000300, 03111970000100, 03111970000200,
03111922000700, 03102475000200

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Brenda

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

1134475

ORD

05/07/2019 04:31 PM Page: 1 of 4 Fees: 152.00
Brenda Sorensen County Auditor, Klickitat County WA



**CITY OF WHITE SALMON
ORDINANCE NO. 2019-05-1042**

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY TO THE CITY OF WHITE SALMON AND THEREBY INCORPORATING SAID PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF WHITE SALMON

WHEREAS, on July 6, 2018 the City of White Salmon received an initial Notice of Intent to Annex approximately 2.10 acres in size, located adjacent to Spring Street and adjacent to city limits on the east side of the subject area, to City of White Salmon known as the Klebba/Baxter Annexation WS-ANX-2018-002; and

WHEREAS, on August 20, 2018 the City of White Salmon received an initial Notice of Intent to Annex approximately 10.34 acres in size located adjacent to Spring Street and NW Main Avenue and adjacent on the south, west and north by the City of White Salmon known as the White Annexation WS-ANX-2018-003; and

WHEREAS, on September 19, 2018 the City Council conducted a meeting with the initiating parties as required by RCW 35A.114.120 and accepted and combined the notices of intent to annex, identified the annexation area, specified that the adopted pre-annexation zoning of R1 Single-Family Residential, would apply to the property upon annexation and that the property proposed to be annexed would be subject to any outstanding indebtedness; and

WHEREAS, a complete and sufficient annexation petition was submitted to the City of White Salmon on February 26, 2019. The petition was transmitted to Klickitat County Assessor on February 26, 2019 to determine its sufficiency. On April 18, 2019, the city received a response from the Klickitat County Assessor indicating the petition contained valid signatures representing 64.84% of the total assessed valuation of the property proposed to be annexed; and

WHEREAS, on May 15, 2019, the City Council held a public hearing on the annexation proposal pursuant to RCW 35A.14.130 following notice published in the newspaper of record (The Enterprise) on May 1 and May 8, 2019 and,

WHEREAS, the City Council finds that the proposed annexation is consistent with the Comprehensive Plan and will allow for future orderly growth;

NOW, THEREFORE, the City Council of the City of White Salmon do ordain as follows:

Section 1. The property, as set forth below in the Legal Description and for which the petition for annexation is filed, shall be and is hereby made a part of the City of White Salmon and annexed thereto.

Legal Description

The proposed annexed area is located within the Columbia River Gorge Scenic Area White-Salmon Urban Exempt Area and includes Klickitat County Parcels 03111909100200, 03102475000400, 03111969000600, 03111969000500, 03111969000700, 03111970000300, 03102475000100, 03102475000300, 03111970000100, 03111970000200, 03111922000700, 03102475000200 . The annexation area is bounded on the west by current city limits of White



Salmon; is bounded on the east by N. Main Avenue; is bounded on the south by city limits of White Salmon and NW Spring Street and is bounded on the north by city limits of White Salmon (Klickitat County Parcel 03102411001200) and Klickitat County Parcels 031102417000400, 03102411000100, 03111922000200.

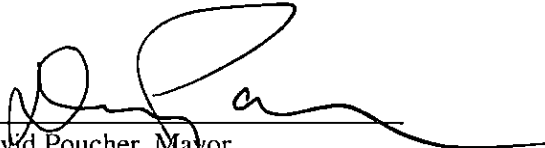
Section 2. Pursuant to the terms of the annexation petition, all property within this territory to be annexed hereby shall be assessed and taxed at the same rate and on the same basis as the property within the City of White Salmon, including assessments or taxes in payment of any bond issued or debts contracted by order existing at the time of annexation.

Section 3. In accordance with RCW 35A.14.330, the annexation area shall be subject to the zoning classifications established by the City of White Salmon Municipal Code Section 17 Zoning and shall be zoned R1 Single-Family Residential.

Section 4. The City Clerk is hereby directed to file with the Board of County Commissioners of Klickitat County a certified copy of this ordinance. The City Clerk is further directed to file with the Office of Financial Management a certificate as required by RCW 35A. 14.700 within thirty (30) day so the effective date of annexation.


Section 5. This Ordinance shall become effective 30 days from date of adoption.

Passed by the council and approved by the Mayor on this 15th day of May 2019.



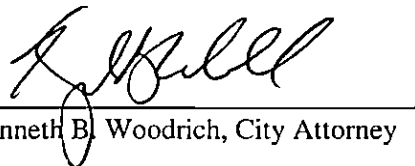
David Poucher, Mayor

ATTEST:



Jan Brending, Clerk/Treasurer

Approved as to form:



Kenneth B. Woodrich, City Attorney



Return Address:
City of White Salmon
PO Box 2139
White Salmon WA 98672

KLICKITAT COUNTY, WA
REAL ESTATE EXCISE TAX
EXEMPT
DATE: 7/16/19
COUNTY TREASURER
By: Justin Wilson

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)
1. City of White Salmon Ordinance 2019-06-1043, An Ordinance Amending Ordinance 2019-05-1042 Annexing Certain Real Property to the City of White Salmon and Thereby Incorporating Said Property Within The Corporate Limits of the City of White Salmon.

Reference Number(s) of Documents assigned or released:
Additional reference #'s on page _____ of document

Grantor(s) Exactly as name(s) appear on document
1. City of White Salmon
Additional names on page _____ of document.

Grantee(s) Exactly as name(s) appear on document
1. Public
Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)
1. Annexation area is bounded on the west by current city limits of White Salmon; is bounded on the east by N. Main Avenue; is bounded on the south by city limits of White Salmon and NW Spring Street and is bounded on the north by city limits of White Salmon and NW Spring Street and is bounded on the north by city limits of White Salmon (Klickitat County Parcels 03102411001200, 031102417000400, 03102411000100 and 03111922000200).
Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number Assessor Tax # not yet assigned
03111909100100, 03111922000400, 03111909100200, 03102475000400, 03111969000600,
03111969000500, 03111969000700, 03111970000300, 03102475000100, 03102475000300,
03111970000200, 03111922000700, 03102475000200

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party



CITY OF WHITE SALMON
ORDINANCE NO. 2019-06-1043

AN ORDINANCE AMENDING ORDINANCE 2019-05-1042 ANNEXING CERTAIN REAL PROPERTY TO THE CITY OF WHITE SALMON AND THEREBY INCORPORATING SAID PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF WHITE SALMON

WHEREAS, on May 15, 2019 the City Council of the City of White Salmon adopted Ordinance 2019-05-1042 Annexing Certain Real Property To The City Of White Salmon And Thereby Incorporating Said Property Within The Corporate Limits of the City of White Salmon; and

WHEREAS, when the City of White Salmon submitted the initial paperwork to the Washington Office of Financial Management, errors in the ordinance were identified; and

WHEREAS, on June 5, 2019, the City Council held a public hearing on the ordinance amending Ordinance 2009-05-1042,

NOW THEREFORE, the City Council of the City of White Salmon do ordain as follows:

Section 1. Ordinance 2019-05-1042 is amended as follows:

Bold and Underline – Additions
Bold and Strikeout - Deletions

Section 1. The property, as set forth below in the Legal Description and for which the petition for annexation is filed, shall be and is hereby made a part of the City of White Salmon and annexed thereto.

Legal Description

The proposed annexed area is located within the Columbia River Gorge Scenic Area White-Salmon Urban Exempt Area and includes Klickitat County Parcels **03111909100100, 03111922000400,** 03111909100200, 03102475000400, 03111969000600, 03111969000500, 03111969000700, 03111970000300, 03102475000100, 03102475000300, ~~03111970000100,~~ 03111970000200, 03111922000700, 03102475000200. The annexation area is bounded on the west by current city limits of White Salmon; is bounded on the east by N. Main Avenue; is bounded on the south by city limits of White Salmon and NW Spring Street and is bounded on the north by city limits of White Salmon (Klickitat County Parcels ~~03102411001200,~~) **and Klickitat County Parcels 031102417000400, 03102411000100, and 03111922000200.**

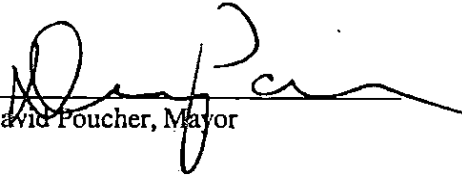
Section 2. Pursuant to the terms of the annexation petition, all property within this territory to be annexed hereby shall be assessed and taxed at the same rate and on the same basis as the property within the City of White Salmon, including assessments or taxes in payment of any bond issued or debts contracted by order existing at the time of annexation.

Section 3. In accordance with RCW 35A.14.330, the annexation area shall be subject to the zoning classifications established by the City of White Salmon Municipal Code Section 17 Zoning and shall be zoned R1 Single-Family Residential.

Section 4. The City Clerk is hereby directed to file with the Board of County Commissioners of Klickitat County a certified copy of this ordinance. The City Clerk is further directed to file with the Office of Financial Management a certificate as required by RCW 35A. 14.700 within thirty (30) day so the effective date of annexation.

Section 5. This Ordinance shall become effective 30 days from date of adoption.

Passed by the council and approved by the Mayor on this 19th day of June 2019.


David Poucher, Mayor

ATTEST:


Jan Brending, Clerk/Treasurer

Approved as to form:

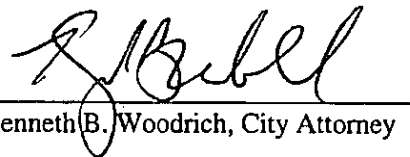

Kenneth B. Woodrich, City Attorney



Exhibit B

AFTER RECORDING RETURN TO:

Jonathan J. Cavanagh
Cable Huston LLP
1455 SW Broadway, Suite 1500
Portland, OR 97201

REAL ESTATE EXCISE TAX
Chapter 82.45 and Chapter 82.46, RCW
\$0.00 has been paid
Receipt E94641 Date 10/05/2021
KLICKITAT COUNTY TREASURER
By: BC , Deputy

STATUTORY WARRANTY DEED

Grantor: Nancy A. White, as her separate estate
Grantee: MAIN STREET WHITE SALMON, LLC, a Washington limited liability
company
Abbr. Legal: LOT 2 SP 2009-10 NWNW; 19-3-11
TPN: 03-11-1909-1002/00

THE GRANTOR, **Nancy A. White, as her separate estate** convey and warrant to
MAIN STREET WHITE SALMON, LLC, a Washington limited liability company.
Grantee, the following described real property, situated in Klickitat County, State of
Washington:

Beginning at a point 198 feet North of the Southwest corner of the
Northwest quarter of the Northwest quarter of Section 19, Township 3
North, Range 11 East, of the Willamette Meridian, in the County of
Klickitat and State of Washington; thence East a distance of 568 feet,
more or less, to the West right of way line of the County road; thence
Northwesterly along the West right of way of said road to a point 973
feet North of the south line of said Northwest quarter of the Northwest
quarter of said Section 19; thence West to the West line of said
Section 19; thence South to the point of beginning.

EXCEPTING THEREFROM beginning at a point 397.32 feet North and 118.26
feet East of the Southwest corner of the Northwest quarter of the
Northwest quarter of Section 19, Township 3 North, Range 11 East, of
the Willamette Meridian; thence North 100 feet; thence East, a
distance of 250 feet, more or less, to the West line of the County
road; thence Southerly along the West line of the County road 100
feet, more or less, to a point 250 feet, more or less, due East of the
point of beginning; thence West 250 feet, more or less to the point
of beginning.

Dated this 20 day of September, 2021.

Nancy A. White
Nancy A. White

STATE OF Washington)
) ss.
County of Klickitat)

On this 20 day of September, 2021, personally appeared before me Nancy A. White to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she signed the same as her voluntary act and deed, for the uses and purposes therein mentioned.

NOTARY PUBLIC
STATE OF WASHINGTON
DANA BELL
MY COMMISSION EXPIRES
DECEMBER 21, 2024
COMMISSION # 21001312

Dana Bell
NOTARY PUBLIC FOR Washington
My Commission Expires: 12/21/2024

500

SW 1/4 NW 48

48

Exhibit B

Frank Hunsaker et ux to Pacific Power & Light Company

X 9027

1919 EASEMENT DEED

The Grantor Frank Hunsaker and Mary Hunsaker, husband and wife, and who were such when they obtained title to property herein described; of White Salmon, Klickitat County, Washington, for and in consideration of Twenty and No/100 DOLLARS, in hand paid, convey and warrant to PACIFIC POWER & LIGHT COMPANY, a corporation, its successors and assigns, an easement or right-of-way for an electric transmission and distributing line of one or more wires and all necessary or desirable appurtenances (including telephons and telegraph wires, towers, poles, props, guys and other supports and including the right to place all said lines in underground conduits) at or near the location and along the general course now located and staked out by the Grantee over, across and upon the following described premises, located in Klickitat County, Washington to-wit:

Beginning at a point 602 links North of the Southwest corner of the Northwest quarter of the Northwest quarter of Section Nineteen (19), in Twp. Three (3) North, Range Eleven (11) East of the Willamette Meridian; Thence East 861 links; Thence Northwesterly along the West boundary of the County Road 975 links; Thence West 658 links; Thence South 675 links to the place of beginning, containing 5 acres, more or less.

Said line is located along the west side of said premises and the poles shall be set close to the West boundary thereof. If more than two poles are set on said premises, the grantee shall pay to grantors ten dollars for each additional pole.

Together with the right of ingress and egress over the adjacent lands of the Grantors for the purpose of constructing, reconstructing, stringing new wires on, maintaining and removing said lines and appurtenances, and exercising other rights hereby granted.

All rights hereunder shall cease when said lines have been abandoned.

Dated this 15th day of September 1919.

In the presence of:	Frank Hunsaker	(SEAL)
E. W. Strong	Mary Hunsaker	(SEAL)
G. E. Bates		

STATE OF WASHINGTON }
County of Klickitat } ss.

I, G. E. Bates, a Notary Public in and for said State, do hereby certify that on the 15th day of September 1919, personally appeared before me Frank Hunsaker and Mary Hunsaker, husband and wife, to me known to be the individuals described in and who executed the within instrument and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this the day and year first in this certificate above written.

(L.S.)
July 31, 1921.
G. E. Bates
Notary Public for Washington, residing at
White Salmon.

Filed for record Sept. 18, 1919 at 1:45 o'clock, A. M.

Paul Crocker
County Auditor.



Exhibit B

CITY OF WHITE SALMON

OFFICE OF CITY HALL

January 11, 2023

Nancy White
40 Rocky Road
Trout Lake, WA 98650

Pioneer Surveying and Engineering, Inc.
125 East Simcoe Drive
Goldendale, WA 98620

RE: Notice of Incomplete Application for Four Oaks R-PUD Subdivision Submitted on 12/22/2022

Dear Ms. White,

Thank you for submitting an application for an R-PUD subdivision. The City of White Salmon has completed the preliminary application review for the Four Oaks Subdivision application, regarding the proposal for a 31-unit R-PUD development and subdivision submitted on December 22, 2022. The City of White Salmon needs the following to deem the application complete:

- Mailing list of all properties/property owners within a 300-foot radius of the outer perimeter of parcel boundaries. The City would like to send notices ASAP to get the public input process started.
- Date and signatures on the application.
- Traffic assessment needs to reflect the proposed 31 housing units. The DKS memo dated 2/21/2020 is for 24 units.
- Tree inventory, identify what trees are to be removed.
- Title Report, Concern for note #9 "Said deed contains legal description of property no longer owned by Grantor" Staff would like clarification on this to ensure property remains owned by Ms. White for the duration of this land use and subdivision process.
- A check for \$3925 to review the proposed plat. In late December Ms. White did have a check for this application but Staff wanted to ensure the total amount owed prior to accepting the check. This can be brought to City Hall or sent to City Hall via mail addressed to City of White Salmon, Attention Planning Department, PO Box 2139, White Salmon, WA 98672.

Please let me know if you would like to submit the above documents and have the City start the review, if you will submit part of the above listed documents and have the City start of the review or if you would like the City to start the review without submitting any of the above documents.

As you know, the City is proposing, and the parties have negotiated, terms related to a Development Agreement as allowed by Code (WSMC 17.75.050(E)(2) and any other applicable Code to address infrastructure requirements and other matters. The final version of such Development Agreement will be processed concurrent with the subdivision application and such review and approval will be part of further discussions with our City Attorney and your legal representative.

For further questions, contact Jeff Broderick, City Land-Use Planner, at 493-1133 ext. 204.

100 Main Street PO Box 2139 White Salmon, Washington 98672
Telephone: (509) 493-1133 Web Site: white-salmon.net



Exhibit B
CITY OF WHITE SALMON
OFFICE OF CITY HALL

Thank you and we look forward to starting the review of this project!

City of White Salmon

A handwritten signature in blue ink, appearing to read "Jeff Broderick", is written over a white rectangular background.

Jeff Broderick
Land-Use Planner



Exhibit B

rika Castro-Guzman <erikac@ci.white-salmon.wa.us>

Letter of Complete Application for Oaks

Jeff Broderick <planner@ci.white-salmon.wa.us>

Fri, Feb 10, 2023 at 4:29 PM

To: Nancy White <nancewhite@yahoo.com>

Cc: City Administrator <administrator@ci.white-salmon.wa.us>, Mayor Of White Salmon <mayor@ci.white-salmon.wa.us>, Shawn MacPherson <smacpherson@knappodell.com>, Lisa Davies <lkdavies@gorgelaw.com>, Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

Dear Ms. White-

Thank you for meeting with Erika and I earlier this week. Except for the outstanding traffic memorandum, the City has determined this application to be complete. Per the attached letter, we will need the traffic memorandum prior to issuing the decision, but we can get started on our review in the meantime.

Notices to adjacent property owners will be sent on Monday 2/13, there will be a newspaper notice both on 2/15 and 2/22 and we will post a notice at the property early next week. We are still on track for a March 22 hearing date before the Planning Commission. Based on that, we will have the recommended decision and conditions of approval available for review on March 15, one week before the Commission meeting.

Thank you and I hope you have a great weekend!

Jeff Broderick

Land Use Planner

City of White Salmon

PO Box 2139

White Salmon, WA 98672

O: 509-493-1133 #204

planner@ci.white-salmon.wa.us

I am available for in person meetings by appointment on Mondays and Fridays and available for drop in/appointments between 8-5pm at City Hall on Tuesdays, Wednesdays, and Thursdays. The easiest way to reach me is by email and/or office cell phone above. Thank you.

Disclaimer: The Planning Department strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Department. Those relying on verbal input or preliminary written feedback do so at their own risk. Zoning, Land Division, and other White Salmon Municipal Code sections are subject to change.



Exhibit B

CITY OF WHITE SALMON

OFFICE OF CITY HALL

February 10, 2023

MainStreet White Salmon, LLC
Nancy White (Owner)
40 Rocky Road
Trout Lake, WA 98650

Re: Preliminary Plat –Subdivision Application (WS-SUB-2023-001) and SEPA Checklist (WS-SEPA-2023.001) – Determination of Complete Application

Dear Ms. White,

The City received updated information regarding your applications. We have reviewed the additional information you submitted and have determined that the application is complete and ready for processing with one exception. Although the application is complete, please be aware that the City may ask for further information at a later date based on our review of the application for compliance with the code in accordance with WSMC 19.10.110.F.

The outstanding item is the traffic memorandum discussed at our meeting on Tuesday February 7, 2023. We can move forward with the application review, but will need this memorandum prior to issuing the decision.

At this time, the City will issue public notices and send letters to adjacent property owners on Monday February 13 and notice will be published in the Columbia Gorge News on Wednesday February 15.

Please contact me should you have any questions about the items in this letter or any other issue. I can be reached at planner@ci.white-salmon.wa.us or by phone at (509) 493-1133.

Sincerely,
City of White Salmon

A handwritten signature in blue ink, appearing to read "Jeff Broderick", enclosed within a blue oval scribble.

Jeff Broderick
Land Use Planner

Exhibit B



Exhibit C

CITY OF WHITE SALMON

CITY HALL OFFICE

To: Nancy White, Dustin Conroy
From: Jeff Broderick (Planning), Jeff Cooper and Andrew Dirks (Public Works)
cc: Jeff Cooper, Andrew Dirks, Troy Rayburn, Erika Castro-Guzman, Shawn McPherson
Date: March 8, 2023
Re: Public Works Standards and Requirements for Four Oaks Subdivision Public Improvements

Unless otherwise provided within this memorandum, all onsite and offsite improvements shall be installed by the Applicant in accordance with the City's standards, specifications and drawings.

Prior to recording of the plat, the proposed development and final detailed construction plans will be required to be reviewed, approved, constructed and accepted by the Public Works Director and/or City Engineer per the standards set out in this memorandum, the Four Oaks R-PUD subdivision decision and all other relevant standards of the City.

General Requirements

- All new utilities for the site shall be installed underground. As a condition of approval, all utilities that will serve the subdivision will be installed underground. No overhead utilities will be allowed.
- All public utilities shall be located in existing public right of way or proposed right of way to be dedicated to the City upon final plat.
- No utility connections shall cross another property.
- Consult with Public Works prior to utility installation to determine appropriate pipe specifications.

Sewer Requirements

- Current depth standards are a minimum of 36 inches below grade with a preference for 42 inches.
- Applicant is responsible for construction of all sewer lines within the proposed development with extensions of lines to and through property to the western boundary of subject property. The sewer pipe size within the development shall be 8 inches in diameter.
- PVC or ductile iron required for 8" sewer pipes per standards found in III-19 (SD-4), III-20 (SD-5)
- The manhole placement proposed on submitted plans are acceptable to Public Works. The City requires bolt-down assemblies for manhole covers.
- Sewers to be located below potable waterlines, with 18 inches of vertical separation and with a minimum 10-foot horizontal separation from a parallel water line. Crossing angles shall be 45 degrees or greater. Unusual or special conditions are addressed in accordance with the Department of Ecology and the Department of Health. See page iii of Design Criteria and Submittal Summary.
- Staff notes that proposed Lots 13, 14, 15 and 16 may require pumps to transport effluent from these parcels to the sewer mainline located in the street right of way. Should this be necessary, Applicant or future owners/developers of each individual parcel are required to install and maintain pumping system meeting City standards prior to certificate of occupancy being issued. Pumps may be required if topography does not permit



Exhibit C

CITY OF WHITE SALMON

CITY HALL OFFICE

effluent moving via gravity on other lots and will be reviewed at the time building permits are submitted for review.

- Septic systems and drainfields are not permitted on any proposed lot. All proposed residences shall connect to City sewer services.
- Sewer lines within the subdivision shall connect to the public sewer system. The nearest connection for the public sewer system is approximately 150 feet south of the southeast corner of subject property at a location near the southern boundary of the property at 1110 N. Main Street. As with other proposed lines within the subdivision, this shall be an 8-inch line. Applicant shall consult with Public Works for appropriate pipe material standards.
- Based on utility maps, the existing public sewer line running from approximately the southern boundary of the property at 1110 N. Main Street east across the Hunsaker's properties (tax lots 03111995000200 and 03111908480300) is 8-inch PVC. The east end of the line across the Hunsaker properties feeds into another 8-inch sewer line that runs in a generally north-south direction. Based on this map, there should be sufficient sewer pipe capacity for this subdivision. Should it be determined the line running east across the Hunsaker property is below the above stated standard and cannot handle additional wastewater, improvements need to be made and will be covered as part of the Development Agreement.

Water Requirements

- Water line serving proposed subdivision shall branch from mainline located under North Main Street and travel west to and through subdivision to western boundary of property on both proposed streets to be dedicated to the City as part of the final plat process. Future development to the west of subject property shall tie into water pipes at western property boundary.
- Water sampling station required with a proposed location between proposed lots 5 and 6. The location of the sampling station shall be noted on final plat map.
- Until a new pump station is constructed and operational, there are a limited number of available connections to the City water system. Additional details regarding improvements to the new pump station are detailed in the forthcoming Development Agreement being worked out between the City and Applicant.
- Applicant has proposed 8-inch water mains serving this development and this meets City standards. Applicant shall install 8-inch water mains within the proposed subdivision.
- Water meter placement is before the property line in the right of way. Consult with Public Works for exact placement prior to placing meters.
- Service lines are to run perpendicular to the main line and meter stops should be back filled 10" to 14" from finished grade.

Water mains to be designed with the following minimum cover:

- 8" diameter – 3'6"
- 12" & Larger- 4'0"
- Water mains in easements 5'0" (Unless otherwise approved by the City)
- Service line-Min 36" of cover

Water main placement:

100 Main Street PO Box 2139 White Salmon, Washington 98672
Telephone: (509) 493-1133 Web Site: white-salmon.net



Exhibit C

CITY OF WHITE SALMON

CITY HALL OFFICE

- Water Mains to be located 10 feet northerly or easterly of street centerline.
- Sewer Mains to be located 5 feet southerly or westerly of street centerline.

Streets

Staff notes that 50 feet of right of way has been proposed by Applicant per follow-up communication after the application was received. Sheet 10.0 indicates 60 feet of right of way. 50 feet meets City standards. Final plat shall indicate proper right of way cross section. Refer to Detail 1-2 in 2022 Construction Standards.

Refer to construction standards from public works regarding depth of sub grade materials, pavement thickness, sidewalk placement, etc. prior to starting construction of public improvements.

For driveway approaches and curb cut standards, refer to Concrete Driveway and Alley Approach 1-3 in 2022 Construction Standards Section 5 of 2022 Construction Standards (concrete curb and gutter, sidewalk and driveway transitions).

Erosion Control

Erosion Control: Erosion and sediment control throughout the project including abutting and downstream properties shall be the responsibility of the developer. The developer shall determine the appropriate temporary erosion and sedimentation control necessary for the construction time of the year and shall furnish and install the necessary controls as the first order of work. Such erosion control shall be fully maintained during the course of construction, modifying control when necessary. Temporary erosion and sedimentation control shall consist of and be installed in accordance with the department of Ecology's Storm Management for the Puget Sound Basin Technical Manual for water quality. Upon failure of the Developer to provide immediately such erosion control, the City shall be at liberty, without further notice to the developer to install and remove the necessary erosion control. The developer shall reimburse the City for any costs incurred on account thereof.

Stormwater

Applicant shall consult with Public Works and other City staff to ensure compliance with stormwater standards and prior to final plat, Applicant shall provide City with stormwater calculations and demonstrate that the proposed retention pond/bioswale meets City standards.



ARBOR SCIENCE TREE CARE

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360.521.0249

WA # Lic ARBORST912QO OR CCB # 207453

February 27th, 2020

Nancy White
1110 N Main ave
White Salmon, WA
98672

Re: Sustainability of white oak (*quercus garryanna*) post site development.

I have been tasked with a single specimen tree assessment and opinion of survivability post land development on property detailed above. I have been provided with a preliminary topographical map with proposed lot and street layouts.

Site Observations:

The site proposed for development located at 1110 N Main Ave White Salmon WA is a gentle incline with an Eastern facing aspect. The well drained soil on site consists of an apparent light layer of top soil coupled with highly consolidated areas of aggregate and rock outcroppings. The single white oak located in the approximate center of property was part of a declining group of 3-4 oak trees.

This decline evident through:

- Cut tree stumps lacking live tissue.
- Loose/ dead bark had shaken off when felled trees hit ground.
- Recent debris piles with bark not intact.

The remaining oak tree exhibits a slightly unbalanced crown with adventitious shoots (water sprouts) throughout main scaffold branches (commonly linked to environmental stresses or resent exposure of new light source as well as many other issues). The annual twig elongation has been very slight in the most recent growing seasons. Stunted shoot growth is often consistent with poor growing seasons or a weak and declining tree.

Issues Associated With Site Development:

Disruption of a natural site will have an adverse impact on retained tree specimens especially if said specimens are the remaining survivor of a collective group.

Some of the primary issues linked to tree decline and mortality post site development are:

- **Grade change:** Back-fill of soils around the tree's critical root zones will compress the soil porosity killing absorbing roots while reducing gas exchange and water infiltration. Removing soils around trees will damage fine absorbing roots, increase desiccation of the root system and remove the decomposing organic layer reducing the trees ability to sustain its nutrient requirements.
- **Moisture displacement:** Increased runoff rates and decreased infiltration rates into soils.
- **Environmental change:** A disruption in a trees surroundings can have a profound effect on its survivability due to increased exposure of radiant heat from surfaces, (ex. sidewalks or blacktop) alterations in wind exposure, loss of anchorage/storage roots and loss of protection from other trees. Collectively resulting in moisture and nutrient deficits.

Arborist Recommendations:

Due to to obvious decline of the existing group, the current site conditions, as well as the proposed site augmentation I feel that this single specimen is predisposed to decline with or without the development of this site. This tree is bearing witness to the drought stress that our region has been experiencing over the last several seasons and undoubtedly will continue to decline when this site is developed even with tree protection plans in place. Therefore, I feel that removal of this specimen and replacement of properly situated specimens within this site is warranted.

Brandon Cheney
ISA Certified Arborist
PN 7163A

City of White Salmon Critical Areas Ordinance

- Legend**
- Layer**
- White Salmon City Limits
 - Parcels
 - White Salmon Urban Growth Boundary
- Wetland Sub Class**
- AQUATIC BED FLOATING-LEAVED
 - EMERGENT
 - EMERGENT PERSISTENT
 - FORESTED
 - FORESTED BROAD-LEAVED DECIDUOUS
 - ROCKY SHORE
 - SCRUB/SHRUB
 - SCRUB/SHRUB BROAD-LEAVED DECIDUOUS
 - UNCONSOLIDATED BOTTOM
 - UNCONSOLIDATED SHORE
 - Oak Forest (0 to 25% canopy Closure)
 - Oak Forest (25 to 75% canopy Closure)
 - Oak Forest (75 to 100% canopy Closure)
 - Oak/Pine Mixed Forest (0 to 25% canopy Closure)
 - Oak/Pine Mixed Forest (25 to 75% canopy Closure)
 - Oak/Pine Mixed Forest (75 to 100% canopy Closure)
 - Mule and Black-tailed Deer
 - Cliffs/bluffs
 - Talus Slopes
 - Waterfowl Concentrations
 - Fish Habitat
 - Small, non-fish-bearing streams

Exhibit E

Subject Property

Location: Klickitat, WA
 Source: Washington Department of Fish and Wildlife
 Washington Department Natural Resources



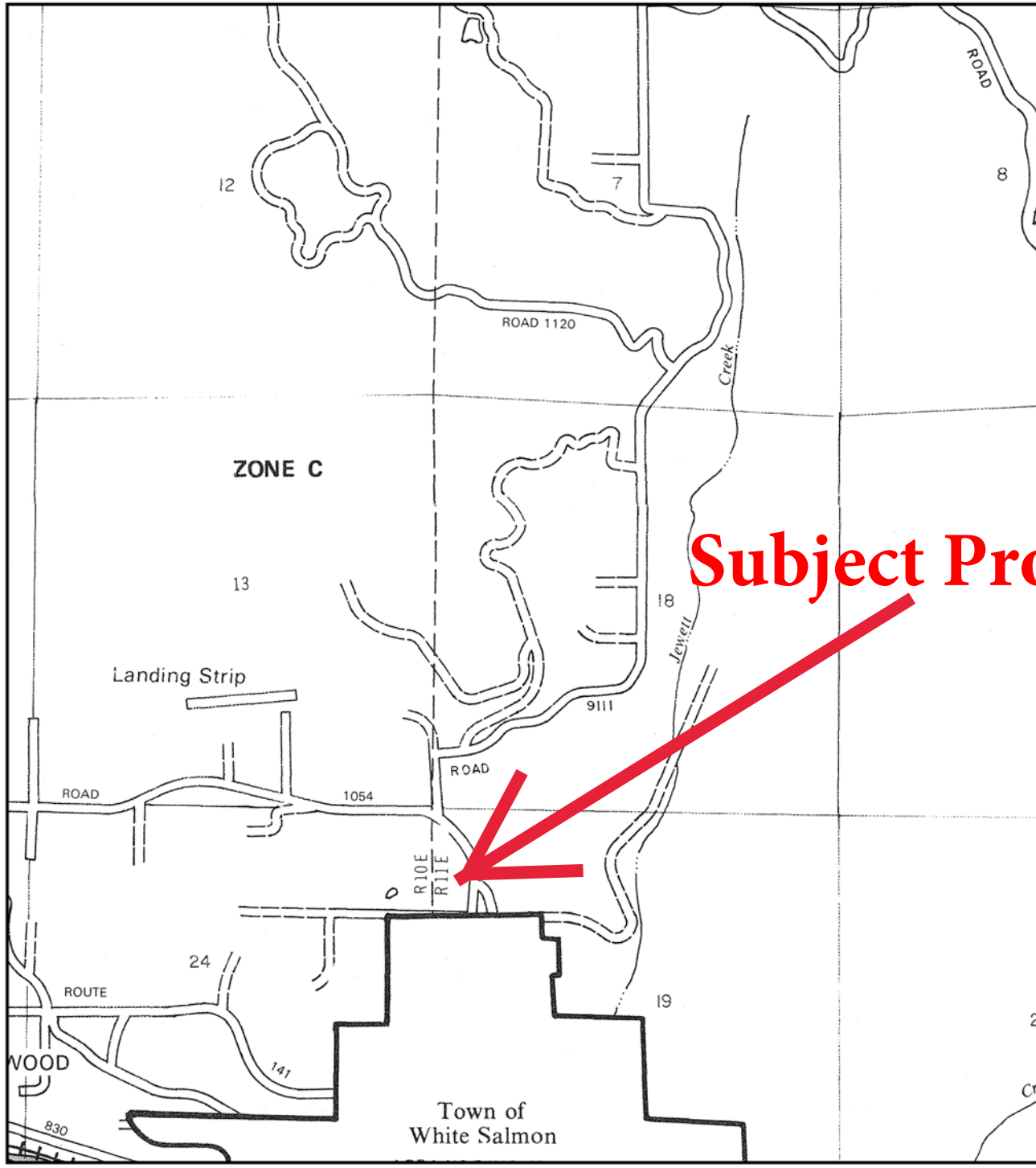
DES: xx	10/5/15
DRW: xx	10/5/15
CHK: xx	10/5/15
APP: xx	10/5/15
REV: xx	10/5/15
PRJ: A13.0277.00	



Exhibit F



APPROXIMATE SCALE
2000 0



Subject Property

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

KLICKITAT COUNTY,
WASHINGTON
(UNINCORPORATED AREAS)

PANEL 375 OF 550
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
530099 0375 B

EFFECTIVE DATE:
JULY 2, 1981



federal emergency management agency
federal insurance administration

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

Exhibit G

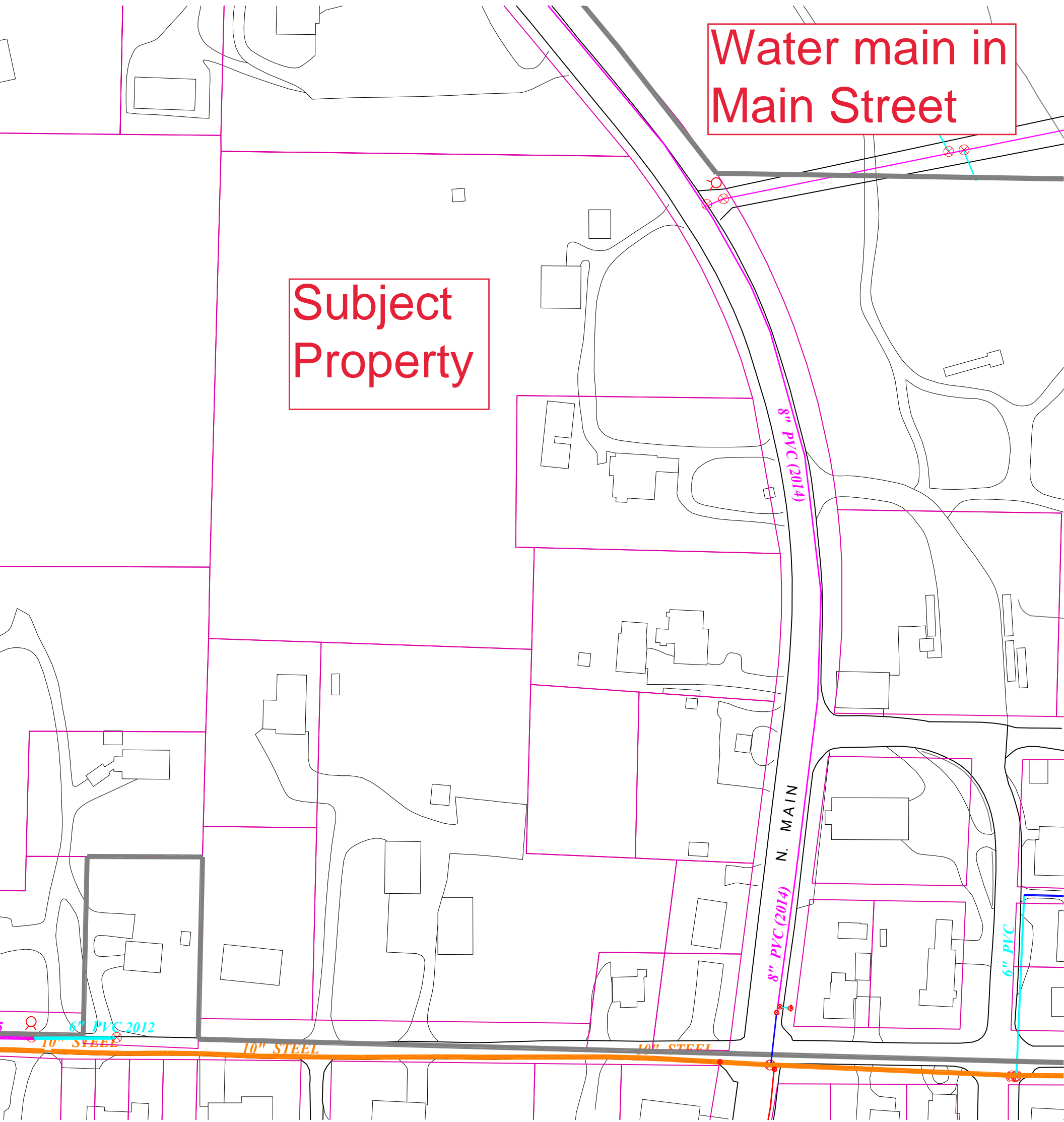
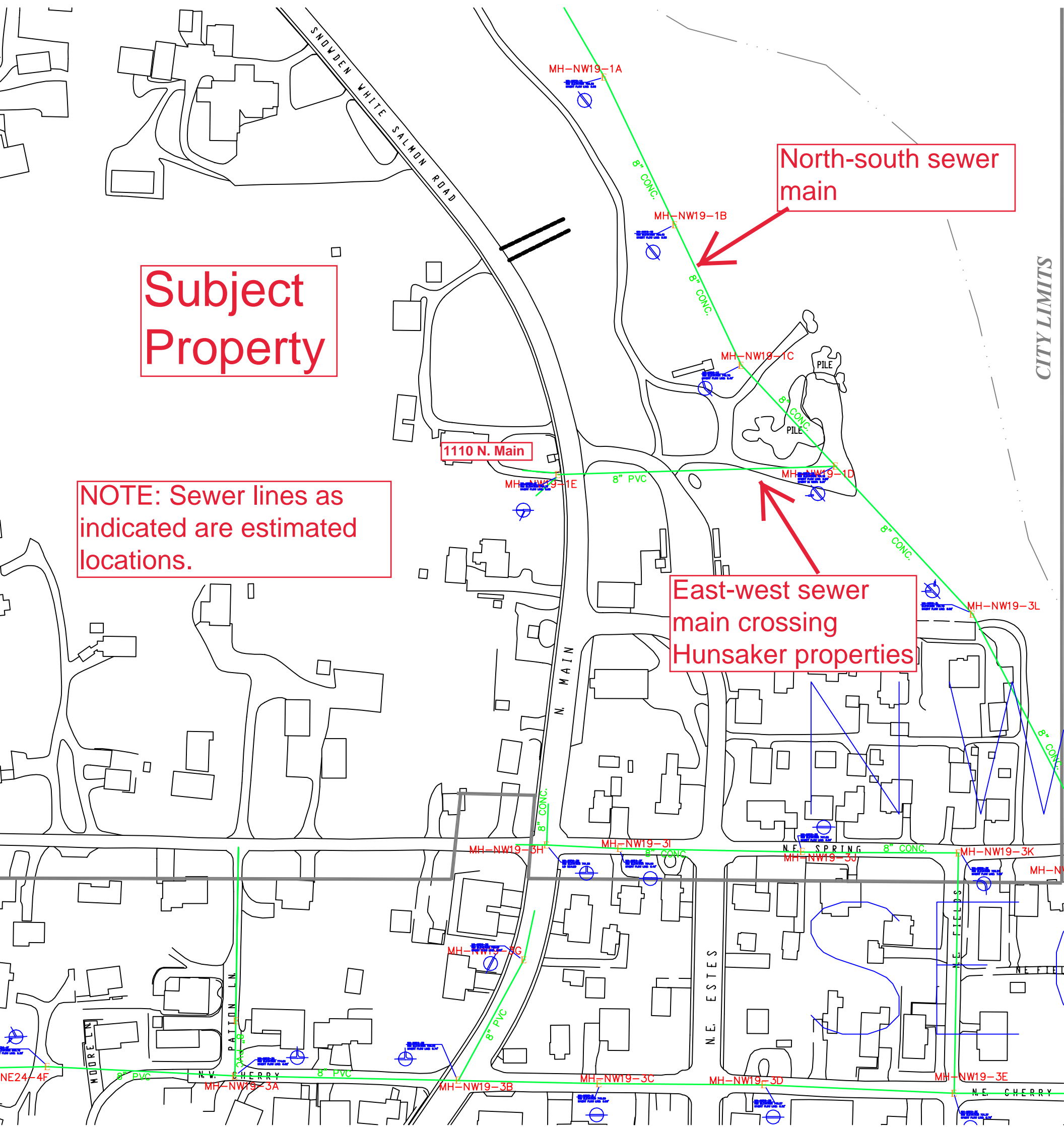


Exhibit G



Subject Property

North-south sewer main

NOTE: Sewer lines as indicated are estimated locations.

East-west sewer main crossing Hunsaker properties

CITY LIMITS

1110 N. Main

NE24-4F

MH-NW19-3A

MH-NW19-3B

MH-NW19-3C

MH-NW19-3D

MH-NW19-3E

N.E. CHERRY

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:
Four Oaks Subdivision
2. Name of applicant:
Main Street White Salmon LLC
Nancy White

3. Address and phone number of applicant and contact person:

Nancy White
40 Rocky Rd.
Trout Lake, WA 98650
541-490-2291

4. Date checklist prepared:

12-1-2022

5. Agency requesting checklist:

City of White Salmon

6. Proposed timing or schedule (including phasing, if applicable):

Begin Construction May of 2023

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No Future plans for additions

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

No environmental information has been prepared for the proposal.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No, there are no additional applications.

10. List any government approvals or permits that will be needed for your proposal, if known.

City of White Salmon approvals and permits.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Application for a 31 lot subdivision on a 4.33 acre parcel.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Assessor's Parcel Number 03111909100200, located in the City of White Salmon north of the intersection of N. Main Street and Dewalt Drive.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

Approximately 24%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Chemawa ashy loam, 8 to 15 percent slopes

Chemawa ashy loam, 15 to 30 percent slopes

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There are no surface indications of unstable soils in the immediate vicinity.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

For construction and grading of roads and home sites. It is the intent to use materials sourced from the site to use for bedding roads and for use in the cuts and fills to create the necessary. Gravel will be imported to the site from an approved rock quarry. Approximately 1700 CY of material will be moved.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

The site is sloped. Minor erosion could occur during construction until the site has been stabilized. BMP's will be used to minimize erosion.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 50%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Industry standard techniques to control and reduce the impact to the land. Stormwater BMP's will be installed during construction.

2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Dust and emissions from construction activity.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Dust mitigation techniques to help control as needed. Water trucks will be on hand to mitigate dust emissions, if needed.

3. **Water** [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There are no surface waterbodies in the immediate vicinity.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

None.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the

Exhibit H

number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

A sewer system connected to the City of White Salmon sewer system.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater from rainfall will be calculated and a collection and containment system will be designed, engineered and installed to meet City and State requirements. The outflow will eventually be to Jewett Creek

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Stormwater from rainfall will be calculated and a collection and containment system will be designed, engineered and installed to meet City and State requirements.

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
 evergreen tree: fir, cedar, pine, other
 shrubs
 grass
 pasture
 crop or grain
 Orchards, vineyards or other permanent crops.
 wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 water plants: water lily, eelgrass, milfoil, other
 other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

One of the oak trees will be removed for the road construction.

c. List threatened and endangered species known to be on or near the site.

California mountain kingsnake, Northern Spotted Owl, are identified as possible species.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Distrubed areas will be revegetated.

- e. List all noxious weeds and invasive species known to be on or near the site.

Unknown.

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.

Nothern Spotted Owl. California mountain kingsnake

- c. Is the site part of a migration route? If so, explain.

This parcel as is the entire Nothwest is in a migratory path of many water fowl and other migratory birds going north and south, seasonally.

- d. Proposed measures to preserve or enhance wildlife, if any:

None.

- e. List any invasive animal species known to be on or near the site.

Unknown.

6. **Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The homes will be serviced with natural gas, and KPUD electrical power.

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

NO.

- c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any:

The utilization of energy efficient materials and building practices during construction is

recommended

7. **Environmental Health** [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

If so, describe.

No Industrial or Commercial uses are being proposed that would necessitate the use or cause exposure to toxic chemical, hazardous waste or explosive materials.

- 1) Describe any known or possible contamination at the site from present or past uses.
There has been no known uses on the property in the past or present that would lead to contaminants from being located on the property.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no known underground hazardous chemicals/conditions that might affect the project development and design. No known underground gas/diesel tanks present. A "call to locate" is typical procedure prior to ground disturbing activities.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Chemicals onsite will be typically residential in nature, i.e., household products, chemicals associated with maintenance of a personal shop/garage and those utilized for yard maintenance.

- 4) Describe special emergency services that might be required.
Services provided by the local fire district, emergency response vehicles and or the police office should be adequate.

- 5) Proposed measures to reduce or control environmental health hazards, if any:
Proper identification and labeling on all hazardous containers.

b. *Noise*

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

There is typical noise from surrounding residential and traffic activities, however none of the existing noise patterns will affect the project.

Exhibit H

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Long-term noise will be associated with those uses allowed under the City ordinances. Typical noises will most likely include residential type noise, noise associated with private vehicles, children playing, domestic pets and small scale home improvement equipment. Long-term noise shall additionally comply with applicable Noise and Nuisance Ordinances.

3) Proposed measures to reduce or control noise impacts, if any:

Compliance with applicable Noise and Nuisance Ordinances.

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Vacant land and residential housing.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

c. Describe any structures on the site.

Two Barns.

d. Will any structures be demolished? If so, what?

Both Barns.

e. What is the current zoning classification of the site?

R1 Single Family Residential

f. What is the current comprehensive plan designation of the site?

MDR

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No.

i. Approximately how many people would reside or work in the completed project?

76 People.

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The White Salmon Subdivision application process.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

The White Salmon Subdivision application process.

9. **Housing** [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

21 Middle level housing and 10 low-income housing

c. Proposed measures to reduce or control housing impacts, if any:

None.

10. **Aesthetics** [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

In accordance with the White Salmon building code.

b. What views in the immediate vicinity would be altered or obstructed?

None.

b. Proposed measures to reduce or control aesthetic impacts, if any:

None.

11. **Light and Glare** [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Typical residential impacts.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any:

All lighting shall have down shaded fixtures to alleviate light pollution.

12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity?

Recreational opportunities in the area include hunting, fishing, hiking, horseback riding, etc.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The proposal is on private property, no recreational opportunities on public lands will be affected by this proposal.

13. Historic and cultural preservation [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

None.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None. The DAHP Wisaard was used to search for listed sites.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The DAHP Wisaard was used to search for listed sites. This site is listed as moderately low risk

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None.

14. Transportation [\[help\]](#)

Exhibit H

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

N. Main Street.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

62 minimum, however it will be in line with the City development standards.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

NONE.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

227 per traffic study.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

- h. Proposed measures to reduce or control transportation impacts, if any:

None.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Increased population growth based on the development of the proposed lot could lead to an increased need for public services, health care and school related needs, but most likely will be accounted for by the increased tax base revenue

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Additional tax revenues are expected to offset additional costs.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____
- b. Describe the utilities that are proposed for the project, the utility providing the service,
and the general construction activities on the site or in the immediate vicinity which might
be needed.
- c. Electricity, Water, Sewer, Gas, Phone.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the
lead agency is relying on them to make its decision.

Signature: Nancy White
Name of signee Nancy White
Position and Agency/Organization Member of Main St. W.S. LLC
Date Submitted: 2/7/2023

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction
with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of
activities likely to result from the proposal, would affect the item at a greater intensity or
at a faster rate than if the proposal were not implemented. Respond briefly and in
general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; pro-
duction, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

Exhibit H

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Exhibit I

From: [Dustin Conroy](#)
To: [Jeff Broderick](#)
Subject: RE: Lot 21 in Four Oaks-Residence or Open Space?
Date: Tuesday, March 14, 2023 4:43:44 PM

Jeff,

I have talked with Nancy and will subtract 600 SF from lot 21 make it part of the green space.

Dustin Conroy, PE/PLS
Pioneer Surveying and Engineering, Inc.
125 E. Simcoe Drive
Goldendale, WA 98620
509-773-4945 (office)
509-250-2166 (cell)
dconroy@pioneersurveying.com
www.pioneersurveying.com

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From: Jeff Broderick <planner@ci.white-salmon.wa.us>
Sent: Tuesday, March 14, 2023 4:33 PM
To: Dustin Conroy <dconroy@Pioneersurveying.com>
Subject: RE: Lot 21 in Four Oaks-Residence or Open Space?

That would be awesome! If you and Nancy White are OK with that, I'll alter my findings and decision and change conditions.

Thanks!
Jeff

From: Dustin Conroy <dconroy@Pioneersurveying.com>
Sent: Tuesday, March 14, 2023 4:05 PM
To: Jeff Broderick <planner@ci.white-salmon.wa.us>
Subject: RE: Lot 21 in Four Oaks-Residence or Open Space?

Jeff,

We could add some open space on lot 21 and reduce the lot size to 5000 S.F..

Exhibit I

Dustin Conroy, PE/PLS

Pioneer Surveying and Engineering, Inc.

125 E. Simcoe Drive

Goldendale, WA 98620

509-773-4945 (office)

509-250-2166 (cell)

dconroy@pioneersurveying.com

<https://link.edgepilot.com/s/d0356630/1pCMclwzGtDw6w562IEw?u=http://www.pioneersurveying.com/>

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From: Jeff Broderick <planner@ci.white-salmon.wa.us>

Sent: Tuesday, March 14, 2023 4:01 PM

To: Dustin Conroy <dconroy@Pioneersurveying.com>

Subject: RE: Lot 21 in Four Oaks-Residence or Open Space?

Dustin-

I did find in code that we need to calculate the open space based on net developable area, so that reduces the open space requirement to about 22,634 square feet, so the proposed open space would be about 605sf short. I am working on our to see if the City will move forward and advocate for this at the meeting next week as we may have a case with the affordable housing component, that a smaller amount of open space could be OK. However, we expect strong pushback about this subdivision in general from some community members and they could focus on the open space issue.

Although with the planting strip along proposed streets is a positive feature, planting strips would not generally be considered open space.

Thanks!

Jeff

From: Dustin Conroy <dconroy@Pioneersurveying.com>

Sent: Tuesday, March 14, 2023 10:26 AM

To: Jeff Broderick <planner@ci.white-salmon.wa.us>

Subject: RE: Lot 21 in Four Oaks-Residence or Open Space?

Exhibit I

Jeff,

The 22,092 SF is only the area of the area where the stormwater pond is going and does not include the plating strip. There is basically 5.5' on each side of the roadway behind the sidewalk. This area adds an additional 9,165 SF.

Dustin Conroy, PE/PLS

Pioneer Surveying and Engineering, Inc.

125 E. Simcoe Drive

Goldendale, WA 98620

509-773-4945 (office)

509-250-2166 (cell)

dconroy@pioneersurveying.com

<https://link.edgepilot.com/s/973a4845/sXvaz3qL8kOu8tnqNBdJfg?u=http://www.pioneersurveying.com/>

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From: Jeff Broderick <planner@ci.white-salmon.wa.us>

Sent: Tuesday, March 14, 2023 10:06 AM

To: Dustin Conroy <dconroy@Pioneersurveying.com>

Subject: RE: Lot 21 in Four Oaks-Residence or Open Space?

Importance: High

Dustin-

The open space calculation you provided yesterday (22,029sf), is that just the bioswale tract between Lot 20 and Main Street and south the proposed entrance, or is 22,029sf include what might be considered planting strips between the roadway and parcels? Also, do you not plan on providing any on-street parking?

Jeff

From: Dustin Conroy <dconroy@Pioneersurveying.com>

Sent: Tuesday, March 14, 2023 9:17 AM

To: Jeff Broderick <planner@ci.white-salmon.wa.us>

Subject: RE: Lot 21 in Four Oaks-Residence or Open Space?

Jeff,

Exhibit I

I had assumed that the part of the green space was in the right of way. The roadway and sidewalk will not take up the full 50 and part of this area is green space as well.

Dustin Conroy, PE/PLS

Pioneer Surveying and Engineering, Inc.

125 E. Simcoe Drive

Goldendale, WA 98620

509-773-4945 (office)

509-250-2166 (cell)

dconroy@pioneersurveying.com

<https://link.edgепilot.com/s/de703b98/C4UBumDWiECGzcudxb41SQ?u=http://www.pioneersurveying.com/>

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From: Jeff Broderick <planner@ci.white-salmon.wa.us>

Sent: Tuesday, March 14, 2023 9:10 AM

To: Dustin Conroy <dconroy@Pioneersurveying.com>

Subject: Lot 21 in Four Oaks-Residence or Open Space?

Importance: High

Dustin-

I have a question about Lot 21 in the Four Oaks subdivision. Is this parcel intended for development with a residence or is this supposed to be additional open space? I ask because code requires at least 15% of an R-PUD development to be open space and the planned open space where the bioswale/stormwater pond is located is only 22,0292sf and 15% of 188,292sf is 28,292sf.

Although the pump station takes up some of the 22,092sf of proposed open space, I think I can make a finding that because the public will benefit from a new pump station, the City would still count pump station square footage as part of the overall open requirement.

Thanks!

Jeff Broderick

Land Use Planner

City of White Salmon

PO Box 2139

White Salmon, WA 98672

Exhibit I

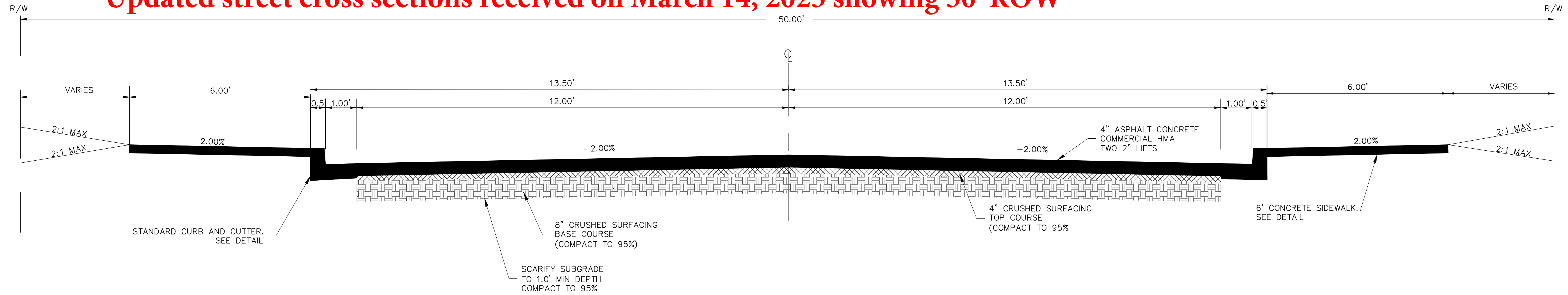
O: 509-493-1133 #204

planner@ci.white-salmon.wa.us

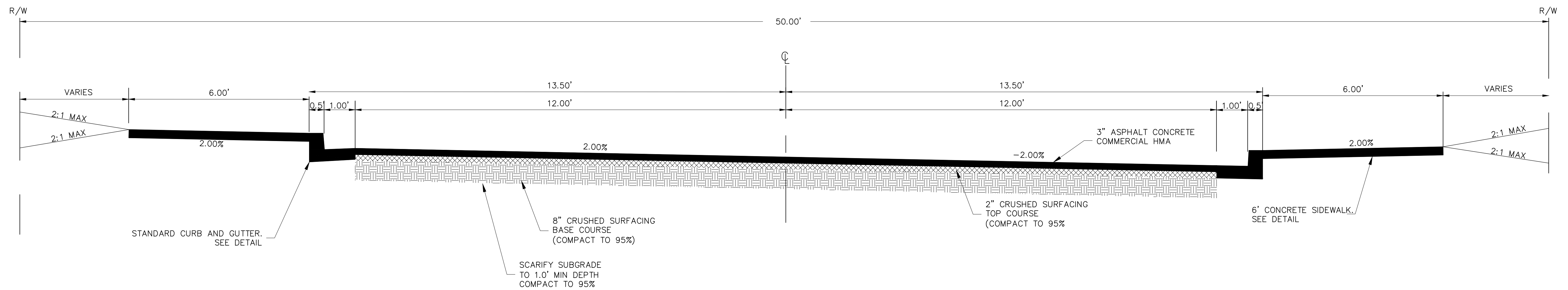
I am available for in person meetings by appointment on Mondays and Fridays and available for drop in/appointments between 8-5pm at City Hall on Tuesdays, Wednesdays, and Thursdays. The easiest way to reach me is by email and/or office cell phone above. Thank you.

Disclaimer: The Planning Department strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Department. Those relying on verbal input or preliminary written feedback do so at their own risk. Zoning, Land Division, and other White Salmon Municipal Code sections are subject to change.

Updated street cross sections received on March 14, 2023 showing 50' ROW

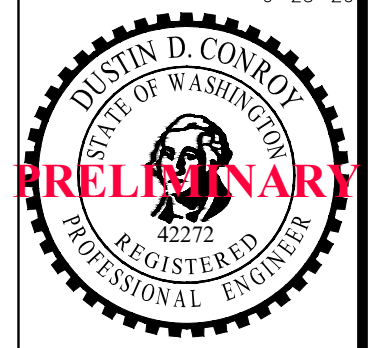


1 MAIN ROAD SECTION
MAIN ROAD STATION 0+00-4+67



2 SECONDARY ROAD SECTION
CUL DE SAC SECTION 0+00-2+86

Pioneer Surveying & Engineering, Inc.
Civil/Structural Engineering and Land Planning
125 E. Simcoe Drive
Goldendale, Washington 98620
Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorgie.net



NANCY WHITE
FOUR OAKS SUBDIVISION
WHITE SALMON, WA
ROAD SECTIONS

No.	Date	Revisions
2.0	12-20-2022	SUBMITTED FOR REVIEW
1.0	6-16-2022	SUBMITTED FOR REVIEW

SHEET NO.
10.0
SCALE: AS NOTED
JOB NO. REV.
19-XX 0



Exhibit J

rika Castro-Guzman <erikac@ci.white-salmon.wa.us>

[Public Notices] Notice of Four Oaks SEPA Comment Period (WS-SEPA-2023.001) and Subdivision Application (WS-SUB-2023.001)

Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

Wed, Feb 15, 2023 at 1:29 PM

To: Jeff Broderick <planner@ci.white-salmon.wa.us>

Bcc: Bill Hunsaker <Billh@ci.white-salmon.wa.us>, becky.kennedy@dnr.wa.gov, crosepacoordinator@ecy.wa.gov, elizabeth_sanchez@yakama.com, enviroreview@yakama.com, ethan@yakamanation-olc.org, jessica_lally@yakama.com, kate_valdez@yakama.com, lmata@klickpud.com, lowh461@ecy.wa.gov, phil_rigdon@yakama.com, rocco.clarkjr@bia.gov, sepa@dahp.wa.gov, sepacenter@dnr.wa.gov, sepaunit@ecy.wa.gov, Aaron Estey <aestey@klickpud.com>, Assessor <realproperty@klickitatcounty.org>, Columbia Gorge News <wanews@gorgenews.com>, Dan Christopher <danc@klickitatcounty.org>, David Kavanagh <davidk@klickitatcounty.org>, "Jamie C (DOH)" <jamie.gardipe@doh.wa.gov>, Holly Barrick <barh@yakamafish-nsn.gov>, Jacob Anderson <jacoba@klickitatcounty.org>, Jeanette Burkhardt <Jeanette@ykfp.org>, "Amber M (DFW)" <amber.johnson@dfw.wa.gov>, Kristen Tiede <KristenTiede@ctuir.org>, Lynn Ward <lynnw@klickitatcounty.org>, Marty Hudson <martyh@klickitatcounty.org>, Rebecca Cranston <rebeccac@klickitatcounty.org>, SEPA REGISTER Ecology <separegister@ecy.wa.gov>, Mayor Of White Salmon <Mayor@ci.white-salmon.wa.us>, "Noyes, Dennis" <Noyesd@wsdot.wa.gov>, SW-SEPA-REVIEW@wsdot.wa.gov, City Administrator <administrator@ci.white-salmon.wa.us>, Stephanie Porter Clerk Treasurer <clerktreasurer@ci.white-salmon.wa.us>, Jeff Broderick <planner@ci.white-salmon.wa.us>, Nathaniel Hill <NHill@klickpud.com>, Lisa George <Lisa@bwspolice.com>, Mike Hepner <Mike@bwspolice.com>, Jeff Cooper <jeffc@ci.white-salmon.wa.us>, Andrew Dirks <andrewd@ci.white-salmon.wa.us>, loriz@klickitatcounty.org, info@columbiacascadehousingcorp.org, joelm@mid-columbiahousingauthority.org, Susan Garland <Susan.Garland@pbsusa.com>, Ryan Sheehy <ryan.sheehy@chrismandm.com>

Notice of Four Oaks SEPA Comment Period (WS-SEPA-2023.001) and Subdivision Application (WS-SUB-2023.001)

For Main Street White Salmon LLC, File #WS-SUB-2023.001 and #WS-SEPA-2023.001

See the City's Website for SEPA application and notice of subdivision application, plus supporting documents in relation to WS-SEPA-2023.001/WS-SUB-2023.001: <https://bit.ly/3E7ksc6>

Project Information:

County: Klickitat (Region: Central)

Address: N Main Street, White Salmon, WA 98672

Parcel Number: 03111909100200

Proposal name: Four Oaks Subdivision

Description of Proposal: The Four Oaks Residential Subdivision proposes to divide a 4.33-acre parcel into 31 lots. The site features include grassy sloping meadows and a few oak trees. The proposed roads will connect from N Main Street, across from Innovative Composite Engineering, to the parcel to the west for future development. No buildings are proposed as part of this SEPA review; the existing barn(s) are proposed to be removed.

Notice is hereby given that Nancy White (Applicant), on behalf of Main Street White Salmon, LLC, filed a State Environmental Policy Act (SEPA) checklist (File WS-SEPA-2023-001) in conjunction with an application for a residential subdivision (File WS-SUB-2023-001) to divide a 4.33-acre parcel into 31 residential lots as a residential planned unit development. The subject property is zoned Single-Family Residential (R-1) and its parcel number is 03111909100200. The project site includes critical areas in the form of heritage trees. The application was determined to be complete on February 10, 2023.

The property is identified as Klickitat County Parcel Number 03111909100200; abbreviated legal description: LOT 2 SP 2009-10 NW NW; 19-3-11.

The application submitted by Main Street White Salmon, LLC includes the SEPA checklist and preliminary plat plan. These documents are available for viewing at White Salmon City Hall, 100 N. Main, White Salmon, Washington, during regular business hours Monday through Friday, 8:00 am to 5:00 pm.

A SEPA determination has not yet been made. The City (Lead Agency) will issue the SEPA determination for public comment within 90 days of the date that the application was determined complete.

A decision on the residential subdivision development application will be made within 90 days of the date of the application was determined complete, which was February 10, 2023. A public hearing before the Planning Commission is required for this project and will be scheduled for March 22, 2023, at 5:30 pm with further consideration at a public hearing by the City Council with that date to be determined. The location of the Planning Commission public hearing will be in Council Chambers located at 119 NE Church Avenue, White Salmon, WA 98672. A separate public notice for the public hearing will be mailed to all property owners within 300 feet (within city limits) of the subject development and published in the Enterprise newspaper.

Any person desiring to express his or her views or to be notified of the action taken on this application regarding the SEPA application should notify the City of White Salmon in writing of his or her interest within fourteen (14) days of the date of publication. Fourteen days from the date of publication is 5:00pm on March 1, 2023.

Written comments regarding the subdivision proposal may be submitted by 5:00 pm on March 22, 2023, and oral comments may be provided at the public hearings. Comments can be submitted by mail to the City of White Salmon, PO Box 2139, White Salmon, WA 98672, or in person at City Hall, 100 N. Main St., White Salmon, WA 98672. E-mail correspondence should be sent to Erika Castro-Guzman at Erikac@ci.white-salmon.wa.us.

SEPA Comment Period: March 1, 2023, at 5 PM

Application Comment Period: March 22, 2023, at 5 PM

Thank you for your attention to this matter.



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Four Oaks Subdivision: Notice of SEPA Comment Period (WS-SEPA-2023.001) and Subdivision Application (WS-SUB-2023.001) – Public Hearing March 22, 2023



For Main Street White Salmon LLC, File #WS-SUB-2023.001 and #WS-SEPA-2023.001

in the supporting documents (below) is the Notice of SEPA Checklist Completion Form, Notice of Subdivision Application Memorandum for the proposed Residential Subdivision project to divide a 4.33-acre parcel into 31 residential lots. Application materials also include in the supporting documents below.

Project location information:

County: Klickitat (Region: Central)

Address: N Main Street, White Salmon, WA 98672

Parcel Number: 03111909100200

Proposal name: Four Oaks Subdivision

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decision of the resident subdivision development application will be made within 90 days of the date of the application was determined complete, which was February 10, 2023. Public hearing before the Planning Commission is required for this project and will be scheduled for March 22, 2023, 5:30 pm with further consideration at a public hearing by the city will be determined. The location of the Planning Commission public hearing will be in our city members located 119 NE Church Avenue, White Salmon, WA 98672. Separate public notice for the public hearing will be mailed to all property owners with a \$300 fee (with city limits) of the subject development and published in the Enterprise newspaper.

Any person desiring to express his or her views or to be notified of the action taken on this application regarding the SEP application should notify the City of White Salmon in writing of his or her interest within four (4) days of the date of publication. Fourteen days from the date of publication is 5:00pm on March 1, 2023.

Written comments regarding the subdivision proposal may be submitted by 5:00 pm on March 22, 2023, and/or comments may be provided to the public hearings. Comments can be submitted by mail to the city of White Salmon, PO Box 2139, White Salmon, WA 98672, or in person to City Hall, 100 N. Main St., White Salmon, WA 98672. E-mail correspondence should be sent to Erik Schroeder-Guzman Erik.c@ci.wa.gov.

SEPA Comment Period: March 1, 2023, 5 PM

Application Comment Period: March 22, 2023, 5 PM

Thank you for your participation.

City Contact Person: Jeff Broderick, City Land Use Planner, 509-493-1133 x204.

Applicant Information: Nancy White, Missionary White Salmon, LLC

Supporting Documents

- No Notice of SEP Comment Period and Subdivision Application Hearing Date (227 KB)
- Four Oaks Subdivision SEP Application (972 KB)
- Four Oaks Subdivision Application (335 KB)
- Four Oaks Subdivision Project Narrative (87 KB)
- Four Oaks Subdivision Preliminary Plat Map (466 KB)

Contact Information

Phone: 1-509-493-1133

Hours: Mon-Fri 8am-5pm

White Salmon City Hall

100 N Main St.
White Salmon, WA 98672

planner@ci.white-salmon.wa.us

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100 N. Main Street | PO Box 2139 | White Salmon, WA 98672 | (509) 493-1133

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SEPA record details

Success! This SEPA record was submitted to the admin for review before publishing. ✕

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[Copy](#)
[Delete](#)

Agency information

Agency name:
 White Salmon City of

Lead agency file number:
 WS-SEPA-2023.001

Contact name:
 Erika Castro Guzman

Phone:
 (509) 493-1133
 Ext.209

Email:
erikac@ci.white-salmon.wa.us

Project location information

County:
 KLUICKITAT

Region:
 Central

Address:
 1200 Block N Main Ave
 White Salmon WA
 98672

Parcel number:
 03111909100200

Coordinates (Lat, Long):

Section/Township/Range:
 19-3-11

Other identifying location information:
 The parcel is located directly west of Innovative Composite Engineering (1265 N Main Ave, White Salmon, WA 98672).

Project documentation

Proposal type:
 Project

Related Ecology SEPA numbers:

Applicant name:
 Main Street White Salmon, LLC

Applicant contact information:
 Main Street White Salmon, LLC
 Nancy White
 40 Rocky Rd
 Trout Lake, WA 98650
 (541) 490-2291

Document type:
 ODN/NOA

Important dates

Issued date:
 2/15/2023

Comments due to lead agency:
 3/1/2023

Date submitted to Ecology:
 2/14/2023

Published date:

Attached files

File name	File description
Four Oaks Subdivision - Draft Engineering Plan.pdf	

Document sub type:

Proposal name:
Four Oaks Subdivision

Proposal description:
The Four Oaks Residential Subdivision proposes to divide a 4.33-acre parcel into 31 lots. The site features include grassy sloping meadows and a few oak trees. The proposed roads will connect from N Main Street, across from Innovative Composite Engineering, to the parcel to the west for future development. No buildings are proposed as part of this SEPA review; the existing barn(s) are proposed to be removed.

Project website:
<https://www.white-salmon.net/planning/page/four-oaks-subdivision-notice-sepa-comment-period-ws-sepa-2023001-and-subdivision>

SEPA record creator:

SEPA record submitter:
Erika Castro Guzman

File name	File description
Four Oaks Subdivision - Preliminary Plat Map.pdf	
Four Oaks Subdivision - Project Narrative.pdf	
Four Oaks Subdivision - SEPA Application.pdf	
Four Oaks Subdivision - Subdivision Application.pdf	
Four Oaks Subdivision - Subdivision Guarantee 12.12.2022.pdf	
Notice of SEPA Comment Period and Subdivision Application Hearing Date.pdf	
Files	

**CITY OF WHITE SALMON PLANNING DEPARTMENT
NOTICE OF DEVELOPMENT APPLICATION AND SEPA COMMENT PERIOD**
For
Main Street White Salmon LLC, Residential Subdivision
File #WS-SUB-2023.001 and #WS-SEPA-2023.001

Notice is hereby given that Nancy White (Applicant), on behalf of Main Street White Salmon, LLC, filed a State Environmental Policy Act (SEPA) checklist (File WS-SEPA-2023-001) in conjunction with an application for a residential subdivision (File WS-SUB-2023-001) to divide a 4.33-acre parcel into 31 residential lots as a residential planned unit development. The subject property is zoned Single-Family Residential (R-1) and is parcel number 03111909100200. The project site includes critical areas in the form of a heritage trees. The application was determined to be complete on February 10, 2023.

The property is identified as Klickitat County Parcel Number 03111909100200; abbreviated legal description: LOT 2 SP 2009-10 NWNW; 19-3-11.

The application submitted by Main Street White Salmon, LLC includes the SEPA checklist and preliminary plat plan. These documents are available for viewing at White Salmon City Hall, 100 N. Main, White Salmon, Washington during regular business hours Monday through Friday, 8:00 a.m. to 5:00 p.m.

A SEPA determination has not yet been made. The City (Lead Agency) will issue the SEPA determination for public comment within 90 days of the date that the application was determined complete.

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Any person desiring to express his or her views or to be notified of the action taken on this application regarding the SEPA application should notify the City of White Salmon in writing of his or her interest within fourteen (14) days of the date of publication. Fourteen days from the date of publication is 5:00pm on March 1, 2023.

Written comments regarding the subdivision proposal may be submitted until 4:30pm on March 22, 2023 and oral comments may be provided at the public hearings. Comments can be submitted by mail to City of White Salmon, PO Box 2139, White Salmon WA 98672 or in person at City Hall, 100 N. Main St., White Salmon WA 98672. E-mail correspondence should be sent to Erika Castro-Guzman at erikac@ci.white-salmon.wa.us.

February 10, 2023 — 2 Weeks

Exhibit J

City of White Salmon

Public Notice – SEPA and Subdivision Notice of Application 2023.001

Property Notice Posting, N Main Ave, 03111909100200

Work Order 6770

Regarding Nancy White's Property:

Requesting two public notices be posted on wooden stakes on 02/14/2023 please. May be removed after 03/23/2023. Erika has the notices and handy dandy map ready.



**CITY OF WHITE SALMON PLANNING DEPARTMENT
NOTICE OF DEVELOPMENT APPLICATION AND SEPA COMMENT PERIOD**

For

**Main Street White Salmon LLC, Residential Subdivision
File #WS-SUB-2023.001 and #WS-SEPA-2023.001**

Notice is hereby given that Nancy White (Applicant), on behalf of Main Street White Salmon, LLC, filed a State Environmental Policy Act (SEPA) checklist (File WS-SEPA-2023-001) in conjunction with an application for a residential subdivision (File WS-SUB-2023-001) to divide a 4.33-acre parcel into 31 residential lots as a residential planned unit development. The subject property is zoned Single-Family Residential (R-1) and is parcel number 03111909100200. The project site includes critical areas in the form of a heritage trees. The application was determined to be complete on February 10, 2023.

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The application submitted by Main Street White Salmon, LLC includes the SEPA checklist and preliminary plat plan. These documents are available for viewing on the city's website (<https://bit.ly/3E7ksc6>) or at White Salmon City Hall, 100 N. Main, White Salmon, Washington during regular business hours Monday through Friday, 8:00 a.m. to 5:00 p.m.

A SEPA determination has not yet been made. The City (Lead Agency) will issue the SEPA determination for public comment within 90 days of the date that the application was determined complete.

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Jeff Broderick, Land Use Planner
City of White Salmon Planning Department
PO Box 2139
White Salmon, WA 98672
(509) 493-1133

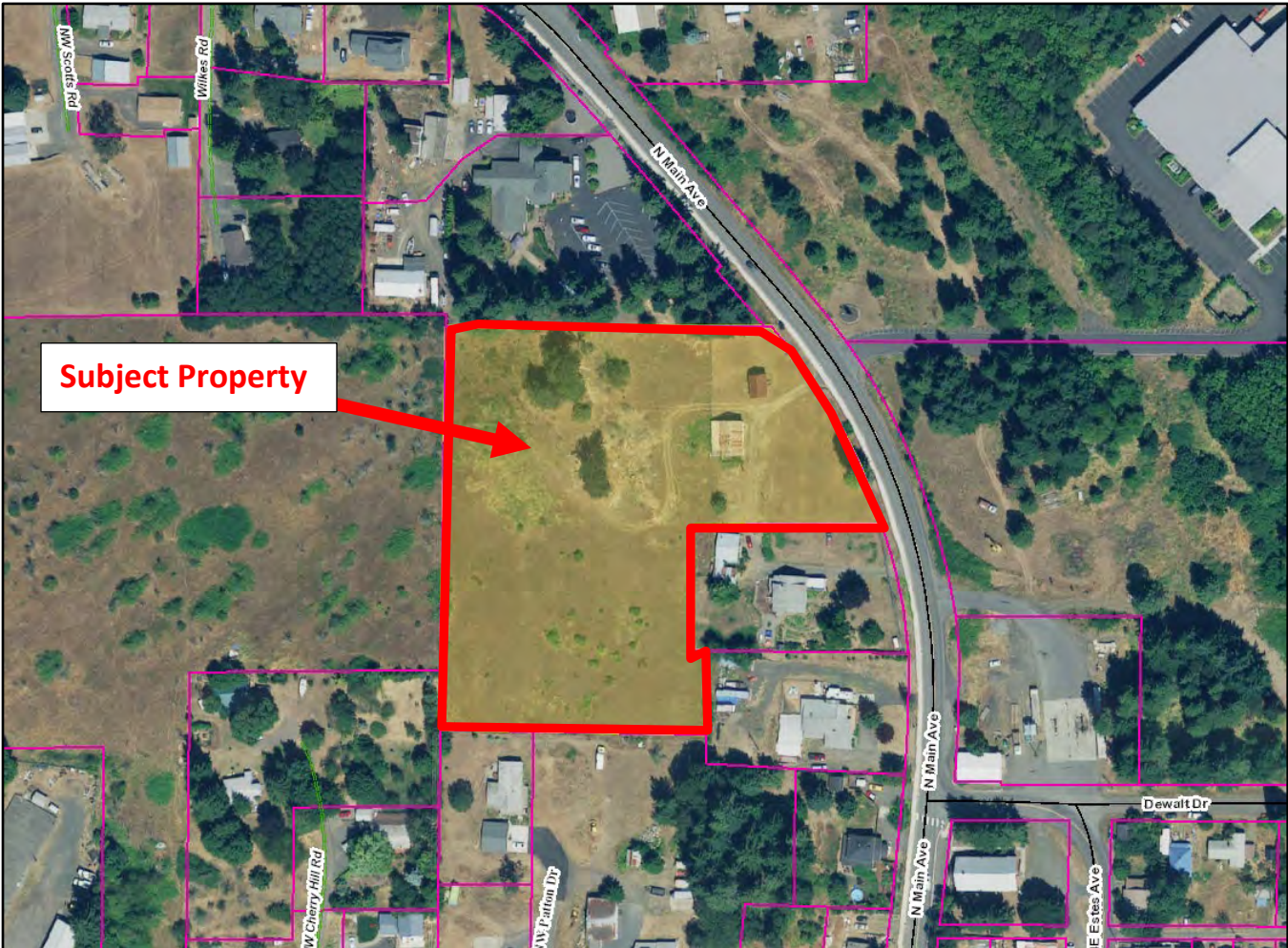
Published in The Enterprise record on February 15, 2023

Posted on bulletin boards at White Salmon City Hall, White Salmon Post Office and White Salmon Library.

Mailed to property-owners within 300-feet (within City limits) on February 14, 2023

Exhibit J

Aerial Map of Proposed Subdivision



**CITY OF WHITE SALMON PLANNING DEPARTMENT
NOTICE OF DEVELOPMENT APPLICATION AND SEPA COMMENT PERIOD**

For

**Main Street White Salmon LLC, Residential Subdivision
File #WS-SUB-2023.001 and #WS-SEPA-2023.001**

Notice is hereby given that Nancy White (Applicant), on behalf of Main Street White Salmon, LLC, filed a State Environmental Policy Act (SEPA) checklist (File WS-SEPA-2023-001) in conjunction with an application for a residential subdivision (File WS-SUB-2023-001) to divide a 4.33-acre parcel into 31 residential lots as a residential planned unit development. The subject property is zoned Single-Family Residential (R-1) and is parcel number 03111909100200. The project site includes critical areas in the form of a heritage trees. The application was determined to be complete on February 10, 2023.

The property is identified as Klickitat County Parcel Number 03111909100200; abbreviated legal description: LOT 2 SP 2009-10 NWNW; 19-3-11.

The application submitted by Main Street White Salmon, LLC includes the SEPA checklist and preliminary plat plan. These documents are available for viewing at White Salmon City Hall, 100 N. Main, White Salmon, Washington during regular business hours Monday through Friday, 8:00 a.m. to 5:00 p.m.

A SEPA determination has not yet been made. The City (Lead Agency) will issue the SEPA determination for public comment within 90 days of the date that the application was determined complete.

A decision on the residential subdivision development application will be made within 90 days of the date of the application was determined complete, which was February 10, 2023. A public hearing before the Planning Commission is required for this project and will be scheduled for March 22, 2023 at 5:30pm with further consideration at a public hearing by the City Council with that date to be determined. The location of the Planning Commission public hearing will be in Council Chambers located at 119 NE Church Avenue, White Salmon, WA 98672. A separate public notice for the public hearing will be mailed to all property owners within 300-feet (within city limits) of the subject development and published in the Enterprise newspaper.

Any person desiring to express his or her views or to be notified of the action taken on this application regarding the SEPA application should notify the City of White Salmon in writing of his or her interest within fourteen (14) days of the date of publication. Fourteen days from the date of publication is 5:00pm on March 1, 2023.

Written comments regarding the subdivision proposal may be submitted until 5:00pm on March 22, 2023 and oral comments may be provided at the public hearings. Comments can be submitted by mail to City of White Salmon, PO Box 2139, White Salmon WA 98672 or in person at City Hall, 100 N. Main St., White Salmon WA 98672. E-mail correspondence should be sent to Erika Castro-Guzman at erikac@ci.white-salmon.wa.us.

Jeff Broderick, Land Use Planner
City of White Salmon Planning Department
PO Box 2139
White Salmon, WA 98672
(509) 493-1133

Published in The Enterprise record on February 15, 2023
Posted on bulletin boards at White Salmon City Hall, White Salmon Post Office and White Salmon Library.
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Exhibit J

Aerial Map of Proposed Subdivision

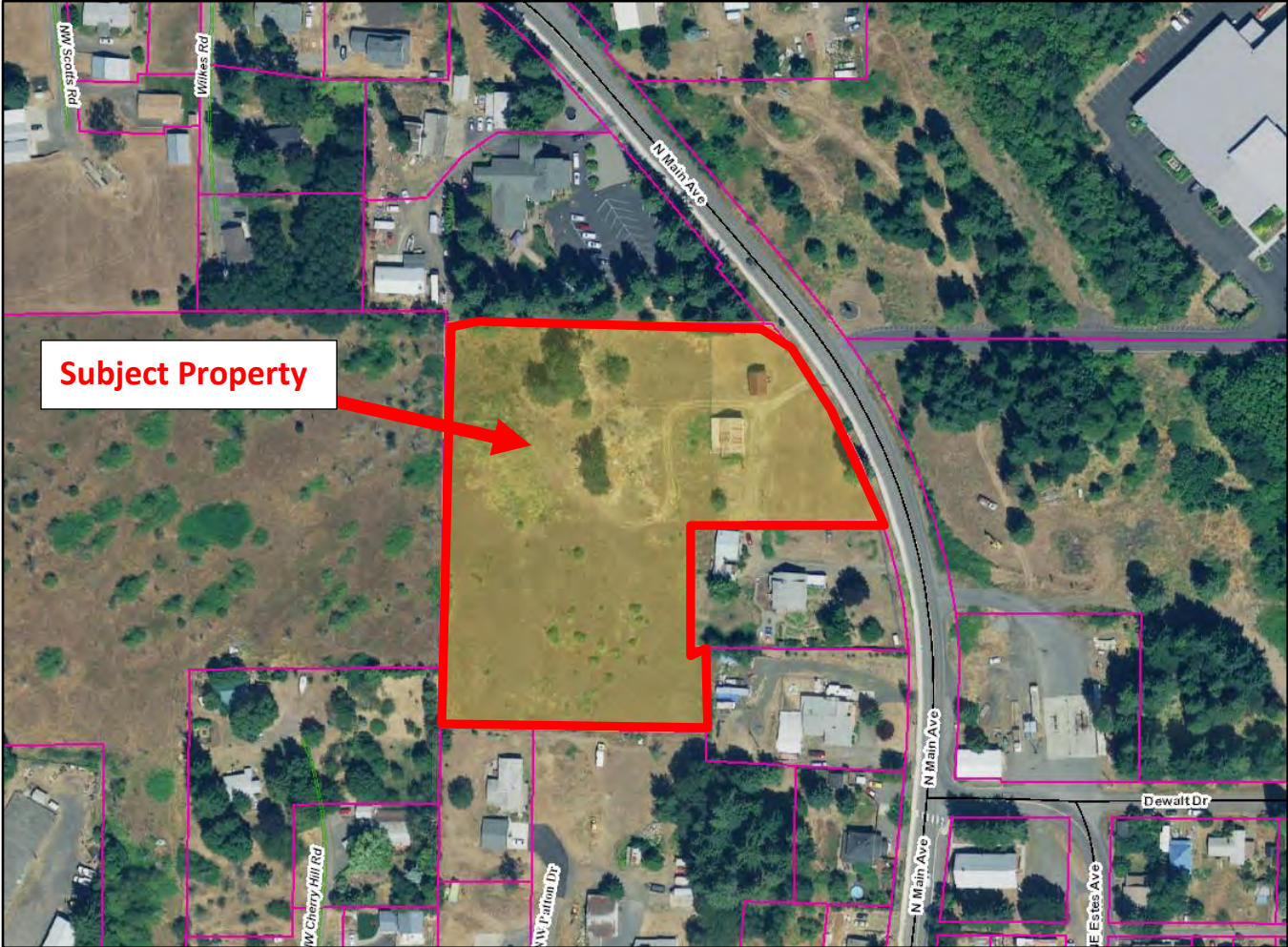




Exhibit J

rika Castro-Guzman <erikac@ci.white-salmon.wa.us>

Four Oaks Subdivision

2 messages

Johnson, Amber M (DFW) <Amber.Johnson@dfw.wa.gov>
To: "Erikac@ci.white-salmon.wa.us" <Erikac@ci.white-salmon.wa.us>

Thu, Mar 2, 2023 at 9:16 AM

Hello,

The SEPA mentions the removal of one oak tree. Do you know which one?

Thank you,

Amber

Amber Johnson

Habitat Biologist

Washington Department of Fish & Wildlife

PO Box 484

White Salmon, WA 98672

Cell: 360-701-2738



Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>
To: "Johnson, Amber M (DFW)" <Amber.Johnson@dfw.wa.gov>
Cc: Jeff Broderick <planner@ci.white-salmon.wa.us>

Thu, Mar 2, 2023 at 10:13 AM

Hi Amber,

Yes, please see attached for the tree inventory. The southern tree is proposed to be removed.

Page 3 of the [Four Oaks Subdivision Draft Engineering Plans](#) also identifies the tree in the middle of 'Road B.'

Kindly,

Erika Castro Guzman | [City of White Salmon](#) (509) 493.1133 ext 209



Exhibit J

rika Castro-Guzman <erikac@ci.white-salmon.wa.us>

[Public Notices] Notice of Four Oaks SEPA Comment Period (WS-SEPA-2023.001) and Subdivision Application (WS-SUB-2023.001)

Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>
To: "dorothy@gorge.net" <dorothy@gorge.net>

Wed, Feb 22, 2023 at 9:29 AM

Good morning Dorothy,
Thank you for your voicemail and for requesting to view the Four Oaks Subdivision proposal.

I'll like to direct you to our website, wherein the supporting documents (bottom of the page), you'll find the application materials: <https://bit.ly/3E7ksc6>

Kindly,

Erika Castro Guzman | City of White Salmon (509) 493.1133 ext 209

Disclaimer: The Building/Planning Department strives to give the best customer service possible and to respond to questions as accurately as possible based on the information provided. However, answers given at the counter and before application are not binding, staff cannot waive any provisions of Code or state law, and the information as may be provided is not a substitute for formal Final Action, which may only occur in response to a complete application to the Building/Planning Department. Those relying on verbal input or preliminary written feedback do so at their own risk. Fees and timelines are subject to change. Zoning, Land Division, and other White Salmon Municipal Code sections are subject to change.

----- Forwarded message -----

From: **White Salmon Washington** <white-salmon-wa@municodeweb.com>

Date: Wed, Feb 15, 2023 at 11:50 AM

Subject: [Public Notices] Notice of Four Oaks SEPA Comment Period (WS-SEPA-2023.001) and Subdivision Application (WS-SUB-2023.001)

To: ecastro <erikac@ci.white-salmon.wa.us>

Notice of Four Oaks SEPA Comment Period (WS-SEPA-2023.001) and Subdivision Application (WS-SUB-2023.001)

For Main Street White Salmon LLC, File #WS-SUB-2023.001 and #WS-SEPA-2023.001

See the City's Website for SEPA application and notice of subdivision application, plus supporting documents in relation to WS-SEPA-2023.001/WS-SUB-2023.001: <https://bit.ly/3E7ksc6>

Project Information:

County: Klickitat (Region: Central)

Address: N Main Street, White Salmon, WA 98672

Parcel Number: 03111909100200

Proposal name: Four Oaks Subdivision

escripti f Prop sal: The Four Oaks Residential Subdivision proposes to divide a 4.33-acre parcel into 31 lots. The site features include grassy sloping meadows and a few oak trees. The proposed roads will connect from N Main Street, across from Innovative Composite Engineering, to the parcel to the west for future development. No buildings are proposed as part of this SEPA review; the existing barn(s) are proposed to be removed.

Notice is hereby given that Nancy White (Applicant), on behalf of Main Street White Salmon, LLC, filed a State Environmental Policy Act (SEPA) checklist (File WS-SEPA-2023-001) in conjunction with an application for a residential subdivision (File WS-SUB-2023-001) to divide a 4.33-acre parcel into 31 residential lots as a residential planned unit development. The subject property is zoned Single-Family Residential (R-1) and is parcel number 03111909100200. The project site includes critical areas in the form of heritage trees. The application was determined to be complete on February 10, 2023.

The property is identified as Klickitat County Parcel Number 03111909100200; abbreviated legal description: LOT 2 SP 2009-10 NW NW; 19-3-11.

The application submitted by Main Street White Salmon, LLC includes the SEPA checklist and preliminary plat plan. These documents are available for viewing at White Salmon City Hall, 100 N. Main, White Salmon, Washington, during regular business hours Monday through Friday, 8:00 am to 5:00 pm.

A SEPA determination has not yet been made. The City (Lead Agency) will issue the SEPA determination for public comment within 90 days of the date that the application was determined complete.

A decision on the residential subdivision development application will be made within 90 days of the date of the application was determined complete, which was February 10, 2023. A public hearing before the Planning Commission is required for this project and will be scheduled for March 22, 2023, at 5:30 pm with further consideration at a public hearing by the City Council with that date to be determined. The location of the Planning Commission public hearing will be in Council Chambers located at 119 NE Church Avenue, White Salmon, WA 98672. A separate public notice for the public hearing will be mailed to all property owners within 300 feet (within city limits) of the subject development and published in the Enterprise newspaper.

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Written comments regarding the subdivision proposal may be submitted by 5:00 pm on March 22, 2023, and oral comments may be provided at the public hearings. Comments can be submitted by mail to the City of White Salmon, PO Box 2139, White Salmon, WA 98672, or in person at City Hall, 100 N. Main St., White Salmon, WA 98672. E-mail correspondence should be sent to Erika Castro-Guzman at Erikac@ci.white-salmon.wa.us.

SEPA Comment Period: March 1, 2023, at 5 PM

Application Comment Period: March 22, 2023, at 5 PM

Thank you for your attention to this matter.

[Unsubscribe](#)



Exhibit J

Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

Information

2 messages

Camp's Plumbing & Drain Cleaning <campsplumbing@gmail.com>
To: Erika Castro-Guzman <ErikaC@ci.white-salmon.wa.us>

Wed, Mar 8, 2023 at 2:11 PM

Hi Erika

I was wondering if you were able to share some information about who the landowner and the contractor is for the new 31 housing development in White Salmon.

I looked online at the planning commission for the agenda for the upcoming meeting on 3/22/23 but the agenda wasn't posted yet.

Thank you for your help.

Cyndi

--

Cyndi Camp

Office Manager

Camp's Plumbing, LLC

541-298-2267

Office hours Monday - Friday 8am - 4:30pm

Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>
To: Camp's Plumbing & Drain Cleaning <campsplumbing@gmail.com>

Fri, Mar 10, 2023 at 9:13 AM

Hi Cyndi,

Our planning commission packet will be available on March 16th for the 22nd meeting. In the meantime, you are welcome to click the following link for the proposed Four Oaks Subdivision application and comment periods.

<https://www.white-salmon.net/planning/page/four-oaks-subdivision-notice-sepa-comment-period-ws-sepa-2023001-and-subdivision>

Kindly,

Erika Castro Guzman | [City of White Salmon](#) (509) 493.1133 ext 209

Disclaimer: The Building/Planning Department strives to give the best customer service possible and to respond to questions as accurately as possible based on the information provided. However, answers given at the counter and before application are not binding, staff cannot waive any provisions of Code or state law, and the information as may be provided is not a substitute for formal Final Action, which may only occur in response to a complete application to the Building/Planning Department. Those relying on verbal input or preliminary written feedback do so at their own risk. Fees and timelines are subject to change. Zoning, Land Division, and other White Salmon Municipal Code sections are subject to change.

[Quoted text hidden]

Exhibit J

From: [Jeff Broderick](#)
To: "trish arbogast"
Subject: RE: Four Oaks Subdivision - Subdivision Application (WS-SUB-2023.001)
Date: Wednesday, March 8, 2023 8:47:00 AM

The property is within City limits as a result of an annexation that has occurred within the last five years and occurred before I started working here. There is some property in the vicinity of the proposed development that remains outside of the City limits, but the subject parcel is entirely within the City, even if all maps have not been updated to reflect that.

Jeff

From: trish arbogast <trisharbogast@gmail.com>
Sent: Wednesday, March 8, 2023 8:28 AM
To: Jeff Broderick <planner@ci.white-salmon.wa.us>
Subject: Re: Four Oaks Subdivision - Subdivision Application (WS-SUB-2023.001)

Can you tell me if the boundaries of the proposed Four Oaks Subdivision lie within the county of Klickitat or the City of White Salmon?

If the property lies outside the city limits is the owner applying for annexation of the property into the City of White Salmon?

From the zoning map on the White Salmon city website, the property appears to be outside the city limits.

Thank you,
Trish Arbogast

On Tue, Mar 7, 2023 at 2:26 PM Jeff Broderick <planner@ci.white-salmon.wa.us> wrote:

Trish-

Thank you for your comments about the Four Oaks proposal. While your comments below are correct for the R-1 zone, the applicants are pursuing a residential planned unit development (R-PUD), something that is allowed per City code. The code for R-PUD development is WSMC 17.75.050 and I am in the process of reviewing their application materials for compliance with code and writing findings and a recommended decision in advance of the March 22 Planning Commission meeting. The development standards for R-PUD developments are different than the standard R-1 zone, but R-PUD developments that meet code are permitted within R-1, R-2 and R-3 zones.

Thanks!

Jeff Broderick
Land Use Planner

Exhibit J

City of White Salmon
PO Box 2139
White Salmon, WA 98672
O: 509-493-1133 #204
planner@ci.white-salmon.wa.us

I am available for in person meetings by appointment on Mondays and Fridays and available for drop in/appointments between 8-5pm at City Hall on Tuesdays, Wednesdays, and Thursdays. The easiest way to reach me is by email and/or office cell phone above. Thank you.

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From: trish arbogast <trisharbogast@gmail.com>
Sent: Monday, March 6, 2023 3:33 PM
To: planner@ci.white-salmon.wa.us
Subject: Four Oaks Subdivision - Subdivision Application (WS-SUB-2023.001)

Date: March 6, 2023

To: Jeff Broderick, City Land Use Planner
From: Patricia Arbogast, White Salmon resident

This letter is to inquire about the zoning requirement for the Four Oaks Subdivision project. Is the property that this project is located on zoned for single family residential with 7,000 s.f. lots as stated in the traffic study?

After reviewing the information available on the city website, the following information was found:

- The zoning map on the White Salmon city website shows this area at Klickitat county zoning, suburban residential.
- The traffic study for the Four Oaks subdivision states the zoning is for single family residential with 7,000 s.f. lots.
- The Four Oaks project application, plat map and draft engineering plans show lots between 2,935 s.f. to 6,925 s.f.

Exhibit K



KLICKITAT COUNTY

PUBLIC WORKS DEPARTMENT

115 WEST COURT STREET, MS 303, GOLDENDALE, WASHINGTON 98620 • FAX 509 773-5713 • VOICE 509 773-4616
JEFF HUNTER – PUBLIC WORKS INTERIM DIRECTOR

Date: March 1, 2023

To: Jeff Broderick, City of White Salmon Planning Department

From: Nathen Erickson, Public Works *Nathen*

Re: WS-SUB-2023-001 & WS-SEPA-2023-001; Four Oaks Subdivision
Parcel #04101210260100

The following are Public Works comments regarding the Four Oaks Subdivision:

- The traffic counts listed in the SEPA do not appear to meet the same number of trips stated in the traffic study? Please clarify.
- The approach to Snowden Road is required to be permitted as an Intersection Detail. If modifications are required to be made to the existing approach, the applicant is required to submit plans for the approach and sidewalk.
- **Traffic Access and Impact Study (TAIS)**
 - Since this project generates more than 40 ADT, a Traffic Access and Impact Study (TAIS) will be required for this Project.
 - The fitted curve equation shown in the ITE Trip Generation manual should be used instead of the average rate since the correlation rate of the fitted curve equation is so high.
 - Confirm that the site accesses onto the public street network will not impede flow of traffic, **LOCATION: Access to Snowden Rd.**
 - Describe the distribution of traffic entering and exiting the project site.
 - Measure the entering sight distances for the proposed site access locations and compare that value to the required sight distance needed for the posted speed limit. **LOCATION: Access to Snowden Rd.**
 - Determine level of service for existing conditions, build out year with and without project at key intersections and segments. **LOCATION: Access to Snowden Rd; Snowden Rd and NW Loop Road Intersection; SR 141 and NW Loop Intersection; Snowden Road/N Main Ave and NW Spring St Intersection.**
 - Determine if mitigation is required for safety and/or LOS at the project access and the evaluated intersections shown above.
- The required study shall be prepared in a professional format comprising of the items marked above so they can be used by the various County departments and on occasion be reviewed by the public on request. A licensed engineer in the State of Washington who specializes in traffic engineering shall stamp every study.
- Please feel free to contact **Nathen Erickson (509) 773-4616** to review road requirements.

Exhibit K

- Preliminary fees:

Review Type	Cost
Traffic Access and Impact Study Review	\$75/hr + Full Price of 3 rd Party Consultant if Required

- Public Works shall not approve of access for the project onto the County road until the applicant submits a traffic study for review and said study is accepted by Klickitat County Public Works.



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office
1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

February 27, 2023

Erika Castro Guzman
City of White Salmon
PO BOX 2139
White Salmon, WA 98672

RE: 202300680, WS-SEPA-2023.001

Dear Erika Castro Guzman:

Thank you for the opportunity to comment on the Notice of Application for the Four Oaks Subdivision. We have reviewed the application and have the following comment.

WATER RESOURCES

If you plan to use water for dust suppression at your project site, be sure that you have a legal right. In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, up to 5,000 gallons per day used for industrial purposes, stock watering, and for the irrigation of up to one-half acre of non-commercial lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology. Temporary permits may be obtainable in a short time-period. The concern of Water Resources is for existing water rights. In some instances water may need to be obtained from a different area and hauled in or from an existing water right holder.

If you have any questions or would like to respond to these Water Resources comments, please contact Christopher Kossik at (509) 379-1826 or email at christopher.kossik@ecy.wa.gov.

Sincerely,

Lucila Cornejo

Lucila Cornejo
SEPA Coordinator, Central Regional Office
(509) 208-4590
crosepacoordinator@ecy.wa.gov



Exhibit K

rika Castro-Guzman <erikac@ci.white-salmon.wa.us>

Four Oaks Subdivision

2 messages

Johnson, Amber M (DFW) <Amber.Johnson@dfw.wa.gov>
To: "Erikac@ci.white-salmon.wa.us" <Erikac@ci.white-salmon.wa.us>

Thu, Mar 2, 2023 at 9:16 AM

Hello,

The SEPA mentions the removal of one oak tree. Do you know which one?

Thank you,

Amber

Amber Johnson

Habitat Biologist

Washington Department of Fish & Wildlife

PO Box 484

White Salmon, WA 98672

Cell: 360-701-2738



Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>
To: "Johnson, Amber M (DFW)" <Amber.Johnson@dfw.wa.gov>
Cc: Jeff Broderick <planner@ci.white-salmon.wa.us>

Thu, Mar 2, 2023 at 10:13 AM

Hi Amber,

Yes, please see attached for the tree inventory. The southern tree is proposed to be removed.

Page 3 of the [Four Oaks Subdivision Draft Engineering Plans](#) also identifies the tree in the middle of 'Road B.'

Kindly,

Erika Castro Guzman | [City of White Salmon](#) (509) 493.1133 ext 209

disclaime The Building/Planning Department strives to give the best custome service possibl and to respond to quest ons s accurately as possible based on the information provided. However, answers given at the counter and before application are not binding, staff cannot waive any provisions of Code or state law, and the information as may be provided is not a substitute for formal Final Action, which may only occur in response to a complete application to the Building/Planning Department. Those relying on verbal input or preliminary written feedback do so at their own risk. Fees and timelines are subject to change. Zoning, Land Division, and other White Salmon Municipal Code sections are subject to change.

[Quoted text hidden]

 TREE INVENTORY.pdf
500K



Exhibit K

rika Castro-Guzman <erikac@ci.white-salmon.wa.us>

(no subject)

3 messages

Nathen Erickson <nathene@klickitatcounty.org>
To: rikac@ci.white-salmon.wa.us

Tue, Feb 28, 2023 at 11:43 AM

Hi Erica,

This is Nathen Erickson at Klickitat County Public Works. I was trying to get ahold of Jeff Broderick but it appears that he is out this week. I am currently trying to review the Four Oaks Subdivision and after reading their SEPA, it appears that there was a traffic study that had been conducted for the project. Do you have a copy of that study that I can review?

If you could get back to me on this as soon as possible since the deadline is closing for response tomorrow afternoon, that would be greatly appreciated!

Thanks,

Nathen Erickson

Design Engineer Assistant
Klickitat County Public Works Department
Ph. (509)-773-4616
Fax (509) 773-5713

Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>
To: Nathen Erickson <nathene@klickitatcounty.org>
Cc: Jeff Broderick <planner@ci.white-salmon.wa.us>

Tue, Feb 28, 2023 at 1:36 PM

Nathen,

Thank you for contacting the City of White Salmon about the needed documents regarding the Four Oaks subdivision. Please see attached for the updated traffic study and SEPA checklist.

All documentation in relation to this application may be found at <https://bit.ly/3Z7rV3y>

Thank you,

Erika Castro Guzman | [City of White Salmon](#) (509) 493.1133 ext 209

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[Quoted text hidden]

2 attachments

Exhibit K

 our Oaks Su div on SEPA (signed)_02.07.2023.pdf
973K

 Traffic Study-Four Oaks DKS 2-13-23 (1).pdf
278K

Nathen Erickson <nathene@klickitatcounty.org>
To: Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>
Cc: Jeff Broderick <planner@ci.white-salmon.wa.us>

Tue, Feb 28, 2023 at 2:10 PM

Thanks for the information Erika!

Nathen Erickson

Design Engineer Assistant
Klickitat County Public Works Department
Ph. (509)-773-4616
Fax (509) 773-5713

[Quoted text hidden]



Exhibit K

rika Castro-Guzman <erikac@ci.white-salmon.wa.us>

SEPA 202300680 comment for WS-S PA 2023.001

2 messages

ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>
To: "erikac@ci.white-salmon.wa.us" <erikac@ci.white-salmon.wa.us>

Mon, Feb 27, 2023 at 3:35 PM

Please see the attached comment letter for the Four Oaks Subdivision.

Share these comments with the applicant.

Thank you,

Lucila Cornejo

WA State Dept. of Ecology

Central Regional ERTS & SEPA Coordinator

[1250 W, Alder Street](#)

[Union Gap, WA 98903-0009](#)

(509) 208-4590

 **202300680_KLICKITAT_Four Oaks Subdivision.pdf**
188K

Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>
To: ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>
Cc: Jeff Broderick <planner@ci.white-salmon.wa.us>

Tue, Feb 28, 2023 at 3:31 PM

Hi Lucila,
Thank you for your comment letter, will do.

Kindly,

Erika Castro Guzman | [City of White Salmon](#) (509) 493.1133 ext 209

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[Quoted text hidden]

Exhibit K



Exhibit K

rika Castro-Guzman <erikac@ci.white-salmon.wa.us>

[Public Notices] No Notice of Four Oaks Subdivision Comment Period (WS-SEPA-2023.001) and Subdivision Application (WS-SUB-2023.001)

Jeff Broderick <planner@ci.white-salmon.wa.us>

Thu, Feb 16, 2023 at 10:22 AM

To: "Bass, Dylan" <BassD@wsdot.wa.gov>, Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

Dylan-

Thank you for contacting the City of White Salmon about needed documents regarding the Four Oaks subdivision. Attached is the updated traffic study and SEPA checklist. Please let me know if you have any questions or need additional documents.

Thanks!

Jeff Broderick

Land Use Planner

City of White Salmon

PO Box 2139

White Salmon, WA 98672

O: 509-493-1133 #204

planner@ci.white-salmon.wa.us

I am available for in person meetings by appointment on Mondays and Fridays and available for drop in/appointments between 8-5pm at City Hall on Tuesdays, Wednesdays, and Thursdays. The easiest way to reach me is by email and/or office cell phone above. Thank you.

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[Quoted text hidden]

2 attachments



Traffic Study-Four Oaks DKS 2-13-23.docx

188K



Four Oaks Subdivision SEPA (signed)_02.07.2023.pdf

973K



Exhibit K

Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

[Public Notices] Notice of Four Oaks SEPA Comment Period (WS-SEPA-2023.001) and Subdivision Application (WS-SUB-2023.001)

Bass, Dylan <BassD@wsdot.wa.gov>

Thu, Feb 16, 2023 at 7:58 AM

To: Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>, Jeff Broderick <planner@ci.white-salmon.wa.us>

Hi Erika,

Would it be possible to get a copy of the traffic study referenced in the narrative and SEPA checklist for this project?

Thanks,

Dylan Bass | SWR Development Review Planner

Pronouns: He/Him/His

11018 NE 51st Circle

Vancouver, WA 98682-6686

PH:(360) 831-5829

BassD@wsdot.wa.gov



From: Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

Sent: Wednesday, February 15, 2023 1:29 PM

To: Jeff Broderick <planner@ci.white-salmon.wa.us>

Subject: [EXTERNAL] Fwd: [Public Notices] Notice of Four Oaks SEPA Comment Period (WS-SEPA-2023.001) and Subdivision Application (WS-SUB-2023.001)

WARNING: This email originated from outside of WSDOT. Please use caution with links and attachments.

[Quoted text hidden]



MEMORANDUM

DATE: February 13, 2023

TO: Dustin Conroy | Pioneer Survey and Engineering, Inc.

FROM: Reah Flisakowski | DKS Associates

SUBJECT: White Salmon Residential Development Traffic Assessment Project #2002-000

This memorandum summarizes the transportation assessment conducted for the proposed White Salmon residential development, located on the west side of N Main Avenue, north of NW Spring Street.

PROJECT DESCRIPTION

The proposed project site is located on the west side of N Main Avenue between NW Spring Street and NW Loop Road. The site is across from a private driveway that serves an engineering materials and manufacturing business. The project site is zoned for single-family detached residential units with 7,000 square-foot lots. The current site plan shows one driveway on N Main Avenue to access the subdivision. In total, the project proposes up to 31 single-family lots. The site plan is shown in Figure 1.

EXISTING INFRASTRUCTURE

N Main Avenue is a two-lane roadway with curb-tight sidewalks provided on the west side of the facility. There are no bicycle facilities provided on the facility. There is an approximate three-foot wide shoulder area in the northbound direction and no shoulder area in the southbound direction. The posted speed limit is 25 miles per hour. N Main Avenue is classified as a Major Collector¹ by Klickitat County.

¹ KLICKITAT COUNTY REGIONAL TRANSPORTATION PLAN, SOUTHWEST WASHINGTON REGIONAL TRANSPORTATION COUNCIL, FUNCTIONAL CLASSIFICATION UPDATE, AMENDED FEBRUARY 2012.



FIGURE 1: SITE PLAN

CRASH ANALYSIS

The last five years of available crash data (2014 to 2018) was reviewed to determine historic safety issues in the study area. There have been no reported crashes along N Main Avenue between NW Spring Street and NW Loop Road in the last five years. There are no documented transportation safety issues in the study area.

TRIP GENERATION

Trip generation is the method used to estimate the number of vehicles that are added to the surrounding roadway network as a result of a proposed project. The trip generation analysis for the proposed White Salmon subdivision was estimated using similar land uses as reported by the Institute of Transportation Engineers (ITE)². The potential trip generation was conducted for the AM and PM peak hours using the Single-Family Detached Housing (ITE Code 210) land use.

Table 1 summarizes the expected trip generation for the proposed project. Based on the potential to build up to 31 single-family houses, the proposed project is expected to generate 22 AM peak hour trips, 29 PM peak hour trips and 292 daily trips.

TABLE 1: TRIP GENERATION FOR PROPOSED WHITE SALMON SUBDIVISION

ITE LAND USE	ITE CODE	SIZE (DWELLING UNITS)	DAILY TRIPS	A.M. PEAK HOUR			P.M. PEAK HOUR		
				IN	OUT	TOTAL	IN	OUT	TOTAL
Single-Family Detached Housing	210	31	292	5	17	22	18	11	29

Source: Institute of Transportation Engineers (ITE) manual, Trip Generation, 10th Edition.

SIGHT DISTANCE EVALUATION

The proposed development will result in a new intersection on N Main Avenue. The intersection should meet American Association of State Highway and Transportation Officials (AASHTO) intersection sight distance requirements for safe egress as measured from 15 feet back from the edge of the travelled way.³ During a field visit, it was noted that vehicles appear to drive faster than the posted 25 mile per hour speed limit. Based on a speed of 30 miles per hour (posted speed plus five miles per hour), the intersections would require a minimum of 335 feet of intersection sight distance for left-turn movements. In addition, the sight distance triangle at the site access to N Main Avenue should be clear of permanent objects (large signs, landscaping, etc.) that could potentially limit vehicle sight distance.

The available sight distance at the proposed site access location was measured in the field to ensure the proposed project can be safely accommodated. The intersection sight distance north along N Main Avenue (looking left from the planned site access) meets the 335-foot requirement, with sight distance measured to be approximately 380 feet. However, it is recommended the tree

² INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) MANUAL, TRIP GENERATION, 11TH EDITION.

³ GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, AASHTO, EXHIBIT 9-55.

Exhibit L

line within the right of way along the west side of N Main Avenue to the north be trimmed back to allow additional sight distance.

The intersection sight distance south along N Main Avenue (looking right from the planned site access) is close to meeting the requirement, a fence along a neighboring property begins to obstruct views around 335 feet. it is recommended the vegetation within the right of way along the west side of N Main Avenue to the south be trimmed back to allow additional sight distance.

Sight distance at the proposed site access should be measured after construction of the project to ensure AASHTO standards are met.



Exhibit M Comments Not Part of 3/22/2023 Meeting Packet

Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

Comment for Four Oaks subdivision proposal

Barbara V Bailey <bvb1@hey.com>

Wed, Mar 22, 2023 at 7:02 AM

To: Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

I am writing in support of the Four Oaks development. We desperately need affordable housing options, and I'm proud of our City leadership for ensuring that one third of the units will be more affordable. I'm pleased to see the new requirement for a more detailed traffic study, and more careful consideration of the strain the development would put on our water system.

Neighbors to that open space and may object to the development. I live next to an open lot that is privately owned, within walking distance to downtown White Salmon. That open space is a real treasure to me. But it's not mine, and I understand it may be developed at some point. If some of it becomes affordable housing, that's an upside. We know that more housing is essential so that young families and workers staffing our schools, day care, shops and restaurants, hospital, grocery store, banks and other businesses can live here, and so that employers don't have to leave because they can't find employees here. Having housing in walkable neighborhoods makes sense on every level and will contribute to a vibrant city center. Having housing that young families can afford will help bring back children and funding to our schools.

It will create more traffic, and the more detailed traffic study being required is important. It is a natural part of having more housing, and needs to be managed properly and accepted as a cost associated with a growing community.

In the future I hope the City will consider what other forward-looking towns and cities are doing in terms of requiring electric car sharing amenities for developments, to make living even more affordable and to reduce the amount of parking needed and pollution generated by the development. Requiring above-code insulation would also increase the affordability of housing by substantially reducing monthly heating and cooling bills, offsetting increased mortgage expense. I was sorry to see that natural gas will run to the homes, given all we know now about the health and environmental costs it imposes on residents and the community, as well as the rising cost of natural gas. An all-electric development using heat pumps would ensure that people can efficiently and inexpensively stay warm and cool, and might encourage the use of solar energy.

But it's a start, and a good start for all the legitimate problems and concerns that inevitably arise with change and increased density. I appreciate all the effort that has gone into ensuring that some of this housing is more affordable, and I hope the project will go ahead with strong community support.

*Barbara Bailey
White Salmon*

--

Sent with [HEY](#)



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Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

Development Mtg. 3/22/2023

Sumati S. <retrosuzk@gmail.com>
To: erikac@ci.white-salmon.wa.us

Wed, Mar 22, 2023 at 10:40 AM

Have all the density issues been addressed with this new White Salmon Development?

How many vehicles will be impacting the Loop Road access on a daily basis?

Where are the visitor parking spots? If not, is there enough safe street parking?

How does the terrain impact storm drainage runoff and snow removal? Are driveways too steep?

At what point does the planning commission allow exceptions to the existing rules that have been put in place?

What can be done to insure future development projects meet approved guidelines?

Thank you,

Susan Svensson
[495 NW Spring St.](#)
[White Salmon, WA 98672](#)

No one and nothing can free you but your own understanding.
Ajahn Chah



Exhibit M Comments Not Part of 3/22/2023 Meeting Packet

Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

Four Oaks subdivision

2 messages

Charlie Guthrie <charlie.guthrie3834@gmail.com>
To: planner@ci.white-salmon.wa.us, Erikac@ci.white-salmon.wa.us

Mon, Mar 20, 2023 at 5:02 PM

To: City of White Salmon WA
Planning

I am writing this email/letter in support of approval of the Four Oaks Subdivision residential housing project.

I believe that White Salmon and the surrounding areas have long been in need of additional affordable and multi-level housing. This project seems intended to help mitigate this housing shortage. I strongly support progress in support of these housing additions.

I live outside of the White Salmon City Limits proper, rurally a couple of miles away. While not a City resident, I am a longtime member of the community, and am very engaged and concerned with the long term success of the City and surrounding community.

Respectfully,

Charlie Guthrie
10 Knoll Road

Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>
To: Charlie Guthrie <charlie.guthrie3834@gmail.com>
Cc: planner@ci.white-salmon.wa.us

Tue, Mar 21, 2023 at 8:07 AM

Good morning Charlie,

We appreciate your comments.

The Planning Commission Public Hearing will be held in person at 119 NE Church Ave and via Zoom Teleconference. This meeting's agenda (including Zoom information) appears on the following link on March 22, 2023: <https://www.white-salmon.net/bc-pc/page/planning-commission-meeting-48>

Kindly,

Erika Castro Guzman | [City of White Salmon](#) (509) 493.1133 ext 209

Disclaimer: The Building/Planning Department strives to give the best customer service possible and to respond to questions as accurately as possible based on the information provided. However, answers given at the counter and before application are not binding, staff cannot waive any provisions of Code or state law, and the information as may be provided is not a substitute for formal Final Action, which may only occur in response to a complete application to the Building/Planning Department. Those relying on verbal input or preliminary written feedback do so at their own risk. Fees and timelines are subject to change. Zoning, Land Division, and other White Salmon Municipal Code sections are subject to change.

[Quoted text hidden]



Exhibit M Comments Not Part of 3/22/2023 Meeting Packet

Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

Fw: Comments regarding Main Street WS, LLC -- Four Oaks subdivision

Audrey Lemley <aclemley@hotmail.com>
To: Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

Fri, Mar 17, 2023 at 9:51 AM

Hi Erika:

It's disappointing that only 1/3 of the units would be accessible for affordable housing. Housing/rent prices have gone sky-high here since the pandemic. At least half of that subdivision should be dedicated to affordable housing, or even 2/3 of it. The current owner will still make plenty of money on the lot sales. Perhaps 1/4 of the lots could be donated to the local chapter of Habitat for Humanity.

Further, it would be great to block short-term rentals in this new subdivision, so it can be dedicated to people who work/live here year-round. It should be restricted to primary residences only -- no vacation homes. The city should also require home buyers to live in the units at least one full year before renting them out -- to prevent investment companies from buying up the homes to use as rentals, or worse, as "LLC" properties with multiple co-owners using them as timeshare homes.

Let's give the priority to home owners, rather than vacationers or investors.

<https://www.npr.org/sections/money/2021/08/24/1030151330/a-unicorn-startup-is-turning-houses-into-corporations>



A Startup Is Turning Houses Into Corporations, And The Neighbors Are Fighting Back

The real estate startup Pacaso has rocketed to a billion-dollar valuation — but its recent fights with communities could foreshadow business troubles ahead.

www.npr.org

Thank you,

Audrey Lemley

From: Marla Keethler <marlak@ci.white-salmon.wa.us>
Sent: Friday, March 17, 2023 7:28 AM
To: Audrey Lemley <aclemley@hotmail.com>
Subject: Re: Comments regarding Main Street WS, LLC property subdivision

Hi Audrey,

You might already be aware of the upcoming public hearing on this project next Wednesday, but if not I wanted to provide the below and attached information, knowing that you have been engaged on this project in the past. Written comments

can be accepted until 3/22 @ 5pm (email: Erikcc@ci.white-salmon.wa.us) and comments can also be provided in person or via zoom at the meeting.

Comments Not Part of 3/22/2023 Meeting Packet

- To view the full agenda packet and find details for attending the hearing remotely, please visit: <https://bit.ly/WS-Four-Oaks>
- For the proposed Four Oaks Subdivision application and comment periods, please visit: <https://bit.ly/3LevBwg>

Best,
Marla

On Sun, May 8, 2022 at 7:39 PM Audrey Lemley <aclemlay@hotmail.com> wrote:

Hello Ms. White (property owner) and Mayor Keethler:

Here are my comments regarding the planned subdivision at 1200-ish Main Street.

PARCEL_NUM: 03111909100200

LEGAL: LOT 2 SP 2009-10 NWNW; 19-3-11

31 homes in 4.33 acres is awfully dense for that area -- that's nearly 8 homes/acre, when immediate neighboring properties are a minimum of 1/2 acre per home. The closest small subdivision is 1/4 acre per home on Champion Lane.

That is a high demand to put on the city's sewer and water system in that area, and also on traffic flow. The need for additional housing in White Salmon must be balanced with safety and feasibility for adequate infrastructure.

Further, any additional housing that is built should be within reach of the median income of those who live and work here. Current housing prices in this area are obscenely outrageous -- most local working people cannot afford to purchase here, let alone rent here. Setting this property up as part of a Land Trust with the City of White Salmon would go a long way to providing more affordable, quality housing for people who work in our schools, medical/dental clinics, tech companies, other professional services, stores/shops, restaurants, etc.

Consider what you think you can get apiece for each planned home -- and then calculate whether your own employees at Custom Interface can even afford to buy them, after you had to lay off several folks last year. Or are you counting on outsiders/investors with more money to buy up all the homes -- further driving your own employees out of the housing market?

If this is planned as a high-end neighborhood that is unaffordable for local median income earners, then I am OPPOSED to this plan.

Thank you.

Audrey Lemley
White Salmon native

--

We're excited about all that we have planned for 2023. [You can check out our 2023 budget to learn more.](#)

Help stop the spread of COVID-19 by getting vaccinated. Appointments can be scheduled online with the Klallam County Health Department.

Comments Not Part of 3/22/2023 Meeting Packet

Marla Keethler | she/her/hers
Mayor, City of White Salmon
[100 N Main Ave](#) - PO Box 2139
White Salmon, WA 98672
Cell: (509) 774-7491
[Visit our website](#)

Per WA State Public Records law, all communications through this email will be retained and may be subject to public records request disclosure.

 **Four Oaks FAQ.pdf**
145K



Exhibit M Comments Not Part of 3/22/2023 Meeting Packet

Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

FW: Four Oaks letter of support

1 message

Jeff Broderick <planner@ci.white-salmon.wa.us>
To: Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

Wed, Mar 22, 2023 at 2:14 PM

From: Joanna Turner <joannatolenturner@gmail.com>
Sent: Friday, March 17, 2023 1:44 PM
To: Jeff Broderick <planner@ci.white-salmon.wa.us>
Subject: Re: Four Oaks letter of support

Thank you.

I do have a conflict that evening.

Here's to a peaceful meeting!

Joanna

On Fri, Mar 17, 2023, 1:36 PM Jeff Broderick <planner@ci.white-salmon.wa.us> wrote:

Dear Joanna-

Thank you for submitting comments regarding the Four Oaks Subdivision proposed by Nancy White. Please feel free to attend the Planning Commission meeting on Wednesday 3/22 at 530pm. In any event, your comments will be read into the record if you are not there.

Jeff Broderick

Land Use Planner

City of White Salmon

PO Box 2139

White Salmon, WA 98672

O: 509-493-1133 #204

planner@ci.white-salmon.wa.us

I am available for in person meetings by appointment on Mondays and Fridays and available for drop in/appointments between 8-5pm at City Hall on Tuesdays, Wednesdays, and Thursdays. The easiest way to reach me is by email and/or office cell phone above. Thank you.

Comments Not Part of 3/22/2023 Meeting Packet

Disclaimer: The Planning Department strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Department. Those relying on verbal input or preliminary written feedback do so at their own risk. Zoning, Land Division, and other White Salmon Municipal Code sections are subject to change.

From: Joanna Turner <joannatolenoturner@gmail.com>
Sent: Friday, March 17, 2023 12:35 PM
To: planner@ci.white-salmon.wa.us
Subject: Four Oaks letter of support

Dear White Salmon Planning Commission,

I am writing this letter to support the purchase of the 31 lot parcel from Nance White with 10 lots to be earmarked for workforce housing.

Affordable housing for the working class needs to be a top priority for our communities. The proposed Four Oaks subdivision would be a boon to the area.

I am a highly involved community member, business owner, parent and volunteer. As such it matters to me that we have housing that all members of our community can access.

When I moved here, I wouldn't have been able to live in this community if a benefactor hadn't helped me finance the purchase of my home. Not everyone is so lucky.

I applaud Ms. White for prioritizing housing for working class citizens instead of selling this parcel to the highest bidder.

If we do not have housing for folks at all income levels, our business will have an even harder time of finding employees. The long term effects of not having housing available to working class folks will be detrimental to all of us.

Thank you

Joanna Toleno Turner (she/they pronouns)

503-863-7763

"God's dream is that you and I and all of us will realize that we are family, that we are made for togetherness, for goodness, and for compassion."

-Archbishop Desmond Tutu



Exhibit M Comments Not Part of 3/22/2023 Meeting Packet

Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

FW: Four Oaks outreach and development agreement

1 message

Jeff Broderick <planner@ci.white-salmon.wa.us>
To: Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

Wed, Mar 22, 2023 at 2:14 PM

From: Peter Wright <peterw08@gmail.com>
Sent: Friday, March 17, 2023 8:24 AM
To: Mayor Of White Salmon <Mayor@ci.white-salmon.wa.us>; Brendan Conboy <Planner@ci.white-salmon.wa.us>
Subject: Four Oaks outreach and development agreement

Hi Marla and Jeff,

I wanted to commend your teams on creating the Four Oaks FAQ document. This kind of high level overview is very helpful, especially its explanation of how a PUD works. I only saw this document pop up on the meeting page when I went to share the link with a friend, but otherwise might have missed it. I don't know if you have control over this, but my feedback would be to try to surface this type of high level information in front of the extensive details located in the packet. Without context, it would be easy to misinterpret the staff "Findings and Decision" report as the city's final decision.

My recollection from the last contentious planning-related hearing (short term rentals) was that many public comments from even some of the most impacted residents were misinformed about what was being proposed, resulting in a lot more opposition than was actually present. This PUD is substantially more complex and broadly consequential to our housing crisis, so anything the city can do to provide accurate information and context will go a long way.

One question I did have (likely for the Mayor) is regarding the development agreement and specifically the deed-restricted housing component. I understand that this will also be subject to public hearing for the final plat, but am curious about whether the general contours of this have been worked out. Having worked with a builder who has experience constructing affordable housing and given the current rate environment, it's unfortunately difficult to see how 80% AMI home ownership pencils out without substantial subsidy - even beyond the land basis. I'm sure this will all be a part of the action plan, and content to hold tight for that. I am very supportive of the city pursuing every available tool to make housing more abundant and attainable for working families, including sales and property tax increases for the rest of us.

Many thanks,

Peter



Exhibit M Comments Not Part of 3/22/2023 Meeting Packet

Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

FW: Four Oaks Subdivision

Jeff Broderick <planner@ci.white-salmon.wa.us>
To: Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

Wed, Mar 22, 2023 at 2:14 PM

-----Original Message-----

From: Cheryl Park <cherylee54@msn.com>
Sent: Monday, March 20, 2023 5:37 PM
To: planner@ci.white-salmon.wa.us
Subject: Four Oaks Subdivision

City of White Salmon Planning,

I am writing in support of the Four Oaks Subdivision project. I have lived in White Salmon for 16 years, been President of the Mt Adams Chamber of Commerce, and a member of the One Gorge lobbying group. Now, I'm on the BOD of the Mid-Columbia Children's Council providing early childhood education to preschool aged children in the five counties of the Gorge.

All of these organizations have at least one need in common ... attainable housing for working families. Teachers, police, nurses, physical therapists, mental health specialists, childcare workers, city maintenance workers, and more, are essential to our community. The Four Oaks development would provide much needed housing for these essential members of our community. The lots sizes, as proposed, are about the same size as most lots within the city limits, so look and feel should not be a lot different than what already exists adjacent to the proposed Four Oaks development. I urge you to approve this development as submitted.

Cheryl Park

Sent from my iPhone



Exhibit M Comments Not Part of 3/22/2023 Meeting Packet

Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

FW: Letter of Support for 4 Oaks development

Jeff Broderick <planner@ci.white-salmon.wa.us>
To: Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

Wed, Mar 22, 2023 at 2:15 PM

From: David White <davidw@custominterface.net>
Sent: Thursday, March 16, 2023 1:52 PM
To: planner@ci.white-salmon.wa.us
Subject: Letter of Support for 4 Oaks development

To whom it may concern,

The 4 Oaks development in White Salmon is a much needed opportunity for additional housing in White Salmon, and may be one of the only viable options for new home buyers within city limits. White Salmon is growing and evolving, and our urban planning must evolve with it. Housing prices are unlikely to drop due to the demographics of the Gorge, and these lots along with the lots the city intends to develop may be one of the only opportunities for affordable housing. I hope that the city and its residents can see the logic in this, and have empathy for new home buyers in our area.

Kind regards,

David White

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Exhibit M

Comments Not Part of 3/22/2023 Meeting Packet

March 20, 2023

Dear White Salmon Elected Officials,

I'm writing in response to the proposed "Four Oaks Subdivision," which is somehow still moving forward in spite of the very valid objections of everyone living near this project. There is zero local buy-in from those who will be affected, so why is this project- at least in this form- still alive?

Under the guise of "affordable housing," this project is nothing but an irresponsible, unethical money grab. If stakeholders were actually concerned about affordable housing, there wouldn't be so many barriers to ADUs on existing properties, and there would be more limitations and taxes on Air B&Bs to keep rentals in the housing supply.

I did notice that on some later documents, the word "affordable" was dropped so perhaps the intent all along was to get some feel-good buy-in, then do whatever they wanted in the first place. The city is planning to build/manage townhouses to benefit a handful of new families who move in, rather than lower water/sewer bills, maintain the roads they already have, and take other steps to benefit their current residents. This project will do nothing to make the area more affordable, unless the goal is to try to blight White Salmon and drive down everyone's property values.

There's no developer to oversee the entire project, no guarantees that the sidewalks and parking "proposals" won't magically disappear, and no other safeguards in place to keep this from becoming a ghetto with no infrastructure to handle the traffic and not enough policing to manage the increase in crime.

Well planned affordable home subdivisions can be a boon to the community, but this project is NOT a planned community. It's very concerning to be a resident in a town where elected officials don't listen at all to the concerns of residents. Yes, there are affordability problems. This is not an answer.

Regards, John Colson

Exhibit M Comments Not Part of 3/22/2023 Meeting Packet



WASHINGTON GORGE ACTION PROGRAMS

The Community Action Agency for Skamania and Klickitat Counties

P.O. Box 805, 115 W Steuben Street Bingen, WA 98605 509.493.3954 | 800.755.1192 | www.wagap.org

March 16, 2023

City of White Salmon Council
PO Box 2139
White Salmon, WA 98672

Dear Council Members,

Everyone deserves a safe place to call home. Everyone deserves to have the peace of mind that comes with having a roof over their head. In our local area, the challenge is that the current housing stock is both limited and expensive, and affordable housing simply does not exist here. That means that safety and peace of mind are not available to all.

Over the last decade, we've seen home prices and rents soar. Our neighbors who perform the work that make this such a great place to live, cannot themselves afford to live here. The people who work in our restaurants and breweries, who harvest and package our food, who clean our homes and offices, who harvest our timber, who teach and care for our children, all deserve to live here too.

As you may recall, Washington Gorge Action Programs and Mid-Columbia Community Action Council recently presented to you all on this very topic. Our 'road show' presented to every council and commission in the Gorge, and we heard over and over again, that affordable housing is something that our entire Gorge region is struggling with.

It has been years since Fair Market Rents, set by the U.S. Department of Housing and Urban Development (HUD) Federal guidelines were followed here in the Gorge. Washington State is ranked the 8th worst in the nation for underproduction of homes, as noted in a 2020 Crosscut report. Not surprisingly, according to the Washington State Department of Commerce, we've also seen homelessness increase in our state since 2013. We know that our state and our nation has seen, and will continue to see, economic fallout from the COVID-19 pandemic. Part of that fallout will be an increase in homelessness, as eviction moratoriums are lifted and people have nowhere to go.

What is affordable housing? An affordable dwelling is one that can be obtained for 30 percent or less of household income. Households are considered rent burdened when they pay more than 30 percent of their income towards rent or mortgage. Here in Klickitat County, as of 2015, 30-40 percent of households were considered rent burdened. This number has surely grown in the years since that study, "Housing Underproduction in the U.S.", was conducted.

Exhibit M
Comments Not Part of 3/22/2023 Meeting Packet

I strongly encourage you to support our lower income population and to encourage development projects which can make affordable housing a reality. Nancy White's proposed project is just that, an opportunity for our city to help make the dream of living in White Salmon a reality for those who could not otherwise afford it.

Affordable Housing is something that must be supported; it is not merely a byproduct of more housing being constructed, but is something that must be carefully cultivated with our housing-insecure neighbors in mind. For our county to thrive, we must work to make sure that it is a great place for *everyone* to live, work, and play.

Sincerely,



Leslie Naramore
Executive Director
Washington Gorge Action Programs



Exhibit M Comments Not Part of 3/22/2023 Meeting Packet

Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

n. white property

mike rockwell <outstandinginhisfield@gmail.com>

Wed, Mar 22, 2023 at 9:01 AM

To: nancy white <nancewhite@yahoo.com>, Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

Hi Erika and the City Council,

Unfortunately I cannot make this meeting but do have some comments to make about the proposed 4 Oaks subdivision that I hope you can read into the minutes.

I am in favor of this creation of more lots in the city limits for the simple reason that the City of White Salmon does not have enough houses for sale for the people that want to live here. There are currently, as of today, 11 properties listed under \$1,000,000. The cheapest is \$615,000! It is such a shame that that is currently the entry level price for houses in White Salmon! The reason for this is simply the time proven adage of supply and demand. There are just not enough houses available to keep the prices down.

I applaud the City, and Nancy White, for working together to try to address this issue. When the City approached Nancy approximately 3 years ago about trying to find a way to bring affordable housing to WS, she was willing to look at a proposal that would help alleviate this critical issue. I repeat, the City approached Nancy for this proposal. The solution involved her selling the property to the City at a price considerably below market value. It also included a rezone to accommodate the City's desire to build duplexes that further reduces the cost of building with the desire to transfer this savings on to the buyer. I would think that everyone that lives in the city would see this goal as forward thinking by all parties involved.

Let's also be clear about Nancy's choice at that moment. She could have gone forward with what was allowed at the time and market the lots very quickly at the then current value. They would have all been high dollar single family lots, as they were zoned for. Her dilemma around this was that she knew this deal with the City would take at least a year to unfold... nobody thought it would be 3 years of valuable time as development prices skyrocketed during covid. The City's approach was continual and convincing enough for her to agree to waiting around for the studies, funding, and appropriate meetings such as this, and the one months ago at the Grange that were required to move this forward.

I know there has been some grumbling on FB, which I admit I am not a fan of because it tends to get vicious and out of control, ramping up the emotions instead of allowing reasonable and logical discussion around important issues, about the "giveaways" by the City for this development. I wish to state and hopefully make it clear that there were NO giveaways! They were simply a way for the City to partially pay for the agreed upon price for the discounted lots. They were NOT in addition to that considerably under market price for the set of lots that Nancy agreed to.

I hope the meeting goes well and involves civil discussion about how to help solve the housing crisis that I believe we all can see. I believe this Council and Nancy has done a good job in attempting to provide at least a partial solution to this very substantial issue.

Thanks to all for taking to time to consider all solutions to the housing crisis.

Mike Rockwell

Exhibit M

Comments Not Part of 3/22/2023 Meeting Packet

21 March, 2023

To: All decision makers regarding the proposed "Four Oaks Subdivision"

As a White Salmon resident, I'd like to express my strong objections to this subdivision in its current form. This proposal is suggesting extremely dense housing, which has somehow increased in density since the proposal was first filed. The plan then also calls for off-street parking for 2 cars, and sidewalks on both sides of the road. Because the lots are so small, I'm concerned that these two important safety considerations of sidewalks and off-street parking (for 2 cars) will disappear as the project goes forward.

Many years ago, I lived in one of the Mike Kitts/Greg Crafts subdivisions in Hood River, and I've heard proponents of this project make comparisons. This proposed subdivision is nothing AT ALL like the Kitts projects. If there was a trusted builder/developer who was in charge of developing the entire subdivision in a consistent and ethical manner, I suspect that homeowners in the surrounding neighborhood would feel more confident in this project. As it's proposed now, it's a free for all, with each lot being developed individually, with no protections in place to make sure the integrity of the neighborhood is maintained.

Perhaps with larger lot sizes, fewer total cars, guarantees about parking and sidewalks, and a reputable developer to consistently build out the project, HOAs to prevent rentals, sell to locals, etc. then surrounding neighbors would feel better about losing this green space and wildlife habitat. As the project sits now, I can't see any benefit to the existing White Salmon residents, and I can see many downsides with increased traffic, stress on the water system, and a likely increase in petty crime.

Those of us living near this proposed development have very valid concerns, and it's a real frustration that those concerns haven't been addressed or alleviated at any point in this project. I hope that those in charge will consider listening to neighbors if they continue to move this forward.

Regards, Tonya Colson

Subject: Public Hearing March 22, 2023 - Proposed R-PUD Subdivision 2023.040
To: The Mayor of White Salmon, Council Members and Planning Commission
From: Patricia Arbogast, Resident of White Salmon
 Landscape Architect 27 years, Math/Science Teacher K-12 10 years

Submission of Written comments: Please review the following objections to the Four Oaks, 31 lots, proposed development as designed with the current density.

Livability in Four Oaks, 31 lots and Surrounding Neighborhoods: Density too High

1. Please examine the density of Four Oaks, 31 lots proposed, in relation to the surrounding neighborhoods and the rest of the city of White Salmon.
2. The proposed density appears to be greater than any housing area of White Salmon, with a few small areas of exception.
3. Four Oaks, 31 lots, with the density as proposed, will impact the surrounding neighborhoods by a greater increase in traffic, noise and city light. A project of this density will change the current character of the neighborhoods in the City of White Salmon. See Appendix A attached to these comments for a comparison of existing homes sold last year in White Salmon to the proposed Four Oaks, 31 lots.
4. Four Oaks, 31 lots, with this density will impact daily livability of its residents. Noise will be greater from residents living in tight spaces, daylight will be lessened by crowding of buildings, trees and gardens will be more difficult to plant. There is not enough green space around the lots. Children have little room to play, pets will be confined to small spaces.
5. Based on the proposed density affecting livability in White Salmon, please deny the plans for Four Oaks, as proposed with 31 lots, according to the statements listed at the end of this section* in the 17.75.040 R-PUD section B part b in the development standards.

Street Grade of the site is 10.5-17.5%: Density too High

1. By examining the grade shown in the draft engineering plans, the grade is steep and will affect walkability on a daily basis, driving in winter, snow removal, garbage removal in winter, and a great increase in drainage off the land after structures and streets are built. For example, for lots 22-31, the plan shows a 5 foot drop over a 30-35 foot width on the lots at the street. That translates to 10.5% grade change. Lots 5-14 show 17.5% grade change for the width of the lot along the street. Grade over 15% is the definition of a steep slope in building standards and will create many challenges for construction, driveability, and drainage. Residents will be deterred from walking on steep slopes and will be dependant on leaving their homes in vehicles most of the time. This will further increase the traffic coming onto Main street, Estes and throughout the city. The current traffic study shows close to 300 trips per day if the Four Oaks subdivision is built with 31 lots.
2. Also, examine existing homes in White Salmon on steep grades. One larger area with newer homes on a steep slope can be seen by going to Spring street and look towards the schools. The homes north of Spring street have been built at a much lesser density than the proposed Four Oaks, 31 lots, in order to accommodate the grade.
3. Based on the steep slopes of the site, please deny the plans for Four Oaks, 31 lots at the proposed density, according to the statements listed at the end of this section* in the 17.75.040 R-PUD development standards.

B. Permitted Density.

b. Maximum permissible density is presumed to be site and design dependent and approval of development at the maximum permissible density is not assured in every instance;

Please review the following suggestions to the Four Oaks, proposed development.

1. Consider a site plan with a combination of the following; ten or fewer lots with the existing zoning for R-1, minimum 7,000 s.f., single family detached lots and ten lots, 3,000 s.f. minimum, gifted to the city for affordable home ownership with either duplexes or single family detached homes.
2. Consider adding more open space on the site to enable larger tree plantings and to have area for residents to enjoy the property. This could also be beneficial to have area for snow removal in the winter.
3. Consider a cul-de-sac or non-thru street with turn around, for safety of residents and for ease of maneuvering larger vehicles.

Appendix A: Comments Not Part of 3/22/2023 Meeting Packet
White Salmon Homes Sold in the last year \$360,000-685,000 - (less density) versus Four Oaks Subdivision, 31 lots (majority of lots, more density)

760 NW Michigan Ave.	1,686 s.f.	3 acre lot	\$599,000**
887 NE Stauch Ave.	2,229 s.f.	1.21 acre lot	\$685,000**
1379 N.Main Ave	2,232 s.f.	1.32 acre lot	\$400,000**
1040 SW Pucker Huddle Rd.	2,400 s.f.	0.50 acre lot	\$457,000**
1045 Schoolview Pl	2,068 s.f.	0.49 acre lot	\$680,000**
1441 SW Brislawn Loop Rd	1,144 s.f.	0.35 acre lot	\$432,000***
412 NE Wisconsin St.	1,616 s.f.	0.32 acre lot	\$550,000**
625 NE Estes	1,296 s.f.	0.24 acre lot	\$575,000**
251 SW Captain Cook Rd.	1,077 s.f.	6,970 s.f. / 0.16 acre	\$545,000**
150 NW Manly St.	1,980 s.f.	6,669 s.f. / 0.153 acre	\$535,000**
381 NE Wisconsin St.	1,676 s.f.	6,534 s.f./ 0.15 acre	\$530,000**
211 NE Columbia St.	1,390 s.f.	6,534 s.f. / 0.15 acre	\$456,000**
475 SE Wyers St.	1,248 s.f.	6,098 s.f. / 0.14 acre	\$360,000**
2 lots proposed at Four Oaks		6,000-7,000 s.f	
650 NE Wauna Ave #652	1,104 s.f.	5,663 s.f. / 0.13 acre	\$435,000**
4 lots proposed at Four Oaks		5,000-6,000 s.f.	
106 Pine Dr.	2,096 .f.	4,891 s.f./ 0.112 acre	\$469,000**
7 lots proposed at Four Oaks		4,000-5,000 s.f	
220 NW Byrnett Pl duplex	1,570 s.f.	3,484 s.f. lot	\$629,000**
218 NW Byrnett Pl duplex	1,480 s.f.	3,484 s.f. Lot	\$609,000**
10 lots proposed at Four Oaks		3,000-4,000 s.f	
8 lots proposed at Four Oaks		2,535-3,000 s.f.	

**Realtor.com

TO: City of White Salmon, Planning Commission **Comments Not Part of 3/22/2023 Meeting Packet**

Erika Castro-Guzmán at Erikac@ci.white-salmon.wa.us.

RE: Four Oaks Residential Subdivision, Parcel Number 03111909100200

From: Jenn Sharp, PO Box 2544, White Salmon, WA 98672

The City of White Salmon is desperately in need of housing, primarily affordable but also market rate. I am in support of the Four Oaks Development. Having reviewed the Findings and Recommended Conditions of Approval (both original and Updated 3-20-23 version), I'm pleased to see that the City has undertaken a thorough review of the proposed R-PUD, including; traffic, infrastructure, and utility impacts.

The City of White Salmon and Community at large have an opportunity to far exceed current standard development practices, and by doing so setting an example for sustainable, affordable, and equitable development in this amazing place we call home. I would hope that consideration would be given to incorporating some of the following measures as planning and design continue:

- Distribute the affordable lots throughout the development, currently they are segregated along the north.
- Solicit a Community Land Trusts (CLT) to purchase and hold the ten affordable lots making the homes deeply affordable by removing the cost of the lot from the mortgage. It is possible to achieve affordability, encourage home ownership, build equity, and maintain those lots as permanently affordable. Examples of this can be found in Bend, Oregon where socio-economic and housing shortages exist that are very similar to those which currently plague White Salmon.
- Encourage Universal Design measures, thereby allowing seniors and individuals with mobility issues to live and thrive in our community.
- Consider offering System Development Charge (SDC) reductions specifically for the ten affordable lots to help support deeper affordability.
- Do not connect the R-PUD to natural gas service, as state requirements that are likely to take effect in the very near term around elimination of gas fired appliances will quickly render these homes obsolete- not to mention the adverse effects on the occupants where gas fired appliances are used.
- Ensure that electrical service to the homes is property sized to accommodate current or future installation of EV charging stations.
- Ensure that energy efficiency code is strictly enforced by inspectors.
- Ensure that all water conservation measures currently available to residential construction and landscaping are utilized in these new homes.
- Encourage the use of photo-voltaic (PV's) on homes that have solar access.
- In lieu of PV's on homes that do not have solar access consider the possibility of Community Solar- Microgrids placed off site in the community that offset the cost of energy cost for home owners. Many examples exist in Oregon and a few are in development in Washington.
- In lieu of installing PV's on homes initially, ensure that the roof systems are design to accommodate PV's in the future and infrastructure is in place within the homes.
- Enforce measures prescribed by the Wildland Urban Interface (WUI) that exists in White Salmon and in very close proximity to this R-PUD.

Sincerely,

Jenn Sharp

Exhibit M

Comments Not Part of 3/22/2023 Meeting Packet

472 Sunnyside Road
Trout Lake, Washington 98650

March 22, 2023

White Salmon Planning Commission
City of White Salmon
100 N Main Ave,
White Salmon, Washington 98672

RE: *Public Hearing – Proposed R-PUD Subdivision 2023.001*
Submitted to Erica Castro Guzman at Erikac@ci.white-salmon.wa.us

Dear Planning Commissioners:

Thank you for the opportunity to comment. I support this proposal because I think it is a step in the right direction for affordable housing in White Salmon. The affordable housing outcome, however, depends on the City of White Salmon finding a way to purchase the lots and then permanently protect the lots as affordable. I do not see any plan for that in the R-PUD proposal. There is reference to a Development Agreement that is being negotiated and which must be filed before the parcels are recorded, but I don't know what's in the agreement. Will the purchase of the lots by the City of White Salmon be specified there? If not, then where? The permanent affordability of these lots is a very critical outcome for this project, and I would be more comfortable if there were more information.

That said, affordable housing and the purchase by the City are mentioned a couple of times in the document provided for this hearing, including in the Finding for Criteria B in Chapter 17.75.050 R-PUD "approval criteria". Approval depends on meeting the purposes of the R-PUD, as stated in Chapter 17.75.010 "Purpose". Purposes for an R-PUD include:

- "A. Provide flexibility and support for implementation of innovative residential site plans that address diversity in housing types; and
- C. Provide opportunities for households of various sizes, ages, and incomes by promoting diversity in the size, type and price of new residential development in the city;"

Approval criteria are found in 17.75.050. Criteria B states:

"The master plan uses an innovative approach to meet the purposes stated in Section 17.75.010, e.g., it integrates a variety of residential uses, provides community and public benefits, protects existing natural resources, and provides adequate and efficient public services and utilities;"

The finding for Criteria B is:

" Based on a mix of single family residences and the potential of townhomes for those below 80% AMI for the 10 parcels the City intends to purchase, and offering more residential units for more people to find a place to live, the Applicant meets this standard."

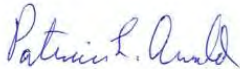
Exhibit M Comments Not Part of 3/22/2023 Meeting Packet

It is my personal belief that the housing market as we know it will not and cannot provide affordable housing. This project, though, will have 10 parcels kept permanently affordable by a mechanism chosen by the City of White Salmon, and that is significant. As well, the project does have a variety of lot sizes, some of them possibly small enough to not be so susceptible to the forces driving up real estate prices. This is a step in the right direction.

Short-term rental use is a danger to affordability. I hope that the City's short-term rental ordinance will apply and be applied to the residences developed on these lots.

I will take it as a matter of faith that the conditions specified will be observed and enforced. That said, I know that there are deep concerns with traffic generated by this and by another adjacent subdivision currently on the drawing board. I think it is imperative for many reasons for the city and the county to evaluate and address these concerns. Cumulative effects of other proposed or likely developments in this area need to be considered. A traffic study for one subdivision is not sufficient.

Very truly yours,



Patricia L. Arnold



Comments Not Part of 3/22/2023 Meeting Packet

Jeff Broderick <planner@ci.white-salmon.wa.us>

Four Oaks Subdivision - Subdivision Application (WS-SUB-2023.001)

2 messages

trish arbogast <trisharbogast@gmail.com>
To: "planner@ci.white-salmon.wa.us" <planner@ci.white-salmon.wa.us>

Mon, Mar 6, 2023 at 3:33 PM

Date: March 6, 2023

To: Jeff Broderick, City Land Use Planner
From: Patricia Arbogast, White Salmon resident

This letter is to inquire about the zoning requirement for the Four Oaks Subdivision project. Is the property that this project is located on zoned for single family residential with 7,000 s.f. lots as stated in the traffic study?

After reviewing the information available on the city website, the following information was found:

- The zoning map on the White Salmon city website shows this area at Klickitat county zoning, suburban residential.
- The traffic study for the Four Oaks subdivision states the zoning is for single family residential with 7,000 s.f. lots.
- The Four Oaks project application, plat map and draft engineering plans show lots between 2,935 s.f. to 6,925 s.f.

Jeff Broderick <planner@ci.white-salmon.wa.us>
To: trish arbogast <trisharbogast@gmail.com>
Bcc: Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

Tue, Mar 7, 2023 at 2:26 PM

Trish-

Thank you for your comments about the Four Oaks proposal. While your comments below are correct for the R-1 zone, the applicants are pursuing a residential planned unit development (R-PUD), something that is allowed per City code. The code for R-PUD development is WSMC 17.75.050 and I am in the process of reviewing their application materials for compliance with code and writing findings and a recommended decision in advance of the March 22 Planning Commission meeting. The development standards for R-PUD developments are different than the standard R-1 zone, but R-PUD developments that meet code are permitted within R-1, R-2 and R-3 zones.

Thanks!

Jeff Broderick
Land Use Planner
City of White Salmon
PO Box 2139
White Salmon, WA 98672
O: 509-493-1133 #204
planner@ci.white-salmon.wa.us

3/7/23, 2:39 PM

City of White Salmon Mail - Four Oaks Subdivision - Subdivision Application (WS-SUB-2023-001)

Exhibit M

I am available for in person meetings by appointment on Mondays and Fridays and available for drop in appointments between 8-5pm at City Hall on Tuesdays, Wednesdays, and Thursdays. The easiest way to reach me is by email and/or office cell phone above. Thank you.

Disclaimer: The Planning Department strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Department. Those relying on verbal input or preliminary written feedback do so at their own risk. Zoning, Land Division, and other White Salmon Municipal Code sections are subject to change.

[Quoted text hidden]



Exhibit M Comments Not Part of 3/22/2023 Meeting Packet

Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

Public Hearing – Proposed R-PUD Subdivision 2023.001

DAVID ROTH <dave@fairplanetadvisors.com>

Wed, Mar 22, 2023 at 2:52 PM

To: "planner@ci.white-salmon.wa.us" <planner@ci.white-salmon.wa.us>, Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

Cc: DAVID ROTH <dave@fairplanetadvisors.com>

Good afternoon,

I am writing to express my support of the City of White Salmon moving forward on the purchase of the proposed property:

(Proposed Four Oaks Residential Planned Unit Development The Applicant seeks a Residential Planned Unit Development, in accordance with White Salmon Municipal Code Chapter 17.75—Residential Planned Unit Development (R-PUD), on tax parcel number 03111909100200 in the R-1 Single-Family Residential District along N Main Street. The proposal is to divide the 4.33-acre parcel into 31 lots eventually.)

As a business owner here in downtown White Salmon, a resident up Snowden Rd., and with the dream of our children being able to possibly have some level of affordable housing...building single family and higher density style homes is a clear need in our town. This land purchase is just one of many steps needed to begin meeting our local housing crisis.

Please extend my gratitude to the members of the commission and all the individual present tonight for continuously improving our community.

Sincerely,

David Roth



David M. Roth, CPFA™ BFA™ Financial Planner ([he/him/his](#))

Office / Text: 509.398.8428 | Cell: 541.705.7918

Office Location: [107 W. Jewett Blvd., Suite 100, White Salmon, WA](#)

Mailing Address: [45 Kida Rd., White Salmon, WA 98672](#)

WAOIC# 798346; CRD#6263680; NPN#16456469



Exhibit M Comments Not Part of 3/22/2023 Meeting Packet



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Exhibit M Comments Not Part of 3/22/2023 Meeting Packet

Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

Proposed Four Oaks PUD

Scott Clements <scottclements8@gmail.com>
Reply-To: scottclements8@gmail.com
To: Erikac@ci.white-salmon.wa.us

Wed, Mar 22, 2023 at 2:59 PM

Thank you for receiving my comments re. this important proposed project.

Four Oaks would be a significant addition to our community and Western Klickitat County, especially at a time when the stress of finding affordable housing is clearly affecting our residents, would be residents and employers. It is likely a contributory factor in our declining student enrollment, and in the not so long-term threatens the sustainability of our community, at least if we envision it as a place where people continue to be able to both work and live here.

I urge your favorable consideration of this proposed project.

Respectfully,

Scott Clements

Scott Clements

Mail address: P.O. Box 2345

White Salmon WA, 98672

Street address: 514 N.E. Wauna St

Phone: 503-329-1099



Exhibit M Comments Not Part of 3/22/2023 Meeting Packet

Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

Public Hearing – Proposed R-PUD Subdivision 2023.001

Sasha Bentley <sasha.r.bentley@gmail.com>
To: Erikac@ci.white-salmon.wa.us

Wed, Mar 22, 2023 at 2:40 PM

See comment below. Thank you!

My name is Sasha Bentley and I live on Loop Road just outside of White Salmon city limits. I support the development of more housing in White Salmon but have some things I'd like to see

- more than 1/3 of the planned development should be for affordable housing
- at least 1/3 should also be for lower-income housing. What is considered affordable housing today leaves out too much of our community.
- stipulate that this housing for affordable and/or low-income will stay that way forever. I've heard of sunset clauses and after a few years the attainable housing is gone. I don't want to see that happen here.
- require the developers to prioritize building the attainable housing first. I don't want to see all the expensive houses built and then an economic crisis, change of ownership, or other issues to change the plans to build the attainable home lots in this proposed development.
- a fee, tax, or portion of the profits on and from the developer should be used to pay for additional infrastructure that needs to be created



Exhibit M Comments Not Part of 3/22/2023 Meeting Packet

Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

FW: Four Oaks Project

2 messages

Jeff Broderick <planner@ci.white-salmon.wa.us>
To: Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

Wed, Mar 22, 2023 at 4:33 PM

From: Bernadette Williams <butterflyessentials@gmail.com>
Sent: Wednesday, March 22, 2023 4:30 PM
To: Planner@ci.white-salmon.wa.us
Subject: Four Oaks Project

Good afternoon,

I am writing in support of the Four Oaks Subdivision!!! I have been very concerned about the lack of affordable housing in our area for a long time. This subdivision is set up beautifully, in my perspective, as it is within easy walking distance of all the schools, as well as the downtown area. Currently, our service employees find it extremely difficult to find housing in the area at all, let alone affordable housing. Many of them are driving from Goldendale, Wishram, Cascade Locks, etc. If they could find affordable housing in our area, this will also contribute to less fossil fuel consumption, as well as keeping their money in the community!

I am also very encouraged about the condition that the housing is only available to households with an income of less than \$63,000, which will ensure that these homes do not become "second homes" or rental properties. What comes to mind are the teachers working at our schools who make less than the maximum income allowable and also have families to support. Rent in our area is not affordable even on a teacher's salary!!! And teachers are VITAL to our community!!!

SO many more people will benefit from this project than will be challenged by it!

PLEASE approve this project!!! Thank you for your consideration!!!

Peace and blessings,

Bernadette Williams

Master AromaSounds Instructor, Lifetime Certified CARE Instructor,
Certified Raindrop Harmonics Specialist, Certified Aromatherapy Coach,
Licensed Spiritual Healer

Contact: 503-803-2241
YL Member No. 974711

Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>
To: butterflyessentials@gmail.com

Wed, Mar 22, 2023 at 4:43 PM

Hi Bernadette,

We appreciate your comments.

The Planning Commission Public Hearing will be held in person at 119 NE Church Ave and via Zoom Teleconference. This meeting's agenda (including Zoom information) appears on the following link on March 22, 2023: <https://www.white-salmon.net/bc-pc/page/planning-commission-meeting-48>

Kindly,

Erika Castro Guzman | *City of White Salmon* (509) 493.1133 ext 209

Disclaimer: The Building/Planning Department strives to give the best customer service possible and to respond to questions as accurately as possible based on the information provided. However, answers given at the counter and before application are not binding, staff cannot waive any provisions of Code or state law, and the information as may be provided is not a substitute for formal Final Action, which may only occur in response to a complete application to the Building/Planning Department. Those relying on verbal input or preliminary written feedback do so at their own risk. Fees and timelines are subject to change. Zoning, Land Division, and other White Salmon Municipal Code sections are subject to change.

[Quoted text hidden]



Exhibit M Comments Not Part of 3/22/2023 Meeting Packet

Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

Public Hearing – Proposed R-PUD Subdivision 2023.001

3 messages

Sasha Bentley <sasha.r.bentley@gmail.com>
To: Erikac@ci.white-salmon.wa.us

Wed, Mar 22, 2023 at 2:40 PM

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- stipulate that this housing for affordable and/or low-income will stay that way forever. I've heard of sunset clauses and after a few years the attainable housing is gone. I don't want to see that happen here.
- require the developers to prioritize building the attainable housing first. I don't want to see all the expensive houses built and then an economic crisis, change of ownership, or other issues to change the plans to build the attainable home lots in this proposed development.
- a fee, tax, or portion of the profits on and from the developer should be used to pay for additional infrastructure that needs to be created

Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>
To: Sasha Bentley <sasha.r.bentley@gmail.com>

Wed, Mar 22, 2023 at 3:09 PM

Hi Sasha,

We appreciate your comments.

The Planning Commission Public Hearing will be held in person at 119 NE Church Ave and via Zoom Teleconference. This meeting's agenda (including Zoom information) appears on the following link on March 22, 2023: <https://www.white-salmon.net/bc-pc/page/planning-commission-meeting-48>

Kindly,

Erika Castro Guzman | *City of White Salmon* (509) 493.1133 ext 209

Disclaimer: The Building/Planning Department strives to give the best customer service possible and to respond to questions as accurately as possible based on the information provided. However, answers given at the counter and before application are not binding, staff cannot waive any provisions of Code or state law, and the information as may be provided is not a substitute for formal Final Action, which may only occur in response to a complete application to the Building/Planning Department. Those relying on verbal input or preliminary written feedback do so at their own risk. Fees and timelines are subject to change. Zoning, Land Division, and other White Salmon Municipal Code sections are subject to change.

[Quoted text hidden]

Sasha Bentley <sasha.r.bentley@gmail.com>
To: Erikac@ci.white-salmon.wa.us

Wed, Mar 22, 2023 at 6:14 PM

I forgot a bullet point!

- Please don't cut down any trees

Comments Not Part of 3/22/2023 Meeting Packet

Thank you!
Sasha
[Quoted text hidden]