



TO: Washington State Department of Commerce
ATTN: Scott Kuhta, Senior Planner
FROM: Michael Mehaffy, Structura Naturalis Inc.
RE: White Salmon Housing Action Plan: Public Outreach Summary
DATE: June 13, 2023

The City of White Salmon is conducting a Housing Needs Assessment (HNA) and Housing Action Plan (HAP) with the assistance of my office, and under the funding provided by the Washington State Department of Commerce. This work is a more specific continuation of the housing needs and buildable lands assessment work already begun by the Klickitat County Public Economic Development Authority (KCPEDA), with the assistance of consultants FCS GROUP and WSP USA Inc (WSP). Their work includes White Salmon as well as the larger county and other cities. Our scope of work examines White Salmon specifically, feeding into the White Salmon Housing Action Plan.

As part of their scope of work, KCPEDA and their consultants performed extensive public outreach. The results of that work are appended to this memo. In addition, the City performed extensive public outreach in its Vision 2040 process feeding into its Comprehensive Plan update, with 159 respondents (results are also attached). We have built on those findings, and performed additional public outreach for the Housing Action Plan as described below. Those responses are ongoing, and will be reported in the final Housing Action Plan, with detailed responses will be included as an appendix.

Outreach actions:

- **Online Survey:** A survey of 19 questions including open-ended and multiple-choice questions, ascertaining demographic information, priorities and concerns, preferences for housing types and alternative approaches, and ideas and contributions, as a way to gauge the community's general posture and invite their collaboration in the development of the HAP. Responses are still being received, but we have received over 100 to date.
- **Supplemental Survey (TBC):** Following from the first survey, a follow-up will include more detailed information about proposed actions, potential support or concerns, additional ideas or proposals, and invitation to further collaborate.
- **Open House:** A community open house inviting all citizens to come and share their ideas and concerns. The meeting included nine attendees representing a diverse range of household types.
- **Walking Tour with Photographs:** A tour of neighborhoods and discussion of proposed regulatory changes, including new allowances for infill, accessory dwellings, multi-family, "missing middle," cottage clusters, and other innovative housing types. The tour included nine attendees, also representing a diverse range of household types.
- **City Council Workshop:** Presentation by the consultant of current status of the work and recommended next steps, followed by discussion of priorities, areas of support, areas of concern, and direction for further work.

- **Advertising:** Display ads in the White Salmon Enterprise and Columbia Gorge News.
- **Media Outreach:** Announcements on the City's social media sites, and via eblasts.
- **Joint City Council and Planning Commission Workshop (TBD):** A meeting to present and discuss the preliminary draft Housing Action Plan as well as Housing Needs Assessment, and make preliminary decisions regarding specific actions and follow-ups.

Stakeholder groups that have been contacted and invited to participate:

- Affordable / Work Force Housing Advocates
- Builders / Land Use Developers
- Downtown Business Association
- Employers
- Local Media Outlets
- Non-Profit Groups
- Planning Commission Members
- Retirees / Senior Citizens
- School District / Teachers / Education Support Staff
- Worksource Washington

Our outreach contacts also include members of historically under-represented populations, including Spanish speakers, Native Americans, and persons currently without shelter. We have made special efforts to reach out to representative households with special needs, including seniors, single income households,



KLICKITAT COUNTY BUILDABLE LANDS INVENTORY STAKEHOLDER SUMMARY

The Klickitat County Public Economic Development Authority (KCPEDA) in partnership with consultants FCS GROUP and WSP USA Inc (WSP) is assessing available buildable lands, housing needs, and employment lands within Klickitat County. The project will assist the KCPEDA by providing an inventory of vacant lands to identify where future housing and employment growth should occur. To conduct this assessment, eight focus areas have been selected that have the greatest potential for a range of housing, including workforce housing needs, and lands for jobs. To solicit input on the proposed plan, WSP conducted 6 focus group meetings and 13 individual stakeholder interviews in late February and early March 2020. Focus group sessions and individual interviews were conducted as informal conversations intended to facilitate an understanding of individual and organizational perspectives. At the beginning of each session or interview, stakeholders were provided with a brief introduction, including general background information about the study areas. Following the introduction, discussion topics generally covered the following.

- The adequacy of land for employment and housing options in their community.
- Specific needs for more employment land for job growth in Klickitat County or a specific community.
- What specific types of housing are needed to meet current demand.
- Specific barriers to housing development in Klickitat County.
- Specific knowledge about utility and infrastructure needs to support housing or employment for a site or community.
- What the KCPEDA's top priorities should be to enhance housing options.
- Identify opportunity or catalyst sites.

The following is a summary of the input received, organized around the topics geographically (from western to eastern Klickitat County). Candid responses were encouraged, and comments are not attributed to specific individuals to provide a level of anonymity. A list of focus group participants and individual stakeholders is included at the end of this summary. Four additional focus group sessions are planned later in the study process (spring 2020) to share findings and proposed policy recommendations with stakeholders, and gather final feedback.

Adequacy of land for employment and housing options in their community.

Western Communities - Bingen, Husum, Lyle, and White Salmon

Stakeholders indicated that communities in the western part of the county have real challenges with both perceived available buildable lands and the affordability and availability of current housing stock. Local topography and the National Scenic Area restrictions both contribute to the perception that there is not enough available land that can be developed for housing. Some stakeholders described the feeling of “land being off limits” and, therefore, unavailable to help accommodate the growth pressures the community is experiencing. The cities of White Salmon and Bingen are considered desirable places to live, and demand for housing is strong; the current state of the tight housing market reflects this fact. The stakeholders stated plainly – there is simply not enough housing stock. Prospective home buyers face a competitive landscape, and several stakeholders advised that strong cash offers are often accepted almost immediately, pricing out many first-time homebuyers or new arrivals. Finding available and affordable rental housing is also a significant challenge, particularly for White Salmon and Bingen. Stakeholders noted that average rents are borderline exorbitant, and that for most workforce employees (teachers, government employees, service workers, etc.) and young people (like interns and college students), finding a good-quality place for \$1,000 to \$1,200 per month is almost impossible. Housing stock for low-income populations is equally slim. Recent closures of manufactured home parks are resulting in the displacement of former residents to Lyle, Klickitat, and The Dalles, or in some cases, living out of personal vehicles and RVs. One stakeholder noted that homelessness is on the rise, and that the recent point-in-time count is showing a dramatic increase in homeless individuals over the same point-in-time last year. Many of these homeless individuals are “couch surfing” or finding temporary living arrangements, limiting the number of people living unsheltered on city streets.

According to stakeholders, there are negative impacts to economic development resulting from this competitive and expensive housing market. It was noted that many new employees search for long-term housing six months or longer, and a large portion end up facing long commutes after moving to Goldendale or Carson, which generally have more affordable workforce housing options. Established community members who bought homes before the housing market became so competitive are staying in their homes longer, and there is generally very little turnover. This is negatively impacting recruitment for many public sector jobs; local school districts do not receive equalization and cannot offer the same wages as urban school districts. According to stakeholders, local school districts and government agencies risk becoming “steppingstone” jobs instead of long-term career destinations as a result of mismatched wages and housing costs.

Perspectives on reasons for these challenges vary. The high rate of second homes and short-term rentals are cited as one possible reason; locals are having a hard time competing with high-worth individuals from other areas looking to build a summer home in White Salmon, or investment companies buying smaller units for vacation rentals. Still, others suggest that the lack of a cohesive community vision around housing affordability and community character contribute to these challenges. While the community seems open to having the conversation in a new way,

there is still work to be done around revising the zoning and development codes, investing in infrastructure (especially in the Urban Exempt Area [UEA] outside of White Salmon city limits), and redefining concepts, such as “capacity,” “infill,” and “gentle density.” In Lyle, community beautification and investment in pedestrian infrastructure were both mentioned by stakeholders as necessary efforts to increase the community’s desirability.

Central Communities - Dallesport, Goldendale, Murdock, and Wishram

Stakeholders reported an adequate supply of land but low supply of housing in Goldendale. While density can drive down the cost of land (and therefore housing) in town, large lots are preferred in Goldendale, especially if there is little price difference. Still, stakeholders understand that infrastructure generally costs less per dwelling at urban densities and is more efficient than large-lot rural housing. Other challenges in Goldendale noted by stakeholders include increasing rents and poor quality of overall housing stock. Despite increased efforts on code enforcement, high rate of absentee owners contributes to the decline in housing quality; stakeholders commented that many of the more affordable units are almost unlivable. Available commercial space is rare in Goldendale and generally sells at a low price. Despite the high demand for housing, residential uses are generally not allowed in commercial areas (many development standards, including parking, are not adequately met for downtown housing). Goldendale has seen some attempts to convert commercial space into housing, but this is at odds with the municipal code and generally results in enforcement issues. There are four commercial districts in town, but it is likely that commercial development will migrate toward the highway over time to increase visibility.

In Dallesport, people prefer to live on large lots with views of the river and Mount Hood. Stakeholders noted that there seems to be plenty of land in southwest Dallesport to support this demand, so this is where residential development should be prioritized. Despite large amounts of open land, stakeholders advised that there is not enough housing in Dallesport. People that live in Dallesport for short amounts of time (under one year) can have difficulty finding housing, and may just rent a room in a house, especially if they are a wage earner. Average rents are reportedly \$1,200 to \$1,500 per month, which is beyond the reach of most of the workforce. Demand for homes is also high; homes priced between \$200,000 and \$275,000 are often bought with cash offers, sight unseen. As a result of these housing pressures, the Mid-Columbia Economic Development District is constantly hearing from employers about the high cost of housing and its effect on recruitment. One stakeholder noted that the impact is even more severe for low-income people. No low-income housing is available because housing diversity is limited, with Dallesport almost exclusively developing single-family homes. According to stakeholders, there are a few large subdivisions in the planning and predevelopment pipeline in the Dallesport area. Additional potential development may occur at the former Roseland Golf Course site (also known as the Circle T Ranch) and could support 1,200 to 1,600 new homes on over 400 acres. New sewer lines in that area could be provided over time by Klickitat County Public Utilities District. While the city of Goldendale may have the zoning to support housing diversity, unincorporated areas in the county (like Dallesport, Murdock, and Wishram) do not.

Eastern Communities - Alderdale and Roosevelt

Stakeholders noted that although Roosevelt has land for housing development, there are no housing construction starts. The lack of local housing options makes retention for large local employers tough. Most employees of Republic Services (Roosevelt landfill operators) endure regional commutes in excess of 1 hour. Eventually, employees find other jobs closer to where they live (in Goldendale, the Tri-Cities, Bickleton, Yakima, The Dalles, and Umatilla). Additionally, there is no gasoline available in Roosevelt, and there is only one local market/restaurant. Republic Services experiences a nearly 30 percent turnover rate due in large part to a lack of local housing, but the company offers two single-wide manufactured homes on site for managers to use when they work late. The lack of housing options and the cost of commuting impacts Republic Services' bottom line; raising wages is essential to compensate for the increased commuting costs, and to address the lack of needed truckers and operators. Roosevelt has affordable multifamily housing units built that are reported to be roughly 50 percent vacant, as there are not enough people in need that can meet the low-income thresholds required, and the thresholds have not been adjusted over time. One stakeholder summed up the current situation as "the Great Divide;" a family must be significantly below the poverty level to qualify to live in migrant worker housing, but must also make significantly more than the median income to afford a house or some land for a manufactured home. In Alderdale, demand is somewhat lower, and availability is less bleak; through the H2A work program, Mercer Ranches benefits from foreign workers that are housed on site. They have invested \$1.5 million in worker housing for 150 employees in Alderdale.

Specific needs for more employment land for job growth.

Western Communities - Bingen, Husum, Lyle, and White Salmon

White Salmon and Bingen have strong job markets with low unemployment. Stakeholders noted that when layoffs do occur, it is the result of companies "right-sizing" their workforce and is generally not a reflection of the health of the local economy.

There is strong demand for industrial space in the White Salmon and Bingen area. However, one challenge for the community is that there is a lack of turnkey properties and industrial buildings, but not necessarily land. Stakeholders noted that there is a lot of vacant land at the Port of Klickitat in Bingen, but very little of it is turnkey, and ready-to-go buildings are almost non-existent (some available properties are missing water and power hookups). One recurring hurdle discussed by stakeholders is the cost of industrial development from scratch. Land in the White Salmon and Bingen area is expensive and building new industrial buildings from bare ground often does not pencil out for business owners. One local industrial business recently downsized by more than 80 employees, in part because the company was unable to find adequate industrial space within budget. Physical limitations of the transportation network may be partly responsible for high industrial development costs; heavy construction equipment is hard to get to White Salmon and Bingen due to height and width restrictions on the various tunnels and bridges serving the area.

Demand for commercial space is high as well; especially for restaurants and business incubator space. While restaurants are subject to seasonal swings in business (they reportedly struggle during the winter), stakeholders recognize that diverse and plentiful choices in dining and other services drive additional development and investment, leading to a vibrant economy. What little commercial space is available, is largely unaffordable for most small businesses. In addition to the Port's current plans and vision, a multiuse vision for the Port area, that includes commercial space for restaurants and other small businesses, was repeatedly mentioned by stakeholders as an exciting potential prospect.

Local schools have indicated that they have enough space and land inventory to expand and modernize their campuses over the coming years. This alleviates the pressure for the community to consider reserving land for school expansion, and will help reduce conflict between competing commercial and institutional land demands over the short-term future. Despite this, the overall lack of commercial space is having a negative impact on economic development in White Salmon and Bingen. One stakeholder suggested that the low inventory of commercial space is limiting profitability for established industrial firms, as they must increase wages because diverse shopping, dining, and other essential services are over an hour away in the Portland/Vancouver metro area. Other stakeholders suggested that construction and development costs for commercial and industrial buildings have risen by 20 to 30 percent over the past five years, making new development out-of-reach for not just small but also large business owners. Stakeholders noted that long development timelines are partly responsible for this increased cost, with the average wait time from ground-breaking to occupation in excess of two years. Contributing factors to these timelines include navigating the permitting and inspection process, as well as the backlog in site preparation and building construction due to the ongoing labor shortage.

Central Communities - Dallesport, Goldendale, Murdock, and Wishram

There is a need for commercial space in the central part of the county. Klickitat County has searched for a new sheriff's office, but inventory is low and there is no existing space for lease. Stakeholders noted that while vacant land is widely available, there is a lack of constructed buildings of any quality for businesses to lease or buy. Large-scale commercial and industrial demand is low in Goldendale; better internet service is needed to entice more commercial jobs. Stakeholders consistently acknowledged that workforce development was a challenge for Goldendale in particular. While the best jobs in town tend to be government jobs, candidate recruitment is hampered by comparatively low rural wages, sparse community amenities, and a diminished housing stock. One stakeholder noted that although Goldendale is within a 2-hour drive of the Portland metro area and is relatively affordable (making it desirable for Millennial entrepreneurs looking for a rural lifestyle), Goldendale has no distinct competitive advantage when compared to other communities in the region. Other stakeholders advised that commercial activity is growing at two nodes along the highway that serve as the main gateways into town. While these areas have plentiful vacant land and high visibility, development there is occurring to the detriment of Main Street, which is starting to suffer. There is no Main Street America organization (reportedly due to a lack of interest amongst downtown business and property

owners), and downtown revitalization seems to be a low priority for residents. However, stakeholders advised of a new \$20 million County administration building that will soon break ground in downtown Goldendale; this may help insulate Main Street businesses from further decline.

In Dallesport, the Columbia Gorge Regional Airport business park is vibrant, and a large cold storage cherry packing business is potentially looking to leverage the airport's location. The airport has been investing in growth-related requirements, such as commercial addresses and additional facilities. As a result, what was once a "sleepy little airport" is becoming a major regional destination, in part, because of the lack of neighboring conflicts with other uses. The Port of Klickitat has significant available land in the Dallesport Industrial Park. Even so, several stakeholders suggested that they have difficulties keeping employees happy due to the lack of commercial services nearby. The limited number of restaurants and services means that employees can't run errands on their breaks or before and after work. According to these stakeholders, working in Dallesport feels isolated and interferes with daily life. There is a desire to fill the demand for dining and services in Dallesport to support more industrial job growth. Large-scale commercial demand is somewhat restrained in Dallesport because of limited housing options; residents often cross the bridge into The Dalles to meet their shopping needs. Other properties in Dallesport (such as the Sagetech parcel) are hindered by complicated landownership structures and would benefit from long-term visioning efforts for future development.

Eastern Communities - Alderdale and Roosevelt

Fuel is not available in Roosevelt, but Alderdale has gasoline available through Mercer Ranches, which allows fuel sales to the public. The stakeholders noted that even though business demand in Roosevelt is generally pretty low due to the small population, residents are heavily burdened by the long travel distances for services.

These communities may have the opportunity for the development of a truck stop or gas station, including a mini-mart or restaurant component. Currently, there is only one small market and cafe in Roosevelt.

Specific types of housing needed to meet current demand.

Western Communities - Bingen, Husum, Lyle, and White Salmon

In Bingen, the most desired housing type is specified as high-density workforce housing. Bingen was described by stakeholders as a blue-collar community, with homes that have modest exteriors and owners that choose to invest in interior upgrades. Stakeholders acknowledged that the demographics of the community are changing, with fewer low-income workers and a shift to a modest community of choice for the middle class.

In Husum, lot sizes are large and executive housing or rural farms are the predominant housing type. It was noted that there is lots of potentially developable land in Husum, but water

availability through the Fordyce Water Association, and commute distances (25 minutes outside of White Salmon) remain potential constraints.

In Lyle and White Salmon, a diverse housing choice is most desired, with a strong preference for additional multifamily development. This includes both larger, conventional apartment buildings with two- and three-bedroom family apartments, and small, compact buildings with studios or one-bedroom apartments. Other “gentle-density” products are also desired, including duplexes, townhomes, and accessory dwelling units. In Lyle especially, modern duplexes would provide school district employees a much needed “missing middle” option, though Lyle needs an upgraded pedestrian network to remain compact and walkable (and therefore affordable) for locals. The target rental cost identified by stakeholders was \$800 to \$1,200 for a two-bedroom apartment. Estimates offered for the number of units the White Salmon and Bingen areas could absorb ranged from 30 to 40 units on the low end to 100 to 200 units on the high end. Despite the wide range of estimated need, all stakeholders agreed that even 10 affordable apartments and 4 to 6 affordable single-family homes would make a huge difference in their community.

Stakeholders also noted the need for affordable, single-family homes, in the \$200,000 to \$275,000 range. However, stakeholders expressed concern that with elevated construction and land costs, achieving this price range for single-family development may be difficult or even impossible. There is some willingness to see single-family home lots decrease in size to 3,000 square feet but maintaining rural character and small-town feel are important considerations for most residents.

Some stakeholders also felt that finding a solution for manufactured homes was critical in the provision of affordable housing. It was suggested that White Salmon needs a vision that incorporates manufactured housing as part of the solution, and embraces policies that ensure manufactured home parks have a sense of permanence, are attractive and well-maintained, and have better support and management.

For all housing product types in all communities, maintaining long-term affordability, de-emphasizing the development of short-term rentals, and preventing displacement of locals are top priority, according to stakeholders. Property value appreciation caps were suggested by a couple of stakeholders as solutions worth exploring. While these stakeholders preferred a market-based solution, there was some acknowledgement that the market may not be able to keep as much housing affordable as needed.

Central Communities - Dallesport, Goldendale, Murdock, and Wishram

In Goldendale, housing products that are affordable for the workforce, including smaller single-family homes and multifamily housing, such as duplexes and apartments, are desired. The greatest need identified by stakeholders was for one- or two-bedroom multifamily rental units. Stakeholders acknowledged that this could be accommodated preferably with quality duplex housing, or zero-lot-line homes (townhouses). Stakeholders also noted that “affordable” housing in Goldendale must be for sale at \$125,000 to \$175,000 but expressed that this cost is difficult to

achieve when building new units. There is demand for additional manufactured housing in Goldendale, but there are also community concerns with development standards; the community is sensitive to ensuring that regulations support strong aesthetics and quality of manufactured housing.

Mixed-use planned unit developments with apartments, townhomes, and small single-family dwellings would be ideal in Dallesport. Balancing the need for housing diversity and choice with maintaining rural character is essential; stakeholders would like to see innovative solutions, such as agricultural-urbanism or development standards, that preserve rural and bucolic character. For low-income earners, there is a desperate need for anything other than single-family dwellings; more than 90 percent of new permitted housing stock is made up of single-family dwellings, almost all of which is unaffordable for an average wage earner.

Urban-style townhomes were identified by stakeholders as the most desirable housing product in Wishram.

Eastern Communities - Alderdale and Roosevelt

Stakeholders suggested that Alderdale and Roosevelt need small, single-family dwellings, townhouse developments, and apartments. According to stakeholders, it is common for two or three families to share a single townhome in this part of the county, because sharing the housing cost burden amongst several families is the only way to make living in a high-quality home affordable. A few stakeholders also noted that there is high demand in eastern Klickitat County for manufactured homes. These stakeholders advised that most families that have stable incomes have transitioned from older, single-wide mobile homes into newer, more attractive manufactured housing.

Stakeholders suggested that Alderdale would need some rezoning to make additional housing development possible. Currently, Alderdale lot sizes are typically 20-acre minimums, but 1- to 5-acre parcels are popular, indicating demand for these smaller lot sizes.

Roosevelt has existing low-income apartment housing, but most Republic Services employees do not qualify. Roosevelt needs workforce-market apartments and single-family dwellings, but due to its lack of services, is unlikely to attract significant executive housing demand. Even with the lack of services, participants estimated a need for 20 to 30 housing units, mostly one- and two-bedroom apartments.

Specific barriers to housing development in Klickitat County.

Western Communities - Bingen, Husum, Lyle, and White Salmon

The cost of construction and land is a key barrier for housing development in much of the western part of the county. As previously stated, development costs overall are very high, and this reinforces market pressures that drive the average home prices up. According to stakeholders, it is not uncommon to see modest homes on view lots being purchased for

\$450,000, torn down, and replaced with \$800,000 contemporary homes. Construction and land costs help drive those high values. The regulations imposed by the National Scenic Area (NSA) and other environmental constraints also act as a barrier for housing development. In greenfield development especially, the risk of critical areas is high, limiting the buildability of lots and increasing mitigation costs. Zoning and development standards also present a barrier. While the cities may have more flexible zoning and development codes, there is a lack of consistency between jurisdictions and all codes could be revised to be more flexible in providing housing products that are more affordable to build, primarily as a result of size and density. Stakeholders noted that in the White Salmon UEA, development standards regulating driveways and private roads are expensive to achieve. The City of White Salmon and Klickitat County have expressed a need for an intergovernmental agreement between the City and the County to make development standards between the two communities more cohesive as urbanization occurs. Finally, the availability of infrastructure is a limiting factor. Critical services, such as water, sewer, and high-speed internet, are not available in some areas that have buildable land and are undersized or in poor condition in other, more urbanized areas. In Lyle, the pedestrian network has many gaps, and a backlog of road maintenance makes driving in winter conditions icy and dangerous.

Central Communities - Dallesport, Goldendale, Murdock, and Wishram

As with other areas of the county, communities in central Klickitat County struggle most with high construction and development costs. Some contributing costs, like the cost of construction labor, are even higher in Goldendale and Dallesport. The shortage of construction labor and professional tradespeople is starker in central and eastern Klickitat County when compared with the relatively dense and accessible market of western Klickitat County. Also, like other parts of the county, central Klickitat County communities do not have development codes that easily support innovative and affordable housing product types, although there is movement to update codes for housing diversity. These factors contribute to a sobering reality- building new housing in Goldendale is often not profitable enough to entice developers.

A few stakeholders suggested that another barrier is a lack of marketing and developer education. These stakeholders advised that there is a limited understanding of the relationship between potential buyers and potential sellers in Goldendale, made worse by a lack of proactive outreach to developers and real-estate professionals about the benefits of building and selling in Goldendale.

Other barriers in Goldendale identified by stakeholders include a limited job market for prospective newcomers and the cost of required wastewater treatment plant upgrades.

Greenfield development in Dallesport is particularly expensive as a result of environmental constraints. The Dallesport area has a relatively high number of wetlands but very few options for off-site mitigation or mitigation banking alternatives. This often makes wetland avoidance difficult, increasing mitigation costs and development timelines. One stakeholder advised that the Yakama Nation Housing Authority (YNHA) was interested in developing a 5-acre parcel in Dallesport but was told by the U.S. Army Corps of Engineers that the site is encumbered by

wetlands. The YNHA rescinded their permit application from Klickitat County and is instead considering a site in Roosevelt where there is both water and sewer capacity.

Although The Dalles Bridge supports access for large construction in a way that is unavailable in White Salmon and Bingen (resulting from size and weight constraints on the Hood River Bridge), significant construction often faces local opposition from Dallesport residents who are looking to restrict change in their community. One stakeholder noted that redefining “redevelopment” and “infill” may be key to increasing capacity in Dallesport and protecting community character.

Eastern Communities - Alderdale and Roosevelt

Stakeholders noted that Alderdale and Roosevelt are remote communities, and there are extremely long driving distances between these communities and larger towns where services are available. Stakeholders suggested the lack of community services is only tolerable to a very small pool of people. Roosevelt’s small size is also reflected in the local school district; Roosevelt does not have a middle or high school, limiting the education options for families with teen-aged children. Families with high-school-aged kids are forced to decide if they want to bus their kids over an hour to Goldendale High School or live in Goldendale and commute to work in Roosevelt. Most families choose to move to Goldendale and commute to jobs in Roosevelt instead. One stakeholder also suggested that the appearance of crime and poverty affect Roosevelt’s desirability. While there is not a particularly high crime rate or drug problem in Roosevelt, its small size means perceived safety and prosperity issues are more apparent.

Stakeholders noted that although Alderdale could expand to the northwest, this will require rezoning and additional water infrastructure. In Roosevelt, infrastructure costs make new housing development unaffordable, even for businesses (such as Republic Services) that already own land. The Klickitat Public Utility District provides water and sewer to Roosevelt, but the capacity limitations, and transmission lines that can only support 20 to 30 housing units, means that local investment in housing is too expensive for most developers or landowners.

Specific knowledge about utility or infrastructure needs to support housing or employment development.

Western Communities - Bingen, Husum, Lyle, and White Salmon

Stakeholders advised that Bingen is currently trying to increase capacity at its wastewater treatment plant. It is very expensive, so currently Bingen is focused on upgrading its facility to “meet the grade” and de-emphasizing future network expansion. Industrial users take up most of the capacity; residential users are a small portion of their customer base. Stakeholders also advised that water quality in Bingen is insufficient to draw bottlers and other potable water-based businesses. This is reportedly the result of the high iron content in the city’s previous source wells and the built-up residue in the city’s aging water infrastructure.

White Salmon has gaps in its water and sewer infrastructure. Limited funds make it impossible to do comprehensive water infrastructure upgrades and upgrading its old, inadequate, and undersized pipes currently occurs in a piecemeal fashion. Upgrading White Salmon's aging infrastructure and securing additional water rights are expensive endeavors, and currently work is mostly focused on patchwork repairs. The City of White Salmon has recognized that it needs more accurate forecasting for future needs and to accelerate sewer infrastructure development in the UEA. Wastewater infrastructure in the UEA is necessary to open up land to higher-density development; lot size minimums are currently oversized to accommodate septic systems. One stakeholder noted that a sewer main line is needed in Loop Road through to Pucker Huddle Road and the wastewater treatment plant. Stormwater is another infrastructure challenge for White Salmon; the City needs a stormwater management plan, with a special focus on the UEA.

Homes in Husum have access to the Fordyce Water Company, which abuts the White Salmon water service area. However, there is limited water availability in Husum, and water service may be insufficient for increased housing development.

Internet access is a real challenge for increased residential development in the area, especially for the UEA and other unincorporated communities. While internet service in the city is good, there are some indications that quality is decreasing, and speeds are getting slower. Stakeholders feel strongly that internet availability decreases dramatically outside of the city limits, with residential areas along Snowden Road having particularly severe challenges. One stakeholder suggested that even though a large portion of housing outside of city limits is reasonably close to town, it is largely considered uninhabitable because of no or poor internet connections. Fiber internet is laid in the ground throughout much of the area; however, the "last-mile" hookup is proving to be a real problem.

Fire protection was also noted by stakeholders as a potential constraint for increased development. In wildfire prone areas, such as White Salmon and Bingen, even Firewise Community participants feel vulnerable, and fire protection is a critical service. Stakeholders suggested there is an opportunity for local fire districts to share resources and more cooperative operations, especially with fire protection providers across the river in Oregon.

In the White Salmon and Bingen area, the bike path network has gaps that should be filled to achieve a more complete, multimodal transportation network. Bike facilities are highly desired amenities and are seen as a major contributor to the area's desirability and competitiveness.

Central Communities - Dallesport, Goldendale, Murdock, and Wishram

Broadband internet access is a huge challenge in the central part of the county. High-speed internet is essential for rural development; bringing jobs and education to rural communities. In short, broadband internet access drives rural prosperity. In Goldendale, fiber optic is available for large applications (such as a school or hospital), but stakeholders commented that it is very expensive. Reportedly only one internet service provider was able to provide internet speeds

sufficient for modern commercial and residential use. Dallesport also struggles with limited or substandard internet availability.

Goldendale has sufficient water and sewer capacity for significant residential growth (one stakeholder suggested that capacity exists for up to 7,000 people, twice the current population). However, there are several parcels in Goldendale that are large enough (2 to 3 acres) for a planned-unit development (PUD) but that need water and sewer extensions to make them viable.

In Dallesport, the extension of critical infrastructure, such as gas lines and wastewater, is expensive due to the rocky terrain and other environmental constraints. The Dallesport area needs expanded access to natural gas for heating; Columbia Gorge Regional Airport struggles to heat their hangars without this infrastructure. Expanding wastewater infrastructure is also a challenge in Dallesport. Developing higher density housing is dependent on sufficient sewer capacity, but costs associated with blasting through the local topography remain a barrier. According to stakeholders, expansion of water and sewer infrastructure in Wishram also challenging due to the exorbitant costs and steep topography.

From a transportation perspective, it was suggested that a better roadway (other than The Dalles Mountain Road) be considered to connect between Centerville Highway and Dallesport to provide more north-south access. Dallesport also needs roads built to county standards, as currently many roads are substandard. Additionally, there is no rail access serving Goldendale. One stakeholder suggested that the lack of rail is potentially inhibiting the competitive advantage of the Goldendale Industrial Park.

Eastern Communities - Alderdale and Roosevelt

According to stakeholders, infrastructure needs in the eastern part of the county are focused on sewer and water; electricity is plentiful and easy to access in most cases. Potable water infrastructure expansion is a key need in Alderdale, and similarly, Roosevelt water and sewer capacity upgrades are needed to support growth. One stakeholder noted that the water quality of Roosevelt's community water system is a large improvement over the former wells used by residents and businesses.

While the transportation network in Roosevelt is generally sufficient, there are some transportation improvement needs according to stakeholders. For example, the angle of Sundale Road at State Route 14 (SR 14) (west of Roosevelt) is too great for safe turning movements from southbound to eastbound; improving the intersection to a right-angle intersection would increase safety and mobility.

The largest infrastructure challenge for Roosevelt, according to stakeholders, is high-quality phone and internet service. Stakeholders commented that service is "essentially non-existent" and that the only landline provider, CenturyLink, is locally known for providing poor quality service. Fiber internet exists in SR 14 and is owned by CenturyLink, but generally is not available or affordable in Roosevelt. Wireless cell service is patchy, but there are two Verizon

cell towers planned (in Alderdale and Bickleton) that will help serve the area, and make local housing a better option.

Top priorities the KCPEDA should focus on to enhance housing.

Western Communities - Bingen, Husum, Lyle, and White Salmon

- Promote the development of apartments.
 - Focus more on workforce-market housing and less on subsidized-affordable housing.
 - Offer tax incentives for multifamily housing development.
- Support County/City coordination and cooperation.
 - Revise and “right-size” zoning and development codes, and comprehensive plans.
 - Enable housing variety.
 - Streamline development timelines and institute permitting reform.
 - Develop “Accessory Dwelling Unit (ADU) in a Box” kits to help lower upfront costs for homeowners.
 - Support the City of White Salmon in planning a vision for development.
 - Invest in growth planning and larger visioning efforts by collecting data.
- Invest in upgraded infrastructure.
 - Seek grants for water, sewer, and internet infrastructure upgrading and extensions.
- Provide low-interest loans to developers that are tied to certain housing products and outcomes.
 - This will help free up capital for development.
- Broaden the construction labor market.
 - Build relationships with contractors from other areas that have capacity.
- Consider legislative, long-term affordability strategies.
 - Rent control.
 - Property value appreciation caps.
- Establish and support Public-Private Partnerships (P3s).
 - Follow recent, successful P3 models from Hood River.
 - Assist partners in navigating local constraints.
 - Leverage city- or county-owned land.
 - Help manage the housing product to keep it affordable.
 - Support a pilot P3 project with financial assistance.
- Build a multi-business building in downtown White Salmon or at the Port of Klickitat.
 - Include office and warehouse space.
 - Market and manage the building as a business incubator.
- Work with the Port of Klickitat to embrace new business strategies.
 - Acquire Community Economic Revitalization Board (CERB) or other grants to support new construction of essential facilities and buildings.
 - Encourage the Port to sell lots instead of only leasing.
- Create and support beautification programs for unincorporated communities.
 - Focus on streetscape, code enforcement, and design standards.

- Explore alternatives to impact fees to increase funding for schools and local parks and recreation systems.
- Find and support strategies for childcare.
 - Leverage the schools for childcare opportunities; they already have appropriate facilities and staff.
- Support the Hood River Bridge replacement.
 - Recognize and address the cost barrier for low-income people that use primarily cash as opposed to credit for tolls.
- Act as advocates for change.
 - Prioritize the issue politically.
 - Vocally acknowledge and actively demonstrate the negative impact on economic development.
 - Embrace new ways of working with the Gorge Commission to achieve growth related goals.

Central Communities - Dallesport, Goldendale, Murdock, and Wishram

- KCPEDA should take on the role of being the housing authority for Klickitat County.
 - The charter and bylaws of the organization empower it to do this and the structure is in place.
- Establish a County-led, long-term housing vision.
 - Use the establishment of the Dallesport Water District and Energy Overlay Zone as models for a successful program.
 - Prioritize the connection between industrial and economic development and housing.
 - Connect housing policies and strategies to specific housing products and outcomes.
 - Strategically assist the market in providing needed housing products.
- Invest in more market and demographic research.
 - Decision makers need data on not just buildable lands, but also on *who wants* to move to Goldendale and Dallesport and how to properly market these communities.
- Encourage housing development in urbanized areas both in and outside of city limits.
 - Upzone and intensify land use.
 - Long-range visioning and planning.
 - Revise zoning and development codes.
- Attract Light Industrial users.
 - Consider incentives (gift of public funds not allowed in Washington State).
 - Leverage Opportunity Zones.
- Support regionally significant projects.
 - Goldendale Pump Storage Project is paramount.
- Invest in green energy.
 - Seek geothermal and solar energy opportunities.
 - Brand the area as a “Capital of Green Energy.”

- Focus on good schools.
 - Remodel Goldendale schools.
 - Acknowledge that good schools are required to attract jobs and grow housing.
- Preserve and market the agricultural and cross-cultural heritage of central Klickitat County.
- Assist with funding for upgrades to the Goldendale wastewater treatment plant.
- Address the continued underperformance of the Goldendale Industrial Park.
 - Redefine and reimagine the industrial park; previous attempts have shown very little return on investment.

Eastern Communities - Alderdale and Roosevelt

- Expand services and marketing for eastern Klickitat County.
- Establish a local coordinator or liaison to assist with grants and technical expertise for community development-related funding opportunities. Roosevelt has a high proportion of Hispanic, migrant worker, and low-income residents, and is well positioned to acquire competitive grants.
 - Seek grants and/or low interest loans to expand essential infrastructure.
- Leverage the two available opportunity zones (central and eastern Klickitat County) for tax incentives to entice development.
- Work to open more land availability for housing, such as a 130-acre parcel in Sundale off SR 14.
- Work with residents to emphasize the need to be a “competitive” community and help open minds to positive change.
- Support the long-term development of a high school in Roosevelt.

Specific opportunity or catalyst sites.

The stakeholders indicated many opportunity or catalyst sites that should be considered for housing, commercial, or industrial development. A summary of these sites and areas is provided below. The study will refine this list to up to 10 of the most viable sites for consideration.

West		
Community	Site Location and Description	Notes
Bingen	Dickey Farms	Multiuse development with townhouses, apartments, single-family dwellings, hotel, and commercial space.
Bingen	Downtown Bingen along SR 14 and Oak Street	High-density workforce housing for 50- to 120-room hotel.
Bingen	Port area near Insitu	Should emulate Port of Hood River and focus on mixed-use development plan that could include a 50- to 120-room hotel.
Bingen	Off Lincoln Street	Townhomes

West		
Community	Site Location and Description	Notes
Bingen	Dickey Farms - waterfront	100 acres of industrial but all fill behind dike.
Bingen	Corner of Ash and Lewis and Clark Highway	Commercial building where the coffee shop was. Needs flexibility from the City to meet setback requirements.
Lyle	Parcel off SR 14	30-unit condo development.
Lyle	Small vacant lots along SR 14 in Lyle	Commercial or residential infill.
Urban Exempt Area	West end of Brislawn Road	
Urban Exempt Area	Cox Property	
Urban Exempt Area	10-acre parcel near Shelman's property	
Urban Exempt Area	Snowden Road and Simmons Road east of the high school	Housing authority has conditional use permit to build a 52-unit assisted living facility on a 6-acre parcel.
Urban Exempt Area	Old orchard at Powerhouse Road	
Urban Exempt Area	Various parcels	Most have sewer constraints.
Urban Exempt Area	SDS/Butch Clark property - 63 acres between Spring Street and Snowden Road	Needs roads and utilities - \$2.5 million estimated cost and developer needs financial assistance. Half in city and half outside but annexable.
Urban Exempt Area	Mount Adams Mill site	Needs water and sewer, but has mixed-use and high-density residential potential because it's on the waterfront.
Urban Exempt Area	Lot bounded by Pucker Huddle Road and Brislawn, Bryan, and Jewett	
Urban Exempt Area	Wallace Estates near Powerhouse Road northwest of White Salmon in Klickitat County	Has city water. Needs septic approvals to mitigate the nitrogen loading in soils.
White Salmon	Parcel east of new Hood River Bridge bridgehead	Could include a business cluster and park component. Need to think about how to create a new access road from the bridge to Main Avenue.
White Salmon	Rhine Village	Has space for additional multifamily apartment buildings.
White Salmon	Gaps or "broken teeth" along Jewett Blvd in downtown White Salmon	Two- to three-floor buildings with commercial on ground floor and apartments above, and/or 50- to 120-room hotel.

West		
Community	Site Location and Description	Notes
White Salmon	Hospital Hill	Proposed subdivision with 60 to 70 single-family home lots.
White Salmon	Heritage Plaza	Mixed-use business cluster.
White Salmon	Behind New Beginnings Church on Oak Street	
White Salmon	South side of Jewett Blvd east of Eighth Street	Townhomes - a mix of market rate and affordable.
White Salmon	Tillotson Road area	Single-family dwellings.
White Salmon	Unidentified 7-acre vacant parcel within city limits	Single-family dwellings on 6,000-square-foot lots.
White Salmon	End of Pole Yard Road, north and west of Skyline Drive	Ideal for townhomes or apartments. Push the buildings against the bank - challenge is setback from Jewett Creek.
White Salmon	Washington Street trailer court	Already has sewer - capacity might be an issue.
White Salmon	4-acre parcel south of funeral home on Main Avenue	Annexed into the city a while back. Owner brought a development proposal to the City (high-density townhomes with some single-family dwellings) but the project drew opposition and did not move forward.
White Salmon	Property on north side of Waubish Street in west end of White Salmon	
White Salmon	40 acres on Lincoln Street - the "Stevenson" property	

Central		
Community	Site Location and Description	Notes
Dallesport	View parcels in southwest Dallesport along the river	Ideal for executive housing and single-family dwellings.
Dallesport	Intersection of SR 14 and SR 197	Should be reserved for commercial development.
Dallesport	Columbia Gorge Regional Airport	Air-dependent airport industrial development. Small but increasing market demand for "Hangar Homes."
Dallesport	Dallesport Industrial Park	Additional commercial and industrial development.
Dallesport	Sagotech parcel and adjacent lots	Complicated ownership structure and long-term visioning would need to occur to create an ownership structure that would enable development.
Dallesport	Webster Orchards	31-acre parcel.

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Central		
Community	Site Location and Description	Notes
Dallesport	Roseland Golf Course/Circle T Ranch	1,200 to 1,600 homes on +421 acres. Sewer and water to be provided by Klickitat Public Utility District over time.
Goldendale	Downtown Goldendale	Infill and small-scale multifamily housing.
Goldendale	Old nursing home site on Simcoe Drive east of Columbus Avenue	Employment area, mixed-use PUD with residential component.
Goldendale	The Tuttle Property	
Goldendale	Industrial park	Shovel-ready industrial development.
Goldendale	Commercial nodes off Highway 97 entrances (Broadway Street and Simcoe Drive)	Commercial development.
Goldendale	Vacant properties north and south of Simcoe Drive west of McDonald's	Commercial or mixed-use development.
Goldendale	Residential blocks west of city hall (West Nesbitt Street to Mill Avenue)	Residential infill and upgrading.

East		
Community	Site Location and Description	Notes
Alderdale	Washington Department of Natural Resources parcel northwest of Alderdale, located off Warner Road	Utilities and power are nearby for expansion.
Klickitat County near John Day Dam	Former aluminum smelter plant	Has roads, rail, and utilities that once served a peak of 1,000 to 1,200 employees.
North Roosevelt	4 blocks along Roosevelt Avenue between Gordon Street and Rankin Street	Commercial services/gas station/restaurants.
Roosevelt	Open areas north, west, and south of the school	Compact housing and traditional neighborhoods where kids can walk to school.
Roosevelt	Unidentified location	YNHA development.
Sundale	130-acre parcel off SR 14	Only one access off SR 14.

Focus group participants.

Individuals who participated in six focus group sessions are identified below. Stakeholder affiliation is also noted; however, the opinions given were those of the individual and do not necessarily represent the organizations identified.

Jacob Anderson (KCPEDA)
Betty Barnes (Mayor of Bingen)
Larry Bellamy (Goldendale City Administrator)
Greg Bringle (Republic Services)
Sherry Carver (Goldendale Planning Commission Chair)
Dale Connell (Riverview Community Bank)
Jeremy Denny (Pacific Rim Brokers Inc.)
John Derrick (Mercer Ranches Inc.)
Richard Foster (KCPEDA)
Marla Keethler (Mayor of White Salmon)
Gordie Kelsey (Klickitat County Public Works Director)
Darin Konrad (The Dalles Fruit Company LLC)
Jerry Lewis (White Salmon Valley School District)
Mo-Chi Lindblad (Klickitat County Planning Director)
Joel Madden (Mid-Columbia Housing Authority)
Art Mains (Republic Services)
Dave McClure (KCPEDA)
Leslie Naramore (Washington Gorge Action Programs)
Carrie Pipinich (Mid-Columbia Economic Development District)
Jeff Renard (Columbia Gorge Regional Airport)
Dean Schlenker (Goldendale School District)
Maya Sullivan (Insitu)
David Telford (Klickitat Valley Realty Inc.)
Tammara Toppel (Mt. Adams Chamber of Commerce)
Nancy White (Custom Interface Inc.)

Individual stakeholders interviewed.

Individuals who participated in the stakeholder interviews are identified below. Stakeholder affiliation is also noted; however, the opinions given were those of the individual stakeholder and do not necessarily represent the organizations identified.

Jeff Barsness (Washington State Department of Transportation [WSDOT]-Planning)
Larry Bellamy (Goldendale City Administrator)
Logan Cullums (WSDOT-Planning)
Rob Kimmes (Skyline Hospital)
Andy Mack (Zepher Inc.)
WJ Morris (Dallesport Water District)
Pat Munyon (City of White Salmon)

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Dana Peck (Goldendale Chamber of Commerce)
Judy Perez (WSDOT-Planning)
Jason Spadaro (SDS Lumber Co.)
Mark Thornsbury (Port of Klickitat)
Ann Varkados (Lyle School District)
Kate Watson (Roosevelt School District)

NF:nb
April 9, 2020

MEMORANDUM

To: Erika Castro-Guzman
Associate Planner
City of White Salmon
100 N Main Street
White Salmon, WA 98672

From: Steve Faust, AICP
Project Manager

Date: September 17, 2019

Project Name: White Salmon Comprehensive Plan Vision
RE: Community Outreach Comment Compilation

The City of White Salmon has launched *White Salmon 2040*, a 15-month process to imagine the City's future and chart a path to get there successfully. *White Salmon 2040* will update the City's comprehensive plan, which is the policy document that guides future development and public investment. This process will build on the history of what makes this city an amazing place to live and create a guide to lead White Salmon toward a successful future.

The first step in the Comprehensive Plan Update process is to create a new Community Vision to capture where the community wants to be in 20 years. To create the vision, the City is listening to what community members have to say through community conversations and an online survey. The visioning process focus on three questions:

- Where is White Salmon now?
- Where does White Salmon want to be by 2040?
- How do we get there?

Community Conversations and vision activities at community events have yielded more than 350 unique comments. 159 people have responded to the online survey, answering at least one question. The following is a compilation of all community comments collected through the outreach process.

COMMUNITY CONVERSATIONS

What do you love about White Salmon?

June 12 Planning Commission Work Session

- White Salmon is unique in that there are some things you can't change, such as the natural and political boundaries that serve as geographic constraints
- White Salmon has seen little change, so a lot has been preserved
- It's a small town with distinct neighborhoods and a lively town center
- A friendly atmosphere
- Good integration of natural spaces with the city
- Human scale
- Variety of housing stock
- Could use more opportunities to work from home
- Views, especially of Mt. Hood
- Natural constraints and natural beauty are one and the same
- Small built environment
- New commercial businesses (e.g. Everybody's)
- Topography
- Community connections – know your neighbor
- Quality of businesses, local-serving, crafts/makers

July 30 Farmers Market (Board Activity)

- The library (8)
- View of Mt. Hood (8)
- Farmers Market and music in the park (7)
- Biking (6)
- My friends (5)
- The pool (4)
- All the fun places (4)
- Community events (2)
- The fact that we have a sweet little Montessori school (2)
- Free parking
- Sense of community
- The trails and views
- Burdoin Mountain view
- Vision – free lunch for kids every day; What I like now is this park and farmers market
- The park

July 30 Farmers Market (Comment Cards)

- Protect: Wild and Scenic River; enjoy living in a smaller community with abundant access to trails, etc.; less logging/clear cuts
- Vision: More affordable housing, more relationship building with local tribes (by city); more diverse representation in local government (Native American, Latino); community garden
- Need more affordable housing
- I would love to see more parks, public transportation, and more multi-family housing. Thank you.
- Need airport transportation - shuttle

- I envision a city as diverse as the local ecosystem, welcoming and inclusive of all races, genders, cultures, abilities, etc. A place that engages and encourages creative expression. A place that recognizes its place in history in relation to stolen indigenous lands, striving for reconciliation for multi-generational impact that has occurred.
- View of Mt. Hood
- Jewett Creek hike
- Walk to the post office
- Miss the pool
- Public transit - Shuttle to Portland/Seattle transit systems
- Street maintenance plan
- More parks, skate park
- Plaza/splash pad
- Free swimming pool/free lunch
- Gaddis Park is neglected
- Need long-term plan for traffic
- Don't want traffic lights
- Better advertising of activities; better website, newspaper
- We need to invest in our spaces to gather as families. Stay and play here, support our local businesses and economy here.
- Splash Pad: = no staff needed, recycled water, used more months of the year than a pool
- Upgrade park bathrooms
- Some new construction doesn't fit, it's tacky with no design features; just trying to maximize profits
- Need more restaurants
- Love the bakery
- Protecting natural areas
- Need sidewalks and bike paths
- Need a pool
- 2 lanes on Dock Grade Road
- Aquatic Center
- Ensure future development considers walkability and density to support it
- Schools not yet overcrowded
- Will need more green space for schools
- Small town is more personal, friendly
- Even more walkable
- Need a pool complex with hot tub, warm water swimming pool, slide, lap pool
- Bike paths along the river and trails downtown; safe; off-road
- Improve walkability, crosswalk
- Light pollution / street lights
- Roundabouts
- City Hall new chalk sign
- As enter town at Congregation Church
- Dock Road
- Too much traffic; need roundabout at Jewett and Main; trouble crossing streets

August 14 Move in the Park (Board Activity)

- Farmers market (6)
- Friendly (4)

- Walkable (3)
- Small (3)
- Water sports (3)
- Music in the Park (2)
- Greenspace (2)
- Access to trails (2)
- Parks (2)
- I love how much the community cares and supports each other (2)
- Walkable, schools, library (2)
- The Park and Views
- Hennis restaurant
- Trails in Jewett Creek
- Coming "Home"
- It's the traffic. This place is outgrowing its infrastructure fast. Plan for that.
- Affordable housing
- Library
- Small town vibe
- Library
- Nature's backdoor
- Bridge
- Tourism potential
- Restaurants a plus
- Mt Hood View
- I love White Salmon because of the friendly atmosphere and sense of community. Everyone works together and change is possible.
- Trees
- Sidewalks
- Small town (local business)
- The vibe is open, peaceful, connection
- The View of Mt Hood.; all the views
- Peaceful, Friendly, Library
- I love White Salmon because of the beautiful trees
- Community
- The community, small town, great outdoors, friendly vibes
- Community, North Shore Café, Mountain view
- I love our community and how everyone knows everyone. I also love how small it is. Lastly, almost everyone is really kind.

August 14 Move in the Park (Comment Cards)

- I love the friendly atmosphere here in White Salmon and the livability of course. Nice to see organic great food here too.
- I would like to see our town grow beautifully and carefully. Allowing variances, being looser on setbacks, allowing builders to adjust soil height to essentially after height restrictions - all lead to a crowded tall town without pleasant space and movement. We are developing an awkward visible community of small older homes and tall as can be, wide as can be buildings. I would like to encourage smart conscious growth.
- Great job.

July 5 Community Conversation

- Neighborhood consistency, Oak St townhouse
- Short-term rentals
- Building permit, short plats, review
- Proud, Pioneer Center, library, schools, grocery store
- New pool
- Quaint, not yuppy
- Extremes of new and residents
- Can't afford to live here unless come with money
- Walkability, walking paths
- Two block town
- Housing stock change = UAV industry > price/supply
- Short-term rentals versus housing; cost schedule
- Access to the river. What is the status of the part by the bridge?
 - Bingen Point (Port property)
 - Restroom
- Port Commission (designated recreation at point)
- Senior Housing - more options like Beth El-Shalom
- Off-road paths
- Commercial Zoning; street level business and houses above
- Primary residences on street level – No
- Has the water shortage been addressed? Boil alerts. I support watering rotations for landscaping as a conservation measure
- Seniors – accessibility, sidewalks, walking path
- Streetlight top of Dock Grade, Oak St is the one stop light - a badge of honor
- Need roundabouts at Dock and Jewett, Estes; that is a priority
- Thriftway parking lot delineation with road / fog line
- Sidewalks to nowhere
- Truck route through town?
- Pioneer Center/Pioneer Parkway - one-way?
- Speed bumps, love the changes
- Out of town developers. What is their role in White Salmon? Need vision and not just money.
- Pacific Northwest population pressure
- Recycling at transfer sites or bins? What is the City's role in garbage and recycling? More bins means more fees.
- Hotel/motel downtown
- Who does design review on commercial buildings?
- Gradual / transitional living for aging population
- Proximity
- Water
- Geology
- Natural heating
- Climate
- Activity
- Small town
- One street

- Friendly know each other
- Lakes
- Not touristy
- Residents
- Walkable
- Sustainability
- Unique individuals
- Natural features
- Hillside
- Trails connections, pedestrians
- Green space expansion, make connections
- Incentivize community park
- No stormwater maintenance requirements
- Lack of pocket parks
- Low impact development follow geography
- Lots of walkers
- Walkability
- Side streets
- Tax base
- Less paving
- More public space
- Less paving
- Wildlife
- Tax base
- Higher density = more parks
- Wyers Road infrastructure update
- CIT for parks
- Perpetual affordability CIT
- Dark skies
- Large land owners
- Community solar
- Water conservation
- Green space
- Water conservation
- Water
- Cool surfaces
- Minimize pavement; de-pave

August 27 Rotary Meeting

- Friendly
- Transportation
- Rotary
- Know each other, small
- Metro access
- Banks
- Salmon crosswalks
- No traffic

- Climate
- Restaurants, amenities
- Safe
- Library
- Hospital
- Pioneer Center
- Schools
- Views
- Volunteers
- Natural Resources
- Skies, dark sky
- Parks
- Named after fish
- Great services
- Churches
- Festivals
- Diversity
- Recreational Options

What would you like to change?

June 14 Planning Commission Work Session

- Sharing amenities, such as parking, in order to stay small
- Transportation alternatives to wider roads; electric vehicles, e-bikes
- A variety of housing types
- New, higher density, mixed use neighborhoods with some commercial
- Urban interface – City/County partnership; Urban Exempt Area
- New annexation areas with a variety of densities
- Gaddis Park improvements
- Connected park/open space system
- Secondary roads and paths (e.g. Cherry to Strawberry Mountain)
- Intergovernmental agreement (UEA)
- Improve road maintenance
- Infrastructure to accommodate growth (strategic growth)
- Youth Center
- Net zero town; solar
- Population diversity; young population is growing
- Aging population; housing needs
- Rentals/ADUs – more affordable/attainable housing
- Policy preference for long term rentals over short term rentals

August 27 Rotary Meeting

- Parking
- Street maintenance
- Stoplights, somewhere
- 6th Street
- Affordable housing

- Assisted living
- Apartments
- Salmon crosswalks all year
- More equitable and diverse leadership
- Park restrooms
- Old water/sewer
- Ingress/egress
- Disperse traffic flow
- Signage, e.g. "Park"
- Cell dead zone
- Childcare
- Teachers
- Activities center/kids community

How do we get there?

June 14 Planning Commission Work Session

- ADUs and zoning amendments
- Support long-term rentals
- Discourage what you don't want
- Reduce storefront size
- Allow a large mix of uses/cluster-shared space
- Fee innovation/timing
- Housing regulations
- Shared roads
- Right-sized infrastructure (small roads)
- Off-road paths
- Maintain commercial area, limit sprawl
- Small-scale commercial and nodes
- Maintain neighborhood feel
- Parking policy
- Varied lot sizes in urban Exempt Area
- Continue White Salmon "feel" in Urban Exempt Area
- Clear vision and guidelines
- Comprehensive Plan is a living document
- Update road standards

August 27 Rotary Meeting

- Zoning
- Taskforces
- Benefactors=involved
- Tax beatifies, incentivizes
- Taxes for services etc.
- Reprioritize = youth important
- Bond issuance

COMMUNITY SURVEY

What makes White Salmon special? What do you want to protect or enhance?

Thoughts to consider:

Neighborhoods

Natural beauty/views

Small geographic size

Small streets

Vibrant downtown

Access to nature and recreation

Small-town character

Housing stock-Public Services

- I think what makes White Salmon a special place to live is the sense of community. We are still considered a small town, although we are growing quickly, and the people that have lived here for a long time and the newcomers come together in our town. I love that fact. I also love the schools here. They are small and really focus on taking care of each child. I have always "mentioned" to my friends how lucky I am to live in a place where recreation happens right outside my door. Everything you want to do is easily accessible. I want to protect that sense of community, continue the get togethers that happen throughout the year.
- Neighborhood feeling, friendly and kind people
- World-class views; world-class recreation in the Gorge and surrounding areas; healthy foods; great people
- Huckleberry Festival; Spring/May fest; skate park; dirt track by Jewett Creek – it's close to the river
- Small town feel, with friendly neighborhoods, small local businesses and restaurants; amazing views and easy access to nature and recreation (biking, river water sports, hiking)
- Natural beauty/views; small-town character
- Vibrant downtown; small town character; natural beauty/views; create a park on the bluff where you can see the river
- Access to nature and recreation
- Protect the walkability of the city by adding sidewalks and avoid fast speed thoroughfares through the downtown area. The infra structure needs to be upgraded while maintaining the small town character.
- Access to nature and recreation; a place that is walkable where I can work and live; community focused with family friendly activities and places
- The small town feel, and I love how people take pride in their community. I love the Christmas ornaments on Dock Grade road at Christmas, the tree lighting ceremony, the white salmon on the cross walks, the small shops and restaurants we have on the main street
- Access to open spaces; trail you can access from town; natural beauty/views; not a lot of track housing/cookie cutter housing; open spaces when you look around at the hills around town (not everything is built out); small-town character
- Small town character
- Climate is just right; not too wet like Western Washington; not too hot and dry like Eastern Washington. White Salmon's vibe is friendly, neighborly and un-rushed. The option to cross over to Hood River for more excitement and shopping options is an advantage. Our location on the naturally beautiful Columbia Gorge is wonderful. White Salmon has great access to boating, hiking, road biking and mountain biking. Views of Mt Hood. Walking to town to go to Everybody's is nice.
- Small geographic area builds community along with a vibrant down town with a mix of shops for business, tourist, dining and services. This makes for Lots of reasons to go downtown. The most spectacular views of Mt Hood are from a really ugly parking lot. Town is very walkable, people are kind and stop at crosswalks and even when jaywalking. People are friendly. It feels like people love living here and we need to keep this a key element in planning. Want to enhance the walk ability between parks, post office, grocery. Is there a way to create safe walking paths between services? Attending a planning commission or city council meeting can be intimidating for some. Can the mayor, council members and planning commissioners be available during community events, maybe a city table where you can meet the city

people. Rotate through the mayor, council members and commissioners. Keep it small and local. Create city sponsored volunteer programs to beautify and clean up the city. Create mini parks or spaces where people can sit in the shade and watch people, or visit with friends.

- The opportunities for being better. The potential to be a dazzling downtown district. Small town neighborhoods. Community entities that do good works. Amazing vistas and views. The dark sky lighting.
- Small-town character, natural beauty/views, access to nature
- Small-town character; Natural beauty/views; Access to nature and recreation
- Access to nature and recreation; Natural beauty/views
- White Salmon has a quiet elegance, similar to Aspen, CO or Sedona, AZ. In all instances this is fueled by a combination of natural beauty and recreational opportunities.
- Beautiful area in the heart of The Gorge, surrounded by nature. Awesome variety of small businesses and locally produced food.
- Natural beauty/views, small town character, recreation.
- Small-town character, small streets, access to nature and rec
- Small-town character, natural beauty/views, access to nature and recreation
- Vibrant downtown, natural beauty/views, small town character
- All of the above
- This amazing community high above the Columbia river has phenomenal natural beauty and resources that must be preserved and protected. We are only 75 minutes to a major airport, yet it feels like another world.
- Protect its community
- Small geographic size, small town character, slow growth.
- Small town character, Natural beauty
- Access to nature and recreation, small town character, preservation of views of surrounding mountains and river
- Small-town character
- The small town, rural feel of the community. Ease access to the rest of the Gorge.
- The small town size, the natural beauty of the gorge and outdoor activities, the people
- It's natural setting, its walkability, and its people make it special. I would like to see certain things enhanced, more core vitality so that people want to walk around town more. This could be through enhancing the art scene, supporting spaces for artists to work, and other small businesses that add character. The sidewalks and roads could use improvement. People also speed through downtown (Jewett and Wauna where I had an office especially) and blast through crosswalks. Make this more appealing for people to walk by adding in a lit-up crosswalk? The parks and open space could use upgrading by using grants to pay artists to help do murals, new public playground, and places to gather.
- White Salmon is special because of the access to trails and good schools. I wish there was a park on the bluff to provide public views of the river. Also we need more sidewalks.
- The hometown feeling
- I love access to Hospital Hill trails. I love the walkability of downtown.
- The people and community make WS special. After 10 years of living here I know so many local faces that always greet me with a smile and a helping hand if needed. WS is also amazing in that it is close enough to Hood River to visit, but far enough away to avoid the crowds during the summer. The natural beauty of WS is amazing with views of Mt. Hood around almost every corner.
- Housing stock; community; beauty; friends
- It is small. It is tight knit. It is not Hood River. It is has a lively and accessible downtown with local business support.
- Choosing from your list "thoughts to consider" these are the reasons I'm here: small town character, small geographic size, neighborhoods, small streets and natural beauty/views, and access to nature and

recreation. The last one, "access to nature and recreation" is our most important asset and must be protected. The more we can bring nature into our daily lives, the healthier and happier the community. My husband and I feel that it is very important to live our ideals. In our home we have taken, and are taking measures to live sustainably, as much as possible. We want our daily lives to depend less on the automobile. We enjoy where we live in town because we can walk to services; food store, post office, library, and downtown. The views from downtown; mountain and river, remind us every day how lucky we are to live here.

- Natural beauty/views; Small town character
- Small town community, great inclusive city, good balance of community
- Small town character, natural beauty/views
- That it is still a small town. There are no big chains, or busy industrial corners. It still feels historical...it should not cater to tourists, and I don't think housing should expand. I think it should stay small and homey, and deserves to be preserved and treated as the gem that it is.
- Small town character, vibrant downtown, access to nature, small geographic size
- Vibrant downtown and access to nature.
- Small town character/size safety (especially for children); access to nature/recreation
- Small town and size, VERY limited urban sprawl, we'd live in Bend if we wanted the city feeling.
- Small geographic size, small town character.
- Don't forget about the roots of the town and people that built it. Opportunities for small businesses to grow; career opportunities for students graduating high school; small town feel; reasonable housing/rental market
- No income tax. Less busy than Hood River.
- All of the above
- Small town, natural beauty, the people, minimal government and steering away from national topics.
- Small town qualities: walkable streets with sidewalks, landscaped public areas, with trees; no chain drive through fast food restaurants; great parks and library; access to nature trails, access to larger metro areas
- White Salmon is a great community with a fantastic location, good size, downtown etc.
- Small town character, natural beauty, vibrant Main Street, unobstructed views,
- Housing stock
- Properties w views. Small downtown with increasingly more attractive businesses. Proximity to Columbia River and sport attractions. Proximity to Hood River.
- Small town feel with beautiful scenery.
- I enjoy the small town character and the access to nature. It is a very pretty town.
- Small geographic size and knowing your neighbors.
- Access to nature and better neighborhood management of walkable/bikeable spaces
- Nothing anymore. It's become just another Hood River.
- Neighborhoods, small town feel, little traffic, great views
- The beautiful natural surroundings. The unique businesses - no chain stores, franchises, or fast-food restaurants. The small size and welcoming feel. Fellow citizens who care about education, tolerance, and protecting the environment.
- Small, close knit community; Progressive city council; Access to nature; Walkable streets and trails
- Our relationships with each other. Less touristy than Hood River. Small businesses.
- Geographic setting in the otherwise protected Gorge. Surrounded by nature. Supportive community.
- Natural beauty and views. Small town character. Very walkable. Integrated green space (trees, shrubs, grass) to lessen the sight of concrete. Green space is what really makes a small town.
- Small town character, natural beauty/views, access to nature and recreation, (until recently) little traffic and Quiet

- Small town character
- Protect the natural beauty and neighborhoods. Consideration of housing density needs to be addressed. R2 on small lots will clog the town with multi units. Let's restrict the growth to maintain the current density.
- Small town. I was born and raised here. It should be focused on people and families who want to live here, work here year-round.
- Small town character with a focus on the community not tourism
- Small town character with focus on community not tourism
- Enhance housing, downtown. Protect natural beauty/view, access to nature, small town character.
- The small-town character and natural beauty/views certainly pop to the top of my list. We are also moving to the area for its healthy lifestyle which includes access to nature and recreation. One other draw for us are the white oaks in town. We are pleased to hear they are a protected tree.
- I would like to maintain that small community feel while enhancing our down town.
- Small town geographically and character, manageable traffic.
- Small town character natural beauty / views; proximity to river / mountains / city
- Vibrant downtown, natural beauty, small-town character, and public services (I think in particular about the pool, parks, library, community events).
- Location is what makes White Salmon Special. Located on the Columbia river in the Gorge with natural beauty and recreational activities all around. Protecting the small town atmosphere in this paradise is essential.
- White Salmon is special because it is a small town with heart, while also having some "bigger town" amenities -- like good restaurants, yoga, bookstores, etc. It is small that the pace of life is still slower, people are friendly, children can grow up in relative safety and technology and the upwardly mobile pursuits that ruin the heart and soul of places hasn't taken over. It sits amongst such gorgeous nature and outdoor recreation that it is truly one of the few wonderful places.
- Small streets, lower traffic, access to nature, green space in the town
- Quiet safe streets with little traffic.
- White Salmon is special because of its surroundings. As the city develops and grows, I'd like to see access to nature and recreation be done in a mindful manner to protect the ecosystem as well as provide greater access to pedestrian traffic.
- Enhance vibrant downtown, protect views
- Fix infrastructure. Improved streets and traffic control. Utilities underground. Keep small town way of life. Too much traffic now.
- Protect Natural Beauty / Views but the city needs a face lift. Most of the old buildings need removal and new modern buildings built. This can be done while protecting the park and the view.
- Protect natural beauty of surrounding areas. Maintain small-town feel and community spirit.
- It hasn't made too many concessions in the name of out of town money. Keep it slow and peaceful.
- What makes it special: Natural beauty, access to nature, small size; Want to protect: small town character, natural beauty, access to nature
- Active network for getting involved in events and improvement projects; natural beauty; recreation; small town character; vibrant downtown
- Access to nature and recreation
- Small geographic size. Small town character.
- Natural beauty, view location
- What used to make it special were the working class families that lived here for multiple generations. Sadly that is changing and not much can be done about it
- All of the above

- We love the small feel of our town. We love knowing our neighbors and we enjoy how it feels as if we're all in this together. We feel safe and relied on.
- Natural beauty/views, access to nature/recreation
- Small-town character, medium to low income housing
- Vibrant downtown and recreation
- Neighborhoods, small geographic size, vibrant downtown, small-town character, natural beauty/views/small streets/access to nature and recreation
- I like the dual use area of downtown mixed residential with commercial. Would like to enhance that to new neighborhoods.
- Access to Portland and PDX airport; Access to Amtrak (Bingen); Thriving food, wine, beer scene; Access to outdoor recreation year-round, "sense of place", "sense of community"
- Access to nature and recreation /Natural beauty/views - Neighborhoods
- Small Town Character
- Walkability, green spaces, vibrant small business community
- Small, community-based programs and activities.
- Small-town character
- Outdoor recreation; public land for recreating, green spaces, parks, walkable, community gardens, community spaces, trees, vibrant downtown with restaurants and more fun retail.
- Access to nature and trails, bikeability to shops and work
- Access to nature and recreation, parks, public services, and a vibrant downtown are all important for protection/enhancement. I love the small-town character as well, but that may be difficult to maintain as the city grows.
- Small-town character; Natural beauty/views
- I'd like to enhance the public spaces in White Salmon and along the Columbia River.
- Quick access to outdoor recreation like Hospital Hill trails for mountain biking and hiking.
- Neighborhood (people live here, unlike Hood River)
- Small size, small town character, natural beauty
- Small-town character and access to nature/recreation
- Natural beauty; open space; undeveloped land parks and access to nature and recreation
- It's location.
- Love the small town character, small neighborhoods and streets etc. However, I think WS should annex adjacent parts of what is now "county" for tax purposes.
- Public spaces/parks
- Preserve the small town character through active management of development and growth, planning in a cohesive manner. exploit the natural beauty with trails and overlooks.
- A variety of services food, restaurants, pharmacy, hardware, clinics, banking, dentists, hospital, library, gifts, all within, theater all within a couple of miles. Big city living in a small area.
- A variety of services, health clinics, education, dentists, banks, financial planners, hospital, attorneys, food, gift shops, library all located within a couple miles, excellent restaurants , theater venues all with a couple of miles from each other. Big city living in a small area.
- Small-town character, Natural beauty/views, Small streets, Vibrant downtown, Access to nature and recreation
- Strong feeling of community, natural beauty (especially trees and views) and walkability potential (with more infrastructure)
- Small town character, Natural beauty and views
- Small town living with nice restaurants and cute stores
- Small-town character, walkability, safety, gorge and Mountain views

- I feel strongly about White Salmon remaining small and compact, with a walkable downtown area. I would like to see our trees protected as new housing is added, as well as high density housing, there should be a certain amount of multi-family dwellings on lots close to town to keep a diverse demographic of people. The downtown area should remain small and compact, with commercial space at the bottom and living space above. Our park should be protected as well as the view of Mt Hood from there. I also think our pool should remain in town, bigger is never better, better is better. Thoughtful design with an emphasis on nature, walkability, and community should lead our decisions moving forwards.
- Small town character. Boating community. Jewett Creek trail system.
- Access to Kreps Ranch, the trails on hospital hill, views of mt. hood, thriving small businesses, sidewalks and crosswalks downtown, small-town character, access to recreation
- Natural features and views, oak trees, small town character
- I love the neighborhood feel of WS, and being surrounded by the beauty of nature makes this place feel so special. The public library feels like the heart of the community to me, and I really appreciate the access to community resources through the staff there. It feels like we have almost everything you could need to live well here.
- White Salmon offers the gorge experience without seeming touristy like Hood River. It feels more authentic and "local". I would hate to see this change and I think any proposed growth should be done with the intention of preserving this difference to our Oregon sister city.
- Protect/enhance: Natural beauty/views, access to nature and recreation; Enhance: Housing stock, community engagement/building, culture
- The small-town vibe is nice, in that people seem genuinely interested in knowing you. The surrounding area is gorgeous and downtown White Salmon has a lot of potential for growth. I would want to try to preserve the sense of community, develop downtown more (increase density in that area), while also staying focused on infrastructure so we don't get behind on the things that matter there.

What would you like to change or improve in White Salmon for the future?

Thoughts to consider:

New, mixed-use neighborhoods

Amenities for youth, seniors

Focus on long-term rentals

Connected park system

Shared amenities (e.g. parking)

Improve road maintenance

Variety of housing types

Shared City/County approach to growth

- I would love to see an improvement in the parking downtown area and the side streets especially in high traffic areas. Post office, grocery store, banks, and downtown area. Traffic has increased quite a bit and the ability to navigate safely through these areas is getting to be harder to do. I would also love to see affordable housing become more readily available to our folks in the community who are in need. White Salmon has become a very expensive place to live. It was not like this when I settled here 36 years ago. I would also love to see a more connected park/pool committee with a focus to the future of our pool and parks.
- More parks, public access to Columbia River, public access to bluff. More sidewalks. Keep vehicle speeds slow in town. Don't allow jake breaks in town. Two stop lights are currently needed on Jewett and Main St. and Wauna St. The city needs to improve streets generally, including stormwater runoff which is currently flowing onto private property in several places.
- For walking, running, or biking White Salmon lacks pedestrian infrastructure, especially considering the possibilities. The only good path now is Loop Road to the LDS church. We need ped/bike paths about 10' wide connecting LDS church to downtown, and connecting Loop Rd to Underwood via the burned bridge near the powerhouse. We also need at least one trail down the bluff, connecting the town to the new park. Impacts on residents' health would be significant.

- More respectful police officers/ better community involvement. Teen Center. Cheaper grocery store. Swimming beach in Bingen.
- Improve look of the town. We have too many pot holes, streets in poor condition, downtowns area looks like it lacks any planning. Put in street lights that have some character. Paver brick sidewalks. It's costly, but improving the look of the town will draw in tourists. Pick the direction and move towards it bit by bit, pretty soon it will have a major impact. For inspiration look at towns like Buford Georgia for which has gone through an amazing transformation.
- Roads - in particular widening them. Developers need to widen the road and provide sidewalks. This is huge. Some streets are nearly unusable. Shared amenities (e.g. parking).
- Connected park system; more green space; less pavement; tiny houses
- Try to preserve our access and communicate. I live by Hospital Hill and it is the best resource White Salmon has. I know it is private property, but we need to preserve that relationship.
- White Salmon is uniquely placed with a string southern exposure. I envision a partnership between the city and solar energy installers to incentivize the incorporation of solar panels in private housing and businesses as well as city buildings.
- Non outdoor family recreation, like theater, plays, bowling (haha). Connected park system incorporating areas like Strawberry Mountain and Puckerhuddle.
- Let's clean up the pot holes. It's frustrating to see all the potholes on Lincoln (where the duplexes are going in). Even before they started construction, there were always potholes in that area for some reason. And the road only gets patched, never repaved. Also, I'd love to see the building on Jewett get rid (or cover up) the Tyvek on the side of the building. It's funny that people really do care about WS but that this building hasn't been taken care of. And that seems like such an easy fix.
- 1. Increase in community spaces (like a high quality rec center, getting the new pool completed, etc.) 2. A stronger vision around how the town is being developed and more regulations to keep what is being built and developed looking cohesive and well-planned. Right now it feels very sporadic and hodgepodge. And I have a lot of concern that our town is not being developed thoughtfully. 3. More investment in the downtown area so it continues to grow and thrive. It would be wonderful to have one of the empty lots in downtown developed into a mini park so there is some open space. The downtown areas of towns like Carbondale, Colorado are great places for inspiration on small ways we could gradually make our downtown awesome. 4. More investment in preserving land for parks, open spaces and trails. In particular keeping the surrounding open spaces/hills from being developed whenever possible to keep the natural beauty of the town and focusing development on land in areas that are already developed. 5. Fix the outside of the City Hall Building. It has appeared torn up for so many years and I think it makes our town look beat up. 6. A parking solution for the downtown area of Jewett Blvd. Looking forward I suspect this is going to be a big issue as our town grows. I think an effective solution would be to create a parking area/structure a couple blocks east or north of downtown on Jewett. Then eventually make the section of Jewett Blvd from Estes to Main walking only and re-route traffic for that short section to Tohomish. It could create such an awesome downtown vibe. 7. Make our town more bike and pedestrian friendly by creating bike routes, bike lanes, and more pedestrian paths. 8. Improve Road Maintenance. 9. Widen Spring Street and add a bike/pedestrian path. Right now the traffic is steadily increasing on this road and it is often dangerous for pedestrians. 10. More investment in and encouragement of the arts in our town.
- Senior living
- More small commercial enterprises to increase city revenues. More retail stores and affordable (not McDonalds type) restaurants. More in-town options to purchase groceries, gasoline, office supplies, sporting goods and clothing. Establish affordable, mixed use neighborhoods with nearby parks and sidewalk access. More sidewalks for safer pedestrian travel. City streets are in horrible shape. Storm water runoff needs to be managed with storm drains, flow lines, culverts and retention areas. City needs a safe (not comingled with car traffic) trail system to connect outlying residential areas to the downtown. The

Post office needs to deliver mail to city residences; that would help decrease the traffic mess in town. We need a more reliable provider of waste services, especially the recycle program which should be a once a week pick up with special totes for glass and comingle recyclables. We need roundabouts to help with the increasing thru-town traffic. The "conga line" of thru town traffic is destroying the small town feeling in White Salmon. The "Sea of asphalt" parking lots for businesses in the NE Tohomish/ NE Wauna area is really ugly and hot. Electric power rates are too expensive here.

- Increase walk ability, with paths through town connecting parks, post office, shops without walking through ugly parking lots. More trees. Lower speed in town. (Done. Thank you.) Install speed bumps along Lincoln to reduce speed so walking is safer. Decrease paved surfaces. There are an absurd amount of unused parking spaces. Town is mostly asphalt. Create multi purpose place that can be parking and an open space for people to meet, sit in shade on a table, visit, watch people, eat a lunch outside and enjoy the view. Plaza can be a community focal point for concerts, chats, art shows, markets etc. Dedicate this space instead of more asphalt. Be creative about sharing parking spaces and adding signing to direct people to parking. A lot of business have different hours of need for parking, coordinate this instead of making more impervious spaces. A lot of people who live here like to walk to shops. But walking through a blazing hot black asphalt is a waste of opportunity to create community space. Parking strips can have more trees and benches.
- Accountability of city government, specifically public works. The care of our city elements, such as roads, sidewalks, public buildings/restrooms needs more attention. Community Center for all ages that is open year round and encourages multi generational interactions. Spring Festival needs an upgrade.
- Improve road maintenance
- Improve road maintenance
- Variety of housing types
- Affordable housing can be difficult to find in White Salmon -- especially housing with 1 - 5 acres of land. Semi-rural residential growth could make White Salmon more valuable.
- Better visibility in many Jewett intersections. Currently, cars are frequently all the way into/across crosswalks trying to gain the visibility needed to merge safely, visibility that is being blocked by parked vehicles and buildings due to often very recessed stop signs. Gentrification is fine, but a focus on affordable housing would be an improvement, as most housing is rapidly increasing in cost to the point of forcing out lower-income persons native to the area. There are several locations where modest apartments (ie not upscale townhouses) could be built without marring the scenic views of the upper class.
- Focus on long term rentals, amenities for youth. Limit VRBO's (preferably none). Large tax on second homes.
- Improved, extended, safe, road bike path; City Government that values/serves its constituents
- Improved, extended, safe road bike path system; City government that values/serves its constituents
- Parking has the potential to become a bigger and bigger issue in the downtown area. Quality affordable housing is a big deal.
- Please plan streets and roads so that when there are more than 5 cars on the road there is not a traffic jam. Turning from Bingen off 14 to 141 is crazy at certain times of the day. Bingen must be controlled to 25 MPH, people cross the road in the cross walks and are nearly hit every single day. Huge semi-trucks are barreling through town, the new speed limit signs showing your speed are helpful, but more needs to be done. Please consider the alternative 141 and Hwy 141 intersection... there really should be a light there. Please consider the stores and amenities needed for a growing town, grocery stores, gas stations, license plate renewal, library, parking, street lights to keep traffic moving, residential water, sewer and treatment, trash and recycles, parks and recreation. Please protect our beautiful forests, rivers and trails. The white salmon river is an amazing resource. Control the number of boats, kayaks and where they are accessing the river. Please protect our forests with sustainable cutting and re-planting. Please encourage the responsible use of fire pits and fireworks. Please consider planning for the development of new homes

and clusters of homes, some of the driveway and road access that is being created is going to cause problems... this requires planning.

- Amenities
- Street maintenance
- Connected park system, bike path, Shared City/County approach to growth
- Create reasonable development standards that will allow more affordable home sites and encourage developers to be creative in solving the housing problems. Allow mixed use in the central core of the city, connected walking and biking trails and sidewalks (particularly on Spring Street), shared city and county approaches to growth, public pool that eventually can be used year round, fix roads.
- Amenities for youth, seniors
- The biggest problem is the discrepancy of the people. There is little to no middle class. You are either well off, or below the poverty line. Affordable housing, the elephant in the room, that has repeatedly been swept under the rug is non-existent and that is causing problems of its own. Cost of housing in the city and Gorge, and the lack of supply in the market, for a reasonable price, is hurting the community, education being a prime example of this. As teachers retire or move elsewhere, new teachers can not afford to move in. My family had to move out as the cost became prohibitive for a family to rent or buy in town, or nearby.
- Vibrant/Walkable downtown, connected park system, Walking path from White Salmon to Bingen, public transportation update, neighborhood roads,
- I think a big downfall about our town to me is no public place to gather. Other than the bar, there is no core vitality that allows us to see one another/meet each other etc. For young families this place is just dropping kids off at school but where is it for a majority of our community? Get the grange going? Or create more multi use spaces downtown? Obviously an indoor rec space or space people could rent for events that is not religion affiliated would be nice. I think in terms of housing think more progressively with small homes and shared outdoor spaces that are visually appealing and give a sense of community for people, instead of isolation of cookie cutter houses with fences around them. Amenities for youth including more outdoor education, environmental education, public volunteer projects that possibly include working with seniors and working together.
- Public park on bluff. Need more sidewalks, stop putting off road maintenance and fixing city hall.
- Sidewalks. Improved road maintenance including well-marked crosswalks and regular street cleaning. Improved lighting for downtown. Better city planning for new construction. More trails with connected park system. Prohibit engine braking from semi/log trucks. Prohibit gun club on Hospital Hill.
- The roads. There is a section of road on Garfield and Lincoln that have been patched and patched and need to just be completely fixed. It would also be nice if there was a walking path or sidewalk that kept pedestrians safe while walking the forested part of Jewett when they walk the loop up to Spring street. Even though it says it's 15 mph in there, a lot of cars speed and the road narrows making it a challenge for pedestrians to feel safe.
- More housing. Well paying jobs Diversity and inclusion Environmental stewardship
- Affordable housing. Long term affordable rentals. Better recycling resources. Better civic engagement opportunities. More local business support. Higher minimum wage. More local summer camp affordable options. Local health care system for all.
- Atención de rentas de largo plazo, Y variedad de tipos de vivienda. (Attention to long term rentals, A variety of housing types).
- There is too much pavement in new development. White Salmon must get on-board with a Low Impact Development (LID) approach to stormwater management. This includes rain gardens, bio-retention, planters, bio-swales, check dams, pervious pavement, and more. I see LID measures employed in Portland, Chicago, and Wenatchee, to name a few of the places I visit. Portland requires LID of new development. White Salmon should as well. Every inch of new pavement pushes the stormwater problem downhill onto

the next guy. We pay a lot to hard pipe that stormwater to a storm drain and treat it when it could be: replenishing the aquifer, creating habitat, creating gardens for human health and enjoyment, filtering and cleaning stormwater of pollutants naturally, and reducing heat island (to list a few). On a similar topic, a connected park system is one from your list. Our natural features are our most important asset. Our streams and river fronts, are natural green corridors are our natural assets to be maintained as greenspace with access for hiking, walking, sitting, enjoying, not walled off and ignored. Create wildlife corridors for the good of wildlife and humans.

- Sidewalk to Bingen
- Stronger public infrastructure (streets, water, sewer). Better process for residential development.
- Amenities for youth, seniors. Sidewalk to Bingen. Finish City Hall, the Tyvek is embarrassing.
- A better pool that's indoors and can be used year-round with lap lanes and a slide... similar to the Aquatic center in Hood River. It's not fair that we have to cross the bridge and pay extra because we are not considered locals, but what other options do we have? The tennis courts and basketball courts could be cleaned up to draw more people in, etc. Obesity is creeping in... it's a good thing that they got rid of McDonalds and Subway in Bingen.
- Improved road maintenance, mixed neighborhoods - use and affordability. Variety of housing.
- Connected park system.
- Better recycling service, including yard debris compost and curbside glass pickup. More pedestrian paths, especially along heavy-use roads like Loop and Main.
- A community design and dedicated to the community, not the select few very wealthy that are only invested in the community for profit. Kids first.
- Multiple people renting one house. More cars and no place to park. Blocking driveways, parking on the street in no parking areas. Narrow streets in some areas where only one way traffic is possible.
- I do not want to see much change. This is a nice little town. We do not need the problems that larger cities face such as crime, drugs and homelessness. We also do not need houses all packed in together so some developer can make a pile of money. Please stop rezoning areas for more houses.
- Better roads, better opportunities for people buy/build homes year round pool (that's not in Hood River); better fitness center
- Better utility infrastructure.
- All of the above
- A park system that doesn't change or impact the roads. I would love to see loop trail off the road bed on Jewett, i.e. a separate sidewalk or trail. keeping the town to low impact with thoughtful additional storefronts that fit in with the town.
- Tree preservation, and tree requirement on newly developed lots; preserve minimum lot size in some areas; mixed housing types; no unnecessary subdivisions with lots of expensive streets for the city to maintain; community pool
- Things I would like to see in White Salmon's future include: A sidewalk that extends all the way to Bingen, including over Jewett Creek. Currently pedestrians have to walk very close to cars at this location. Ensure that there are affordable housing options. Investigate ways to improve communication with residents.
- Improved road maintenance, amenities for youth and seniors, community celebrations and events bringing people together, maintaining neighborhood views by not allowing multiple story structures, improve road maintenance
- New amenities. New grocery store. Need to deliver mail to houses instead of having a P.O. Box.
- Reopen, reestablish public swimming pool or future health center. Connect city center with waterfront. Establish a meaningful, commercially compelling while community building waterfront (learn from Hood River.) Make bicycle paths a priority. Encourage electric bikes or bike share programs. Establish charging stations for EVs. More restaurants in town.

- Affordable housing, more downtown parking, encourage more businesses to open downtown, empty lots are an eyesore.
- I would definitely like the train to stop blaring its horn. Also transportation is not so great. There is one steep road going up to White Salmon with no sidewalk. Having more pedestrian paths and bike/walk friendly roads would be wonderful. More housing would also be a huge benefit and with that comes more shops and services.
- Less Californians and focus on parks and trails. We need affordable housing, fiscal responsibility within local government and protective measures to keep our community a small town. We do not have (nor want) the infrastructure to support a tourist economy. We do not want to become Hood River.
- Improved road maintenance and school buildings
- Lower taxes and lower spending. Stop charging an arm and a leg for utilities. Adhere to comprehensive plan already in place.
- Improved road maintenance, more parks
- I am concerned about the lack of affordable housing and the accompanying problem of "urban" sprawl consisting almost entirely of upper-income housing; the next generation cannot afford homes or even apartments in White Salmon and I do not want to see our town become a place for only the affluent. Also, I am very concerned about the lack of planning and building codes to address wildfire risks; we should not be allowing homes on the forest edge without requiring them to be fire-resilient. (I certainly would not like to see the city follow the county's lead on growth, which is basically that they never met a development they didn't like.) I am concerned about this area continually falling prey to the boom-and-bust cycles of industries such as timber and aerospace, and the domination of a few powerful employers such as SDS and Insitu. I value economic diversity as well as ethnic diversity.
- Improved road maintenance; Variety of housing types; More senior housing/co-op housing; More outreach to Latino community
- I would like White Salmon to be a place where people of every economic status has the opportunity to thrive. We have to stop pushing out people who are low-income. I'd like the person who checks me out for my groceries to be able to live in the same town as my doctor. This place is highly inequitable now.
- Support a vibrant downtown, not the current "missing teeth" of vacant lots. Add in support to tourism as Hood River has. Make Dock Grade 2 way again to allow direct access to/from the town.
- Improve road maintenance. Parking on the side of the road along Jewett can make it difficult to see if cars are coming. So an off-street parking lot or structure would be nice. But aesthetics and green space should be a very high priority for any construction. That's what makes towns like White Salmon so great. And of-course affordable housing (which is really a problem everywhere...)
- Connected park system, long term city planning to ensure any growth is managed very efficiently and well. Already turning left onto Jewett is becoming more unwieldy, don't allow tall vehicles to block visibility at intersections, try to maintain the small town feel and please don't let this turn into another Hood River. It's already much worse than 2 years ago. I fear high-density housing and a lack of planning to allow for the smooth flow of traffic.
- Have White Salmon be proactive about protecting our air, water and the natural environment; coordinating road, parking, storm drainage and other infrastructure with building permits so that these keep pace with growth; keep the small town feel.
- Have CCRs for downtown development. Downtown continuity should be encouraged and enforced.
- Affordable long-term rentals for people who live here, work here year round. Reduce the vacation rentals and number of houses that sit empty for months while the owners live out of state. We also need more senior housing, assisted living for our aging residents.
- New/updated schools that have adequate facilities to meet the demands of students and teachers. Recreational areas for kids and a pool
- Newer/updated school with adequate space for students. Recreational areas for kids and a pool

- Improve infrastructure in the City of White Salmon, housing types, build out instead of 3 houses on a quarter size lot.
- Although we will be new residents (our house is just starting construction), there are a couple of improvements that would benefit everyone. First, underground the utilities (power and cable), which would enhance views and beauty, but would also keep the town safer from power outages. Second, develop walking and bike paths to connect all areas of the city (hopefully independent of roads). This would improve health for all ages and promote a feeling of unity between newer and older areas of the city. It also would help chance meetings by neighbors that turn into coffee/dining/friendships.
- I think amenities for youth and seniors could be improved upon. Also more accessible walking trails would be wonderful.
- Excellent school system for current population and future growth. Bike paths.
- Mail delivery. Improve the roads so that USPS can deliver mail. Affordable housing that still blends in with the current buildings.
- More affordable housing; new, mixed-use neighborhoods; Variety in restaurants; Shopping
- Focus on improving walkability of the city. I would love to see a true ped/bike path as a priority along Jewett/141. Speed limit could be lowered too. Realize this will require county effort. But let's unite our community and improve how we connect without requiring cars.
- White Salmon should enhance what makes it special. Connected park systems, Bike Friendly Community, more walking, hiking and biking trails. Vibrant, but small, downtown.
- It would be nice if there was more long term rentals available.
- Seems there isn't a plan, nor housing /zoning rules that compliment small areas... houses are being built too high, too many stories, too big for the lots, too dense.
- Keeping the big trees on public and private property.
- Connected Park System and access to the waterfront for pedestrian traffic from downtown.
- Address increasing traffic
- Improve roads. Add traffic lights for improved traffic flow. Add bike routes. Encourage less travel by car and more walking. Keep our community safe.
- Improve road maintenance and fix the parking situation.
- Clean up and increase appeal of downtown with more restaurant options. Develop tourism with our version of HR's "fruit loop". Improve school system.
- Road quality, not quantity. Affordable housing. Everyone that works here should be able to afford to live here.
- Amenities for youth, variety of housing and affordable or attainable housing. Major issue. Also, businesses in downtown (everybody's) have expanded without true consideration of parking. Our downtown needs parking factored in if business growth is to continue.
- Improve road maintenance; build new swimming pool; better city staff responsiveness; amenities for youth and seniors; more sidewalks
- Variety of housing types, New, mixed-use neighborhoods
- Shared amenities. Better parking. Better snow removal plan.
- Sidewalks. Roads. Shared city/county growth. Connectivity via walking and biking... though parks. Housing stock. Mixed use planning.
- City Council should have a forward-thinking mentality. This City is poorly run. Look at the city building. Tyvek for 20 years? Denied me the use of my property for food trucks. "Because it would compete with brick and mortar". Seriously. No wonder property values in White Salmon trail Hood River by a huge magnitude. Terrible.
- Better roads, less focus on political pandering
- I would like to see a senior Village/Retirement area consisting of Independent living, assisted living, and memory care so families can stay close as they age.

- We need to make sure we have the schools set up to teach the influx of students in our area. We also need more affordable housing. And we worry about our water supply. We know that our town keeps offering building permits but we don't see improvements being made to ensure we have enough resources for everyone.
- More restaurants. Don't need anymore whiskey or bar type establishments. Need family friendly offerings. More parks. We desperately need a pool ASAP. A nice waterfront in Bingen Point would be nice - model it after hood river.
- New, mixed-use neighborhoods, Improve road maintenance
- More low income housing
- Amenities for youth, seniors, improved road maintenance, affordable housing
- Focus on Mix-Use neighborhoods that allow for at home business. Improve waterfront access to the public along the Columbia River.
- - Improved walkability/ bicycle lanes from school to downtown and the loop. Many sidewalks are in disrepair or simply missing - The Community Youth Center needs a more centralized and safe location -- possibly on the city owned lot that was once slated for the pool? - Road and sidewalk maintenance are pretty dismal - implement paid parking on main roads near downtown business district will generate revenue for the city as well as diminish congestion - consider reduced speeds (15mph) and/or speedbumps on Jewett through downtown area
- Amenities for youth, seniors -Connected park system Improve road maintenance
- Housing
- Fewer short term rentals (locals need housing), improved tax structure to pay for services (taxes here are really, really low, schools are struggling, and we need more police officers), better public transportation system, more visible parking signs downtown (dark, sans serif font.)
- More options for food, shopping; amenities for youth, teens, adults... not necessarily the same amenity.
- Improved city works performance; Increased parking
- Slower speed limits downtown, crosswalks with lights, some type of truck detour through downtown (too many cement and logging trucks with loud brakes going too fast), more mixed commercial/residential - more people living downtown above the businesses to keep it vibrant and safe, the bridge needs to connect the communities with a sidewalk for pedestrians and bikers, more beautification of downtown (flower baskets, public restrooms, fix city hall's exterior), bigger farmers market, better parks, arts, vitality downtown around the clock, walkable
- Strong parks, safe roads, variety of downtown eateries
- Public pool, recreation paths, and other shared amenities for all ages. A variety of housing types to meet diverse needs and incomes.
- Improve road maintenance; Amenities for youth, seniors
- A bike path along the Columbia River as well as more access points to the Columbia would be awesome. Also easier pedestrian access to downtown WS from the bridge. Financial incentives to encourage commercial growth at the port of Klickitat (Free Trade Zone, deferred low interest loan opportunities, Fiber Optic cable).
- Focus on improved amenities for children like better parks. 2) Improve roads for cycling. Widen shoulders so cyclists don't have to ride in the traffic lanes, make more bike paths or protected bike lanes (particularly important for children). Make White Salmon a community where getting around by bicycle is an appealing option.
- Long-term rentals, amenities for youth and seniors, connected park systems
- Better road maintenance, new pool
- Variety of housing types, public transportation
- Connected park system smart development downtown, unlike recent approval of residential development in a commercial zone. So un-strategic.

- I'd like to see the city government represent the citizens of the city more, and move away from pandering to developers from the metro area.
- All of the above.
- Quality of ball fields. Improved sidewalks.
- Improve the downtown and overall infrastructure (streets, sidewalks, lighting, trees) to bring the town into present standards. Rebuild failing streets and build sidewalks as has been done on a few streets. Improve maintenance of what is already in place. Finish city hall.
- Variety of housing, smaller lots, more compact. If babies continue to be born there needs to be a place for people to live.
- Variety of housing types; mixed use neighborhoods expansion of public transportation so that one can leave the car at home and we don't have look around for parking
- Low impact development approach to stormwater treatment and street design, utilizing bio-swales which increases public greenspace and reduce impervious paving, change zoning to accordingly. No net loss of trees. Connected park system. See attachment.
- Long term affordable housing for residents; more opportunities for youth
- Amenities for seniors, connected park system
- More affordable housing. It is crazy that the only homes available to purchase are \$500K+. Regular people can no longer afford to live here and it is becoming an elite community - which is not a good thing. Healthy communities have housing available for all income levels. It is charming that there are no stop lights, but traffic is getting out of control and some stops lights might help. The sidewalks need improvement. I never understood how bad they are until I had to push a stroller around. There is also a need for more sidewalks to improve walkability.
- More accessible sidewalks and paved walking/biking paths, amenities for youth
- Variety of housing types, housing density, focus on long term rentals, our roads are terrible. Amenities for youth and seniors keeps a vibrant community
- Making Dock Grade a two way so that we can go straight to the bridge instead of through Bingen
- More density, bike infrastructure, consider other uses for under-utilized parking lots, more sidewalks in the neighborhoods, more variety of housing types (more apartments), better wayfinding
- Fill in empty spaces downtown, better parking downtown, finish fixing city hall, more affordable housing
- I think local government has to adapt the need to control growth from an environmental perspective with the increased need for housing. Probably through a blend of mixed-use and condo/apartment settings. Rentals are never good for neighborhoods, so supporting home ownership for young families and retirees would be a good start.
- The roads are atrocious. And I also think it looks bad that one of the town's most visible and historic buildings (City Hall) is in disrepair. White Salmon needs to have more affordable housing. And when the city does approve a subdivision with "affordable housing" they need to have some authority over the definition of that and sale prices. I see no new construction in WS for less than 300k. That's not affordable.
- Connected park system, amenities for youth/seniors, new/mixed-use neighborhoods including mixed socioeconomic individuals/families I think shared city/county approach to growth is vital. More housing types is needed and more long-term affordable rentals and housing for those that work here but can't afford to live here. Or new families who want to live here but can't afford it.
- I'd like to see us put in more density in the downtown area with part of that being more housing. We want people to be able to afford to live here, and by having the housing near services, they may be able to live here without regular access to a car. I would like to see us invest in the parks we have and make sure we stay on top of road maintenance. I'd like to see a sidewalk and bike path all the way to Bingen so people (in good shape) could walk/ride between the two places if they wanted. We have to acknowledge that

tourism is part of the community (short-term rentals included), but we also need to increase available places to rent which would be achieved by having a lot more mixed use space in the downtown area.

- Sewer and Water Infrastructure needs to be improved in the exempt area and thought about for the future. This will be the largest battle in future years and needs to be efficient and sufficient for future populations. 1. More housing that is affordable for full time residents. 2. Less dark homes or homes that are only utilized part of the year and less short term rentals. 3. shared natural areas and trail systems connecting pedestrian traffic throughout.
- Variety of attainable housing; Walkability; Inclusive conversations as a community; Road improvements

What actions should the City take to achieve your vision for White Salmon?

Thoughts to consider:

Zoning amendments

Small-scale, local-serving businesses

Right-sized infrastructure

Small streets, pedestrian paths

Continue White Salmon "feel" in new urban areas

- I think that all the ideas listed above really hit the nail on the head. Streets, zoning, housing, the right size growth and infrastructure.
- Improve and enforce zoning. don't allow houses to be added that don't face the main street. It looks ugly. Houses need proper setbacks. Ensure proper access for emergency vehicles. For wildfire safety, no new neighborhoods that have only one access road. Don't allow new commercial and industrial development in neighborhoods, including around ICE, Hunksakers, and Gardners. This should be a residential area. Don't allow strip development between this area and downtown. Pedestrian safety should be more of a priority. Continue to allow duplexes and ADUs to create additional affordable housing.
- Comprehensive ped/bike transportation plan including the above plus attractive bike commuting options for a White Salmon with ~3 times as many people. Reserve the block west of Harvest Market for covered parking below a pedestrian-only town square plus shops on the level of Tohomish St.
- Better street maintenance and bike paths
- Review traffic patterns now before the downtown becomes a nonstop tangle of cars. Consider removing Highway 141 traffic out of the downtown. Install roundabouts at busy intersections. Start rezoning for low income and multifamily areas and light commercial. Be revenue strategic about increasing city limits and annexing county lands. Make sure we are increasing city revenues with zoning changes and plans. Create a marketing team to bring the most desirable types of businesses to White Salmon. Research where people are walking to build trails and sidewalks where we have the greatest pedestrian traffic. Make City Hall look presentable. Encourage or help finance parking lot remodels with green strips, benches and islands. Shuttle busses to Bingen could help with traffic snarls. Identify the few remaining undeveloped lots in residential areas to purchase land for future open (could also be part of storm water retention system) and park space.
- Decrease paved surfaces, add trees, make mini parks, create shade shelter spaces, create an open space plaza in the center of town, coordinate shared parking between businesses. The south side of Jewett has a lot of family homes. A mini park is needed for open space on the south side of Jewett so that families wanting to an open space don't have to cross Jewett. This can also be a place for viewing a sunset or looking at the river. There are large spaces of open land that could be deeded to the city for an open space area (not athletic park with ball fields) just a place for people to take a picnic, enjoy the view, have some open space to play. A table and shelter, is all that's needed. There is no place in town to go see the river without trespassing on private property. Can the city entice some land owners to donate a small 1/4 acre space for all to use?
- Continue to engage the community for solutions and resources through the process. Encourage more community involvement by citizens. Promote the challenges and successes the City faces, so there is

understanding by the people. Be transparent and open in decision making processes. I think Spring Fest should find a theme that ties to the city - ie: salmon and use this as the base for the festival. Connect with Native Nations to provide salmon items for sale. Have some type of salmon cooking contest. Maybe salmon artwork. Ensure that the city salmon crosswalks have been freshly painted prior to city festival.

- Small-scale, local-serving businesses, continue White Salmon feel in new areas
- Continue White Salmon "feel" in new urban areas
- Zoning amendments
- Increase city limits along with zoning that allow for more "rural-like" sophisticated growth. This will involve careful planning for streets that can easily absorb growth.
- Subsidized housing (as opposed to expecting Bingen to be the slum of White Salmon). This survey seems focused on "small streets" being a good thing, so I suppose better traffic flow. Public parking and better enforced speed limits to incentivize cycling.
- Keep growth open, low density. Biggest risk to this place is overcrowding. Not saying "no growth" but need to be responsible growth. Perhaps a park in area around Baptist and LDS churches.
- Small streets, pedestrian/bike paths. Continue White Salmon "feel" in new areas
- Small-scale, local serving businesses, small streets, pedestrian paths, Continue White Salmon "feel" in new urban areas
- Continue to support the small-scale local businesses. More pedestrian and bike path friendly travel ways.
- 1) widen the Jewett section of the loop trail for increased safety 2) complete sidewalk all the way down hill to Bingen 3) stop light st intersection of hwy14/141Bingen 4) install one way parallel highway section thru Bingen 5) build a toll bridge from Insitu to I84 with revenue going to the WA side 5) relocate WS out office combining with Bingen with a large parking lot 6) stop lights downtown 7) passing lane between WS and Bingen with sidewalk all the way to Bingen 8) purchase property across from Columbia Bank for a city central community park 9) apply for grants to attract-build apartments for seniors similar to Beth El 10) bike share program 11) attract a hotel-motel chain ie holiday inn express for Bingen Point 12) develop Bingen Marina area with condos and restaurants 13) build Jewett Creek park trail to extend from Bingen to upper end 14) encourage neighborhood watch in additional areas of the city -make available a common security system that all home owners could subscribe to at a discounted price 15) better signage, I don't think outsiders know how to go up the hill and find WS, but maybe that's a good thing.
- Zoning must be considered, there are people moving here and buying up land and building without much restriction. Where does the water come from, sewer, trash, the views of others, the trees that are removed for the new homes, the orchards that are plowed under? Police, Fire and emergency services protection. I've never been disappointed by these groups here. Be sure there is funding and expansion to support a growing community. Consider burying the power lines to make the views better, but it also protects the lines from the winter snow and ice storms. We've gone many days without power before when multiple power poles were snapped. The Klickitat PUD is amazing and always quick to respond, make sure they continue to grow to support the town. Hospitals and doctor access. There have been many changes at Skyline and the new medical clinic in Bingen, however Hood River still pulls a lot of patients away. The library is amazing. Thank you for this resource and for the book mobile that travels up to Trout Lake, what a great little library. Larger grocery store. I love the market and the remodel did wonders for the store, but I think a larger store with more options would be welcomed with the expanding town. Road access and parking for Ace Hardware and High School pharmacy is dangerous and terrible. I rarely will go into those businesses because of the parking lot and getting in and out of the parking lot. The way the other road comes in, a pedestrian cross walk and hwy 141/Jewett is crazy. The poor access to these businesses make me shop in Hood River. That is fixable. Keep the residents here to shop. Post office in WS and Bingen, do we really need both? Theater in Bingen is so great. I'm so happy to see more productions in this theater, keep it up. The Pioneer center in WS is fantastic. Thank you, plan for expansion to support the growing community. More restaurants are great. Trains and access to Bingen point. Can we get a

bridge or a tunnel? There are times when traffic backs up into hwy 14. SDS has made good improvements for the trucks lining up for weighing which has been a big help. The tracks were redone and made horribly bumpy too. Banks and ATM availability in Bingen and WS. Maybe a credit union? There is a Boeing subsidiary in town, maybe the Boeing credit union? Support the chamber. What a great chamber we have putting on amazing events in Bingen and White Salmon.

- Local businesses
- Right sized infrastructure.
- Downtown development planning, architectural guidelines for development, franchise ban, restrictions on signage
- Consider the cost impact of all developers' infrastructure requirements on housing, incentivize public/private partnerships that will allow affordable housing to exist in perpetuity, planning commission should be allowed to give input on all land division and development, land use decisions that only require staff approval at this time and a clear path for citizens to follow within city government when they have objections.
- Small-scale, local-serving businesses
- Pedestrian paths would be helpful as the city expands. Some roads, many that runners and bikers frequent do not have safe paths.
- More pedestrian paths, smoother roads, restrictions on growth by not allowing too many high density residential (like some of the areas in the heights in hood river), improve downtown to be even more pedestrian friendly,
- Better pedestrian crossings, better sidewalks, better parks, more young orientated events in town to bring people out and together. I have seen towns our size that have prioritized the arts and created a real niche in bringing business to the town by having fun events, art nights and ways for artists to sell their wares. It created a very unique vitality that I think we would thrive with. For sure getting a pool. A rec center would be even better. There has to be reasons for people in White Salmon to not drive to Hood River so by giving them ways to interact with others and to feel like they are thriving as a family, or a small business owner, or as a community member would be a huge asset to our town.
- Increase density in town and curb sprawl. Charge SDCs for new development to raise funds for new infrastructure.
- Continue small town feel
- Sidewalks and crosswalks are a huge priority for me. Single family homes rather than townhouses/duplexes. Stop using low grade chip seal on residential streets. Build the pool.
- Pedestrian paths would be amazing. I would also love to see a dog park of some kind - I know a lot of people use the Rhinegarten park to run their dogs, but it would be nice to have a dog specific park. I also think another pedestrian crosswalk in the middle of downtown would be nice. There are walks at either ends but every day I see people walk out from their cars and sprint across the street dodging cars. It's only a matter of time before someone miscalculates that sprint.
- Limit high end housing. Zoning and incentives for affordable housing \$15 minimum wage. No plastic bags.
- Zoning amendments. Small-scale, local-serving businesses. Policy for minimum wage. Pedestrian development.
- Empresas de pequeña escala, Empresas de servicio local. (Small-scale, local serving businesses).
- Zoning amendments An LID approach will require zoning changes, especially commercial zoning, which allows almost total impervious coverage and requires old fashioned stormwater measures. Development requirements should change to an LID approach, and the city's management of infrastructure should change to an LID approach too. I think it's time for White Salmon to get on-board with these concepts. Institute a No net loss of Trees requirement in the code - If removed, trees of a certain size must be replaced or money put in a fund for tree replacement. Other communities in our area do this, so can WS. Right-sized infrastructure, small streets and pedestrian paths If you want a small town feel, which I do,

then don't make a super highway out of a residential side street. Side streets should be kept narrow to keep slow traffic so we can continue to have a walkable community. I hope that WS can grow without traffic lights. Please respect that these are not residential friendly. If necessary someday (preferably not), I ask that WS keep traffic lights to absolute minimum and only on main arteries. Please keep flashing strobe lights entirely out of residential areas. Just because a really bright light can be made, doesn't mean it's appropriate. On all future purchases of LED city lighting, pay the extra for programmable dimmable, use warmer temperatures, and with back and front shields. Respect the night. I would like to see White Salmon become a Dark Sky Community. Use planted roundabouts to slow traffic. These are more attractive and better for all than flashing strobes. (see LID above).

- Continue White Salmon "feel" in new urban areas
- - Better process for residential development - Improve city streets and sidewalks - take ownership of privately owned utilities in the city to create inclusive and consistent infrastructure
- Stop wasting money with street signs that aren't necessary or changing parking around on Jewett.
- Small businesses only
- Pedestrian/cyclist centric streets, local small business support
- Continue White Salmon feel in new development. The new structure next to Harvest Market looks like crap.
- Work with county to negotiate a better recycling program, including composting.
- Maintain existing zoning. No more annexing rural areas (county) property into city zones of 5000 sq ft.
- Keep the town small, stop allowing new rezones for more housing. We do not need to spend our tax dollars on bike/pedestrian paths or other amenities. Keep it simple.
- Don't charge so much for power and water hookups
- All of the above
- Continue how the town feels without ruining with high density/row housing or without tract housing. Keep zoning to larger lot sizes, nothing under 20K sq ft.
- Train/hire someone in public works to help care for city trees; pedestrian/bicycle shoulder along 141 on the "loop trail"
- Deliver mail in city limits - Run the MATS bus at weekends in order to connect WS businesses to HR, access the Pink Trolley and other transportation options. - Build sidewalk down to Bingen - Create ordinance to stop semi-trucks engine braking down Jewett Blvd - Add a free public parking area close to downtown - Consider creating a waterfront area near the HR bridge. - Stop train horns in the WS section of the railway - Make Dock Grade Road 2-way again, and put a roundabout at the bottom on SR14 to avoid potential for accidents. - Put a roundabout at the intersection of E Jewett Blvd and Dock Grade Rd. - Investigate options for a community 'app' through which residents can receive news, information etc. - Preserve free parking downtown and current nose-in orientation.
- Expand White Salmon Feet, maintain zoning laws, emphasis on single family homes.
- More stores
- Develop new urban areas, i.e. waterfront. Cycling paths. Sidewalks throughout. Underground electric wiring vs above ground posts
- Turn one of empty lots into a parking garage. Business friendly rules. A community coming together to incorporate the small town feel; kids playing safely in town, neighbors helping neighbors.
- I think all of the above thoughts to consider would be a huge help. -Zoning amendments -Small-scale, local-serving businesses -Right-sized infrastructure -Small streets, pedestrian paths -Continue White Salmon "feel" in new urban areas
- Stop approving massive development complexes for high income households. Improve existing infrastructure for recreation (i.e. the White Salmon pool) versus lobbying for a parks and rec district and funding to create a new complex that is both out of the way and geared towards the wrong audience.
- Small streets and pedestrian paths as well as money directed to new school buildings

- Define "WS feel". Don't allow major aesthetic changes to the cities look, i.e. roundabouts.
- Zoning changes, building code changes, more "right size" homes for people with small households and/or small incomes, a greater focus on sharing (e.g. a tool and equipment "library," more green-space "commons," etc.)
- Better infrastructure, Dog park, Community pool, Community center with youth activities/space, More outreach to Latino community
- Long Term rentals. Invest in affordable housing. Write a comp plan that allows for growth. We desperately need rentals and small houses not, mansions for people who only live here part-time. I'd like the City to form task forces and action teams made up of people who utilize city services and businesses, and whose members are more representative of the White Salmon Community. These task forces should elevate the voices of people of color, LGBTQ, seniors and low-income people.
- Indoor pool facilities. Development support for downtown. Investments in tourist drawing parks, businesses, access to the nature around us.
- Fully or partially underground parking structure would be great. The natural elevation change in White Salmon could accommodate that without sacrificing views. Along Jewett there are several open lots that could have 2 story parking and then a store at street level. Could even have housing on top of the stores to add more living space. With parking long Jewett being removed, the street could be widened to allow a green median with small trees. This would add to the natural beauty and increase green space. Also green roofs and roof-top patios would give stunning views.
- Right-sized infrastructure, limit growth, don't allow for high density housing, don't allow big box stores in
- Get good roads, water, storm drainage infrastructure in place before allowing development. Make sure lower cost housing is available. Protect and improve natural environment, including air and water quality.
- Reclassify many lots as R1.
- Small-scale, local-serving businesses. Less of tourism focus. We need sustainable businesses for employment and to serve the needs of residents -- not just catering to people on vacation.
- Infrastructure that meets the demands of the growing community. Pedestrian paths for kids to safely walk to school. Zoning and limits on short term rentals.
- Infrastructure that meets the community's needs. Pedestrian paths to meet the demands of the community. Safe paths for kids to walk to school.
- Zoning, right size, "urban feel"
- We do like the small scale, local businesses here. It would be a mistake to let any big box stores, or national franchises like McDonalds into the area. We want success and the money it brings, to stay in the community. Pedestrian paths are a positive for almost all aspects of White Salmon including helping small businesses prosper.
- I like the small streets pedestrian paths and I think zoning is a way to maintain that.
- All of the above suggestions
- Help out local business, improve support for an artisan community.
- Small streets, pedestrian paths zoning amendments continue white salmon feel in new urban areas
- Definitely focus on pedestrian and bike friendly travel and community assets like the pool. Was thrilled about the diversity statement and pride month vote. Let's make White Salmon feel like home for everyone.
- I don't believe growth should be the priority. I've attended several meetings where we annexed parcels of land in a manner that directly benefits the owners of that land, but does not directly benefit any current residents. The owners wanted the land annexed because under White Salmon ordinances they could build two to four times as many houses on their property than they could without being brought into White Salmon. That clearly benefits them. White Salmon got promises of low cost housing while picking up current and future financial and quality of life burdens in the process. The priority should be to enhance what makes White Salmon Special. Growth that maintains the uniqueness of White Salmon should be encouraged through proper zoning and targeted ordinances. Small Scale, local Businesses should be

encouraged while chain store, big box business should be avoided. Local home ownership should be the priority. Too many houses already sit empty during most of the year. One key to being a vibrant, livable small town is to have year round residents. Becoming a place where all the homes are 2nd homes for people in Portland or Seattle should be discouraged.

- Small, local serving businesses and the right-sized infrastructure.
- Zoning should complement the area, the schools can not accommodate the influx of population, they are already overcrowded, with insufficient facilities (even bathrooms). Fast expansion will bring drugs, more waste, dangerous noisy streets, destroy the green space, endanger the smaller streams, rivers and wildlife. Only the wealthier can afford the newer larger homes, also so many folks do not live in them year round. The economy is not stable enough to support the speed the development is occurring at. Example Insitu laid off 150 to 200 employees and more layoffs are planned.
- Larger lots, less density in new urban areas
- Add steps close to the white salmon sandbar up the bluff to white salmon downtown.
- Create three, one-lane eco-friendly roundabouts on Jewett: one at dock lane, one at Grandview (confluence of several streets - a noticeable bottleneck, and one at the end of downtown in front of the city hall building on the corner
- Pedestrian paths and bike routes.
- Right-sized infrastructure. Modernization is greatly needed.
- Incentivize the right businesses to move into downtown and other areas - variety in food and entertainment, boutique shops, etc. Make small investments to beautify the area, as well improve the quality of community events like the farmer's market (in partnership with chamber of commerce). Road maintenance and regulations - no gravel all over downtown. And please fix City Hall already. We can also leapfrog by considering tech and infrastructure improvements with state/federal grants (municipal broadband) that would attract quality businesses and residents to the area.
- Keep it small and simple.
- Working with housing visionaries to create attainable housing
- Publicize street maintenance plan and potential cost to be more proactive on resurfacing; pursue grants for adding sidewalks and youth opportunities
- Right-sized infrastructure, -Small streets, pedestrian paths, support co-housing or green growth developments, tax AirBnBs
- Listen to the home owners. Not the real estate people.
- -Zoning amendments for outright allowances of mixed use in central area. -Small-scale, local-serving businesses -infrastructure: sidewalks and roads - Improved parking...this gravel crap is lame and everyone parks on our streets anyway. Super dangerous in the winter. -Pedestrian friendly
- Promote development, don't obstruct it. Set an example for the right look for the city. Put some siding on the Tyvek. Seriously. 20 years of Tyvek on City Hall?
- Make it less onerous on single home builders i.e. Don't make them make improvements to city infrastructure as if they are building a multi structure development.
- A safe people path around the city and in city county areas would be helpful for walkers, runners, strollers. Additional schools/ remodeled and paid for by larger land developers and grants?
- We need to make sure our infrastructure can handle the huge influx we've had. Before doing more building permits, we need to make sure we can take care of everyone. I have no problem with more people and more building as long as we're not over taxing our cobbled together sewer and water and electric systems.
- leave small town atmosphere, but more focused on family friendly offerings.
- Right-sized infrastructure, Continue White Salmon "feel" in new urban areas
- Infrastructure
- Small streets, pedestrian paths

- Increase walk-ability/bike-ability. Bike path away from highway 14. Collaborate with Port of Hood River to attain funding for new bridge with bike lane.
- On top of infrastructure burdens, parking and vehicular traffic is one of the biggest burdens to a growing city. A holistic approach to planning that encourages walking and biking and leaving cars parked (in paid parking spots) encourages a greater sense of community, particularly in the central business district.
- Small streets, pedestrian paths / Zoning amendments
- White Salmon feel in Urban Areas
- Modernize property tax structure, short term rental taxes, moratorium on new residential construction (unless it's for affordable housing)
- Small streets; enhanced walking/bike paths
- Lower speed limit on Jewett, put in crosswalk lights, re-route trucks (somehow?), encourage people to build on the empty lots with commercial below and residential above, make more bike paths in the Jewett Creek watershed area, clean up the park and keep it up (the park on Jewett Creek), buy any land possible to make the park bigger including green belts (create a land trust), plant more trees, hang flower baskets, fix the outside of town hall, create a destination marketing organization (DMO) for white salmon, get rid of all the cement in the harvest parking lot and the bank parking lots - cut out some of the pavement and plant trees. Smaller tree lined streets.
- Those suggestions are good
- Not sure
- Small streets, pedestrian paths, Infrastructure upkeep/repair
- Zoning amendments to add mixed-use neighborhoods to allow home offices and small businesses.
- 1) Build more/improve parks. 2) Add more bike paths/bike lanes/wider road shoulders. Focus on higher traffic roads so that children and less experienced cyclists can get around without the safety risk and intimidation of sharing a road with cars. 3) Ideally, don't chip seal roads. Chip seal significantly slows bicycles due to increased rolling resistance.
- Zoning amendments. I'm tired of our gap in downtown - either develop or sell. More pedestrian friendly down town.
- Maintain the small town feel. small businesses. no box stores. Ma and Pa businesses
- Right-sized infrastructure
- Support development of small local businesses downtown
- Listen to the citizens of the area. Stop taxing everything so much and calling it fees.
- Annex adjacent county areas.
- Bike lanes
- Funding and implementation of vision in a timely fashion.
- Re-think zoning/ housing. Expand public transportation options. Reduce the need for cars. Reduce the need to find parking.
- Creative housing options because people keep having babies and we all need a place to live. The notion of large lots is so old school.
- Zoning amendments, Small-scale local-serving businesses, Small streets, pedestrian paths, Continue White Salmon "feel" in new urban areas
- Pedestrian/biking paths and lanes, more community gathering opportunities, like the movies in the park, and please continue with the lovely Tree City efforts.
- Small scale local serving businesses. Zoning. Don't allow small lots. Prevent houses on house city type zoning. Schools need updating.
- Inclusionary zoning or incentives for developers to create affordable housing options.
- Pedestrian paths, new wider/ADA accessible sidewalks

- There should defiantly be some zoning amendments, I don't mind some vacation rentals, but Hood River was ruined by them. Took the soul right out of their downtown. We should be focused on making WS the best place to live, not visit. All the ideas above are good.
- Widen the road a touch.
- Small-scale, local-serving businesses, more pedestrian paths, bike paths, bike parking, mixed-use development. do not build on hospital hill- it is white salmon's greatest recreational resource
- Protect natural spaces, oaks, views. Zone for affordable housing. Attract businesses to downtown and provide city parking lots
- I agree: -Zoning amendments to limit expansion to manageable numbers -Small-scale, local-serving businesses -Right-sized infrastructure -Small streets, pedestrian paths -Continue White Salmon "feel" in new urban areas by keeping mature trees and encouraging plantings, creating community spaces open and well-cared for, and through community forums for feedback.
- Add bike and pedestrian path down the hill to Bingen. Continue to support projects that would attract locals who are getting priced out of Hood River (both commercial space and residential). Encourage vacation rentals in a limited area close to the commercial district.
- Community engagement/involvement (seek out those who won't see this survey, who are affected by your proposed changes or lack thereof), lots of research, an eye towards long term problems and solutions, smart housing solutions.
- Focus on downtown development that can support more housing, leave short-term rentals outside downtown, so that people who want to live here can live in the core area. That may ultimately lead to investing in more shuttles back and forth between Hood River, Bingen and White Salmon. Invest in sidewalks in the downtown area and to Bingen, invest in bike path to Bingen. The goal is to make it easier for people to get to White Salmon without having to drive. Definitely incentivize small, local businesses. We don't want chains in our town if we can avoid it. Making downtown even more walkable - put up better signage so people can cross the street (maybe blinking pedestrian cross walks). Also, can we please fix city hall to not look like an eye sore? It implies we don't have civic pride, but we do. Lastly, anything we can do to encourage culture: arts, music, theater (Bingen) would be good. Those are things that bring people here but also make people want to stay. It builds community.
- 1. Make the hard decisions about infrastructure. Get it installed and don't make temporary decisions. 2. Support permanently affordable housing through SDC and permitting cost reductions. 3. Scale infrastructure for our community size.

Is there anything else you would like to share about the future of White Salmon?

- I want it to continue to be the beautiful place that I have called home for the last 36 years.
- Honor diversity and immigrant rights. Adopt policies to address climate change at the city level. Work with the county on the same, and on appropriate planning/zoning for areas that may eventually be annexed into the city.
- I'm available to help re trails, but no one has responded to me. Eric Strid Ericwstrid@gmail.com/
- White Salmon has amazing potential. We are missing out on big opportunity to draw some of the Hood River tourists. We just need to improve our look and facilitate small business growth.
- City council needs to think about the long term. Again, the road issue above and congestion. If not now, when and at what cost?
- Be a leader in protecting the natural environment for our grandchildren here in white salmon. Protect salmon. Protect our trees; eliminate single use plastic; etc.
- I know it will grow but I worry about the cost of living. I am not wealthy and if I wanted to buy a new house I would never be able to. I just got lucky and got in at the right time. A lot of my friend are moving to the Dallas

- Keep up the good work. We love WS and feel very lucky to be able to live here.
- We have such a great little town that could be made into an incredible town with thoughtful, strategic planning and investment in the future of the town. Or alternatively I think if there is not strong leadership or a lot of strategic planning White Salmon will very likely lose what makes it so desirable. So, I hope there's a lot of investment in these strategic plans now and in the future.
- Set up multiple volunteer citizen committees to help with the researching and data gathering. Make sure we are coordinating with Bingen's master plan.
- I fear for the small town concept. I have watched most places I have lived lose their small town flavor. Even with plans intact the new people become the voting majority and change the town. The Pressure in infrastructure when the population increases - water, sewer, roads, garbage etc. can impact a town. Planning is critical but know that things change. Trying to keep a small town character can be done with simple community activities to unite people as to why they chose to stay here, or move here.
- The business leaders of the community need to be engaged and involved. These key people are movers and shakers who have an investment in the success of the city. If you can get more than just one or two representatives, it would make a difference.
- Attract more high-tech industry if possible.
- Honestly, I love White Salmon, despite what I'm sure comes across as a somewhat critical tone in the review. My only concern for its future is how it seems to be moving more and more towards a (beautiful to be sure) haven for the better-off. Businesses can't always afford to pay wages suited to high-cost living, and of course that is expected of low-skill labor. However, businesses are needed to cater to the needs of the community, and 2 or 3 incomes to a household just to afford rent is not a reasonable standard of living. Driving up housing costs will drive away business when people either depart for more affordable living or find a job closer to home rather than commuting from another location. I have seen a great many friends leave White Salmon for more affordable areas. I would hate to be forced to leave my home as well.
- I like to see that much of the construction is revamping old homes that are a reasonable size. The giant homes going up on strawberry are a detriment to the community as it will continue to drive prices out of local's price range. You can't stop progress but can do things to make sure it is reasonable and not obscene.
- Maintain the small-town character
- Maintain the small town character
- Don't let it get too touristy, keep the local feel.
- Affordability increasingly becomes an issue. Is the cost of housing and groceries higher here vs other areas?
- I love this little town and I want to share it with visitors and new residents. Protect what we have, our location and natural beauty and plan for responsible growth.
- I like the current state of white salmon
- Like with other cities, I feel so many building permits are granted without careful consideration of the impact of rapid growth. Parking, schools etc. I'm also a bit dismayed at the type of architecture being approved. Modern townhouses in a neighborhood of cottages are an eyesore. Cookie cutter style track homes (with no character what-so-ever) squeezed onto every square inch of the lot. It would be really nice if we could retain the overall "look" and ambiance of our neighborhoods.
- Do what has to be done to make Dock Grade two-way again.
- I love White Salmon and I really hope it does not grow too quick for our city and utilities to handle it. Growth is good, just need to make sure we don't grow too quick
- Thank you for asking our opinions.
- City staff needs to be nicer. And don't punish the people who legally permit their ADUs by looking to charge them additional fees. Hire someone to find the illegal ADUs and enforce compliance with law to

raise the money you are seeking. Also limit Airbnb and temp rentals they erode city health by taking up workforce housing.

- Maybe a first Friday celebration in the Park
- I've seen a lot of growth in new homes and construction but not an increase in infrastructure. Wyers street has lots of traffic and no sidewalks--this needs to be addressed before a pedestrian gets hit.
- I hope that we can keep WS small while still encouraging business downtown. I have seen how HR has changed over the last decade and the last thing that I want is for people to not come to WS because it has outgrown its infrastructure (as is the case with Oak street and its many pedestrians).
- We are raising our two small kids here. We love it here. We want to see a community that reflects an inclusion and loving environment for all.
- Consider how to bring in other White Salmon area residents to the table.
- Semaforos en cruces de calle muy trancitadas (Traffic lights at busy street crossings).
- I have sent an add-on PDF to Erika. Please add to my submission.
- I would like to preserve the small town feel while creating opportunities for development.
- Do not let it turn into Hood River.
- It is a gem, please preserve it.
- It would seem to be beneficial to the towns future to focus on access to high speed internet and better k-12 education focusing on math and technology.
- Keeping it small is the big challenge.
- Please be mindful of why people live in and find White Salmon a desirable place to live. It's not because of "affordable" housing. Building new homes does not drive down the market value of existing homes until a bubble pops.
- I grew up at lake Tapps in Pierce county. Back then it was rural and very much like White Salmon. It has been overrun in the last 30 years with heavy traffic and a major loss of quality of life. I do not want that to happen to White Salmon.
- I think the primary challenge for the city is integrating old timers and newcomers. The grange could host many more regular community activities that bring people together with their neighbors. In all of the activities above, using new planning tools and technologies but keeping a small rural town feel as opposed to a Hood River wannabe.
- Keep White Salmon out of the big city political issues, they do not need to be in our town.
- Thank you for doing this important work
- As much as possible do not allow growth to change the small town feel
- Hopefully it doesn't turn into another Bend destination.
- Having the loud train will always be a hindrance to the growth of the area
- White Salmon will lose what makes it special if we continue trying to 'improve' what is already here. The only 'improvements' that are being made are tailoring this town to be the next Hood River which would be a horrendous mistake.
- I would like to see an update to our school buildings.
- Bring back the noon whistle. Margaret Walker missed it. Do it for Margaret.
- Thank you to the city council for passing the Diversity and Inclusion resolution and the Pride declaration. Both of these affirmative votes meant a lot to many people in this community. 2. I am concerned about the alienation of our immigrant community in our current political climate, in particular the concern that law enforcement may be racially profiling/contacting ICE regarding immigration status for some of our community members. I don't see the local police force making any outreach efforts to this community to ease these concerns. 3. I do not think that residents from outside of the city limits should be permitted to address the city council during public comment periods. At the very least, their comments should not be considered in the city's decision making.

- I love this place but I fear it will become a sleepy community of high income retired folks. Those folks have a place here, but I want the council to create a vision for a city that is accessible to low income families, our aging population, people with disabilities and people of color. It seems like the city is extremely segregated. I'd like City councilors to have a focus on equity.
- Keep it as green as possible. No one wants a giant slab of concrete. Parking lots with lots of trees help keep everything cool and is a lot prettier than a Walmart parking lot. Use elevation change to your advantage to keep the amazing views of Mt. Hood and the river.
- This town will retain its character if and only if planning is careful and we limit growth. The town wasn't planned well back in the day, and substantial growth will create a nightmare of backed up traffic, ruining the feel and destroying what makes this town special.
- Let's be a peaceful, thoughtful community that focuses on quality of life. The city can help set that tone.
- We need some kind of rent cap. Vacation rentals reduce the available housing for people who live here, and remaining long term rentals are still quite expensive. It takes nearly 1/2 my take home pay to rent a small house: \$1800/mo. Hard working people who rent should not shoulder the burden of paying the mortgage for someone else who wants to own a 2nd or 3rd home. Renters are basically buying a house for somebody else, instead of building our own financial future by buying our own houses -- if there are any available. If someone buys a house to rent out, then at least 15%-20% down payment should be made, so the mortgage is lower, and a renter does not have to pay an unreasonable amount of rent. I think it's fair that the mortgage payment (including insurance and taxes) should also be disclosed to the renter, so we know what we're getting into. If a home buyer cannot afford to buy an extra home without charging a lot of rent, then that person should not buy the home. Renters should not pay more than the mortgage, and considering the homeowner gets the financial gain upon selling the home, maybe we should pay less, like only 90% of the mortgage.
- Focus on the community that lives here. Don't try to be another hood river and ruin the small town feel for tourism and high density housing.
- Don't try to be another hood river. Focus on the people who live here, not the people that visit.
- Bring more business to White Salmon/Bingen area. Vacant buildings, and the port allow for business.
- There is a comfortable mix of people living and recreating here. Work to maintain that mix. Diversity is healthy and we would like to see that promoted.
- City and County should curtail residential building permits until 2040 vision is complete.
- White Salmon needs to attract shopping, movies, and a variety of restaurants.
- The Quality of life here is good. Maintaining that quality of life for current residents is a priority.
- My main concern is that if White Salmon takes the normal route of handing the keys over to real estate developers it will lose its heart and the reason we all love it. It's important to limit suburban real estate development and continue to support local businesses.
- I am concerned that the outside real estate developers have weight at all and way too much that effects how the council votes. Therefore I don't trust the council to have White Salmons interests as a priority. Often the council and the community members are uneducated about the issues, how other communities have dealt with expansion. It seems that we have infrastructure issues, water issues, garbage issues, school issues, all which need to be resolved and planned for before we develop any further.
- We need to make new streets and paths eco-friendly, reducing runoff
- Increase investments in the high school.
- continue to partner with Bingen, especially with zoning and building permits. Support new Hood River bridge, one with a pedestrian bike lane
- I think we have to build a better infrastructure before growth. I would prefer people be able to buy homes rather than rent. You will need to establish rent control if you take the rent path. Ridiculous amounts of rents being charged to low wage earners right now. We should never rely on rent subsidies. People need affordable housing that does not use tax support for a subsidy while making the landlord wealthier.

- Improvements to streets/parking and buildings can be done to increase the economy while preserving the small town feel.
- This town has so much potential, it just needs to invest in itself a bit, and I'm sure we'll see returns when more people overflow from HR and spend money here. This should be controlled, of course, and considerations like transportation and parking properly planned to ensure the town isn't overtaken. But there is a balance to be achieved, and we still have a lot of room to move toward growth and modernization.
- Keep with the sweet, small town feel and character in all that is done moving forward.
- The city needs to take a leadership role in community pride by improving upkeep of city property, including Rheingarten park grass and restrooms, and the exterior of City Hall which has been unfinished for too many years.
- The lack of affordable housing is a crisis, anyone making under 100K can not afford to live in WS.
- Leave it as White Salmon a wonderful place to live. Do not like the way it is turning into a huge town and not listening to the people
- I hate it here. And it could be so much better.
- The city needs some life. Without Everybody's, the City would be dead. It was dead before Everybody's opened. Totally dead. Why? Need more lodging and nightly rentals to give the city life.
- White Salmon will become unaffordable for most of the people who serve in your restaurants, fix your cars, and do most of the blue collar jobs in the area. Not much can be done about that due to zoning restrictions and the fact that we have the George commission in the area. Don't attempt to implement too many big city cost control measures because they will only backfire.
- We love this town. We love raising our kids here. We love knowing our neighbors. Please don't just let outsiders with no interest living here build massive housing tracts without thinking about how to service all of them. (we'd rather the building permits were to people that live and work here, not just people that don't have any invested interest in our area and who just want to make money off of our little boom).
- Don't turn into hood river. We don't need any more traffic.
- More collaboration between Bingen and Hood River to greater enhance local amenities for the public.
- I'm proud to live here during such an exciting time of growth.
- Keep lot sizes larger, build a new pool or fix the old one
- We do not forget the past.
- Love living and working here and believe we have an amazing future.
- The schools need major renovations, and that has a huge impact on the feel of a town.
- Help Build the New Bridge. Find funding from Washington State Legislature and invest 50/50 ownership in the bridge. Help develop Port of Hood River and Port of Klickitat Partnership.
- No more chip seal. It's an unmitigated disaster on Wyers.
- When planning for the future of White Salmon, it would be great if we could combine the needs of tourists and new residents with that of the people who have been in the community for generations.
- The city council and government needs to pay attention better attention to the people in the city and stop worrying about how much blood you can squeeze out of the people.
- Arts. Cultural center.
- It is a great town that just could use some enhancements and upgrades.
- Big issue is realistic housing and transportation. Innovation of thinking is needed. All else will follow. For example.
- Annex in some of the surrounding area so that the gene pool of residents who are eligible to run for city positions is increased.
- Please see my attachment. Sustainable design is a win-win-win plan - it benefits are social, environmental and economic. Most importantly, I wish the City to expand and implement Low Impact Development, to

get onboard with practices appropriate for a climate impacted future. Other towns and cities are doing it - so can we.

- I am concerned about decreasing diversity due to lack of affordable housing.
- My husband and I have lived here for 8 years. In that time we grew into our careers and were saving for a down payment. Now that we are finally in a place to purchase a home, we are forced out of the market and have to move from our community. This makes me sad and I hope the city does more to make sure there are affordable homes available to purchase for first time home buyers who cannot afford \$500K+ homes.
- As a business owner I love growth, we all struggle keep our doors open come winter, but we have to grow slowly, thoughtfully, with goal in mind. Let's keep big money developers who don't understand what it's like to live here on a short leash. And direct them to projects our community supports. I love the new building near harvest market. We need more of this to fill in the wholes on our downtown corridor. Small business spaces, with living above and an emphasis on design that reflects our small town feel.
- Something better should go into where Feast is.
- I hope the city focuses on density, mixed-use development, and improving the existing infrastructure before considering spreading development out of the downtown. Consult with and learn from Hood River to prevent the housing, traffic, and parking issues facing HR now.
- White Salmon will need to grow in a way that embraces diversity of race, religion, and gender identity as the state and country changes over the next 20 years and beyond. We have the opportunity to be truly welcoming and to integrate people into this wonderful place in a way that everyone can be at home here. This isn't done by denying Pride month or red-lining neighborhoods. We will need to foster understanding and raise awareness of what we all have in common, because that will be our strength.
- I grew up in the area. I think one of the things that makes a place stand out or be memorable is its heritage. I think it's a shame that White Salmon has moved away from its cultural German roots. May Fest used to be a way to connect people of all ages--it was an opportunity to celebrate the past and teach future generations cultural traditions. I think Spring Fest is generic and devoid of the life that makes White Salmon the community it is today. Bring back the may pole, polka, costumes, beer, etc. that have a true connection.
- Nothing in the "thoughts to consider" include social/culture aspects which I think need to be added/enhanced. We need to think about how our climate will affect our community and be prepared to ensure as safe of a community as possible during a dangerous/unknown future.
- We're going to keep growing as far as I can tell - so focus that growth in the core. People are still going to want single family homes, but those are going to be cost prohibitive for some people. Build housing in the core that is more affordable (which means probably smaller), that increases density, gives more business to our business core, and creates areas where people can choose the type of lifestyle they want (rural/suburban in the outlying area, more urban in the core). I'd be open to a downtown improvement district to also fund improvements to downtown, but not sure the base is big enough. Make sure our parks are invested in (not new ones), but make sure all 3 in town are properly invested in. Gaddis is an embarrassment - either invest in it, or take down the signs.
- The Planning Commission is doing a great job.