



AGENDA MEMO

Needs Legal Review: Yes
Council Meeting Date: November 2, 2018
Agenda Item: Proposed Ordinance 2018-11-1028, Amending WSMC 17.50.050
Regarding Building Height Limitations in RD Riverfront District
Presented By: Pat Munyan, City Administrator

ACTION REQUIRED:

Approval of Ordinance 2018-11-1028 Amending White Salmon Municipal Code 17.50.050 regarding building height limitations in RD Riverfront District.

PROPOSED MOTION:

Move to approve Ordinance 2018-11-1028, Amending WSMC 17.50.050 Regarding Building Height Limitations in RD Riverfrontage Zone, Including Severability and an Effective Date.

Why is it a legislative issue:

The city council is required to approve ordinances.

Explanation of issue:

White Salmon Municipal code 17.50.050 provides for a maximum building height in the RD Riverfrontage District of 45 feet limited to three stories. The proposed amendment maintains the maximum building height of 45 feet but would allow up to four stories within that height. This amendment would allow an architect and/or engineer to design a structure that still meets the building height of 45 feet but design the number of stories within that height as desired.

The proposed amendment also maintains the requirement that anything building over 35 feet requires review and approval of the fire department and building department.

Staff Recommendation:

Staff recommends approval of Ordinance 2018-11-1028 amending White Salmon Municipal Code 17.50.050 regarding building height limitations in RD Riverfrontage District.

**CITY OF WHITE SALMON
ORDINANCE NO. 2018-11-1028**

**AN ORDINANCE OF THE CITY OF WHITE SALMON, WA,
AMENDING WSMC 17.50.050 REGARDING BUILDING HEIGHT
LIMITATIONS IN RD RIVERFRONTAGE ZONE, INCLUDING
SEVERABILITY AND AN EFFECTIVE DATE**

WHEREAS, the City of White Salmon (“City”) acknowledges the need to provide for uniform and efficient land use regulations; and

WHEREAS, the City acknowledges the density benefits of multi-story structures in appropriately zoned areas, while being mindful of the need for proper fire and safety protection for those structures, and

WHEREAS, the City wishes to revise its code to allow four-story structures in the RD Riverfrontage District (WSMC Ch. 17.50)..

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF WHITE SALMON DO ORDAIN AS FOLLOWS: that the following amendments be made to the White Salmon Municipal Code 17.50.050, amending Title 17 regarding RD Riverfrontage District zoning:

Key: Deleted: ~~strikethrough~~
Added: underlined

SECTION 1 – WSMC 17.50.050 is hereby amended as follows:

17.50.050 - Density provisions.

Density provisions for the RD district are as follows:

- A. Maximum Building Height. ~~Three~~ Four stories, not to exceed forty-five feet; height over thirty-five feet will require the review and approval of fire department and building department based on public safety;
- B. Minimum Lot Area. The minimum area shall be determined based on the amount of area required to meet the provisions of this chapter and provide for proper sanitation and drainage;

C. Minimum Frontage.	On SR 14:	Two hundred feet
	On secondary road:	Seventy-five feet
D. Minimum Front Yard.	To SR 14:	Twenty-five feet
	To secondary road:	Twenty-five feet
E. Minimum Side Yard.	To SR 14:	Twenty-five feet
	To secondary road:	Twenty feet
	Otherwise:	Ten feet
F. Minimum Rear Yard.	To SR 14:	Twenty-five feet
	To secondary road:	Twenty feet
	Otherwise:	Twenty feet
G. Landscape Buffer.	To SR 14:	Twelve feet
	To secondary road:	Ten feet

H. Ratio of lot width to length not to exceed one to four;

I. SR 14 Access Separation. Four hundred feet where possible, two hundred foot minimum with a roadway access permit from the city engineer.

SECTION 2 - SEVERABILITY.

If any section, sentence, or phrase of this Chapter is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence or phrase of this Chapter.

SECTION 3 - EFFECTIVE DATE.

This ordinance shall become effective following passage and publication as provided by law.

PASSED in regular session this 7th day of November, 2018.

David Poucher, Mayor

Jan Brending, Clerk/Treasurer

Approved as to form:

Kenneth B. Woodrich, City Attorney