



**CITY OF WHITE SALMON**  
**City Council Special Meeting – Wednesday, July 28, 2021**  
**119 NE Church (In Person) and Via Zoom Teleconference**

**Council and Administrative Personnel Present**

**Council Members:**

Jason Hartmann  
David Lindley  
Ashley Post  
Jim Ransier  
Joe Turkiewicz

**Staff Present:**

Jan Brending, Clerk Treasurer  
Brendan Conboy, Land Use Planner  
Erika Castro-Guzman Permit Technician

**I. Call to Order, Presentation of the Flag and Roll Call**

Jason Hartmann, Mayor Pro Tempe called the meeting order at 6:00 p.m.

There were approximately 6 members of the public in attendance in person and approximately 7 members in attendance via teleconference.

**II. Business Items**

**A. Draft Comprehensive Plan**

Jan Brending, Clerk Treasurer presented information regarding the draft Comprehensive Plan and read through the goals for each element.

**Public Hearing**

Jason Hartmann, Mayor Pro Tempe opened the public hearing on the draft Comprehensive Plan.

**Shelley Baxter, White Salmon** said that she enjoyed reading through the draft comprehensive plan and the urban study. She said things that are important to her include providing for bicycles, greenspace, and access to the bluff. Baxter said she learned that "shadow platting" means platting for future development and that she hopes that also means platting for future green space. Baxter noted that the background information contains information about future growth of the community and hopes that it does not reach that level due to concerns with traffic. She reminded the city council that she hopes they do not sell the Spring Street property and maintain it for a park.

**Ray Klebba, White Salmon** thanked the city for putting together the draft comprehensive plan. He said he would like to see more bike lanes. Klebba said he is also concerned about traffic as there is only three roads in and out of White Salmon. He said density is also an issue.

**Peter Fink, White Salmon** said he supports trails the head up to the bluff and that bike lanes are important and needed. He said he wants the city to take into account electrical

based infrastructure for vehicles. Fink said he also supports protecting and adding green space.

**David Dierck, White Salmon** said he also thanks staff, the city council and the planning commission for their hard work on the project. He said the city council has a lot of work ahead in implementing the comprehensive plan. Dierck said the city should consider enterprise or opportunity zones and be creative about parking. He suggested the city could purchase property that would be a walkable solution to parking.

Jason Hartmann, Mayor Pro Tempe checked with the teleconference audience to see if anyone wanted to testify via teleconference. There was no one who wanted to testify.

Jan Brending, Clerk Treasurer read four email comments into the record.

**Bruce Bolme, White Salmon** said he has lived on Scenic Street in White Salmon for more than 30 years. He urged the city council to adopt the draft comprehensive plan. Bolme said he feels the plan recognizes the value of promoting infill development near the downtown for greater density and the opportunity for more people to enjoy the walkability of the town as an important part of affordability. He said he is a member of White Salmon Cohousing which is working to make affordable housing possible for its members and other residents in White Salmon.

**Annie and Michael Maguire, White Salmon** said the support adoption of the draft comprehensive plan. They also stated they support the ownership of accessory dwelling units (ADU's) to help ease the financial burden on primary homeowners.

**White Salmon Valley Pool Metropolitan Park District** said they support adoption of Parks and Recreation Element Goals and Policies: Goal P&R1, Policy P&R-1.6, Goal P&R-2, Policy P&R-2.6, Goal P&R-4, Policy P&R-4.10, and Policy P&R4.11.

**Dorothy Herman, White Salmon** said she is concerned about the low of mobile home parks. She said is also concerned about the development of tiny homes on tiny lots that will become second homes rented out as week motels or short-term rentals. Herman said short-term rentals should only be allowed in commercial and multi-housing zoning that close to the center of town. She said the city needs to plan for small parks where children can play and older people can sit on a park bench while walking their dog. Herman said her focus is on keeping White Salmon livable for year-round citizens as opposed to weekenders.

Jason Hartmann, Mayor Pro Tempe closed the public hearing.

Jan Brending, Clerk Treasurer said the draft Comprehensive Plan provides broad goals and policies. She said the next steps will be to update the city's land use code implementing the comprehensive plan. Brending noted that there are several planning documents that are being worked on including updating the city's park plan and

developing a transportation plan. She said the Planning Commission is recommending to the city council that the draft Comprehensive Plan be adopted.

Jim Ransier, Council Member thanked the community, staff and the planning commission. He asked if Rheingarten Park is owned by the City of White Salmon or the White Salmon Valley School District.

Jan Brending, Clerk Treasurer said portions of the land for Rheingarten Park are owned by the city and portions are owned by the school District.

Ransier said the draft comprehensive plan states that the Gifford Pinchot National Forest is not the 2<sup>nd</sup> largest in the United States. He suggested the language describing the Gifford Pinchot as the 2<sup>nd</sup> largest be removed.

Ransier said the draft plan references joint planning with Klickitat County related to the urban exempt area.

Brending said that is correct. She said it is the desire of the city to enter into a development agreement with Klickitat County as to how the urban exempt area is managed. Brending said the county has been aware of this desire for some time. She said she is not sure that it has been discussed with Jake Anderson, Board Commissioner.

David Lindley, Council Member said thank you to the planning commission, Jan Brending, Erika Castro-Guzman and Scott Keilor and Ethan Spoo with WSP. He said the draft comprehensive plan is an aspirational document. Lindley said he believes it captures the community's desires and allows for flexibility. He said there are a couple of typographical areas: when referring to the Yakama Nation it should be spelled "Yakama" not "Yakima." Lindley said those errors should be corrected. He said the plan also references "Glendale" and he thinks it should reference "Glenwood."

Ashley Post, Council Member said she agrees with the comments made about the plan. She said that she believes it has considered the discussions the city council had with the planning commission and is reflective of the goals of the community.

Post said she would like to see the following changes:

- Policy E/CA 2.7 to use the word "which" instead of "that"
- Policy E/CA 3.2 change "education" to "educational"
- White Salmon Park and Recreation Facilities Map change "Future City Pool" to "Future White Salmon Valley Pool"
- Page 52 of the plan under "Community Center", last sentence – delete the word "able"

- Add new Policy E/CA 2.9 “Protect White Salmon's urban forest and tree canopy through avoiding the clearing of old growth trees and encouraging the planting of trees in current commercial and residential lots as well as new developments.”

Post asked if there are human remains still buried in the Pioneer Cemetery.

Brending said no, that as far as the city knows all the remains were moved to another location but the headstones remain as a memorial. She said the property is still classified as a cemetery.

The city council discussed the proposed new policy suggested by Ashley Post. The city council agreed to use the word “mature” instead of “old growth.”

David Lindley, Council Member said he has several suggested changes besides changing “Yakima” to “Yakama” and “Glendale” to “Glenwood”:

- Policy P&R-1.4: change the word “shall” to “should”
- Policy P&R-2.7: change to read “Work with the White Salmon Valley School District in converting the Jewett Sports Complex into multiuse fields to support and promote alternative activities
- Policy P&R-3.1 change the word “shall” to “should”

Lindley asked for clarification of Policy 3C-1.4 that provides for the establishment of incentive-based design guidelines for new development along Jewett Boulevard.

Brendan Conboy, Land Use Planner said there are number of options that could be used including form-based codes.

Lindley said at a future date when the comprehensive plan is amended he would like to see the History and Historic Places background narrative updated.

Brending said that could be done with first scheduled amendment which will happen no earlier than December of 2022.

Jason Hartmann, Council Member said that he has a lot of gratitude for staff, the planning commission and the city's consultant WSP for the work that was done. He said he feels it is a good framework.

Joe Turkiewicz, Council Member said he echoes the comments made by other council members. He said he likes the document and that it provides flexibility.

**Moved by David Lindley. Seconded by Ashley Post.  
Motion to adopt the July 2021 Comprehensive Plan with the following changes:**

- **Change “Yakima” to “Yakama”**
- **Change “Glendale” to “Glenwood”**
- **Page 51 under “Outdoor Recreational Opportunities delete the words “the second largest national forest in the United States” after “Gifford-Pinchot National Forest”**
- **Policy E/CA 2.7 to use the word “which” instead of “that”**
- **Policy E/CA 3.2 change “education” to “educational”**
- **White Salmon Park and Recreation Facilities Map change “Future City Pool” to “Future White Salmon Valley Pool”**
- **Page 52 of the plan under “Community Center”, last sentence – delete the word “able”**
- **Add new Policy E/CA 2.9 “Protect White Salmon's urban forest and tree canopy through avoiding the clearing of mature trees and encouraging the planting of trees in current commercial and residential lots as well as new developments.”**
- **Policy P&R-1.4: change the word “shall” to “should”**
- **Policy P&R-2.7: change to read “Work with the White Salmon Valley School District in converting the Jewett Sports Complex into multiuse fields to support and promote alternative activities**
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**CARRIED 5-0.**

**III. Adjournment**

The meeting adjourned at 7:15 p.m.

  
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Marla Keethler, Mayor

  
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Jan Brending, Clerk Treasurer

