

**CITY OF WHITE SALMON  
ORDINANCE 2022-05-1104**

**AN ORDINANCE AMENDING WHITE SALMON MUNICIPAL CODE 19.10.040  
PROJECT PERMIT APPLICATION FRAMEWORK**

**WHEREAS**, the City of White Salmon Planning Commission and City Council have reviewed the current code and have determined that amendments are necessary;

**WHEREAS**, a public hearing, duly noticed, was held on April 20, 2022 to hear comments regarding the proposed amendments; and

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF WHITE SALMON DO ORDAIN AS FOLLOWS:**

**SECTION 1.** White Salmon Municipal Code Chapter , is hereby amended as follows:

Key: ~~**Bold and Strike through**~~ means repealed. **Bold and underline** means new.

**19.10.040 Project permit application framework.**

**Table 1—Permits/Decisions**

<b>Type I-A</b>	<b>Type I-B</b>	<b>Type II</b>	<b>Type III</b>	<b>Type IV</b>	<b>Type V</b>
Building permits	Site and building plan review (1)	Site and building plan review ( <del>1</del> 2)	<del>Preliminary plat for full subdivision</del> <b><u>Site and building plan review (3)</u></b>	Final plat	Development regulations
Short plat (simple)	Boundary line adjustment	Short plat ( <del>defer to PC</del> )	Preliminary PUD	Final PUD	Zoning text and map amendments
Grading permits	Conditional use (simple)	Conditional use ( <del>defer to PC</del> ); <b><u>zoning variances</u></b>	Site specific rezone		Comprehensive plan text and map amendments
Manufactured home placement permit		<b><u>Zoning variances</u></b>	<del>Preliminary plat for full subdivision</del>		Shoreline Master Program amendments
Permitted uses not requiring notice of application			Shoreline permits: substantial development, conditional use, or variances		Annexations

**Table 2 – Action Type**

Procedure Project Permit Applications (Type I — IV)						Legislative
	Type I-A	Type I-B	Type II	Type III	Type IV	Type V
Notice of application:	No	Yes	Yes	Yes	Yes	Yes
Recommendation made by: commission	N/A	N/A	Administrator	Planning commission	Administrator	Planning
Final decision made by:	Administrator	Administrator	Planning commission (2)	City council	City council	City council
Open record public hearing	No	No	Yes	Yes (3)	No	Yes (4)
Administrative appeal	Yes (5)	Yes (6), closed record before planning commission	Yes (6), closed record before city council	N/A	N/A	N/A
Judicial appeal	Yes	No	No	Yes	Yes	Yes

- (1) The administrator may makes the final decision on some site and building plan review applications considering the degree of discretion to be employed as specified in Chapter 17.81. Implementation of clear and objective standards and review of site plans for uses already approved for land use permits will typically be subject to type I-B review while site plans addressing more subjective concerns and criteria will follow type II procedure.
- (2) ~~The administrator may make the final decision on some applications, as specified in Chapter 17.81. The planning commission shall make the final determination for all site plan review within the parameters of Type II review as specified in Chapter 17.81.~~
- (3) The city council shall make the final determination of all site plan review within the parameters of Type III review as specified in Chapter 17.81. Open record hearings will be held before the planning commission to make recommendations to city council.
- (4) Open record hearings will be held both before planning commission to make recommendations to city council, and before city council for final decision.
- (5) Appeal provisions specified in Section 19.10.290 Appeal of administrative interpretations and approvals.
- (6) The planning commission will hear appeals of staff decisions; the city council will hear appeals of planning commission decisions. Both appeals are closed record hearings.

**Summary of Decision Making:**

Type I-A — Administrative without notice; administrative appeal by applicant only.

Type I-B — Administrative without notice; administrative appeal by the applicant only; appealable to the planning commission.

Type II — Planning commission review. Notice and open record hearing before the planning commission. Planning commission makes the final decision subject to a right of appeal.

Type III — Planning commission makes a recommendation to city council. City council makes the final decision. Notice and public hearings will be held both before the planning commission to make recommendations to city council, and before city council for final decision.

Type IV — Notice and decision by city council during regular council meeting.

Type V — Notice and public hearing before planning commission, with planning commission recommendation to city council. City council also provides notice and public hearing before making final legislative decision.

**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 take effect five days following the date of its publication by summary.

**PASSED** by the City Council of the City of White Salmon at a regular meeting this 20<sup>th</sup> day of April, 2022.



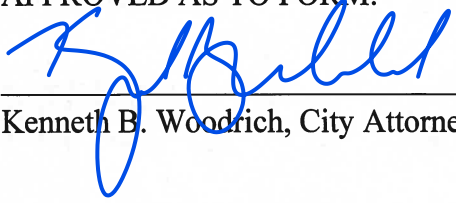
Marla Keethler, Mayor

ATTEST:



Jan Brending, Clerk/Treasurer

APPROVED AS TO FORM:



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Kenneth B. Woodrich, City Attorney