

**CITY OF WHITE SALMON WASHINGTON  
ORDINANCE NO. 2016-07-985**

**AN ORDINANCE OF THE CITY OF WHITE SALMON, WA, AMENDING TITLE 17 TO CREATE A NEW CHAPTER 17.49 PUBLIC USE OVERLAY FOR PUBLIC PROPERTIES IMPLEMENTING NEW ZONING DESIGNATIONS AND STANDARDS, INCLUDING SEVERABILITY AND AN EFFECTIVE DATE**

WHEREAS, the City of White Salmon (“City”) acknowledges the need to update zoning regulations in the City to include a new zoning designation for publicly owned properties, and

WHEREAS, the City conducted one public hearing pursuant to RCW 35A.63.100 (2), properly noticed pursuant to RCW 35A.63.070, on July 6, 2016, and

WHEREAS, the City wishes to adopt the following ordinance to implement a new designation and standard including severability and an effective date within the City for the protection of the health and safety of the residents and the environment.

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

The following amendment to be made to White Salmon Municipal Code Title 17 “Zoning” by creating a new Chapter 17.49 “Public Properties”:

**SECTION 1.** WSMC Title 17 Chapter 17.49 is hereby added as follows:

**Chapter 17.49  
PU PUBLIC USE OVERLAY**

Sections:

- 17.49.010 Purpose.**
- 17.49.020 Permitted uses.**
- 17.49.030 Uses requiring a conditional use permit.**
- 17.49.040 Development standards.**

**17.49.010 Purpose.**

The purpose of the PU overlay district is to provide areas for public and quasi-public uses, publicly owned or controlled parks and recreation facilities, and governmental buildings and facilities. This district may be applied as an overlay to any underlying district where approved as a permitted use subject to site plan review or as a conditional use permit for public uses under public ownership.

**17.49.020 Permitted uses.**

The following uses are the only uses permitted in PU districts:

- (1) All governmental uses and structures;
- (2) Hospitals and sanitariums;
- (3) Educational institutions;
- (4) Parks, playgrounds and recreational areas;
- (5) Public Utilities; and
- (6) Accessory uses and structures related to a permitted use in accord with WSMC 17.08.020.

**17.49.030 Uses requiring a conditional use permit.**

The following uses require a conditional use permit in accord with WSMC 17.80.055:

- (1) Commercial recreational uses; and
- (2) On-site hazardous waste treatment storage facilities subject to state siting criteria.
- (3) Other uses as determined by the Planning Commission to be a beneficial use to facilities and/or the public.

**17.49.040 Development standards.**

In addition to the specific regulations set forth in this title and the development standards set forth in or adopted by this code, development standards in the PU district shall include:

- (1) Minimum setbacks shall meet the underlying zone standards. Where no setbacks standards exists, the following setbacks apply within the PU overlay district:

Front—none, or ten feet if abutting a residential district; side and rear—none, unless abutting a residential district, then twenty feet;

- (2) Maximum building height shall meet the underlying district standards. Where no building height limit exists, the PU overlay use shall meet the height limit of the abutting district, or the height limit determined appropriate under a conditional use determination by the Planning Commission.

- (3) Off-street parking in accord with WSMC Chapter 17.72;

(4) Site review: Site review, in accord with WSMC Chapter 17.81, is required for each new use and expansion of an existing use.

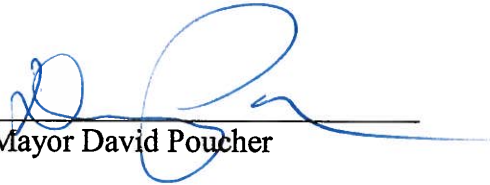
**SECTION 2: EFFECTIVE DATE**


This ordinance shall become effective five days after publication as provided by law.

**SECTION 3: SEVERABILITY**

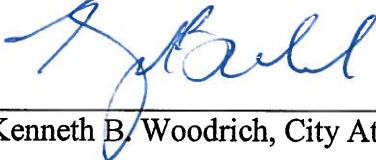
If any part of this ordinance is declared unconstitutional or otherwise invalid for any reason, the remaining provisions shall be construed to be effective after removing the objectionable provision(s).

**PASSED** by the Council and approved by the Mayor on July 6<sup>th</sup>, 2016.

  
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Mayor David Poucher

  
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Leana Johnson, Clerk/Treasurer

APPROVED AS TO FORM:

  
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Kenneth B. Woodrich, City Attorney