



**CITY OF WHITE SALMON
OFFICE OF CITY HALL**

July 19, 2019

Stephanie Arbogast and Greg Gottlieb
1121 5th Street
Hood River, OR 97031

Subject: Conditional Use Permit Application (WS-CUP-2019.004) – Determination Letter

Dear Mr. Gottlieb and Mrs. Arbogast,

The City has reviewed your conditional use permit application submitted and pursuant Chapter 17 of the White Salmon Municipal Code (WSMC), this is notice that the proposed conditional use meets the intent of single-family residential and zoning regulations. The facts and findings of the staff report support preliminary administrative approval of Conditional Use Permit 2019.004, with the following conditions:

1. **WSMC 8.07.030 F, e: To permit.** Construction of the approved Conditional Use Permit shall not result in accumulations, stacks, or piles of building or construction materials not associated with a current in-progress project including metal, wood, wire, electrical or plumbing materials in disarray or exposed to the elements on the property that will create a fire danger, safety hazard, or public nuisance by its existence.
2. **WSMC 13.16.005:** One water/sewer hookup per dwelling unit is required. The ADU does not require a separate hookups. The applicant will be responsible for contacting the City Utility Department once the ADU receives certificate of occupancy so that a change in water and sewer rates can be made to appropriate utility account.
3. **WSMC 16.65.070 D, 1:** Applicant's private driveway is required to be paved for the first twenty feet including the full apron width where the driveway meets SW Westwinds Road and to comply with the minimum dimensional standards; shared private driveway is only permissible for up to two dwellings.
4. **WSMC 16.65.070 B:** All public and private roads shall be developed in accordance with current city road standards.
5. **WSMC 17.12.080:** Whenever any permit or exception is issued pursuant to the provisions of this title, such permit or exception shall remain effective only for one full calendar year, as of July 22, 2019, unless the use allowed is begun within that time. If not in use, or if related construction is not undertaken within six months, the authorized use shall become invalid, and the principal uses permitted

100 Main Street PO Box 2139 White Salmon, Washington 98672

Telephone: (509) 493-1133 Web Site: white-salmon.net



CITY OF WHITE SALMON OFFICE OF CITY HALL

outright in the district shall prevail; provided, that two extension periods of up to one year may be granted upon proof of need and if timely application therefor is made to the planning administrator prior to expiration of the permit. Approval of an extension request is not guaranteed.

6. **WSMC 17.64.040 C:** A letter of application must be received from the owner(s) stating that the owner(s) shall occupy one of the dwelling units on the premises, except for bona fide temporary absences, not to exceed six months of any calendar year and that at no time will they receive rent for the owner-occupied unit

7. **WSMC 17.64.040 D:** A notarized acknowledgment signed by the owners, acknowledging the requirements for creating and maintaining an ADU in conjunction with the primary dwelling on the owner's parcel, shall be recorded with the county so that it is a matter of public record and will come to the attention of any future owners.

8. **WSMC 17.64.040 E:** An ADU may be canceled by the owner filing a notarized certificate with the City for recording with the county making the termination of the ADU a matter of public record. Cancellation of an ADU may also result from enforcement action if land use approval for the ADU is withdrawn.

9. **WSMC 17.65.030, H:** Additional on-site parking of one space is required in conjunction with the establishment of an Accessory Dwelling Unit (ADU) having a single bedroom. The off-street parking requirements outlined in Chapter 17.72 shall be maintained for the primary residence. Spaces provided to serve the ADU shall be dedicated to that purpose and must be kept open and available for use by residents and guests of the ADU.

10. **International Building Code, Chapter 17.01, Section 501.2:** New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than six (6) inches high with a minimum stroke width of 1/2 inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

The applicant, therefore, shall be allowed conditional approval that shall remain effective for up to a one-year period, to provide time to complete the project's conditions. Final approval is subject to the

100 Main Street PO Box 2139 White Salmon, Washington 98672
Telephone: (509) 493-1133 Web Site: white-salmon.net



CITY OF WHITE SALMON

OFFICE OF CITY HALL

following conditions. Failure to meet any of the Conditions of approval will result in a denial of the Applicant's Conditional Use Request.

White Salmon Municipal Code Section 17.12.080 states, "If not in use, or if related construction is not undertaken within six months, the authorized use shall become invalid, and the principal uses permitted outright in the district shall prevail; provided, that two extension periods of up to one year be granted upon proof of need and if timely application therefor is made to the zoning administrator prior to expiration of the permit. Approval of an extension request is not guaranteed. Prior to granting an extension of a permit approval applicable regulations shall be evaluated to determine whether applicable provisions have been significantly altered since the original approval was issued. Significant change in adopted regulation may be considered grounds for denial of an extension request."

The applicant/representative shall provide construction documents to the building official that show compliance with all applicable building, parking, plumbing, electrical, mechanical, fire and health standards. The applicant/representative shall be responsible for meeting all provisions and requirements, intended or inferred, as presented in the Staff Report, in the development of the approved Conditional Use Permit and as approved with conditions by Administration.

Upon fulfillment of the conditions of preliminary approval, and upon acceptance of such proof by the administrator and building official, the administrator shall then proceed with the final approval of the dwelling unit with the certificate of occupancy. Only after the certificate of occupancy has been approved by administrative personnel, shall it be deemed appropriate to record with the county auditor. It is the responsibility of the applicant to register and finalize the dwelling unit with the county auditor.

Sincerely,
City of White Salmon

Patrick Munyan
City Administrator



CITY OF WHITE SALMON STAFF REPORT

PROPOSED CONDITIONAL USE PERMIT 2019.004

Applicant

Stephanie Arbogast and Greg Gottlieb
1121 5th Street
Hood River, OR 97031

Location

The subject property, owned by Stephanie Arbogast and Greg Gottlieb, is located at 269 SW Westwinds Road. The parcel acreage is approximately 1.82 acres.

Klickitat County Tax ID: 03-10-2418-0301/00

Legal Description: Lot 1 White Salmon Boundary Line Adjustment 2018-003; Sec. 24, T3N, R10E, W.M.

Description of Proposal

The parcel is under construction of a single-family home with attached garage. The Applicant is requesting an additional two story, detached structure for garage use and accessory dwelling unit (ADU). The structure's ADU is approximately 22-ft x 44-ft. The total gross floor area of the proposed ADU use is 767 sq. ft. with 60 sq. ft. decking.

Zoning

The subject property is zoned Single Family Residential (R-1). The adjacent zoning to the North, East, and West, is Single Family Residential (R-1). The adjacent zoning to the South is Klickitat County Open Space (OS). The Comprehensive Plan designates the property as Single-Family Residential.

Public Notice

The proposed conditional use permit is a Type I-B. Pursuant to White Salmon Municipal Code (WSMC) 19.10.040, the summary decision made by the Administrator does not require notice; therefore, there was no comment period for adjacent property owners.

WHITE SALMON COMPREHENSIVE PLAN

XI. Land Use Elements, 2. Single-Family Residential (R-1), states:

“R-1 areas designated in the City and the Urban Exempt Area are those areas adjacent to the developed portions of the City and the outlying areas of the Urban Exempt Area. The R-1 Zones are designated for single-family detached units. Single-family detached units may include manufactured homes but not mobile homes. Lots within this zone must meet or exceed 5,000 square feet.”

Fact: The building(s) meets the intent of the White Salmon's Comprehensive Plan, Single-Family Residential District.

1. WHITE SALMON CONDITIONAL USE PERMIT PURPOSE AND CRITERIA ORDINANCE

White Salmon Municipal Code 17.80.055(5) states,

"The administrator or the planning commission shall hear and decide applications for conditional uses in certain districts; provided that any conditional use permit granted is subject to and consistent with the following conditional use permit review provisions:"

Finding: The City Administrator has authority to make decisions on the application as the accessory dwelling unit conditional use permit application is in accordance with Title 19 of the White Salmon Municipal Code.

White Salmon Municipal Code 17.80.055(5) states

"5. Approval Criteria. The city may approve or approve with modifications an application for a conditional use permit if the following criteria are satisfied:

- a. The conditional use is harmonious and appropriate in design, character, and appearance with the existing or intended character and quality of development in the immediate vicinity of the subject property and with the physical characteristics of the subject property;"

Finding: The proposal is to construct, on-site, a two-story structure for garage and accessory dwelling unit. The intended design, character and appearance is harmonious and appropriate with the existing character and quality of development in the immediate vicinity of the subject property and with the physical characteristics of the subject property, including the single-family dwelling currently under construction. The City Administrator, Patrick Munyan, and the Code Enforcement Officer, Bill Hunsaker, has approved the roofing style as sloped, Class C, roofing as it better deflects weather events.

- "b. The conditional use will be served by adequate public facilities including streets, fire protection, parking, water, sanitary sewer, and stormwater control;"

Finding: The parcel is served by public facilities and has a private driveway and minimal vegetation on the northern portion of the lot. Upon construction, there will be two structures on the parcel, including a single-family home (under construction) and the proposed garage/ADU. The parcel's driveway from the single family residence leads onto SW Westwinds Road for its only access. No additional emergency turn around is necessary per WSMC 16.65.070.

A fire protection sprinkler system for this new structure is not required.

Parking will be a Condition of Approval to assure sufficient parking stalls are available for the accessory dwelling unit per WSMC 17.72.090.

City water and sanitary sewer connections are mandatory due to their proximity and availability per WSMC 13.12.030. If necessary, water or sewer upgrades must be consistent with White

Salmon's Developer Standards for the Construction and Acceptance of Water and Sewerage Facilities, or latest version thereof.

Stormwater control will be a Condition of Approval to assure water shall be collected, retained, and disposed of on-site, pursuant to WSMC 17.48.075(D).

"c. The conditional use will not be materially detrimental to uses or property in the immediate vicinity of the subject parcel;"

Finding: The subject proposal is not materially detrimental to the immediate vicinity.

"d. The conditional use has merit and value for the community as a whole;"

Finding: The Applicant's proposal may add value to the community as an additional attainable accessory dwelling unit.

"e. The conditional use is consistent with the goals and policies of the city of White Salmon's comprehensive plan;"

Finding: The Applicant's proposal complies with White Salmon's Comprehensive Plan goals and policies.

"f. The conditional use complies with all other applicable criteria and standards of the White Salmon Municipal Code; and..."

Finding: The Applicant's proposal generally complies with criteria and standards of the White Salmon Municipal Code.

"g. That the public interest suffers no substantial detrimental effect, consideration shall be given to the cumulative impact of similar actions in the area."

Finding: The Applicant's proposal would not be substantially detrimental to the public interest if all conditions of approval as specified in this report are met.

2. WHITE SALMON MUNICIPAL STATUTE OF BEARING

A. BUSINESS LICENSES, TAXES AND REGULATIONS

White Salmon Municipal Code 5.04.070 states:

"All annual business licenses issued pursuant to the provisions of this chapter shall be valid until December 31st of the year for which they are issued, and all renewals thereafter shall be for a period of one year commencing January 1st of the year for which the license is issued and terminating and expiring December 31st of that year."

Finding: Stephanie Arbogast and Greg Gottlieb do not have a City Business License, but the applicant's contractor, Huberd Design & Construction Inc., does. The applicant's contractor,

Huberd Design & Construction Inc., must keep a City business license for the duration of construction. If the ADU is rented out, the property owner must obtain an active business license with the City and State.

B. R1 SINGLE-FAMILY RESIDENTIAL DISTRICT

White Salmon Municipal Code 17.24.010 states:

“Principal uses permitted outright in the R1 district include:

- A. One single-family detached dwelling structure per lot, including manufactured homes, but excluding mobile homes;
- B. Hobby-type gardening and horticultural activities and related structures are permitted, provided they shall be solely for noncommercial purposes.”

Fact: The present use of the property is under construction for a single-family.

White Salmon Municipal Code 17.24.020 states:

“Accessory uses permitted in the R1 district include:

- A. Uses customarily incidental to a principal use permitted outright, such as private garages, or parking areas for commercial vehicles, but not including any vehicles of over twelve thousand pounds gross weight;
- B. Home occupations; see Section 17.08.230;
- C. Nonflashing residential nameplates not exceeding two square feet, bearing only the name and address of the occupant; nonflashing bulletin boards or signs not exceeding sixteen square feet for quasi-public institutional buildings;
- D. Accessory dwelling units; subject to conditional use review and Chapter 17.64; operable motor vehicles equal to the number of licensed drivers plus two per household, provided that no boat or RV with an overall length of more than thirty feet shall be stored or parked in the R1 zone without special permission from the city to do so.
- E. Other accessory uses may be authorized by the board of adjustment in this district are those customarily incidental to permitted and conditional uses allowed.”

Finding: The proposed conditional use permit is to construct a garage/accessory dwelling unit, with the appropriate parking stalls.

C. CONDITIONAL USES IN RESIDENTIAL DISTRICTS

White Salmon Municipal Code 17.40.020 states:

“Conditional uses for all residential districts include:

- L. Accessory dwellings as allowed for in base zones and subject to all applicable standards in Chapter 17.64.”

Finding: The proposed conditional use permit is based on the R1 zone and subject to the standards in WSMC 17.64—Accessory Dwelling Units.

D. ACCESSORY DWELLING UNITS

White Salmon Municipal Code 17.64.010 states:

“Purpose.

1. Provide homeowners with a means of obtaining through tenants in either the ADU or principal unit, rental income, companionship, security, and services.
2. Add affordability options to the existing housing base.
3. Allow for development of housing units in residential zoning districts that are appropriate for people at a variety of life stages.
4. Protect neighborhood stability, property values, and the residential appearance of the community by ensuring ADUs are installed under conditions of this ordinance.”

Finding: The proposed ADU will be stick-built construction; therefore, no impact on the stability of the neighborhood or property values is expected.

White Salmon Municipal Code 17.64.020 states:

“Location. The accessory dwelling unit (ADU) overlay shall apply to all residential zoning districts.”

Finding: The proposed conditional use is an Accessory Dwelling Unit. The applicant is proposal tentatively meets the requirement of the R-1 Zoning ordinance.

White Salmon Municipal Code 17.64.030 states:
“Design standards.

- A. Configuration. An ADU may be located either within, attached to, or detached from the primary structure.”

Finding: The proposed garage/ADU is detached from the primary residential structure, at a fire-safety distance (greater than 5-feet).

- B. Density. Only one ADU may be created in conjunction with each single-family residence.”

Finding: Only one ADU is proposed in the application; no additional ADUs will be allowed on the subject parcel.

- C. Minimum lot size. An ADU shall not be established on any parcel smaller than four thousand five hundred square feet. Note: site size and configuration must accommodate all parking and other development standards in addition to meeting the minimum lot size requirement.”

Finding: The subject parcel is 1.82 acres/79,658 square-feet, meeting the minimum lot size.

- D. Maximum unit size. The gross floor area, calculated from finished wall to finished wall, of an existing structure, an addition, or new detached structure, converted to, or constructed for the purpose of creating an ADU shall not exceed fifty percent of the gross floor area of the primary single-family structure, not including garage

and/or detached accessory buildings or nine hundred square feet (whichever is less). A maximum of two bedrooms may be provided in an ADU. If the accessory unit is completely located on a single floor, the planning administrator may allow increased size to efficiently use all floor area, so long as all other standards set forth in this section are met.”

Finding: The primary single-family residence (under-construction) is 5,702 square feet. The proposed detached, two-story structure is approximately 22-feet by 44-feet. The proposed ADU will be approximately 767 square feet; which is 13-percent of the primary residence. Building plans depict one bedroom and one bathroom. The ADU is within the guidelines of the maximum unit size of 900 square-feet.

- E. “Minimum unit size. The gross floor area of an ADU shall not be less than three hundred square feet even if this exceeds the maximum requirement in [subsection] (D) above, or as otherwise established by the requirements of the city Adopted Building Code.”

Finding: The ADU is proposed to be 767 square-feet and therefore, meets the minimum unit size.

- F. “Setbacks and lot coverage. Additions to existing structures, or the construction of new detached structures, associated with the establishment of an ADU shall not exceed the allowable lot coverage or encroach into required setbacks as prescribed in the underlying zone. The applicable setbacks shall be the same as those prescribed for the primary structure, not those prescribed for detached accessory structures unless a variance is requested and approved. The ADU shall be oriented in a way that considers and maintains the privacy of residents in adjacent or adjoining dwellings to a practical extent.”

Finding: The existing garage is within the appropriate setback, per R-1 Zone (WSMC 17.24.040).

- G. “Scale and visual subordination. The development of the parcel will maintain the character and appearance of a single family residential use. New detached structures, or additions to existing structures, created for establishing ADU, shall not comprise more than forty percent of the total front elevation of visible structure, including the combined ADU and primary unit. This standard does not apply for internal conversions of existing structures.”

Finding: In general, the proposed remodel is designed to match the character and style of the single-family residence under construction. The proposed structure does not comprise more than forty percent of the total front elevation of the visible structure.

- H. “Parking. Additional on-site parking of one space is required in conjunction with the establishment of an ADU having a single bedroom. Two onsite parking spaces are required in conjunction with the establishment of an ADU having two

bedrooms. The off-street parking requirements set forth in Chapter 17.72 shall be maintained for the primary residence. Spaces provided to serve the ADU shall be dedicated to that purpose and must be kept open and available for use by residents and guests of the ADU.”

Finding: The applicant has proposed a one bedroom accessory dwelling unit, which will require one additional dedicated on-site parking space. The accessory dwelling unit parking is anticipated to be near the unit. The parking for the primary residence remains intact.

- I. “Access. The driveway serving the ADU shall be the same driveway serving the principal dwelling unless special approval is granted by planning commission based on findings that a separate driveway to the ADU can be accommodated while maintaining consistency with the intent of this section and all other review criteria.”

Finding: Access to the single-family residence (under construction) is from on a private driveway off of SW Westwinds Road. The proposed garage/ADU structure is proposed to have access from the same driveway.

- J. “Design and appearance. An ADU, either attached or detached, shall be consistent in design and appearance with the primary structure. Specifically, the roof pitch, siding materials, color, and window treatment of the ADU shall be the same as the primary structure.”

Finding: The proposed garage/ADU structure is designed to match the primary residence.

- K. “Construction standards. The design and construction of the ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health and any other applicable codes.”

Finding: The Applicant shall provide construction documents to the Building Official that show compliance with all applicable building, plumbing, electrical, mechanical, fire, and health standards before any permits are issued.

- L. “Accessibility. To encourage the development of housing units for people with disabilities, the building official may allow reasonable deviation from the stated requirements to install features that facilitate accessibility. Such facilities shall be in conformance with the International Building Code.”

Finding: The proposed ADU is an elective criterion and not specifically designed for people with disabilities.

White Salmon Municipal Code 17.64.040 states:

“Review process for ADUs.

- A. Approval to construct and operate an ADU shall be requested with submittal of a site plan and conditional use permit application.”

Finding: The Applicant submitted the required application materials for an ADU on June 18, 2019. Site review will be sent forward to the Building and Code Inspector as the proposed construction meets the requirements and intent of the White Salmon Municipal Code.

- B. “Building permits are required for ADUs. The applicant will be required to demonstrate compliance with the above standards prior to receiving land use approval on a building permit.”

Finding: The Applicant’s preliminary plans tentatively meet conditions of an ADU conditional use permit, therefore the applicable permit(s) will be sent forward to the Building and Code Inspector as the proposed construction meets the requirements and intent of the White Salmon Municipal Code.

- C. “A letter of application must be received from the owner(s) stating that the owner(s) shall occupy one of the dwelling units on the premises, except for bona fide temporary absences, not to exceed six months of any calendar year and that at no time will they receive rent for the owner occupied unit.”

Finding: The Applicant has not yet submitted notice verifying their occupancy of one dwelling on the premises full-time, except for temporary absences, not to exceed six months in any calendar year and that at no time will they receive rent for both dwellings.

- D. “A notarized acknowledgement signed by the owners, acknowledging the requirements for creating and maintaining an ADU in conjunction with the primary dwelling on the owner’s parcel, shall be recorded with the county so that it is a matter of public record and will come to the attention of any future owners.”

Finding: The Applicant has not yet submitted a notarized acknowledgment signed by the owners, acknowledging the requirements for creating and maintaining an ADU in conjunction with the primary dwelling on their parcel.

- E. “An ADU may be canceled by the owner filing a notarized certificate with the City for recording with the county making the termination of the ADU a matter of public record. Cancellation of an ADU may also result from enforcement action if land use approval for the ADU is withdrawn.”

Finding: Should the owner, or via enforcement by the City, wish to discontinue use of the ADU, owners may file a notarized certificate with the City for recording with the county terminating the use of the ADU.

E. OFF-STREET PARKING AND LOADING
White Salmon Municipal Code 16.65.070 provides standards for on-site parking:

“D.

Access.

1. Driveway standards - A minimum of twelve feet of improved driveway width and frontage width shall be provided for each residential driveway. A private driveway will only be approved when it can be demonstrated that the private driveway is designed and can be constructed to function safely. Any private driveway shall be required to be paved for the final twenty feet including the full apron width where the driveway meets the public or private road and to comply with the minimum dimensional standards provided in under subsection B, above. A shared private driveway may be permissible for up to two dwellings. Two dwellings may share a single private driveway where there are spacing constraints or other factors that justify a joint driveway, and it can be demonstrated that a joint or shared driveway can operate safely.”

Finding: The parcel’s driveway directly off of SW Westwinds Road is the only access. The current driveway access is under construction. The code references a shared private driveway may be permissible for up to two dwellings. No additional dwelling shall be added to this private driveway unless improvements are made.

White Salmon Municipal Code 17.72.040 provides standards for off-street parking:

“Parking Spaces—Size and Access.

- A. Each off-street parking space shall have a net area of not less than one hundred sixty square feet, exclusive of access drives or aisles, and shall be of usable space and condition. If determined on a gross-area basis, three hundred square feet shall be allowed per vehicle.
- B. If the required parking space for a one-family or two-family dwelling is not provided in a covered garage, then such space shall not be less than two hundred square feet, and shall be so located and/or constructed that it may later be covered by a garage in accordance with the provisions of this title and the city building code.”

Finding: The site plan depicts adequate off-street parking near the proposed ADU.

White Salmon Municipal Code 17.72.090 states:

“Number of spaces for designated uses.

The following sets out minimum standards for parking spaces:

<u>Use</u>	<u>Spaces Required</u>
Residential Structures	2 for each dwelling unit unless otherwise specified

Finding: Under WSMC 17.64.030, it states, “Additional on-site parking of one space is required in conjunction with the establishment of an ADU having a single bedroom... The off-street parking requirements set forth in Chapter 17.72 shall be maintained for the primary residence. Spaces provided to serve the ADU shall be dedicated to that purpose and must be kept open and available for use by residents and guests of the ADU.” The applicant has proposed a one bedroom accessory dwelling unit, which will require one dedicated onsite parking space. The accessory dwelling unit parking stall is anticipated to be near the unit. The parking for the primary residence remains intact.

F. CITY OF WHITE SALMON DEPARTMENTS

1. Public Works/ Utilities

City water and wastewater are available to the subject property as it is serviced within the City's utility accounts (BIAS ID: 6295). The site plan does not explicitly indicate that electricity, gas, water, and sewer are available.

2. Police/ Fire Safety

White Salmon Police and Fire Department are available for emergency response to 269 SW Westwinds Road. The Fire Chief has reported that adequate fire flow is available from the nearest fire hydrant located on the west side of SW Westwinds Road.

DETERMINATION AND CONDITIONS

Final approval is subject to the following conditions. Failure to meet any of the Conditions of approval will result in a denial of the Applicant's Conditional Use Request.

The facts and findings support administrative approval of the proposed Conditional Use Permit 2019.004, with the following conditions:

1. **WSMC 8.07.030 F, e: To permit.** Construction of the approved Conditional Use Permit shall not result in accumulations, stacks, or piles of building or construction materials not associated with a current in-progress project including metal, wood, wire, electrical or plumbing materials in disarray or exposed to the elements on the property that will create a fire danger, safety hazard, or public nuisance by its existence.
2. **WSMC 13.16.005:** One water/sewer hookup per dwelling unit is required. The ADU does not require a separate hookups. The applicant will be responsible for contacting the City Utility Department once the ADU receives certificate of occupancy so that a change in water and sewer rates can be made to appropriate utility account.
3. **WSMC 16.65.070 D, 1:** Applicant's private driveway is required to be paved for the first twenty feet including the full apron width where the driveway meets SW Westwinds Road and to comply with the minimum dimensional standards; shared private driveway is only permissible for up to two dwellings.
4. **WSMC 16.65.070 B:** All public and private roads shall be developed in accordance with current city road standards.
5. **WSMC 17.12.080:** Whenever any permit or exception is issued pursuant to the provisions of this title, such permit or exception shall remain effective only for one full calendar year, as of July 22, 2019, unless the use allowed is begun within that time. If not in use, or if related construction is not undertaken within six months, the authorized use shall become invalid, and the principal uses permitted outright in the district shall prevail; provided, that two extension periods of up to one year may be granted upon proof of need and if timely application therefor is made to the planning administrator prior to expiration of the permit. Approval of an extension request is not guaranteed.
6. **WSMC 17.64.040 C:** A letter of application must be received from the owner(s) stating that the owner(s) shall occupy one of the dwelling units on the premises, except for bona fide temporary absences, not to exceed six months of any calendar year and that at no time will they receive rent for the owner-occupied unit
7. **WSMC 17.64.040 D:** A notarized acknowledgment signed by the owners, acknowledging the requirements for creating and maintaining an ADU in conjunction with the primary dwelling on the owner's parcel, shall be recorded with the county so that it is a matter of public record and will come to the attention of any future owners.
8. **WSMC 17.64.040 E:** An ADU may be canceled by the owner filing a notarized certificate with the City for recording with the county making the termination of the ADU

a matter of public record. Cancellation of an ADU may also result from enforcement action if land use approval for the ADU is withdrawn.

9. **WSMC 17.65.030, H:** Additional on-site parking of one space is required in conjunction with the establishment of an Accessory Dwelling Unit (ADU) having a single bedroom. The off-street parking requirements outlined in Chapter 17.72 shall be maintained for the primary residence. Spaces provided to serve the ADU shall be dedicated to that purpose and must be kept open and available for use by residents and guests of the ADU.

10. **International Building Code, Chapter 17.01, Section 501.2:** New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than six (6) inches high with a minimum stroke width of 1/2 inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

Date: 19 July 2019

Prepared by: Patrick R. Munyan, City Administrator
Erika Castro Guzman, Associate Planner



Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

City of White Salmon: Conditional Use Permit 2019.004 Determination Letter

1 message

Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

Thu, Jul 18, 2019 at 9:33 AM

To: Stephanie Arbogast <stephaniearbo@gmail.com>, Patrick Munyan <patm@ci.white-salmon.wa.us>, tim@huberddesign.com

Stephanie,

Congratulations! The City has reviewed your conditional use permit application submitted and pursuant Chapter 17 of the White Salmon Municipal Code (WSMC), this is notice that the proposed conditional use meets the intent of single-family residential and zoning regulations. Please keep in mind this is preliminary approval as the staff report concludes with conditions to be met prior to recording and the finalization of your conditional use permit.

Please see attached for the Determination Letter and Staff Report for WS-CUP-2019.004.

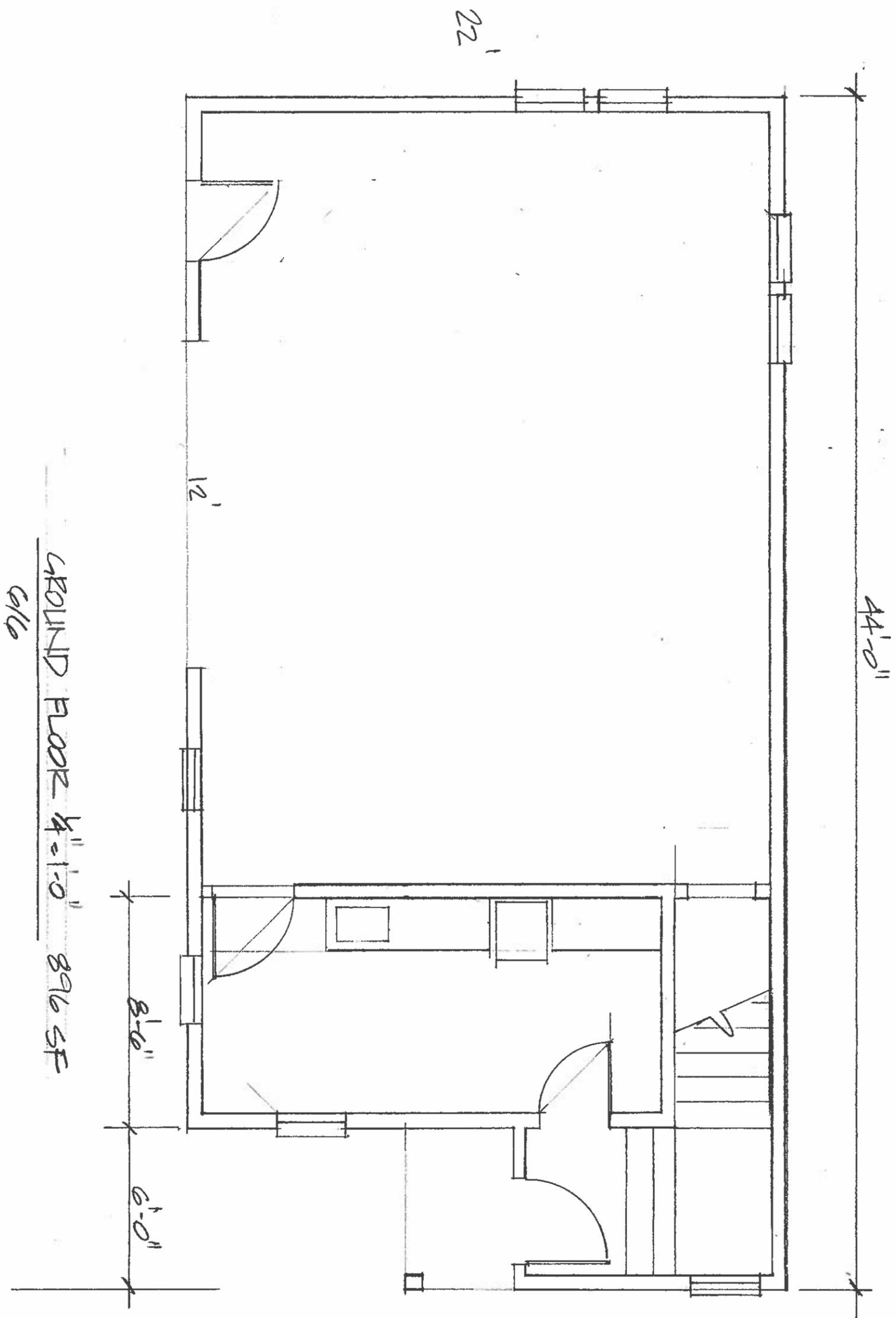
Kindly,

Erika Castro Guzman, Associate Planner
City of White Salmon (509) 493-1133 ext 209
100 N Main Street, White Salmon WA 98672

2 attachments

 **STAFF REPORT Arbogast CUP Conditional Use Permit (Final).pdf**
225K

 **Determination Letter Arbogast CUP (Final Signed).pdf**
381K



GROUND FLOOR 4'-1'-0" 896 SF
6/16

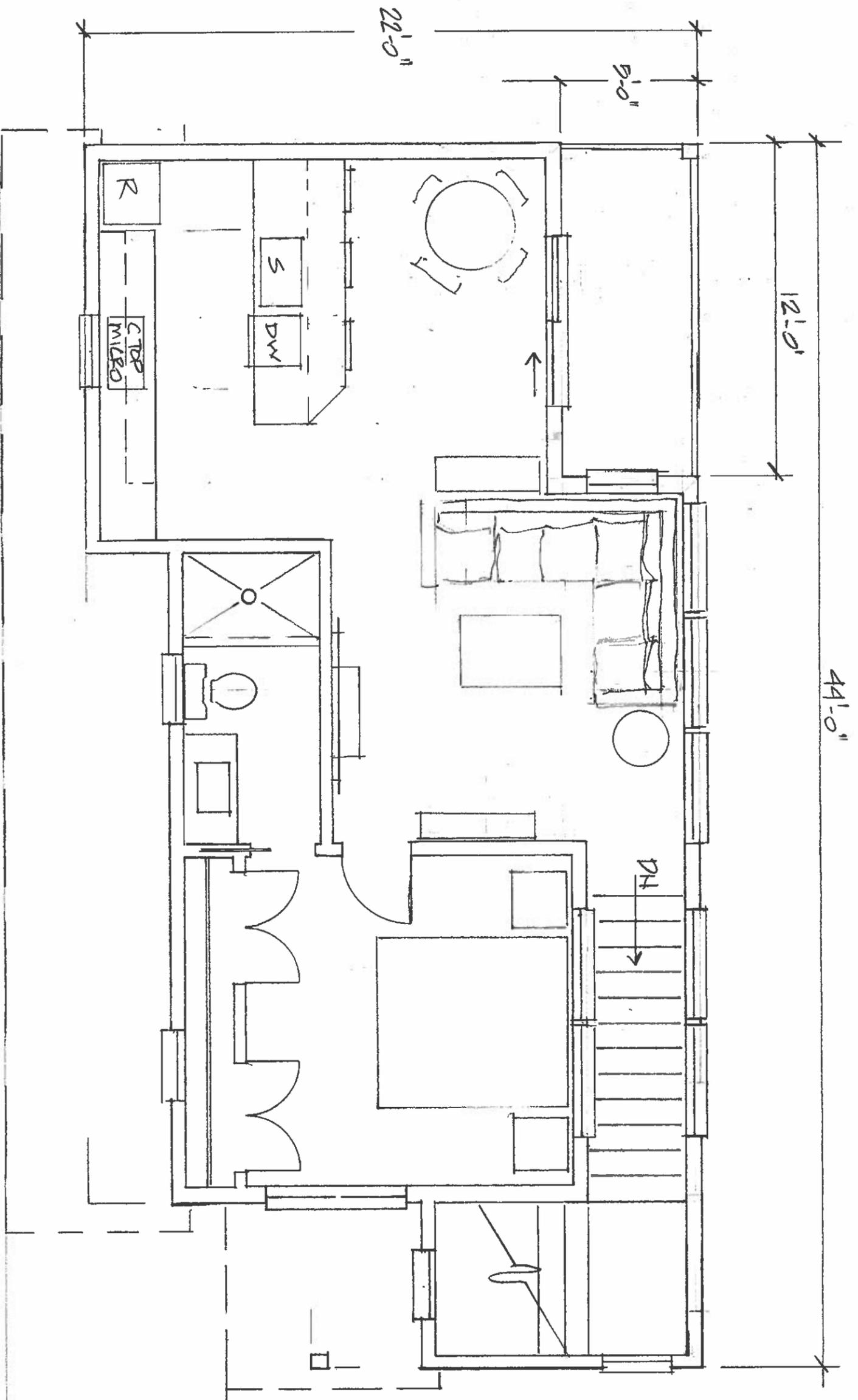
22'

44'-0"

12'

8'-0"

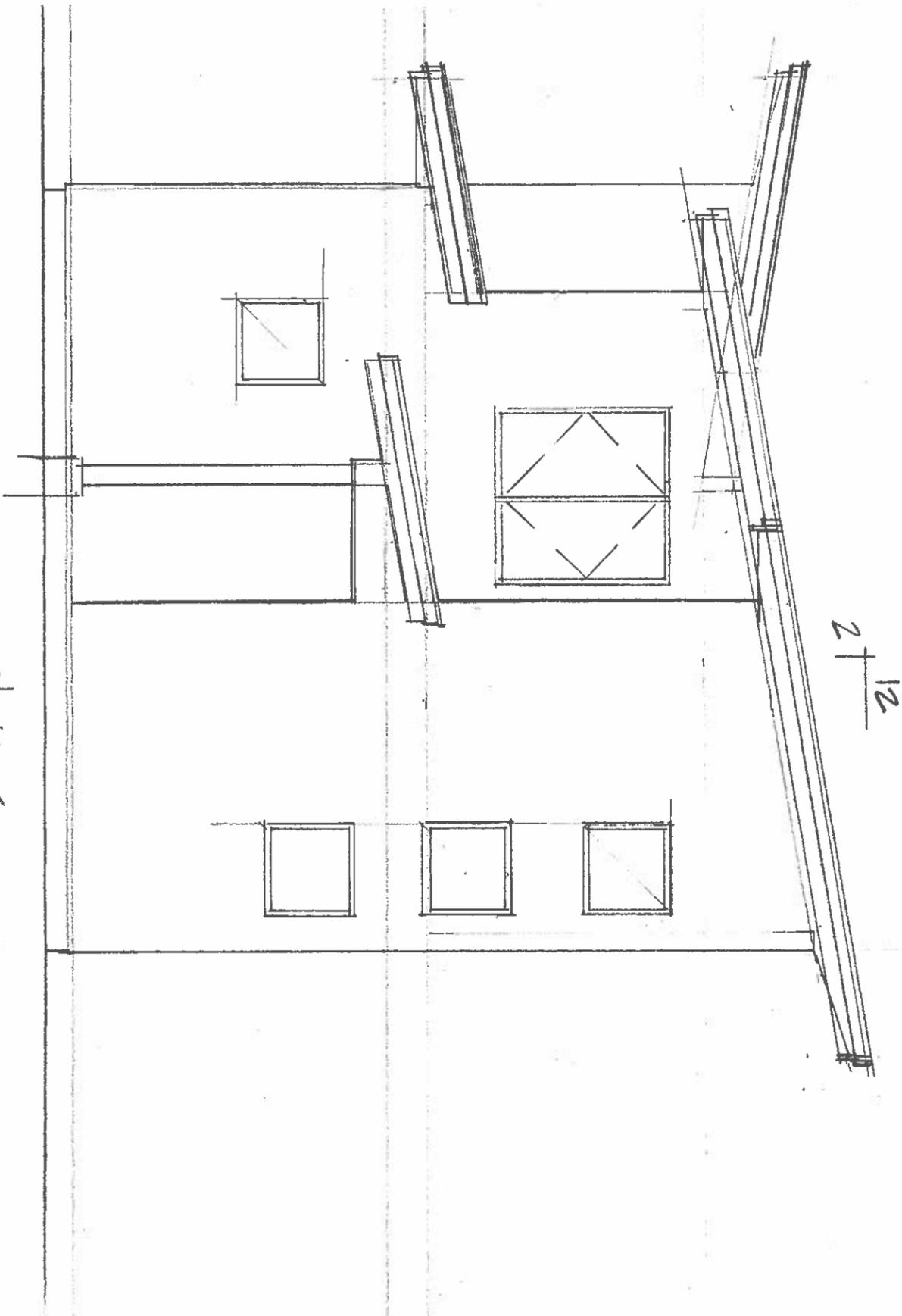
6'-0"



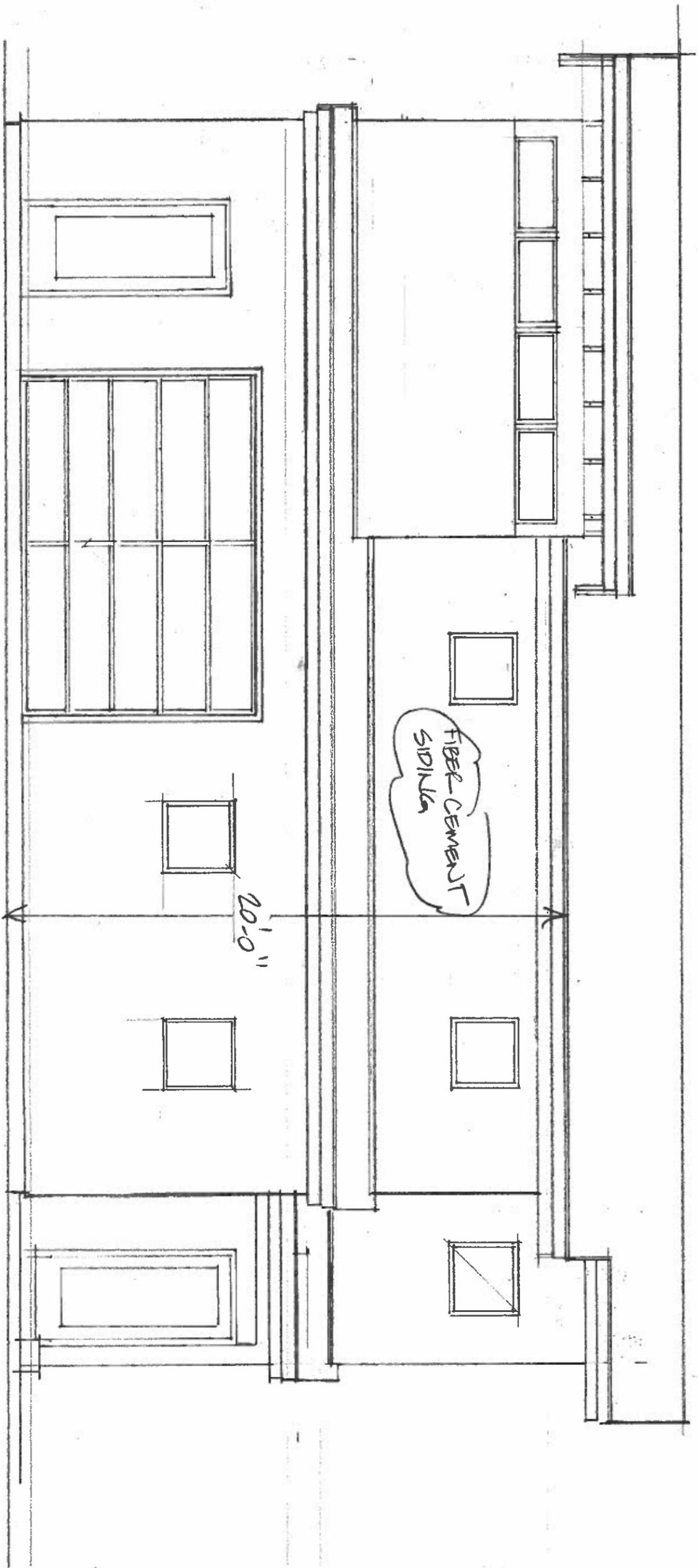
UPPER FLOOR PLAN 1/4" = 1'-0" 767 SF DECK 60 SF
6/6

456
60
251

62/S
NORTH SIDE



2 1/2

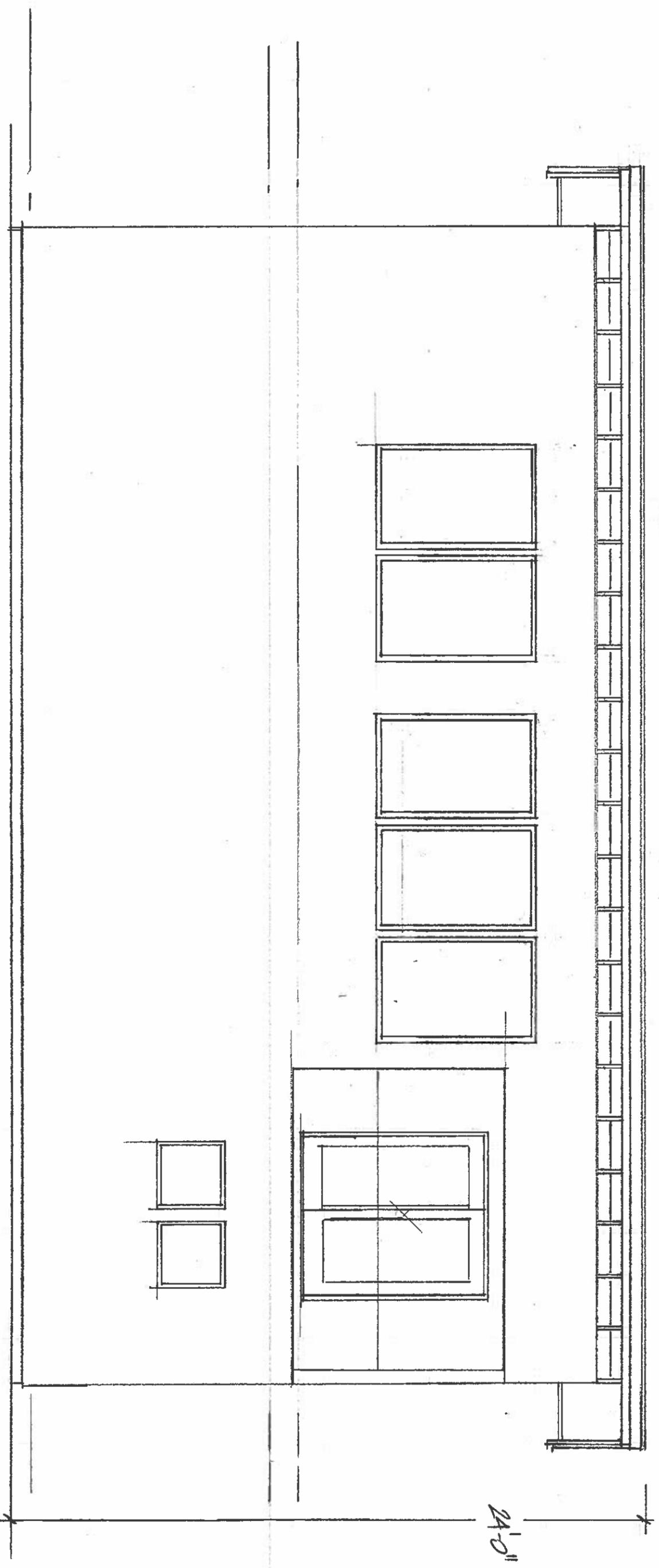


FIBER-CEMENT SIDING

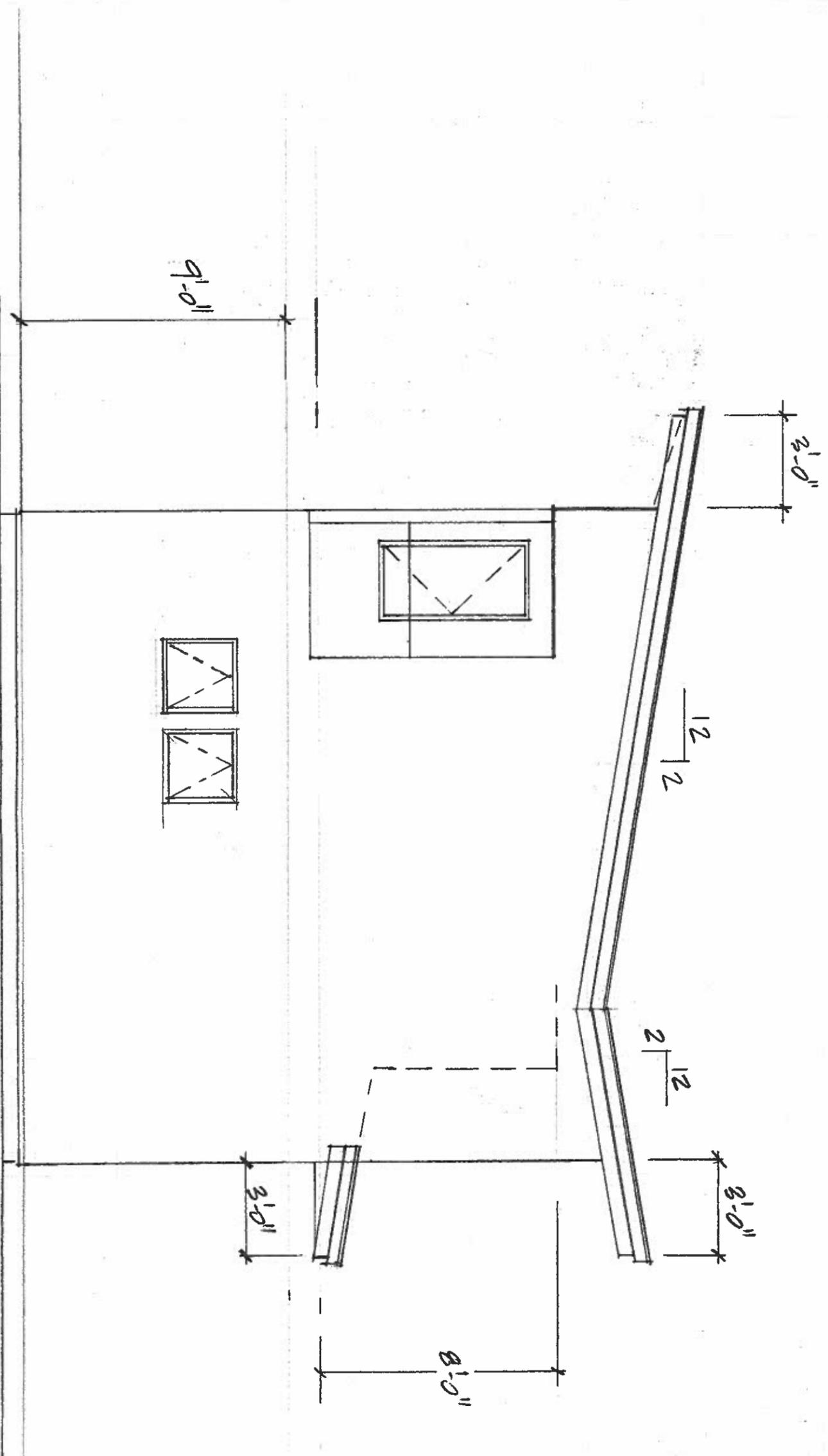
20'-0"

EAST SIDE
5/29

WEST SIDE 4'-10"



24'-0"



SOUTH SIDE 4"=1'-0"



CITY OF WHITE SALMON
CONDITIONAL USE PERMIT APPLICATION

(PLEASE PRINT CLEARLY AND TYPE IN BLUE OR BLACK INK)

Property Owner Stephanie Arbogast & Greg Gottlieb

Mailing Address 1121 5th St Head River OR 97031

Physical Address 269 S.W. Westwinds Dr White Salmon WA 98672

Klickitat County Tax Parcel 031D2418030100

Legal Description Lots 2 only, City of White Salmon Short Plat no. WS-SP 2017-003

Dimensions or Acreage of Land 79,658 Square Feet (1.82 acres)

Zoning District _____

We, the undersigned respectfully make application for a conditional use permit, under provisions of the White Salmon zoning ordinance, to

build a two-story, detached, accessory dwelling unit

(ADU) with a ground floor of 892 square feet and

living space (upper floor) of 767 square feet.



CITY OF WHITE SALMON
CONDITIONAL USE PERMIT APPLICATION

Applications for conditional use shall be processed as a Type I-B decision by the Administrator for minor applications or as a Type II decision where in the Administrator's discretion additional public input or Planning Commission review is necessary or appropriate according to the procedures set forth in Title 19. The Planning Commission (5 member board) meets on the second and fourth Wednesday of each month.

Type I-B
Type Decision

Fees Received 6/18/19

Date Received 6/17/19
Application

Receipt: 76
Acct #:
City Of White Salmon
PO Box 2139
White Salmon, WA 9
509-493-1133

Fingerprints/Notary/Req. C

Treasurer's Receipts
Memo Arbogast CUP App

CE-Zoning & Subdivision Fees 00

Non Taxed Amt:

Total: 1 00

Chk: 1058 1 00

Ttl Tendered: .10 00

Change: 0 30

Issued By: Katie , 1129 31



CITY OF WHITE SALMON
ACKNOWLEDGEMENT AND SIGNATURE

The undersigned hereby represents upon all of the penalties of law, for the purpose of inducing the City of White Salmon to take the action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the Ordinances of the City of White Salmon.

Applicant Stephanie Arbogast

Representative for Applicant N/A

Mailing Address 1121 5th ST Hood River OR 97031

Telephone 425 788 2824

Email Stephaniearbogast@gmail.com

Stephanie Arbogast
Applicant Signature

Representative for Applicant Signature

8/17/2019
Date

Date

Current land use:

Zoning to the North

Zoning to the East

Zoning to the South

Zoning to the West

Total gross floor area of new construction: 1,659 square feet: 892^{sq} Garage & Shop + 767^{sq} 1 bedroom apartment unit

Floor space of existing structures to be used: none, this is new construction

How many off-street parking spaces are available: two for ADU, two for SFD

Other parking provisions: garage spaces x 3

Describe the existing condition of the area including but not limited to topography, public facilities and services, natural hazards, open space, scenic and historic areas, access, etc

This is rural, undeveloped land. Gentle downslope. No

natural hazards, public facilities/services, open space, or

scenic/historic areas.

**Conditional Use Permit Application
for
269 SW Westwinds Rd
White Salmon WA**

**Stephanie Arbogast
1121 5th ST
Hood River OR 97031**

Contiguous Land Owners

SW Westwinds RD
Parcel 03102432001100
LEGAL: TL 48-D IN NWSW LESS RAW; 24-3-10: IRR TRACTS
NAME: LAFITTE, FREDERIC and JANET
ADDRESS: 24140 116TH AVE W WOODWAY WA 98020

267 SW Westwinds RD
PARCEL_NUM: 03102417003300
LEGAL: Lot 3 WS-SPL2017-003; 24-3-10
NAME: BRINNON, COLBY
ADDRESS: 1401 96TH AVE SE BELLEVUE WA 98004

Address TBD
Lot 1(for sale)
PARCEL_NUM: 03102417003100
LEGAL: Lot 1 WS-SPL2017-003; 24-3-10
NAME: BRINNON, COLBY
ADDRESS: 1401 96TH AVE SE BELLEVUE WA 98004

SW Westwinds RD
PARCEL_NUM: 03102470000100
LEGAL: LOT 1 WS SP 2004-06 IN NWSW 24-3-10 IRR TR TO WS
NAME: VON MOSCH, PATRICK
ADDRESS: PO BOX 1122 WHITE SALMON WA 98672

• Bill Contacted 0/20

Let her know Ku-2 kitchen is a home 17.08.180
Therefore we cannot accept CUR Application.

Land vermince for construction.

note on plans re kitchen in basement.

cashier w/ ADU Application.