



CITY OF WHITE SALMON
Planning Commission Meeting - Wednesday, April 13, 2022

COMMISSION AND ADMINISTRATIVE PERSONNEL PRESENT

Commission Members:

Greg Hohensee, Chairman
Michael Morneault
Ross Henry (arrived at 5:36 p.m.)
Tom Stevenson (zoomed in)
Seth Gilchrist

Staff:

Brendan Conboy, City Land-Use Planner
Erika Castro Guzman, City Associate Planner
Shawn MacPherson, Temp-City Attorney

CALL TO ORDER/ ROLL CALL

Chairman Greg Hohensee called the meeting to order at 5:33 p.m. A quorum of planning commissioner members was present. Six audience members attended by teleconference.

APPROVAL OF MINUTES

1. Approval of Meeting Minutes – March 9, 2022

Commissioner Gilchrist requested the following clarification, page 4 of 7 (17.81.060 A.).

An application for a site and building plan review ~~shall~~ be processed according to Type I-b by the Planning Administrator or their designee after a determination and regarding land use decisions established in Chapter 19.10, Land Use Administrative Procedures for projects that the following:

Moved by Seth Gilchrist. Seconded by Michael Morneault.

Motion to approve minutes of March 9, 2022, as amended. CARRIED 5–0.

Morneault – Aye, Henery – Aye, Stevenson – Aye, Gilchrist – Aye, Hohensee – Aye.

PUBLIC HEARING

1. Proposed Conditional Use Permit 2022.002

a. Public Hearing

Greg Hohensee, the Chairman, opened the public hearing at 5:45 p.m. and read the Appearance of Fairness Doctrine to the planning commissioners for the public hearing; no concerns arose.

No written public comment or spoken testimony was made.

Chairman Hohensee closed the public hearing at 5:50 p.m.

b. Presentation

The land-use Planner, Brendan Conboy, presented the conditional use permit report to the Planning Commission.

The conditional use permit proposes to place up to four permanent (Airstream) travel trailers, ranging from 25-30 feet in length, as an on-site short-term rental option. The subject property, owned by Gorge Base Camp LLC and represented by Amanda Valentine, Cadia Capital Group LLC, is located at 65271 Highway 14. The proposed location of travel trailers would be on the sites identified as 31-34, in the most northern row, along the concrete block wall that provides privacy from Highway 14. There will be one parking space for two sites that contain the 25-foot travel trailer and two parking spaces within the tent camper's parking area for two sites that propose 30-foot travel trailers (\pm 400' walk).

The property is located approximately 500 feet east of the Hood River Bridge intersection and bordered east and west by commercial RD zoning, the BNSF Railway to the south, and State Route 14 to the north. The site is primarily flat and gradually slopes 40 feet from north to south across 486 linear feet of the property depth with a noticeable hazardous condition fenced off along the southern property line where the BNSF Railway is. The site accommodates 35 recreational vehicles and six tent sites.

Recommendation: Staff recommends that the Planning Commission approve the request for a Conditional Use Permit bringing the existing RV park and campground into land use compliance, plus place up to four permanent (Airstream) travel trailers, ranging from 25-30 feet in length, as an on-site short-term rental option on the sites identified as 31-34, at 65271 Highway 14, subject to four conditions of approval.

The applicant's representative was not present, nor submitted a written presentation.

Commissioner Gilchrist noted a section in the report that stated some written comments were received (Page 14 of the packet, Part G). Staff clarified there were no comments received and would correct the staff report.

Commissioner Mornault asked if the applicant implied they would later request more spaces for such use. Land-use Planner Conboy stated that the applicant did not indicate if they would expand such use and recommended the Planning Commission add an additional condition of approval limiting the overall site that could be used for such purposes. Commissioner Mornault asked if the applicant would be willing to disperse the trailers throughout the park. Land-use Planner said that staff had not requested the units be spread, but the planning commission could add a condition of approval if needed.

Commissioner Henry asked if the city has another area approved for RVs. Land-Use Planner Conboy stated that RV parks could only be created by conditional use permit in the Riverfront District and Mobile Home Park Zone.

Commissioner Stevenson had no questions or clarification of the presentation.

Commissioner Gilchrist stated that #3 of the condition of approval says that all materials shall be non-reflective, while airstream trailers are reflective by design. Land-use Planner stated that the condition might have to be amended or removed.

Chairman Hohensee had no questions or clarification of the presentation.

c. **Discussion**

The Planning Commission discussed the conditional use permit proposal for 65271 Highway 14 to place up to four permanent (Airstream) travel trailers, ranging from 25-30 feet in length, as an on-site short-term rental option.

Commissioner Gilchrist stated that he views the application as a pre-existing use: a short-term rental of spaces for people to park their RV; adding trailers to rent expands the existing use. He does not see this as setting a precedent that mobile home parks should be able to be used for short-term rentals. He agrees that #3 of the conditions of approval should be removed.

Commissioner Mornult stated that regarding #2 of the conditions of approval, he does not see the need to do a stormwater analysis on an existing site. Land-use Planner said that the condition is fairly standard and would recommend reducing the condition to the first sentence.

Commissioner Henry stated that he believed Commissioner Gilchrist summed it up well. He said that he sees this application as an existing use. He does not want this decision to set a precedence that mobile home parks could be able to be used for short-term rentals. Commissioner Henry stated that 11%, 4 of the 35 RV sites, is acceptable but would not approve any more if a new application came before him in the future.

Commissioner Stevenson agreed with Commissioner Henry when he said four short-term rental units were appropriate and in a suitable location.

Chairman Hohensee said he applauds Gorge Base Camp LLC for applying for the conditional use permit, as they could have easily circumvented it because of the RV park's existing use. He believes it is a smart development of the site.

Commissioner Gilchrist clarified that his concern is that this becomes a precedence for Mobile Home Parks. He stated that he agrees with Chairman Hohensee that he sees the existing use as an RV park and does not see the difference between someone bringing their travel trailer vs. using a travel trailer already on-site. Serving a different clientele for the same service, he is not concerned about more of this use on the site for an RV park use.

d. **Motion**

Moved by Michael Morneault. Seconded by Seth Gilchrist.

Motion to approve the request for a Conditional Use Permit bringing the existing RV park and campground into land use compliance, plus place up to four permanent (Airstream) travel trailers, ranging from 25-30 feet in length, as an on-site short-term rental option on the sites identified as 31-34, at 65271 Highway 14, subject to the following Conditions of Approval. CARRIED 5–0.

Morneault – Aye, Henry – Aye, Stevenson – Aye, Gilchrist – Aye, Hohensee – Aye.

Conditions as adopted:

1. The applicant shall identify a minimum of one permanently maintained parking stall for each location with a short-term rented travel trailer, which may require improved off-street parking should the Planning Director or another qualified City representative determine to see fit.

2. Stormwater shall be collected, retained, and disposed of on-site, WSMC 17.48.075(D). ~~A Stormwater/ Erosion Control Plan shall be submitted to the City Planning Department. The plan shall ensure that stormwater run-off from the additional unit does not exceed pre-development rates and shall include appropriate treatment for run-off from impervious areas before discharge to the natural drainage areas of the property. The plan shall provide for individual lot on-site collection, retention, and release to either surface (hydrological) or subsurface (geophysical) receivers. The analysis is to consider the hydrology generated by a 25-year storm event of 15 minutes duration. Lot grading and other stormwater drainage improvements shall be completed before the Certificate of Occupancy. The Stormwater Analysis is to be completed by a qualified Washington Licensed Professional Engineer.~~
- ~~3. All materials and flashing shall be non-reflective. At the request of the Planning Director, the applicant shall submit materials for approval at the time of the Building Permit submittal. Materials shall be of a dark or earth tone hue.~~
3. This conditional use permit shall run with the land. Should the owner, or via enforcement by the city, wish to discontinue use of the use, they must file a notarized certification with the city of recording with the county terminating the use.

DISCUSSION ITEMS

3. DC Downtown Core Commercial District

Land-use Planner Conboy presented the proposed Downtown Core zone elements to the Planning Commission.

The Planning Commission discussed the proposed Downtown Core zone height element.

Commissioner Gilchrist asked if the city should have different height standards on and off Jewett Blvd and maintain one zone district or multiple. Land-use Planner Conboy stated that he would recommend a distinction.

Commissioners requested Land-use Conboy to review building height calculations for the city vs. the City of Hood River. Land-use Planner Conboy commented that Hood River's is easier to understand than ours and clarified what it could look like in the downtown core.

Commissioner Henry requested an example of building height on the north side of Jewett. Land-use Planner explained the height for stepped structures and a potential 110% of the maximum allowable height exception on a sloped property.

Commissioner Stevenson would like the city to consider the historical look of Jewett Blvd when seeking to define the downtown's core design standards. He supports encouraging three-story buildings on the south side of Jewett to make the best use of the existing conditions in relation to the sidewalk.

Chairman Hohensee stated that he believes building technology has vastly improved and recommends the city clearly define clearly and simplify the basement and buildable height definition. Hohensee recommends "slope" as a new definition of ground and roof; furthermore does not recommend using the term finish grade and instead recommends defining it by the

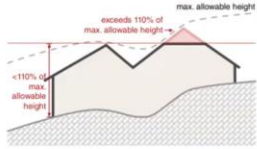
property’s existing grade. Hohensee also suggests creating a code that defines a specific ceiling minimum to avoid packing units.

The Planning Commission has a consensus to define a height for stepped structures and define height (max) on roof pitch:

Height for Stepped Structures

Overall Height of a Stepped Structure

In addition, on a sloped site where the height of the structure is stepped up the slope, the vertical dimension measured from the overall highest point of the building or structure to the overall lowest point of finished grade adjacent to the structure shall not exceed 110% of the maximum allowable height.



Exceptions

No part of any building or structure may exceed the maximum allowable height except for the following:

1. Structures used exclusively for elevator or stairway access to a roof, provided they do not exceed the maximum height by more than 10 feet, do not occupy more than 20% of the roof area, and are not visible from ground level view from a contiguous street.
2. Chimneys, vents, and roof-top mechanical equipment such HVAC systems, provided that the maximum height is not exceeded by more than 4 feet.
3. Antenna used for the reception of television broadcast signals; or
4. Clock towers, church steeples, belltowers, cupolas and domes not intended for human occupancy.

Building Height	(Sec. 9.4.9.)	
Height (max) if roof pitch \geq 5/12	46'	C
Height (max) if roof pitch $<$ 5/12	42'	C
Stories (max)	3	C
Stories or Height (min) in any street setback range	2 or 24'	D

The Planning Commission discussed the proposed Downtown Core zone form standards element.

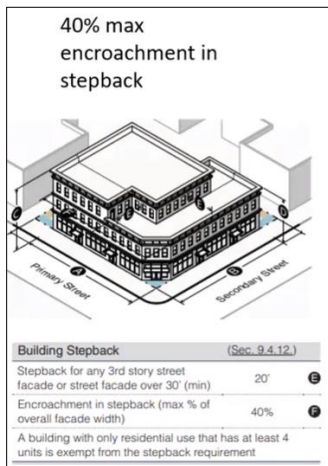
Commissioner Gilchrist stated that as a father with young children, it has been challenging to navigate downtown with a stroller as sidewalks are narrow. He often jogs side to side, avoiding patio furniture, but enjoys the restaurant's outside seating. He stated e would like to see a separation between the street and the sidewalk with green space as it offers a sense of safety for pedestrians. Gilchrist recommends defining building materials that best fit the existing downtown core.

Commissioner Henry agrees with Commissioner Gilchrist that the sidewalk is sometimes challenging to navigate. He stated he would like the city to consider regulating awnings as well.

Commissioner Stevenson stated that he does not believe the city should regulate covered walkways.

Land-Use Planner Conboy acknowledged the imbalance of the sidewalk and the inconsistency of building setbacks along the north and south sides of Jewett Blvd.

Chairman Hohensee would like the city to determine if we should treat secondary streets and alleys differently than what is proposed for Jewett Blvd concerning form standards regarding



pedestrian frontages. He recommends exploring funding options to improve existing buildings' scapes parallel to implementing the new code. Hohensee stated he liked the 40% building setback encroachment proposal that identifies the maximum percentage of overall façade width.

The Planning Commission has a consensus to define building frontage design guidelines and pedestrian frontages, but tables the conversation until a specific code change is presented. Further discussion entailed the status and elements of the city's transportation plan.

The Planning Commission discussed the proposed Downtown Core zone parking element.

Commissioner Gilchrist stated that on-street frontage is a benefit vs. parking lots.

Commissioner Stevenson stated that the parcels on the south side of Jewett have an opportunity to provide on-site parking. He acknowledged that White Salmon has a parking concern and says the city should preserve parking on-site in commercial areas.

Chairman Hohensee stated that because of the number of vacant lots remaining in downtown, it would be difficult to create new parking on Jewett Blvd and believes the new challenge will be regulating parking on secondary streets. Hohensee thinks companies should be able to maximize their business, but it causes some level of parking conflict that affects secondary roads.

The Planning Commission had a consensus that the parking types provided in said presentation offer a suitable solution.

The Planning Commission discussed the proposed Downtown Core zone uses element.

Commissioner Gilchrist stated that some items are congruent to the existing downtown, such as the bakery.

Land-use Planner Conboy stated that the list of permitted uses relates more to legacy (old) zoning codes that would often define every permitted use. Conboy recommends better defining the city's definition of artisan manufactory and sales.

Commissioner Morneault's clarification provided that it would be appropriate to list business or professional offices as an outright use but not as street frontage.

Commissioner Stevenson said that all of the listed outright permitted uses were once in business in downtown White Salmon but are no longer fit to support heavy industrial business.

Chairman Hohensee agrees that artisan manufacture and sales should be better defined to include boat crafting, tailoring, and bakeries but excludes the manufacturing of foods. Hohensee stated that he would like to address conditional uses that may be permitted outright on a different level than the streetscape.

The Planning Commission had a consensus that the zone uses were presented as less specific but qualitative in definitions.

The Planning Commission discussed what area would be best suitable to be defined as the Downtown Core Zone.

The majority of the Planning Commission had a general accord that the downtown corridor should not be further east than 4th or 5th Street but would be open to including a portion of Main Street and Estes Avenue around 1st to 3rd Street. Commissioner Hohensee advocated that the entirety of the commercial zone in downtown be made into the Downtown Core Zone to differentiate it from commercial zoning along Main/Loop Rd (“Heights of White Salmon”) and (soon to be per 2040 Comprehensive Plan rezone) along State Route 14.

4. **Missing Middle–Planned Unit Development**

Land-use Planner Conboy briefly presented the proposed Missing Middle – Planned Unit Development to the Planning Commission for discussion in the upcoming meeting.

The Planning Commission thanked the audience for their attendance and encouraged them to attend the upcoming workshops.

ADJOURNMENT

The meeting was adjourned at 7:55 p.m.

Greg Hohensee, Chairman

Erika Castro Guzman, Associate Planner