

CITY OF WHITE SALMON
Planning Commission Workshop - Wednesday, May 10, 2023

COMMISSION AND ADMINISTRATIVE PERSONNEL PRESENT

Commission Members:

Greg Hohensee, Chairman
Ross Henry, Chair Pro-Temp
Seth Gilchrist
Tom Stevenson
Michael Morneault (Absent Excused)

Staff:

Jeff Broderick, City Land-Use Planner

CALL TO ORDER/ ROLL CALL

Chair Pro-Temp Ross Henry called the workshop to order at 5:53 p.m. A quorum of planning commissioner members was present. Four audience members attended by teleconference.

DISCUSSION ITEMS

1. Transportation System Plan (TSP)

The Planning Commission discussed the transportation system plan and potential projects for improving traffic flow and safety. They considered prioritizing certain projects and adding columns to the existing list to aid in decision-making.

The list of transportation projects for the city was discussed. The commission debated whether to focus on ranking individual projects or refining the tool for ranking them, and discussed the sources of the project list.

2. White Salmon Municipal Code 17.28.034(A3)

The Planning Commission discussed WSMC 17.28.034(A3) that states, "*All dwellings shall be not less than twenty feet in width at the narrowest point of its first story,*" and proposals for changing the code to allow for architectural features while still maintaining a minimum width of 20 feet for the street-facing part of the structure. They also debated the possibility of removing the minimum width requirement altogether, but had concerns about potential structural issues and the burden it could place on the building department.

The group discussed potential zoning changes to allow for smaller, more affordable housing options. Planner Jeff Broderick stated that he would draft options and consider the risks involved.

3. Potential Changes to Housing Code

The goal of this workshop is for the Planning Commission to discuss and suggest potential changes to White Salmon's Housing Code, primarily within White Salmon Municipal Code Title 17—Zoning.

As part of their discussion on changes to the housing code, the Planning Commissioners discussed the possibility of allowing standalone ADUs. Moreover, they planned to hold a workshop to discuss and suggest further changes to the code for affordable housing and long-term housing.

The Planning Commission discussed the history of zoning regulations in White Salmon and how they have contributed to a lack of affordable housing. In order to address the housing crisis, staff suggested expanding the variety of housing types and developing strategies for residential development in different areas.

A variety of housing types were discussed during the meeting, and zoning changes were suggested that would increase affordability and sustainability in White Salmon. House Bill 1337 was also reviewed, and its potential impact was considered by the group.

Planning Commissions considered lot coverage and setbacks for ADUs. To encourage more ADU development, they considered reducing restrictions and impact fees, but they also discussed concerns regarding short-term rentals and homeowner costs.

The Planning Commission reviewed the potential impact of adding more density to White Salmon in terms of affordable housing and parking. They also considered the possibility of limiting the size and cost of development while encouraging a certain type of construction to create more inexpensive housing options.

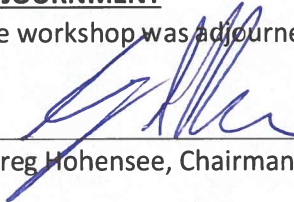
In addition to exploring the potential for more housing density through infill development and ADUs, commissioners also acknowledged the need to address parking and traffic issues. They agreed to explore options for code changes to allow for more ADUs and flexible housing options while still maintaining livability standards.

The Planning Commission talked through a number of topics, including development costs and construction costs, narrow streets, parking management, and public outreach for a revamped housing code. They also suggested referring to the con plan and taking advantage of the body of water for sports.

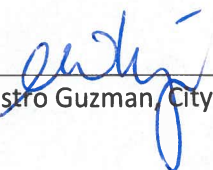
Planning Commissions discussed the need for public outreach before making changes to the housing code. They also talked about the possibility of eliminating 20 feet from the building width requirement and getting guidance from the council.

ADJOURNMENT

The workshop was adjourned at 7:58 p.m.



Greg Hohensee, Chairman



Erika Castro Guzman, City Associate Planner