



MEMO

TO: Mayor Marla Keethler  
City of White Salmon, Washington  
SUBJECT: Revised draft of proposed changes to WSMC Title 17  
DATE: November 3, 2023

Thank you for the work that you, the Council and Planning Commission did last night. It was very helpful to me in identifying areas that needed additional attention. In response to the comments, I have revised the draft and attach it here. The changes made include:

- Added Section 17.08.280 on Height of Building, stipulating that the “reference datum” is calculated based on the existing elevation at all four corners prior to commencement of the project.
- Removed height increase in 17.23.035.A.5 (stays the same). Also removed similar height increases in 17.24.035.A.5 and 17.28.034.A5.
- Reduced the height increase in 17.32.040.A from four stories to three (allowing more affordable walk-up apartments and three-story rowhomes).
- Retained the height increase to four stories in 17.48.060.A (Commercial) which is the same as what is now allowed in the Riverfront District.
- Clarified language in 17.23.035.B.2 and other similar sections, allowing sewer stub-outs for accessory dwellings.
- Simplified language in 17.23.035.B.3 and other similar sections, to stipulate that accessory structures may be located up to three feet from the rear lot line if the rear lot line abuts a dedicated alleyway of at least fifteen feet in width (consistent with other setback standards).
- Removed redundant language from 17.23.040 B and C.
- Modified parking requirements to stipulate that reductions are allowed when with 1/4 mile of a transit stop (this is more lenient than the State provision that NO parking can be required within 1/2 mile of a transit stop). Added language to allow “approved shared parking under binding agreements.”

I share the concern that more specific graphical guidance is needed, as well as user-friendly prototype plans. I will be preparing this material for discussion at the Planning Commission meeting next Wednesday.