



**CITY OF WHITE SALMON**  
**Planning Commission Meeting - Wednesday, January 08, 2020**

**COMMISSION AND ADMINISTRATIVE PERSONNEL PRESENT**

**Commission Members:**

Ross Henry  
Michael Morneault  
Greg Hohensee  
Seth Gilchrist  
Tom Stevenson

**Staff Present:**

Erika Castro Guzman, City Associate Planner  
Patrick Munyan, City Administrator  
Jan Brending, City Clerk-Treasurer

**CALL TO ORDER/ ROLL CALL**

Jan Brending, City Clerk-Treasurer, called the meeting to order at 5:30 PM. There were approximately 30 audience members.

**OATH OF OFFICE**

**1. Planning Commission Oath of Office: Seth Gilchrist and Greg Hohensee**

Seth Gilchrist was sworn in as a Planning Commissioner by Jan Brending, Clerk Treasurer

Greg Hohensee was also sworn in by Jan Brending, Clerk Treasurer.

**ELECT NEW CHAIRMEN**

**2. Election of Chairman**

Moved by Tom Stevenson. Seconded by Michael Morneault.

Motion to nominate Ross Henry as chairman of the Planning Commission. CARRIED 4-0.

**MINUTES OF RECORD**

**3. Minutes of November 13, 2019**

Michael Morneault corrected that he was not present during the November 13, 2019 meeting.

Moved by Michael Morneault. Seconded by Tom Stevenson.

*Motion to approve minutes of November 13, 2019 as corrected.* CARRIED 4-0.

**DISCUSSION ITEMS**

**4. Mt Hood View Apartments Parking and Traffic Evaluation**

**Orientation and Background**

The applicant of Mt Hood View Apartments, Tao Berman, per conditions approved by the Planning Commission during the application's public hearing held on November 13, 2019, was requested to provide a comprehensive parking management plan and traffic study. This study was to be acceptable to the Planning Commission as means on how he will resolve and manage the parking concerns. The document was to address the following two items: (1) the potential parking impacts caused by the residential use to surrounding commercial businesses and (2) how the applicant is going to identify, manage, and ensure residents are not parking additional

vehicles on the streets (vehicles other than compact cars, short-term renters, and guest parking).

***Tao Berman, Applicant***

Tao Berman welcomed the new commissions and thanked the planning commissioners. Berman stated the conditional use permit request is to allow long-term rental in a commercial district. He said he believes the project will benefit the community, but noted he could still move forward with all units designated as short-term rentals. He said he spoke with his architect to regarding scaling down the project and found that option would decrease parking further. Berman stated that a survey was conducted and there are three additional feet than anticipated. He introduces Rick Williams, who prepared the traffic study (based on a demand model) and proposed comprehensive parking management plan.

***Rick Williams, Applicant's Parking and Transportation Representative***

Rick Williams said he is located in Portland and has over 25 years of experience working with hundreds of cities around the country on issues related to parking. He said this is an interesting project because there are no minimum parking requirements for the site. He said it is important to note minimum parking requirements have no relationship to demand as stated in parking literature. Williams said it is his approach to come into the city and actually measure the demand and use the same methodology as ITC uses to measure parking demand. He said that in using that methodology, he determined that 1.3 spaces per 1,000 square feet are needed. The residential parking demand is in the evening and early mornings while typical peak hour for commercial use is between 10 a.m. and 4 p.m. He concluded that there is adequate parking proposed for the site, if the site is managed as a single unit, with a parking ratio of 1.39 per 1,000 square feet. William said to use an identifier for each parking space and to use license plates to make sure tenants are parking correctly and if no t there will be consequences for the tenant.

***City Engineer's Evaluation***

Dustin Conroy, Engineer with Pioneer Engineering and Surveying, listed his evaluation findings:

- Table Two identifying the demand ratio: the smallest city population listed is 20,000, compared to White Salmon's population of 2,400. He concluded that in greater density areas with closer amenities there is less demand for vehicles resulting in less demand for parking.
- Identified that in the far reaches of Seattle there is closer to 1.5 parking spaces per unit, noting that White Salmon is a rural community.
- The traffic study does not show how parking would impact White Salmon.
- The concluded that the reduced parking is typically provided for very populated dense areas.
- Conroy agreed, from experience, that standard parking requirements are typically larger than needed.
- Conroy said he believes that the parking management plan would work if followed through properly with 44 parking spaces.

Conroy recommends that the planning commission request the applicant to provide site specific information.

### **Commissioner Discussion**

Commissioner Morneault asked how the applicant will manage the parking plan. Berman said he has owned apartments for the last 10 years and is a member of the Washington Landlords Association. He stated he understands parking is always an issue and stated that he will include a parking addendum in the lease agreement. He said he does not believe there will be much management needed based on the amount of parking provided. He said currently, 8 of 15 units have only one vehicle.

Commissioner Gilchrist stated that he agreed with the conclusions of the report, but requested clarification of where the 20 full-size parking spaces are located. Berman answered the full size parking is adjacent to the existing structure and the compact-tandem parking is proposed under the new structure. Berman said that based on the demand curve, he, nor Williams, believes parking will affect other businesses.

Chairman Henry stated he agreed with Conroy in his evaluation of the report that it is not site specific to White Salmon. City Administrator Munyan clarified there is no specified parking requirement to meet through the conditional use permit, therefore the planning commission has the authority to determine if what is presented is adequate. Chairman Henry expressed his concerns with the tandem parking and said he does not want the city to be burdened in managing the apartment's parking. Berman answered that tandem parking is not ideal, but people chose to accept it. He stated he does not know how to be more site specific based on the demand curve. Berman said he believes he has enough parking on site and outlined how he is going to manage parking with grounds for an eviction. Williams add that while tandem parking is common for other cities, a parking management plan for developers in a city like White Salmon is not common. He stated that in his experience, a unit will not be rented to a tenant if the tenant cannot commit to the parking requirements. Williams stated that site specific evaluations are typically at the peak hour, for one day, and finds the demand curve to be almost bulletproof. He said he has a high level of confidence that if managed, tandem parking will not an issue.

Commissioner Hohensee asked for clarification from Chairman Henry regarding his concern for a site specific evaluation. Chairman Henry said a traffic flow pattern and an actual diagram may help the planning commission's understanding of the plan. Commissioner Hohensee referred to the two items the report is responding to: (1) parking impacts to commercial businesses and (2) how management will occur for on-site parking and potential spill-over.

Berman stated that parking issues do occur, but is confident his management plan will be proactive. Staff clarified to the planning commission that the conditional use permit will remain with the property, regardless of the change of owner, and the city could take enforcement action if necessary. Clerk Treasurer Brending stated that N Main Street currently has no parking restriction. Commissioner Gilchrist said he believes there will always be small violations but the city has actionable items if parking becomes a nuisance. He said he is not worried about the proposed tandem parking and views it as an equivalent of having a single car garage and a secondary car in the driveway.

Commissioner Stevenson stated he has concerns about the property survey matching the site plan. Clerk-Treasurer Brending clarified that a site plan will be required for the building official to review. Chairman Henry said it would be helpful to see more diagrams of how the stalls would be accessed as he has concerns that tenants will park elsewhere if they are not able to make the turn radius into the tandem parking stalls.

Berman acknowledged approval from the planning commission will allow him to move forward in submitting building plans and adhering to the city's building and zoning code.

The Planning Commission discussed with Tao Berman the possibilities of using adjacent properties for temporary parking during construction.

**Moved by Greg Hohensee. Seconded by Seth Gilchrist.**

***Motion to accept the Comprehensive Parking Management Plan and Traffic Study submitted by Tao Berman.***

**Moved by Tom Stevenson. Seconded by Michael Morneault.**

***Motion to amend the motion to accept the Comprehensive Parking Management Plan and Traffic Study and require a specific site plan showing the parking spaces with specific distances from structures, width and length of parking spaces, and measurement of space between parking spaces. Motion failed 2-3 with the following vote: Hohensee – Nay, Henry – Nay, Gilchrist – Nay, Stevenson – Aye, Morneault – Aye.***

***Motion to accept the Comprehensive Parking Management Plan and Traffic Study submitted by Tao Berman. CARRIED 4-0 with Tom Stevenson abstaining.***

## **PUBLIC HEARING**

### **5. Proposed Long Subdivision 2019.002**

#### **Applicant: Slug's End LLC**

The public hearing for proposed Long Subdivision 2019.002 was opened at 7:05 p.m. Chairman Henry reviewed the Appearance of Fairness Doctrine. Commissioners Gilchrist and Hohensee disclosed their property is within 300-feet of the development project. Commissioner Hohensee disclosed he chatted on the street with someone regarding the property two years ago during a locate call. No further concern or objection was voiced by Commissioners nor the applicant to participation.

The public hearing proceeded with a summary of the staff report by Staff.

#### **Orientation and Background**

City Staff reviewed the submitted application and exhibited documents associated with the proposed Slug's End Long Subdivision application (WS-SUB-2019-002). The applicant is requesting preliminary approval to divide 3.02-acres into a 7-lots. Future development would contain a detached single-family residence on each of the seven lots. The subdivision would also contain utilities, a public road (Sophie Lane) accessed from NW Michigan Avenue, and area for dedicated Native Growth Protection Easements. The subject parcel is split-zoned with a majority of the overall site zoned Single Family Residential (R-1) and a small portion of the site bordering future Michigan Avenue right-of-way zoned as Two-Family Residential (R-2). Five out of the seven lots (1, 2, 5, 6, and 7) have both R-1 and R-2 zoning. There are no existing structures on the project site. The applicant has not filed critical area reports for impacts to protected Oregon white oak trees, heritage trees, or geologic hazard areas and buffers on the site and is conditioned to provide these reports and obtain all necessary critical areas permits prior to disturbance within these critical areas. Staff recommends approval, with conditions as identified in the staff report.

#### **Commissioner Discussion**

Chairman Henry requested clarification on what is a critical area permit. City Administrator, Patrick Munyan, stated that critical areas permits or variances are allowed in order to preserve the economic use of the property and that the planning commission or city council is authorized to allow variances that depart from the standards. City Administrator Munyan clarified that the preliminary review at the planning commission level is to hold the public hearing and public comment. He also noted the planning commission could remand the application back for further information and to make a design as to a recommendation to the city council of approval, approval with conditions or denial.

Commissioner Henry requested clarification on Condition 40, regarding the requirement for a geotechnical report. City Administrator Munyan states that a geotechnical critical areas report is required in the case the applicant cannot demonstrate that the steep slopes and associated buffers on Lots 1-4 will not be encroached upon by the disturbance limits of the proposed site. He referenced the plat map's possible future building sites by stating that this is only an estimated building site, that actual home placement will depend on the individual property owner. City Administrator Munyan estimates 1/3 of the property is proposed for conservation to protect critical areas and to mitigate any disturbances.

Commissioner Henry questioned if an archaeological report was required. City Administrator Munyan stated there were no comments from the tribes during the comment period and therefore applies if there are artifacts found on site during construction.

Commissioner Michael Morneault stated the lot sizes calculate to 2.52-acres not 3.02-acres and asked for clarification of the proposed access and traffic circulation.

City Administrator Munyan stated that road access improvements will be within the narrowed 30-foot NW Michigan Avenue right-of-way adjacent to the property. Munyan stated that a typical right-of-way is 50-feet, but because of topographical challenges the city does not have plans on expanding that right-of-way.

### **Applicant Comments**

#### ***Doug Holzman, Representative of Slug's End LLC***

Doug Holzman stated that he has been working on this project for 3-years, is an airline pilot and has lived in Hood River for 30 years, but is looking forward to moving back to White Salmon after the subdivision is complete. He stated that he could have configured the land for more than a 7-lots, but prefers larger lots for nice homes. Holzman stated that he worked with staff throughout the process and that about a third of the land will be placed in a conservation easement.

Holzman clarified that it is his intent is to live on one of the lots and sell the remaining. He stated that the zone-split is news to him as he planned on single-family residential lots.

Staff reviewed the where the zoning splits paralleling NW Michigan Avenue.

Holzman said he plans to put CC&Rs with no HOA.

Dustin Conroy, Engineer, stated the intent of the possible building sites is to show a building site is available on each lot although the lots are encumbered by critical areas. He said the setback

requirements are then determined through a site plan during residential construction, that then may require a critical area permit/variance.

Commissioner Henry expresses concern for the proposed limited building area, especially on Lot 4. Staff and Conroy acknowledged the building sites are small because the majority of the property is proposed to be in a conservation easement.

Commissioner Hohensee said the minimum square footage of a home is 600-square feet and that it is speculation as to the size of the proposed home. Staff clarified this is a preliminary review for a recommendation to the council and stated that the applicant must meet all the conditions outlined to complete the subdivision.

**Public Testimony**

***Jim Herman, 351 NW Academy Street , White Salmon WA***

Jim Herman asked if NW Academy Street will be improved and if the proposed roads will become public so that it is snow plowed. Staff answered yes.

***Damon Camp, Property Owner in White Salmon***

Damon Camp stated he lives near the site and wants to assurance that no structures will be built on the natural gas line. He stated that he and the neighborhood are disgusted with how much traffic the project will bring.

***Ken Weaver, 648 NW Anchor Ave, White Salmon WA***

Ken Weaver stated that his property is adjacent to NW Michigan Avenue and he has concerns regarding the habitat, the unique character of the existing neighborhood, the pressurized gas line, the road's width, the road's maintenance, and stormwater flowing onto downhill properties. He does not believe the development should be allowed with that many lots. Staff answered that the developer is responsible for accounting for and capturing any additional stormwater that comes from the proposed impervious surfaces.

***Carlos Cornieles, 690 Academy Ct, White Salmon WA***

Carlos Cornieles stated he has been a resident for 16 years and loves the community. He presented three letters of opposition from his neighbors that were not able to attend. Cornieles summarized the following reasons for opposition: erosion, traffic on NW Michigan Ave both the approval and extension, steepness with inclined weather, traffic pollution of heavy equipment, destruction of the main road and its proximity to the elementary school. He referd to his commentary letter in the packet and stated he disagrees with a few answers on the SEPA checklist.

***Drew Prell, 698 NW Anchor Ave, White Salmon WA***

Drew Phell requested the development be limited to single family residential although the zoning allows for two family development for a portion of the site.

***Rudi Bakke, 668 NW Academy Ct, White Salmon WA***

Rudi Bakke stated he has lived in the neighborhood since 1990 and is neighbors with Carlos Cornieles. He expressed his concern for water runoff as Academy Street is in disrepair with potholes, for the children's safety as traffic increases, and the natural gas line. Bakke said he

feels there are too many houses to be built with access by a narrow road. He stated he fears a house may come down the hill with the runoff water.

**Barbara Heyman, Strawberry Mt Ln, White Salmon WA**

Barbara Heyman asked if the planning commission will condition the proposal to single family residential regardless of the split zoning. Staff stated that it will be discussed after public comment.

**Stephanie Huntington, SE Wyers Street, White Salmon WA**

Stephanie Huntington stated she thinks the fee for damaging a tree is vague and that the fine should be the maximum fined. Staff clarified that the fine is referred to by a city code that states the fine of \$5,000 or the appraised value, based on the most recent addition of the Guide for Plant Appraisal, published by the Council of Tree and Landscape Appraisers.

**Rick Bretz, Pucker Huddle, White Salmon WA**

Rick Bretz stated he feels better after hearing some of the comments. He said the natural gas pipeline has strict rules that will be adhered to. Bretz said the drainage will be better because a full drainage plan will be constructed. He stated the development project will include improvement NW Academy Street and NW Michigan Avenue.

**Tao Berman, 445 Strawberry Mt Ln, White Salmon WA**

Tao Berman stated he has noticed that every time somebody tries to do any type of development, the only people who care are those that are against the proposal. He stated that he hears people talk about needing affordable housing but then is opposed to creating more lots. Berman said he believes the proposal complies with city code and commented the developer for preserving 30% of the land when he could have developed denser.

**Rebuttal**

**Dustin Conroy, Applicant's Representative/Engineer**

Dustin Conroy said the gas line company has been notified and the applicant is aware of the requirements to allow a road to be constructed on top of the gas line. He said more lots could have been proposed with even more traffic. Conroy stated that a stormwater management plan and drainage plan report are a requirement and will be adhered to during construction in addition to meeting state requirements for stormwater, construction equipment use, exhaust and noise. He stated that he was surprised about the zoning as his clients intent is for single family residential, but claims the planning commission does not have the authority to restrict the use of denser zoning.

**The public hearing was closed at 8:20 p.m.**

**Further Discussion**

Commissioner Morneault said he has concerns about the sharp turn from NW Michigan onto Sophie Lane. City Administrator Munyan underscores that the platted right-of-way is 30-feet and there needs to be some reasonable use of the property therefore there are different considerations for public road exceptions.

Commissioner Morneault identified a few items missing from the preliminary plat, including: the address and telephone numbers of the LLC and no contour lines. Conroy provided drawings showing contour lines.

Commissioner Stevenson said that it is very nice of the applicant to donate 30% of the land into a conservation easement area, but also recognized that the land is too steep to build on. He asked if the city has any liability in restricting the uses of the land related to potential fire in the future. City Administrator answered that a permit to manage the land for fire purposes will be required to manage under the fire chief's review.

Commissioner Gilchrist stated that he thinks the provided drawings and information regarding stormwater management was well laid out.

Chairman Henry and Holzman clarifies that the projects is for single-family residential and may be restricted through a CC&Rs.

Staff clarified that there are zoning requirements for an R-2 lot to meet during the building permit review; concluding it would be an unlikely to build a tow family dwelling because of the size of the R-2 zoned lots.

**Moved by Tom Stevenson. Seconded by Seth Gilchrist**

***Motion to recommend approval of Slug's End LLC Subdivision with conditions, adopting the findings of fact and conclusions of law that are identified in the staff report. CARRIED 5 – 0.***

**ADJOURNMENT**

The meeting was adjourned at 8:45 p.m.

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Ross Henry, Chairman

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Erika Castro Guzman, Associate Planner