



**CITY OF WHITE SALMON**  
**Planning Commission Meeting - Wednesday, June 10, 2020**

**COMMISSION AND ADMINISTRATIVE PERSONNEL PRESENT**

**Commission Members:**

Ross Henry, Chairman  
Michael Morneault  
Tom Stevenson

**Staff Present:**

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

**Excused:**

Greg Hohensee  
Seth Gilchrist

**Planning Consultants:**

Scott Keillor, WSP USA Inc.  
Todd Chase, FCS GROUP

**CALL TO ORDER/ ROLL CALL**

Ross Henry, Chairman called the meeting to order at 5:37 PM. There were approximately 3 people attending virtually. A quorum of planning commissioner members were present. Greg Hohensee and Seth Gilchrist were excused by motion of Tom Stevenson. Seconded by Michael Morneault. CARRIED 3-0.

**APPROVAL OF MINUTES**

Approval of the minutes of March 11, 2020.

Discussion: Staff clarified for Commissioner Morneault that to email in changes and questions of the minutes prior to meeting is appropriate.

Moved by Michael Morneault. Seconded by Tom Stevenson.

*Motion to approve minutes, as amended, of March 11, 2020. CARRIED 3-0.*

Ross Henry, Chairman – In favor.

Michael Morneault – In favor.

Tom Stevenson – In favor.

Record Note: Greg Hohensee and Seth Gilchrist were not present.

**PRESENTATION**

**Buildable Lands Inventory and White Salmon Urbanization Study**

Todd Chase, FCS GROUP, and Scott Keillor, WSP USA Inc., presented the Buildable Land Inventory and White Salmon Urbanization Study.

Todd Chase, FCS GROUP, explained the Buildable Land Inventory began with Klickitat County and the City's agreement to work together, that included at a county wide look for the next 20+ years. He stated that these are all draft findings and shows some City/County coordination in looking at long term land needs for employment and residential uses as a precursor to making local changes to the zoning code, and development code, that might reflect findings that come from this urbanization study. Chase said that the report incorporated stakeholder outreach in the area and it sets the stage for policy changes that might be considered in the upcoming years through the City's Comprehensive Plan Update.

The buildable lands inventory included an update to all the data, information from the city, the county and other parties, and then to analyze the land within that area by zoning, or by comp plan designation, to determine whether it's planned for residential, commercial, or possibly a mix of uses. Furthermore, topography and other types of constraints, such as flood ways, determine what land is likely to be underdeveloped or undeveloped and also classify land based on whether it was fully built out, partially built out or vacant.

Chase clarified that partially developed land is considered to be a site that has an existing building with some value (typically over \$50,000 of improvement value), but could also be considered to be a tear down or subdividable. Furthermore, Chase clarified beyond the building permitting trends for West Klickitat County, the report is not assuming that infrastructure is a constraint in the Housing Need Market Forecast. Chase stated that this will require a property owner/developer willing to invest quite a bit of money to extend the roads, sewer water, typically on a big enough site, typically to make it worthwhile. Chase stated that he feels confident that if White Salmon has the ability to accommodate utilities (water/sewer) and zoning the forecasted amount of development (total of 1,019 new housing) will be actualized. It was noted that the next step would be reviewing the wastewater treatment plan's long range plan to assure the capacity to handle this growth.

Chase said that that report takes into account when forecasting the employment land needs with a building refill factor (adding jobs to existing vacant or under-utilized space, including home base workers) assumes 10-50% of jobs.

Further discussion was had regarding the policy recommendation to limit and disallow new single-family detached housing within the R-3 zone. Staff added that consideration of disallowing ADUs in the R-1 zone is a conversation being had at the city council level in single-family neighborhoods as well as the high desire maintain any current mobile home park designation and purpose.

The Planning Commission was asked to email in their input/comments by June 24, 2020. Planning Consultants anticipate finalizing the Buildable Land Inventory and White Salmon Urbanization Study in August 2020.

The meeting was adjourned at 7:25 p.m.

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Ross Henry, Chairman

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Erika Castro Guzman, Associate Planner