



**CITY OF WHITE SALMON**  
**Planning Commission Meeting - Wednesday, September 23, 2020**

**COMMISSION AND ADMINISTRATIVE PERSONNEL PRESENT**

**Commission Members:**

Ross Henry, Chairman  
Michael Morneault  
Tom Stevenson  
Greg Hohensee  
Seth Gilchrist

**Staff Present:**

Erika Castro Guzman, City Associate Planner  
Jan Brending, City Clerk-Treasurer  
Bill Hunsaker, Fire Chief/ Code Enforcement

**CALL TO ORDER/ ROLL CALL**

Ross Henry, Chairman called the meeting to order at 5:35 PM. There was approximately 1 person attending by teleconference. A quorum of planning commissioner members was present.

**PUBLIC COMMENT**

One public comment was read regarding the Short-term Rental Policy discussion by Mark Sanborn and Sandra Linnerud, White Salmon, WA.

**APPROVAL OF MINUTES**

Approval of the minutes of June 10, 2020.

Moved by Michael Morneault. Seconded by Tom Stevenson.

Discussion: None

*Motion to approve meeting minutes, as is, of June 10, 2020. CARRIED 5–0.*

**ACTION ITEMS**

**White Salmon Urbanization Study, July 2020**

Jan Brending, Clerk-Treasurer presented the White Salmon Urbanization Study for final review and adoption. She reminded the Commissioners that this document is a planning tool, not an element in the Comprehensive Plan, therefore does not set policy but does have recommendations from the consultants.

The Planning Commission recommended the following updates:

1. Check page numbers. The document rennumbers after the original page 7 (end of Section II. Buildable Land Inventory).
2. Instead of using bullets, please use numbers or letters respectively. It makes it easier for individuals to reference a specific line.
3. Section II. Buildable Land Inventory
  - a. Make sure the residential land use base organization information is correct, specifically how many dwelling units per acre. Is this based on county or city zoning or both?
  - b. Was the Draft BLI findings and results reviewed by the public?

4. Section III. Economic Overview

- a. Page 12, after Exhibit 3.2, the first paragraph states “Within the City of White Salmon...” however, there are other areas in the report that the word “Within the White Salmon area” is used. A question was raised about consistency and making sure that the data provided matches the appropriate wording, i.e. is the data for the City of White Salmon (city limits) or is the data for the White salmon area? This should be checked throughout the document.

5. Section IV. Housing Needs

a. Urbanization Requirements

- The third paragraph, last sentence the work “dimish” should be “diminish.”
- Add a paragraph about annexation (from areas within the White Salmon Urban Exempt Area) into the city limits that can help address growing demand, i.e. SR and R1 (county zoning) could be rezoned when annexed to medium density.

6. Section IV.E. Findings and Policy Considerations

- a. Under “City of White Salmon,” first bullet, last sentence should read “Criteria for rezoning could include availability of water/sewer, access and proximity to services, schools and commercial uses and maintaining village feel.”
- b. Under “City of White Salmon” move bullets 4 – 6 before the first three bullets.
- c. Under “City of White Salmon”, bullet #5 should read “Consider revisions to the residential standards to mitigate barriers, including changes to building setbacks, heights, coverage requirements and minimum lot sizes while maintaining village feel.”
- d. Under “City of White Salmon”, bullet #6 the first part of the sentence should be bolded to match other formatting.
- e. Under “Klickitat County”, paragraph after bullets should read: “These and other policy considerations will be discussed and refined based on input from the City of White Salmon and local community stake holders and a balanced cross-section of residents, including long-term residents, through the Comprehensive Plan Update process.”

Moved by Tom Stevenson. Seconded by Seth Gilchrist.

Discussion: None

*Motion to accept White Salmon Urbanization Study, July 2020, with recommended changes. CARRIED 5–0.*

**Proposed Amendments to WSMC 17.78 – Wireless Telecommunications Towers and Facilities**

Jan Brending, Clerk-Treasurer, presented the proposed amendments to WSMC 17.78 by the City Operations Committee. All proposed changes are to be incorporated prior to the public hearing and used as the basis for obtaining comments at a future Planning Commission meeting prior to its recommendation to the City Council for adoption of the amendments.

The Planning Commission recommended the following changes to the proposed amendments:

- WSMC 17.78.025: B.1.c, incorporate language from D -11.
- WSMC 17.78.025 B.1.e should read “An affidavit shall be submitted attesting to the fact that the applicant made diligent efforts to obtain permission to install or co-locate the proposed

- telecommunications facilities on existing towers or antenna support structures within line of site from the proposed service area, but, due to physical, economic, or technological constraints, no such existing tower or antenna support structure is available or feasible.
- WSMC 17.78.025 D.5. should read “An affidavit shall be submitted attesting to the fact that the applicant made diligent efforts to obtain permission to install or co-located the proposed telecommunications facilities on existing towers or antenna support structures located within line of site from the proposed service area, but, due to physical, economic, or technological constraints, no such existing tower or antenna support structure is available or feasible.”
  - WSMC 17.78.050 Illumination: add a sentence that states all facility shall be dark-sky compliant as required by White Salmon Municipal Code. .
  - WSMC 17.78.070, split this section into two: (1) Modifications – using existing language to be reviewed at the planning department level and (2) Demolition and rebuilding of existing towers that must comply with the requirements of the chapter and are reviewed by the planning commission.

Moved by Tom Stevenson. Seconded by Greg Hohensee.

Discussion: None

*Motion to schedule public hearing on proposed amendments to WSMC 17.78 – Wireless*

*Telecommunications Towers and Facilities, with changes as noted, on Wednesday, October 14, 2020.*

CARRIED 5–0.

## **DISCUSSION ITEMS**

### **Short-term Rental Policy Discussion**

The Planning Commission held a discussion regarding short-term rentals to provide broad guidance to be used towards the development of goals and policies regarding short-term rentals.

The Planning Commission and staff identified the following topics for further discussion:

- Research and dissect similar city’s short-term rental ordinances and make comment as to what would like to be seen in White Salmon City Code.
- Communicate with the community, especially within the White Salmon’s R-1 neighborhoods for their insight of STRs and ADUs.
- Affordability in White Salmon.
- Staff to share STR data (if possible).
- Should short-term rentals be allowed.
- How are short-term rentals classified, i.e. “residential” or “commercial.”
- Where should short-term rentals be allowed; what zones should short-term rentals be allowed; if classified “residential” are short-term rentals allowed in commercial zones or possible with a conditional use permit or if classified “commercial” are short-term rentals allowed in residential zones or possibly with a conditional use permit.
- Should there be a limit on the number of short-term rentals

### **Update on Comprehensive Plan**

Jan Brending, Clerk-treasurer, provided an update to the Planning Commission on the Comprehensive Plan status. She said that the consultant has informed the city of some budget overruns. The City is looking to resolve it for the issues soon so the Planning Commission to continue policy discussion and reviewing elements. Staff is also seeking to sign the transportation and park plans contracts in October.

## **ADJOURNMENT**

The meeting was adjourned at 7:45 p.m.

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Ross Henry, Chairman

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Erika Castro Guzman, Associate Planner