



CITY OF WHITE SALMON
Planning Commission Meeting - Wednesday, April 28, 2021

COMMISSION AND ADMINISTRATIVE PERSONNEL PRESENT

Commission Members:

Greg Hohensee, Chairman
Ross Henry
Michael Morneault
Seth Gilchrist (Zoomed in at 5:35 p.m.)
Tom Stevenson (Zoomed in at 5:57 p.m.)

Staff:

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

CALL TO ORDER/ ROLL CALL

Chairman Greg Hohensee called the meeting to order at 5:34 p.m. Nineteen audience members attended by teleconference. A quorum of planning commissioner members was present.

CHANGE TO AGENDA

Chairman Hohensee changed the agenda to split public comment to address each action item directly, with no objection from the commissioners.

ACTION ITEMS

1. PROPOSED AMENDMENTS TO WSMC 17.08 – DEFINITIONS

a. Presentation

Jan Brending, Clerk-Treasurer, stating that when the city adopted the new WSMC 17.36—MHRP Mobile/Manufactured Home Residential Park District code last summer, it was determined that WSMC 17.08—Definitions needed to be amended to include new definitions related to WSMC 17.36. In addition, staff determined that some of the definitions required clarification, and therefore, several other new definitions are being recommended.

b. Public Hearing

Chairman Hohensee opened the public hearing at 5:40 p.m.

Tao Berman, Inside City Limit Resident, and Business Owner

Tao Berman stated that he is concerned about Hotel and Motel's definitions because he thinks they are written too narrow. He believes this item should be tabled until in-person public meetings are able to take place to allow more public input. He requests the Planning Commission to consider a gestation period for developers in the active design stage developing property based on the current code.

Chairman Hohensee closed the public hearing at 5:45 p.m.

c. Discussion

Referring to Proposed WSMC 17.08.380, Commissioners updated the readability and interpretation to closer match the WAC definition of Manufactured Home to state:

“Manufactured home” means a single-family dwelling built in accordance with Department of Housing and Urban Development Manufactured Home Construction and Safety Standards Act, which is a national preemptive building code; and complying with the standards as designated on the data plate (HUD and L&I certification requirements) and with all the provisions in effect at the time of its construction. A manufactured home also

- **Includes plumbing, heating, and electrical systems and may include air conditioning;**
- **Has exterior siding similar in appearance to that used in recently constructed single-family dwelling;**
- **Has a roof constructed of composition, wood shake or shingle coated metal or similar material;**
- **Is built on a permanent chassis; and**
- **Can be transported in one or more section.**

Commissioners observed the following minor changes included:

- Proposed WSMC 17.08.140: Word change, **“Scooter,”** not “shooter.”
- Proposed WSMC 17.28.420: Motel to say a **“single or multiple buildings...”**
- Proposed WSMC 17.08.140: Commissioners suggested to add a comment that the long-term use is not necessarily of a scooter, stroller, bike, or car. Staff clarifies that the intent is that the purveyor/provider provides business for long-term rental. Commissioners consented to go broad and not list allowable used and update the definition to only state, **“commercial recreation means the provision of recreational related product or service by private enterprise for a fee.”**
- Proposed WSMC 17.08.570: Commissions updated the definition of the tiny home to match the WAC by adding, **“...excluding sleeping lofts,”** to the last sentence.
- Proposed WSMC 17.08.280 B: Commissioners corrected the “Note” in the diagram that should read as follows: Note: To determine the average final grade, take the sum of each elevation midpoint, as illustrated in Diagram A and divide by four: ~~the will average final grade elevation~~. The computation works as follows: $(A+B+C+D)/4 = \text{Average Final Grade Elevation}$.
- Proposed WSMC 17.08.490: Commissioners specified **“public rooftop terraces...”**

Referring to Proposed WSMC 17.08.300, Commissioners agreed to the following hotel definition to state: **“Hotel” means a singular building commercial property on one or more adjacent parcels designated designed and intended to provide overnight lodging to transient guests for a fee. A hotel shall generally consist of a lobby, rented units that are entered from the inside of the building, has a minimum of 10 rental units, customer service desk with on-call service for registered guest including walk-ins on-site staff, and a transient lodging license as issued and administered by the Washington Department of Health. A short-term rental is not a hotel.**

Referring to Proposed WSMC 17.08.420, Commissioners agreed to the following motel definition to state: **“Motel” means singular or multiple building(s) commercial property**

with a single or multiple buildings on a singular one or more adjacent parcels designed and intended to provide overnight lodging to transient guests for a fee. A motel shall consist of a check-in office on-call staff located on the same premises with 24-hour service for walk-in guests. Rented units are entered from the outside of the building; the facility has a minimum of 5 rental units and a transient lodging license as issued and administered by the Washington State Department of Health. A short-term rental is not a motel.

Referring to Proposed WSMC 17.08.060, Commissioners latest version of the definition that was being discussed states: “Apartment house” means a building or portion thereof used or intended to be used as a ~~home~~**residential unit for long-term rent or lease** with three or more families or householders living independently of each other.

Chairman Hohensee tabled the remainder of the Proposed Amendments to WSMC 17.08 – Definitions discussion and its action to the following meeting.

ACTION ITEMS

2. COMPREHENSIVE PLAN UPDATE

a. PUBLIC COMMENT

Chairman Hohensee opened public comment at 8:04.

Gail and Doren Welch, Opposed, Inside City Resident

Doren Welch stated that he lives on NE Academy Street during the summer and intends to retire in his quiet neighborhood in White Salmon eventually. Welch said he is opposed to R-2 land-use designation along NE Gaddis Pl because of the traffic that may triple in the future with its zoning development. He questions the need for medium density as the existing medium density is currently not being developed as such per conversation with staff earlier. Welch further questions the extent of the 64 acres proposed to change designation versus the 13 acres recommended by the urbanization study.

Shelly Baxter, Opposed, Inside City Resident

Shelly Baxter thanked commissioners for serving. Baxter expressed her opposition to the land use designation proposal along NW/NE Spring Street and N Main Ave. She stated that Klickitat County’s median income is 54,000 and would only afford a \$220,000 home loan based on an FHA loan. Further explains that even at an attainable rate, the home loan would have to \$290,000 while the median price of a home sold in White Salmon in 2020 was \$456,000 and doesn’t expect prices to fall through rezoning because the city does not have tools for subsidizing housing costs. Baxter referenced the City Urbanization Study that calls for an additional 13 acres zoned medium density but questions the approximate 64 acres. Request the planning commission does not make these land-us designation changes.

Kevin Herman, Opposed, Inside City Resident

Keven Herman stated he is opposed to the medium-density land use designation for the city’s most recent annexation. He says he is surprised that the city would after their property was ‘forced’ to be annexed and zoned R-1 Single-family zoning, is now being proposed to be medium density. Request the planning commission consider the existing residences.

Written comments received:

1. **Leslie Naramore**, Proponent, Executive Director from Washington Gorge Action Programs
2. **Nancy White**, Proponent, Inside City Property Owner/Local Business Owner
3. **Stephanie Huntington**, Neutral, Local Real-estate Agent
4. **Kalama Router**, Proponent, Inside City Resident
5. **Mike Rockwell**, Proponent, Local Real-estate Agent
6. **Dr Alex Pinchot**, Proponent, Inside City Resident
7. **Michael and Anne Maguire**, Proponent, Inside City Property Owner
8. **Ericka Miller and David Monnig**, Proponent, Inside City Property Owner
9. **Kirsten Dennis**, Opposed, Inside City Resident
10. **Bruce Bulme** Proponent, Inside City Resident
11. **Randy and Gayle Barns**, Opposed, Inside City Resident
12. **Sasha Bentley**, Proponent, Inside City Resident
13. **Barbara Bailey**, Proponent, Inside City Resident
14. **Susan Benedict**, Opposed, Inside City Resident
15. **Susan Svensson**, Opposed, Inside City Resident
16. **Ray Klebba**, Opposed, Inside City Resident
17. **Donna Rockwell**, Neutral, Inside City Resident
18. **Jay Carroll**, Neutral, Inside City Resident
19. **Ruth Olin**, Neutral, Inside City Resident
20. **Ann Medenbach**, Proponent, President at Big River Community Land Trust
21. **Sandy and Roy Slayton**, Opposed, Inside City Resident
22. **Dorothy Herman**, Opposed, Inside City Resident
23. **Anna Siebenborn**, Neutral, White Salmon Resident
24. **Casey Byers**, Opposed, Inside City Resident
25. **Amy and Herve Leclerc**, Opposed, Inside City Resident
26. **Archer Mayo**, Proponent, Inside City Business Owner
27. **Chris Heald, Proponent**, Outside City Resident
28. **Dan and Carol Shaw**, Opposed, Inside City Resident
29. **Marcie Heald**, Proponent, Outside City Resident
30. **Kallie Kurtz**, Proponent, Note: this comment was not read into the record, received late.
31. **Shelley Baxter**, Opposed, Inside City Resident, Note: Copy of spoken testimony.

Mayor Marla Keethler presented what she and the City administration has reviewed the land use designation map and would like to present some proposed changes in keeping with the following draft Compact and Efficient Land Use Goal and associated policies.

Mayor Keethler stated that the new proposed new Land Use Designation Map would introduce more generalized designations for land use, thereby creating adaptability within designated areas. It will permit more flexibility for adaptive use that responds to recognized trends. She also stated that the proposed would acknowledge observed trends to reflect the built use of land more reasonably. It is seen in the recommendation of transitioning a section of lots currently identified as Commercial at the intersection of NE Tohomish/Center to medium density. All lots identified have ultimately been developed into residences. It is also seen in the recommendation of the western portion of the city remaining low density.

Mayor Keethler said that expanding the areas available for medium density development to spur the creation of additional housing stock and reduce rezone requirements on the front-end of new project consideration. She acknowledges that while the Urbanization Study projects a need for 12.9 acres of additional medium-density zoned land, the recommendations shown on the attached exhibits provide for an increase of approximately 64 acres. However, she further noted that some of the lands within medium density areas would continue to be developed into single-family residences, and in recognition that the aim of the map is to not micromanage each property owner's use, but to allow flexibility while also accounting for estimated needs. Expanded medium-density designations reflect the consideration of long-term availability of water/sewer, access, and proximity to services, schools, and commercial uses.

Mayor Keethler said that when applied with intention, the functional adaptability of zoning and land use regulations can offer tremendous opportunities for improving how the city handles land use, especially as public and private values and needs shift. She stated that implementing a broader land-use map with an increase in the availability of medium-density areas reflects the known public and private needs in our community at this time.

Chairman Hohensee closed public comment at 9:01

b. **Land Use Designation Map Changes**

Chairman Hohensee tabled the land use designation map changes discussion to the following meeting.

c. **Introduction Chapter**

Chairman Hohensee tabled the introduction chapter discussion to the following meeting.

ADJOURNMENT

The meeting was adjourned at 9:07 p.m.



Greg Hohensee, Chairman

Erika Castro Guzman, Associate Planner