

White Salmon 2040

In 2040, White Salmon is a thriving village bounded by mountains, rivers and the Columbia River Gorge National Scenic Area. We nurture innovation and diversity, creating opportunities and partnerships that foster a prosperous community. Our unique location affords residents and visitors a gateway to explore the surrounding natural beauty. The city offers small streets and pedestrian paths that allow residents to walk to a variety of destinations, interact regularly with neighbors, and support a vibrant downtown business district. Our quality of life is based on balanced and sustainable growth that contributes to the community's authenticity and prosperity. (White Salmon 2040 Vision Statement)

White Salmon 2040 is an update of the City of White Salmon's comprehensive plan. The purpose of the update is to ensure that, in 2040, the City which was incorporated in 1907 remains an innovative, diverse and thriving village.

In 1990, the state adopted the Growth Management Act (GMA) with the goal of managing growth of cities that had previously grown in an uncoordinated fashion. Not all of the GMA requirements pertain to the City of White Salmon as it is partially a planning city as allowed by state statute. However, the GMA requires municipalities to consider the provision of utilities and services necessary to serve new residential subdivisions, commercial centers and industrial areas before approving their development. The last major update to the City's comprehensive plan was in 2012 when White Salmon was a community of approximately 2,275. The population in 2020 was estimated to be 2,710. White Salmon continues to maintain its small village-like feel even though in eight years the population has grown by 19%.

White Salmon 2040 Vision Statement

The City of White went through a visioning process in 2019. The vision as presented on the previous page is written in the present tense, as if describing the city as it exists in 2040. Many aspects of the vision are found in White Salmon today, while others represent the aspirations of the community. The vision agreed to in 2019 has helped drive the update of the comprehensive plan and provides a framework for the goals and policies of the elements contained in the plan.

The visioning process involved "Community Conversations" that were held with small groups in homes, at the Farmers' Market, Movies in the Park, Rotary, Klickitat County Senior Center, Everbodys Brewing, and other locations. The city received more than 350 unique comments and received 159 community surveys. The majority of respondents lived within the city limits, with additional respondents living in the White Salmon Urban Exempt Area, greater Klickitat County and the City of Bingen. This reflects that many see this area as a community which is not necessarily confined to the city limits of White Salmon.

The responses identified the following:

What do people love about White Salmon?

– walkability, the beauty and views, friendliness, parks and greenspace, library and schools, farmers markets, trails and the small-town feeling.

What makes White Salmon special that you want to protect or enhance?

- small town character, natural beauty and views, access to nature and recreation, public spaces, small geographic size and vibrant downtown

What would you like to change or improve in White Salmon in the future?

-Variety of affordable housing types, road maintenance, walking and biking opportunities, connected park system, amenities for youth and seniors.

What actions should the city take to achieve the vision for White Salmon?

- use small streets and pedestrian paths, keep business small-scale and local, use right-size infrastructure, manage growth through zoning amendments.

The vision included information related to the elements included in the plan.

Housing and Land Use

The built environment in White Salmon is integrated with the beauty of its setting. An established area for future growth underscores the important contribution each new development brings, and the obligation to reinforce our village's character. Natural features and views from the bluff to the Columbia River and Mt. Hood are central to the city's sense of place. Defined neighborhoods surround the historic business district along Jewett Boulevard. A diverse stock of quality, well-designed homes service the full range of ages, incomes and households. New neighborhoods expand housing opportunities and add to a network of green spaces. A secondary, mixed-use area on annexed county land north of town and close to the city utilities complements downtown and maintains the city's walkable character.

Transportation

The transportation system reflects the City's desire to develop at a human scale. Sidewalks, pedestrian paths and bike routes conveniently connect residents to downtown, nature trails and neighborhood destinations. An integrated system of wider, centrally located roads and narrow shared residential roadways provide connections within and among neighborhoods, and safely accommodates all users. Public and private transportation options connect residents to regional destinations on both sides of the river.

Facilities and Capital Improvement Plans

Quality public facilities, services and utilities contribute to a high quality of life. White Salmon residents value planning for public facilities to ensure they are scaled to manage growth responsibly. Vital community centers and activities connect residents young and old and

encourage civic engagement. The library and schools are well planned and maintained to accommodate current and future residents.

Parks and Recreation

Surrounded by natural and scenic beauty, White Salmon is at the center of a recreational wonderland. A city-protected trail system offers opportunities for hiking, mountain biking and kayaking. Residents enjoy a variety of parks, green spaces, trails and facilities. A network of neighborhood parks and playgrounds provide daily access for residents to enjoy. Sports fields, specialty parks, a community pool and recreation center promote community gathering and outdoor exercise. Natural areas provide wildlife habitat and enhance local ecosystems. Health and aesthetic benefits are derived from the ample tree . Access to the Columbia riverfront is maintained so that all can appreciate this precious and defining recreational asset.

The city has developed each element's goals and policies with input from the public via public comment at planning commission meetings. Because the majority of the plan update took place during the COVID19 pandemic, the planning commission did not meet in public but met via teleconferences. Public comment was submitted via email and read into the record at each planning commission meeting. Two public hearings were held (one before the planning commission and one before the city council) where individuals were allowed to testify in person via the teleconference. The planning commission received numerous comments and spent hours reviewing the comments and incorporating the recommendations, where appropriate, into the goals and policies.

What is a Comprehensive Plan?

White Salmon 2040 guides land development and public facility investment decisions between now and 2040. White Salmon 2040 has nine elements that work together to achieve the community's vision and ensure long-term economic vitality while maintaining the community's village feel.

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- History and Historical Places
 - Parks and Recreation
 - Economics
 - Environment and Critical Areas
 - Transportation
 - Public Facilities and Services
 - Land Use and Urbanization
 - Housing
 - Capital Improvements

Each element sets goals that will implement components of the White Salmon 2040 vision and provides policies that will guide land use and infrastructure decisions for the 20-year planning horizon. The elements are supported by the comprehensive plan map, which identifies land use designations through the city and within the urban exempt area.

Why Plan?

Planning is choosing what to do and how and when to do it. Planning is part of our everyday lives. The City's comprehensive plan is the basis of coordinated action – enable public and private interests to undertake projects that we want to accomplish – in a day, in the next six months, or the next two to twenty years.

As a code city in the State of Washington, White Salmon is required to prepare a comprehensive plan for anticipating and influencing the orderly and coordinated development of land and building use of the code city and its environs (RCW 35A.63.060). Unlike the majority of the cities in Washington, White Salmon's comprehensive planning requirements come from RCW 35A.63 – Planning Zoning on Code Cities, and it is not required to fully plan under RCW 36.70A, the Growth Management Act. White Salmon is given a greater latitude in determining the course and components of its planning system, whereas cities planning under the Growth Management Act are required to establish and continually amend Urban Growth Areas, gain state approval of all development regulations prior to adoption, and include a larger number of studies and components within their ongoing planning activities.

The area immediately adjacent to the City of White Salmon located in Klickitat County is designated an Urban Exempt Area by the Columbia River Gorge National Scenic Area Act. (Scenic Area Act). The Scenic Area Act designated urban exempts areas for urban development. These areas are exempt from the Scenic Area Act. The White Salmon Urban Exempt Area acts as an urban growth area for the City of White Salmon and as such, the land use designation map included with this plan provides designations for this area.

The goals and policies included in this plan are implemented through development regulations established in the White Salmon land use code as well as the standards set forth in other existing plans and policy documents.

White Salmon 2040 helps the City identify deficiencies and take steps to remedy them. Planning can find desirable and reasonable solutions before problems are beyond the community's economic capabilities. The Plan is critical to avoiding uncoordinated activities as the City adapts to changing conditions and experiences that the City anticipates with growth.

The plan is not intended as a rigid set of goals and policies, but it is:

- Long range – looking ahead as far as practical to anticipate growth and resulting community needs.
- Comprehensive – relating and integrating all types of uses and necessary public facilities.
- General – establishing general locations and areas for the elements and indicating relationships to each other and the population served.
- Responsive – through regular updates, the plan adjusts to changing conditions, unforeseen circumstances, and local and regional trends.

White Salmon 2040 Comprehensive Plan is designed to inform and guide future decisions while ensuring that White Salmon remains a place where people want to live, work, and conduct business while maintaining its small town village-like character.

The Comprehensive Plan also provides support in securing funding from public and private sources and identified City projects for inclusion in regional and state-wide plans.

How does the Comprehensive Plan Relate to Other City Plans?

White Salmon 2040 is part of a family of regional and local plans. Some set the overall planning framework and guide the content of the comprehensive plan while others, like plans that are specific to particular subareas, supply more details information about individual topics or smaller parts of the city.

County Planning Documents

- Klickitat County Solid Waste Management Plan, 2020
- Klickitat County Multi-Jurisdictional Hazard Mitigation Plan, 2020
- Klickitat County Comprehensive Emergency Management Plan, 2018
- Klickitat County Community Wildfire Protection Plan, 2018

It should be noted that one of the goals of the city is to work with Klickitat County in developing a coordinated process for development occurring in the urban exempt area adjacent to the City. The city will initiate an interlocal agreement identifying how the coordinated process will work in 2021.

Local Plans

- White Salmon Water System Plan, (to be updated in 2020)
- Bingen-White Salmon Wastewater Treatment Facility Plan
- White Salmon Transportation Plan (being developed in 2020)
- White Salmon Park Plan, (to be updated in 2020)
- White Salmon Urbanization Study, 2020
- White Salmon Design Standards,
- White Salmon Shoreline Master Program
- Six-Year Transportation Improvement Pan (updated annually)
- Capital Facilities Plan Project List (to be updated in 2020)

How will the City Carry Out the Plan?

The City moves toward the White Salmon 2040 Vision through use, evaluation and when necessary amendment of the Comprehensive Plan. The Comprehensive Plan can only be amended once a year except in very specific situations. The Comprehensive Plan is a living document that is both rigid enough to hold the City to a chosen course made with public input

over an extended period of time, yet flexible enough to accommodate a wide variety of anticipated and unanticipated conditions. The desires of citizens will change over time as demographics changes, political environments change, and as the goals of the plan are accomplished. Establishing and carrying out an amendment cycle for the Comprehensive Plan and all of the city's plan is important in implementation and ensures the plan's relevance.

When implementing the plan, the city uses all of the tools available, including county and local plans, as well as policy directions from the City Council. This includes Resolution 2019-07-489 adopting a policy of diversity and inclusion. It is the City's intent that White Salmon 2040 can only be achieved in a way that provides equity for all of its residents. Resolution 2021-03-517, Declaring a Global Climate Crisis was adopted by the City. This policy is also expected to be used in implementing White Salmon 2040. The creation of the CityLab Board in 2021 provides a tool which will be used as a "lens" when developing codes, policies and procedures that implement the White Salmon 2040 Comprehensive Plan.

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