



**CITY OF WHITE SALMON**  
**Planning Commission Meeting - Wednesday, May 12, 2021**

**COMMISSION AND ADMINISTRATIVE PERSONNEL PRESENT**

**Commission Members:**

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

**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 5:31 p.m. Five audience members attended by teleconference. A quorum of planning commissioner members was present.

**ACTION ITEMS**

**1. PROPOSED AMENDMENTS TO WSMC 17.08 – DEFINITIONS**

**a. Discussion (continued from April 28, 2021 meeting)**

The Planning Commission began reviewing the proposed amendments to WSMC 17.08 – Definitions at their April 28, 2021 planning commission meeting. The discussion was continued to this (May 12, 2021) meeting.

Changes to the following proposed definitions were consented to by the planning commission:

**17.08.060 – Apartment house.**

"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 of 30 days or more with three or more families or householders living independently of each other. Apartment houses in residential zones are not short term rentals and apartments with 3 or more units in commercial zones are not short term rentals.

**17.08.580 – Tourist facilities.**

"Tourist facilities" means, as used in the chapter, amenities for tourists or visitors, such as lecture rooms, restaurants, picnic areas, playgrounds, gift shops, restrooms, trade craft workshop, clubs, and other recreational facilities as determined by the City Council. Overnight facilities only are allowed when the tourist facility is associated with the a hotel or motel. Tourist facilities does not include lodging.

**17.08.380 – Manufactured home.**

"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 of the Manufactured Housing Construction and Safety Standards in effect at the time of its construction and constitutes not less than 720

square feet of interior habitable area. Is built on one or more metal frames with wheels for delivery to its placement site. Has exterior siding similar in appearance to side materials commonly used on conventional site-built uniform building code single-family residences built according to the International Building code; and has a composition, wood shake or shingle, coated metal, or similar roof of not less than 3:2 pitch.

**"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 sections.**

**17.08.530 – Short-term rental.**

"Short-term rental" means a residential lodging use, that is not a hotel or motel or bed and breakfast in which a dwelling unit, or portion thereof, that is offered or provided to a guest(s) by the residence owner or operator for a fee for fewer than thirty consecutive nights.

b. **Action**

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

***Move to forward the proposed amendments of WSMC 17.08 – Definitions, with changes as noted, to the city council for approval. CARRIED 5-0.***

**ACTION ITEMS**

**2. COMPREHENSIVE PLAN UPDATE – LAND USE DESIGNATION MAP CHANGES**

a. **Presentation**

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.

The changes in summary are:

1. Moving areas of currently zoned Single-Family (R1) and identified as Low-Density on the land use designation map to Medium-Density:
  - A. White Salmon Co-Housing Area with additional R1 area to the north included. (see Exhibit A)
  - B. This area includes the following as shown on Exhibit
    - 2019 Annexation Area
    - The area west of Hunsaker Oil and Innovative Composite Engineering

- Unannexed area (island) south of Hunsaker Oil and north of NE Spring Street, and east of N Main Avenue.
  - The area north of 2019 annexation area (includes properties within the city limits and properties in the urban exempt area.
2. Moving six lots currently identified as Commercial to High Density/Mixed Use (HDR/MU). Five of the lots currently contain single-family dwellings and are not likely to be used for commercial purposes. This change would allow the residential uses to continue and to not be classified as non-conforming uses. Three of the lots are east of NE Snohomish Avenue and north of NE Tohomish Street and two lots are west of NE Snohomish Avenue and north of Comprehensive Health. (See Exhibit C) The 6th lot, vacant, is located east of the hospital property and is owned by the same individual who owns the lot immediately to the north. The commercial zoning in this area encompasses only (except for this single-parcel) hospital property. At one time, this property was owned by the hospital and was missed in the 2012 comprehensive plan update that it had been separated from the hospital and sold. The administration believes this designation was an error. (See Exhibit D)
3. The current language describing the Riverfront designation reads,  
*"This land is intended to allow master-planned developments that can include recreational, commercial, light industrial and limited residential uses. This land is largely constrained by natural features and is subject to the City's critical areas ordinance. Because of its close proximity to SR 14, secondary access roads—rather than direct access to the highway—are encouraged and in some cases required."*

Staff has identified this designation for further discussion. The major of the "Riverfrontage District" has been built out. No secondary roads were required or built, and "master-planned developments" have not occurred. The existing uses are retail, medical offices, light industrial, and government-owned facility held for tribal usage. There are currently four vacant lots left in this designation. A single property owner owns two lots (located east of the Hood River Bridge). An additional lot is owned by a property owner that has a light industrial development on the adjacent lot. Staff believes that either the description of the Riverfront designation should be changed, or these properties should be identified as commercial. The commercial designation allows all current uses to continue. New light industrial uses would require a conditional use permit (under the city's existing zoning requirements).

b. **Discussion**

Commissioner agreed to delete *Table X: Comprehensive plan designation and zoning district*. Its sentence is referencing the table to give flexibility to the city zoning map in a responsible matter.

Staff clarified that development and infrastructure will be evaluated as new development is proposed. Typically, developers pay for the improvements for infrastructure and streets, but the city takes on some of the cost of the upgrades if it's to serve a larger area beyond the project area.

Mayor Keethler and Staff clarified 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.

Commissioners consented to increase Exhibit A, as proposed, from low density to medium density.

Commissions have the following concerns if the land-use designation were to be changed:

- Increasing the land-use designation may come with increasing density.
- The planning commission recommends that the cohousing group proposed their project through the conditional use permit application, even after a land-use designation change.
- The community may misinterpret this as a rezone, not a change in land-use designation.
- The market may dictate the demolition of single-family homes for increasing density.

Staff stated that Exhibit B is mainly undeveloped and would like to plan broadly. In line with the urbanization recommendation, the opportunity exists for more density beyond single-family homes. Still, staff acknowledges this area, upon development, weather designated as the proposed medium density, it will likely remain single-family homes. Staff clarified that the land use designation map includes out to the white salmon urban except area in anticipation of annexation. This map gives guidance to implement zoning upon application(s) of intent to annex. The county will not make these changes as directives. Staff clarified that the designation must follow boundary lines.

Further discussions entailed that the critical areas will always be protected regardless of the land-use designation/zone changes. Commissioner Gilchrist stated that he does not support bringing medium density near Barnet Rd for the critical area(s) near Jewett Creek. Commissioner Henry, Stevenson, and Hohensee supported medium-density as presented as protecting critical areas fall under their own and separate buffer requirements. Commissioner Stevenson added that he sees Exhibit B as an area with the potential to expand its land use designation and zoning to commercial and high density.

Commissioners consented to increase Exhibit B, as presented, from low density to medium density.

Commission Hohensee noted that commissioners may attempt to preserve the existing single-family zone when rezoning applications come forward in Exhibit B as stated at their annexation in 2019 application determination.

Staff stated that the property owners have been contacted and are happy with the proposal in Exhibit C. Commissioners consented to decrease Exhibit C, as presented, from commercial to high density.

Staff stated that the property in Exhibit D was likely zoned in error. Commissioners consented to decrease Exhibit D, as presented, from commercial to high density.

Staff stated that the majority of the "Riverfrontage District" had been built out and that no secondary roads were required or built, and "master-planned developments" have not occurred. The existing uses are retail, medical offices, light industrial and government-owned facilities held for tribal usage, and currently, four vacant lots left in this designation. Further discussion entailed protection to critical areas, regardless of land use designation or zoning. Further detail will come in the zoning language to ensure the city's vision.

Commissioners consented to change Riverfrontage Planned District in its entirety, as presented, from riverfrontage planned district to commercial.

Chairman Hohensee presented that the gun club/spokes bike park is within the low density and sought to change its land-use designation as appropriate (commercial). Staff clarified that parks do not have their own designation. Staff advised against the commercial land use designation change as it may be viewed as a targeted recognition of its use, and it would have been crucial to have had allowed public comment. Commissioner Hohensee retreats his proposed land use designation item.

c. **Action**

***Moved by Seth Gilchrist Seconded by Ross Henry.***

***Move to remove Table X: Comprehensive Plan Designation and Zoning District and its associated language from the comprehensive plan. CARRIED 5-0.***

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

***Move to include identified land use designation map changes as proposed changes as stated in memo for action item 2 in agenda for April 28, 2021: 1, 2, 3 and 4.***

**CARRIED 5-0.**

3. **COMPREHENSIVE PLAN UPDATE - INTRODUCTION CHAPTER**

a. **Presentation**

Clerk-Treasurer Jan Brending presented the draft introduction chapter and its primary sections.

b. **Discussion**

Commissioners consented to delete the second paragraph of parks and recreation that related to COVID-19 pandemic:

~~*The city has developed each element's goals and polices 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.~~

Commissioners and Staff clarified that sidewalks throughout the city are not feasible, which is why walking paths are included.

Staff will do the initial editing on tonight's consensus before the consultants provide language and clarification on several items discussed by the commissioners.

**ADJOURNMENT**

The meeting was adjourned at 8:40 p.m.

  
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Greg Hohensee, Chairman

  
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Erika Castro Guzman, Associate Planner