



White Salmon Planning Commission Meeting

A G E N D A

December 14, 2022 – 5:30 PM

119 NE Church and Via Zoom Teleconference

Meeting ID: 818 0062 4885 Passcode: 974088

Call in Number: +1 (253) 215-8782 US (Tacoma)

Call to Order/Roll Call

Public Comment

Approval of Minutes

1. [Approval](#) of Minutes - April 13, 2022

Public Hearing

1. The Applicant seeks to obtain a Conditional Use Permit to create a commercial/residential mix use at 218 E Jewett Blvd to eventually separate a one-unit apartment from the commercial frontage.

A copy of the proposed Conditional Use Permit Application is available on the City's website or by calling Erika Castro Guzman at 509-493-1133 #209. Written comments may be submitted to Erikac@ci.white-salmon.wa.us by 5:00 p.m. on Wednesday, December 14, 2022, noting in the subject line Public Hearing – Proposed CUP-2022.006. Individuals who wish to testify via teleconference or in person will be allowed to do so

Adjournment

File Attachments for Item:

Approval of Minutes - April 13, 2022



CITY OF WHITE SALMON
Planning Commission Meeting - Wednesday, April 13, 2022
DRAFT

COMMISSION AND ADMINISTRATIVE PERSONNEL PRESENT

Commission Members:

Greg Hohensee, Chairman
Michael Morneault
Ross Henry (arrived at 5:36 p.m.)
Tom Stevenson (zoomed in)
Seth Gilchrist

Staff:

Brendan Conboy, City Land-Use Planner
Erika Castro Guzman, City Associate Planner
Shawn MacPherson, Temp-City Attorney

CALL TO ORDER/ ROLL CALL

Chairman Greg Hohensee called the meeting to order at 5:33 p.m. A quorum of planning commissioner members was present. Six audience members attended by teleconference.

APPROVAL OF MINUTES

1. Approval of Meeting Minutes – March 9, 2022

Commissioner Gilchrist requested the following clarification, page 4 of 7 (17.81.060 A.).

An application for a site and building plan review ~~shall~~ be processed according to Type I-b by the Planning Administrator or their designee after a determination and regarding land use decisions established in Chapter 19.10, Land Use Administrative Procedures for projects that the following:

Moved by Seth Gilchrist. Seconded by Michael Morneault.

Motion to approve minutes of March 9, 2022, as amended. CARRIED 5–0.

Morneault – Aye, Henery – Aye, Stevenson – Aye, Gilchrist – Aye, Hohensee – Aye.

PUBLIC HEARING

1. Proposed Conditional Use Permit 2022.002

a. Public Hearing

Greg Hohensee, the Chairman, opened the public hearing at 5:45 p.m. and read the Appearance of Fairness Doctrine to the planning commissioners for the public hearing; no concerns arose.

No written public comment or spoken testimony was made.

Chairman Hohensee closed the public hearing at 5:50 p.m.

b. Presentation

The land-use Planner, Brendan Conboy, presented the conditional use permit report to the Planning Commission.

The conditional use permit proposes to place up to four permanent (Airstream) travel trailers, ranging from 25-30 feet in length, as an on-site short-term rental option. The subject property, owned by Gorge Base Camp LLC and represented by Amanda Valentine, Cadia Capital Group LLC, is located at 65271 Highway 14. The proposed location of travel trailers would be on the sites identified as 31-34, in the most northern row, along the concrete block wall that provides privacy from Highway 14. There will be one parking space for two sites that contain the 25-foot travel trailer and two parking spaces within the tent camper's parking area for two sites that propose 30-foot travel trailers (\pm 400' walk).

The property is located approximately 500 feet east of the Hood River Bridge intersection and bordered east and west by commercial RD zoning, the BNSF Railway to the south, and State Route 14 to the north. The site is primarily flat and gradually slopes 40 feet from north to south across 486 linear feet of the property depth with a noticeable hazardous condition fenced off along the southern property line where the BNSF Railway is. The site accommodates 35 recreational vehicles and six tent sites.

Recommendation: Staff recommends that the Planning Commission approve the request for a Conditional Use Permit bringing the existing RV park and campground into land use compliance, plus place up to four permanent (Airstream) travel trailers, ranging from 25-30 feet in length, as an on-site short-term rental option on the sites identified as 31-34, at 65271 Highway 14, subject to four conditions of approval.

The applicant's representative was not present, nor submitted a written presentation.

Commissioner Gilchrist noted a section in the report that stated some written comments were received (Page 14 of the packet, Part G). Staff clarified there were no comments received and would correct the staff report.

Commissioner Mornault asked if the applicant implied they would later request more spaces for such use. Land-use Planner Conboy stated that the applicant did not indicate if they would expand such use and recommended the Planning Commission add an additional condition of approval limiting the overall site that could be used for such purposes. Commissioner Mornault asked if the applicant would be willing to disperse the trailers throughout the park. Land-use Planner said that staff had not requested the units be spread, but the planning commission could add a condition of approval if needed.

Commissioner Henry asked if the city has another area approved for RVs. Land-Use Planner Conboy stated that RV parks could only be created by conditional use permit in the Riverfront District and Mobile Home Park Zone.

Commissioner Stevenson had no questions or clarification of the presentation.

Commissioner Gilchrist stated that #3 of the condition of approval says that all materials shall be non-reflective, while airstream trailers are reflective by design. Land-use Planner stated that the condition might have to be amended or removed.

Chairman Hohensee had no questions or clarification of the presentation.

c. **Discussion**

The Planning Commission discussed the conditional use permit proposal for 65271 Highway 14 to place up to four permanent (Airstream) travel trailers, ranging from 25-30 feet in length, as an on-site short-term rental option.

Commissioner Gilchrist stated that he views the application as a pre-existing use: a short-term rental of spaces for people to park their RV; adding trailers to rent expands the existing use. He does not see this as setting a precedent that mobile home parks should be able to be used for short-term rentals. He agrees that #3 of the conditions of approval should be removed.

Commissioner Mornult stated that regarding #2 of the conditions of approval, he does not see the need to do a stormwater analysis on an existing site. Land-use Planner said that the condition is fairly standard and would recommend reducing the condition to the first sentence.

Commissioner Henry stated that he believed Commissioner Gilchrist summed it up well. He said that he sees this application as an existing use. He does not want this decision to set a precedence that mobile home parks could be able to be used for short-term rentals. Commissioner Henry stated that 11%, 4 of the 35 RV sites, is acceptable but would not approve any more if a new application came before him in the future.

Commissioner Stevenson agreed with Commissioner Henry when he said four short-term rental units were appropriate and in a suitable location.

Chairman Hohensee said he applauds Gorge Base Camp LLC for applying for the conditional use permit, as they could have easily circumvented it because of the RV park's existing use. He believes it is a smart development of the site.

Commissioner Gilchrist clarified that his concern is that this becomes a precedence for Mobile Home Parks. He stated that he agrees with Chairman Hohensee that he sees the existing use as an RV park and does not see the difference between someone bringing their travel trailer vs. using a travel trailer already on-site. Serving a different clientele for the same service, he is not concerned about more of this use on the site for an RV park use.

d. **Motion**

Moved by Michael Morneault. Seconded by Seth Gilchrist.

Motion to approve the request for a Conditional Use Permit bringing the existing RV park and campground into land use compliance, plus place up to four permanent (Airstream) travel trailers, ranging from 25-30 feet in length, as an on-site short-term rental option on the sites identified as 31-34, at 65271 Highway 14, subject to the following Conditions of Approval. CARRIED 5–0.

Morneault – Aye, Henry – Aye, Stevenson – Aye, Gilchrist – Aye, Hohensee – Aye.

Conditions as adopted:

1. The applicant shall identify a minimum of one permanently maintained parking stall for each location with a short-term rented travel trailer, which may require improved off-street parking should the Planning Director or another qualified City representative determine to see fit.

2. Stormwater shall be collected, retained, and disposed of on-site, WSMC 17.48.075(D). ~~A Stormwater/ Erosion Control Plan shall be submitted to the City Planning Department. The plan shall ensure that stormwater run-off from the additional unit does not exceed pre-development rates and shall include appropriate treatment for run-off from impervious areas before discharge to the natural drainage areas of the property. The plan shall provide for individual lot on-site collection, retention, and release to either surface (hydrological) or subsurface (geophysical) receivers. The analysis is to consider the hydrology generated by a 25-year storm event of 15 minutes duration. Lot grading and other stormwater drainage improvements shall be completed before the Certificate of Occupancy. The Stormwater Analysis is to be completed by a qualified Washington Licensed Professional Engineer.~~
- ~~3. All materials and flashing shall be non-reflective. At the request of the Planning Director, the applicant shall submit materials for approval at the time of the Building Permit submittal. Materials shall be of a dark or earth tone hue.~~
3. This conditional use permit shall run with the land. Should the owner, or via enforcement by the city, wish to discontinue use of the use, they must file a notarized certification with the city of recording with the county terminating the use.

DISCUSSION ITEMS

3. DC Downtown Core Commercial District

Land-use Planner Conboy presented the proposed Downtown Core zone elements to the Planning Commission.

The Planning Commission discussed the proposed Downtown Core zone height element.

Commissioner Gilchrist asked if the city should have different height standards on and off Jewett Blvd and maintain one zone district or multiple. Land-use Planner Conboy stated that he would recommend a distinction.

Commissioners requested Land-use Conboy to review building height calculations for the city vs. the City of Hood River. Land-use Planner Conboy commented that Hood River's is easier to understand than ours and clarified what it could look like in the downtown core.

Commissioner Henry requested an example of building height on the north side of Jewett. Land-use Planner explained the height for stepped structures and a potential 110% of the maximum allowable height exception on a sloped property.

Commissioner Stevenson would like the city to consider the historical look of Jewett Blvd when seeking to define the downtown's core design standards. He supports encouraging three-story buildings on the south side of Jewett to make the best use of the existing conditions in relation to the sidewalk.

Chairman Hohensee stated that he believes building technology has vastly improved and recommends the city clearly define clearly and simplify the basement and buildable height definition. Hohensee recommends "slope" as a new definition of ground and roof; furthermore does not recommend using the term finish grade and instead recommends defining it by the

property's existing grade. Hohensee also suggests creating a code that defines a specific ceiling minimum to avoid packing units.

The Planning Commission has a consensus to define a height for stepped structures and define height (max) on roof pitch:

Height for Stepped Structures

Overall Height of a Stepped Structure
In addition, on a sloped site where the height of the structure is stepped up the slope, the vertical dimension measured from the overall highest point of the building or structure to the overall lowest point of finished grade adjacent to the structure shall not exceed 110% of the maximum allowable height.

Exceptions
No part of any building or structure may exceed the maximum allowable height except for the following:

- Structures used exclusively for elevator or stairway access to a roof, provided they do not exceed the maximum height by more than 10 feet, do not occupy more than 20% of the roof area, and are not visible from ground level view from a contiguous street.
- Chimneys, vents, and roof-top mechanical equipment such HVAC systems, provided that the maximum height is not exceeded by more than 4 feet.
- Antenna used for the reception of television broadcast signals; or
- Clock towers, church steeples, bellfries, cupolas and domes not intended for human occupancy.

Building Height		(Sec. 9.4.9.)
Height (max) if roof pitch $\geq 5/12$	46'	C
Height (max) if roof pitch $< 5/12$	42'	C
Stories (max)	3	C
Stories or Height (min) in any street setback range	2 or 24'	D

The Planning Commission discussed the proposed Downtown Core zone form standards element.

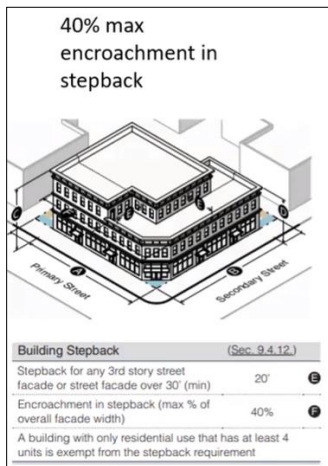
Commissioner Gilchrist stated that as a father with young children, it has been challenging to navigate downtown with a stroller as sidewalks are narrow. He often jogs side to side, avoiding patio furniture, but enjoys the restaurant's outside seating. He stated e would like to see a separation between the street and the sidewalk with green space as it offers a sense of safety for pedestrians. Gilchrist recommends defining building materials that best fit the existing downtown core.

Commissioner Henry agrees with Commissioner Gilchrist that the sidewalk is sometimes challenging to navigate. He stated he would like the city to consider regulating awnings as well.

Commissioner Stevenson stated that he does not believe the city should regulate covered walkways.

Land-Use Planner Conboy acknowledged the imbalance of the sidewalk and the inconsistency of building setbacks along the north and south sides of Jewett Blvd.

Chairman Hohensee would like the city to determine if we should treat secondary streets and alleys differently than what is proposed for Jewett Blvd concerning form standards regarding



pedestrian frontages. He recommends exploring funding options to improve existing buildings' scapes parallel to implementing the new code. Hohensee stated he liked the 40% building setback encroachment proposal that identifies the maximum percentage of overall façade width.

The Planning Commission has a consensus to define building frontage design guidelines and pedestrian frontages, but tables the conversation until a specific code change is presented. Further discussion entailed the status and elements of the city's transportation plan.

The Planning Commission discussed the proposed Downtown Core zone parking element.

Commissioner Gilchrist stated that on-street frontage is a benefit vs. parking lots.

Commissioner Stevenson stated that the parcels on the south side of Jewett have an opportunity to provide on-site parking. He acknowledged that White Salmon has a parking concern and says the city should preserve parking on-site in commercial areas.

Chairman Hohensee stated that because of the number of vacant lots remaining in downtown, it would be difficult to create new parking on Jewett Blvd and believes the new challenge will be regulating parking on secondary streets. Hohensee thinks companies should be able to maximize their business, but it causes some level of parking conflict that affects secondary roads.

The Planning Commission had a consensus that the parking types provided in said presentation offer a suitable solution.

The Planning Commission discussed the proposed Downtown Core zone uses element.

Commissioner Gilchrist stated that some items are congruent to the existing downtown, such as the bakery.

Land-use Planner Conboy stated that the list of permitted uses relates more to legacy (old) zoning codes that would often define every permitted use. Conboy recommends better defining the city's definition of artisan manufacutery and sales.

Commissioner Morneault's clarification provided that it would be appropriate to list business or professional offices as an outright use but not as street frontage.

Commissioner Stevenson said that all of the listed outright permitted uses were once in business in downtown White Salmon but are no longer fit to support heavy industrial business.

Chairman Hohensee agrees that artisan manufacture and sales should be better defined to include boat crafting, tailoring, and bakeries but excludes the manufacturing of foods. Hohensee stated that he would like to address conditional uses that may be permitted outright on a different level than the streetscape.

The Planning Commission had a consensus that the zone uses were presented as less specific but qualitative in definitions.

The Planning Commission discussed what area would be best suitable to be defined as the Downtown Core Zone.

The majority of the Planning Commission had a general accord that the downtown corridor should not be further east than 4th or 5th Street but would be open to including a portion of Main Street and Estes Avenue around 1st to 3rd Street. Commissioner Hohensee advocated that the entirety of the commercial zone in downtown be made into the Downtown Core Zone to differentiate it from commercial zoning along Main/Loop Rd (“Heights of White Salmon”) and (soon to be per 2040 Comprehensive Plan rezone) along State Route 14.

4. **Missing Middle–Planned Unit Development**

Land-use Planner Conboy briefly presented the proposed Missing Middle – Planned Unit Development to the Planning Commission for discussion in the upcoming meeting.

The Planning Commission thanked the audience for their attendance and encouraged them to attend the upcoming workshops.

ADJOURNMENT

The meeting was adjourned at 7:55 p.m.

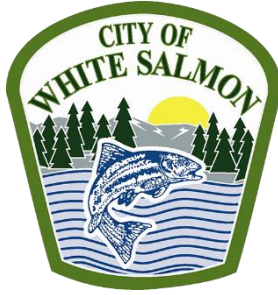
Greg Hohensee, Chairman

Erika Castro Guzman, Associate Planner

File Attachments for Item:

1. The Applicant seeks to obtain a Conditional Use Permit to create a commercial/residential mix use at 218 E Jewett Blvd to eventually separate a one-unit apartment from the commercial frontage.

A copy of the proposed Conditional Use Permit Application is available on the City's website or by calling Erika Castro Guzman at 509-493-1133 #209. Written comments may be submitted to Erikac@ci.white-salmon.wa.us by 5:00 p.m. on Wednesday, December 14, 2022, noting in the subject line Public Hearing – Proposed CUP-2022.006. Individuals who wish to testify via teleconference or in person will be allowed to do so



CITY OF WHITE SALMON PLANNING COMMISSION

DECEMBER 14, 2022

CONDITIONAL USE PERMIT APPLICATION WS-CUP-2022.006

REQUEST

The Applicant seeks to obtain a Conditional Use Permit to create a commercial/residential mix use at 218 E Jewett Blvd to eventually separate a one unit apartment from commercial frontage.

STAFF REPORT

December 14, 2022

City of White Salmon
Planning Commission

Variance Application WS-CUP-2022.006
Applicant: Feast Market LLC

STATEMENT/PURPOSE

The applicant, Jenessa VanDehey on behalf of Feast Market LLC, seeks to obtain a Conditional Use Permit as per White Salmon Municipal Code 17.48.030. This conditional use in the Commercial Zone would provide commercial/residential mix located at 218 E Jewett Blvd to eventually separate a one unit apartment for long term rental (60%) from a food/beverage commercial business frontage (40%). The existing building is 1,107 square feet, a one-story structure built in 1904 and most recently renovated in 2022, with access from E Jewett Blvd and NE Tohomish St.

The desired floor layout:



LEGAL DESCRIPTION

Klickitat County Tax Parcel 03-11-1972-0109/00

East 2' of Lot 8; West 5' of West 2' Lot 9 in Block 1 of the Townsite of White Salmon, in the SW ¼ of the SW ¼ of Section 19, Township 3 North, Range 11 East, of the Willamette Meridian, in Klickitat County, State of Washington.

ACREAGE OF PROPERTY

0.12 Acres; ± 5,343 square-feet

ZONING AND SURROUNDING USES



The subject property, 218 NE Tohomish Street, is zoned Commercial (C).

- North* – Two parcels, Utility Garage/Shops (03111968020700 and 03111968020500), NE Tohomish Street (Public Road), City of White Salmon zoned C.
- South* – Two parcels, Restaurant and Hardware Retail Store (03111972020900 and 03111972030100), E Jewett Blvd (State Road), City of White Salmon zoned C.
- East* – One parcel, Business Office (03111972011000), City of White Salmon zoned C.
- West* – One parcel, Restaurant (03111972010800), City of White Salmon zoned C.

RADIAL SEARCH CONDUCTED AND NOTIFICATION

A radial search has been conducted to those parties located within a three-hundred-foot radius adjacent to the property. Letters of project notification and of the Public Hearing for consideration of this Conditional Use Permit Application have been sent to each of the parties identified within the radial search as of November 9, 2022. At the writing of this Staff Report, no commentary response have been received.

AGENCY NOTIFICATION

The letter of Public Hearing notification for this Conditional Use Permit Application have been sent to the various and usual public agencies and public safety departments with a request to provide commentary relative to this application as of November 9, 2022. At the writing of this Staff Report, no letter of commentary response has been received. Staff reserves the right to receive commentary from the public safety agencies until the time and date of this Public Hearing before the City Planning Commission.

MUNICIPAL STATUTE(S) OF BEARING

TITLE 17 – ZONING

CHAPTER 17.80 - CONDITIONAL USES, VARIANCES, AND APPEALS

17.80.055 Conditional use permit purpose and criteria.

The administrator or the planning commission shall hear and decide applications for conditional uses in certain districts; provided that any conditional use permit granted is subject to and consistent with the following conditional use permit review provisions:

- 1. Purpose. The purpose of the conditional use permit process is to provide flexibility in the city's land use regulations in order to accommodate uses which may be appropriate in an established zone under certain circumstances, but inappropriate in the same zone under others. At the time of application, a review of the location, design, configuration, and potential impact of the proposed use shall be conducted by comparing the use to the goals and policies established in the city's comprehensive plan and the purpose of the zoning designation and this regulation. This review shall determine whether the proposed use should be permitted by weighing the public need or the benefit to be derived from the use, against the impact which it may cause.*
- 2. Scope. This section shall apply to each application for a conditional use permit including both primary and accessory uses.*
- 3. Application Submittal and Contents.*
 - a. The application for a conditional use permit shall be submitted to the city on forms provided by the city, along with the appropriate documentation and signatures. The application shall include all materials required pursuant to city regulations.*
 - b. Specific submittal requirements determined to be unnecessary for review of an application may be waived by the city.*
- 4. Permit Review Process. Applications for conditional uses shall be processed as a type I-B decision by the administrator for simple applications or as a type II decision where in the administrator's discretion additional public input or planning commission review is necessary or appropriate according to procedures set forth in Title 19.*
- 5. Approval Criteria. The city may approve or approve with modifications an application for a conditional use permit if the following criteria are satisfied:*
 - a. The conditional use is harmonious and appropriate in design, character and appearance with the existing or intended character and quality of development in the immediate vicinity of the subject property and with the physical characteristics of the subject property;*
 - b. The conditional use will be served by adequate public facilities including streets, fire protection, parking, water, sanitary sewer, and storm water control;*
 - c. The conditional use will not be materially detrimental to uses or property in the immediate vicinity of the subject parcel;*

- d. *The conditional use has merit and value for the community as a whole;*
 - e. *The conditional use is consistent with the goals and policies of the city of White Salmon's comprehensive plan;*
 - f. *The conditional use complies with all other applicable criteria and standards of the White Salmon Municipal Code; and*
 - g. *That the public interest suffers no substantial detrimental effect. Consideration shall be given to the cumulative impact of similar actions in the area.*
6. *Additional Conditions. The city may impose additional conditions on a particular use if it is deemed necessary for the protection of the surrounding properties, the neighborhood, or the general welfare of the public. The conditions may:*
- a. *Increase requirements in the standards, criteria or policies established by this chapter;*
 - b. *Stipulate an exact location as a means of minimizing hazards to life, limb, property damage, erosion, landslides or traffic;*
 - c. *Require structural features or equipment essential to serve the same purposes as set forth in subsection b. of this section;*
 - d. *Impose conditions similar to those set forth in subsections b. and c. of this section, as deemed necessary to establish parity with uses permitted in the same zone with respect to avoiding nuisance generating features in matters of noise, odors, air pollution, wastes, vibration, traffic, physical hazards and similar matters;*
 - e. *Require reporting by the applicant or operator on a regular basis sufficient to demonstrate continued compliance with all conditions of approval.*
7. *Authority to Deny. The city may deny any conditional use request when adverse impacts reasonably expected to result from the use cannot be avoided, eliminated or mitigated to an acceptable degree.*
8. *Use of Property Before Final Decision. No business license or building permit shall be issued for any use involved in an application for approval for a conditional use permit until the permit application becomes effective.*
9. *Conditional Use Permits—Effective Period.*
- a. *A decision granting a conditional use permit shall become effective upon the date of such decision.*
 - b. *A conditional use permit automatically expires and is void if the applicant fails to file for a building permit or other necessary development permit within three years of the effective date of the conditional use permit unless:*
 - (i) *The applicant has received an extension of time for the conditional use permit subject to city extension requirements.*
 - (ii) *The conditional use permit approval provides for a greater time period.*

10. *Extension of Time.*

- a. *The city may extend a conditional use permit, not to exceed one year, if the applicant demonstrates good cause to the city's satisfaction that:*
 - (i) *Unforeseen circumstances or conditions necessitate the extension of the permit;*
 - (ii) *Termination of the permit would result in unreasonable hardship to the applicant, and the applicant is not responsible for the delay; and*
 - (iii) *An extension of the permit will not cause substantial detriment to existing use in the immediate vicinity of the subject property.*
- b. *The director of the development services department may grant no more than two extensions. A second extension may be granted only if:*
 - (i) *The criteria listed in this subsection are met;*
 - (ii) *The applicant has demonstrated reasonable diligence in attempting to meet the time limit imposed; and*
 - (iii) *Conditions in the immediate vicinity of the subject property have not changed substantially since the conditional use permit was first approved.*

11. *Modification of Conditional Use Permit. The city may initiate a modification to an approved conditional use permit. A modification will be processed as a new conditional use permit but will consider only the impacts and mitigation related to the proposed modification. Through the modification procedure, the city may delete, modify or impose additional conditions upon finding that the use for which the approval was granted has been intensified, changed or modified by the property owner or by person(s) who control the property without approval so as to significantly impact surrounding land use.*

12. *Conditional Use Permit to Run with the Land. A conditional use permit granted pursuant to the provisions of this section shall continue to be valid upon a change of ownership of the site, business, service, use or structure which was the subject of the permit application. No other use is allowed without approval of an additional conditional use permit.*

CONDITIONAL USE PERMIT FACTS AND FINDINGS

WHITE SALMON MUNICIPAL CODE (WSMC)

TITLE 17 – ZONING

WSMC CHAPTER 17.80 CONDITIONAL USES, VARIANCES, AND APPEALS

WSMC 17.80.055 — Conditional use permit purpose and criteria – (5) Approval Criteria

The administrator or the planning commission shall hear and decide applications for conditional uses in certain districts; provided that any conditional use permit granted is subject to and consistent with the following conditional use permit review provisions:

- A. *The conditional use is harmonious and appropriate in design, character and appearance with the existing or intended character and quality of development in the immediate vicinity of the subject property and with the physical characteristics of the subject property;*

Finding – Complies. The applicant, Jenessa VanDehey on behalf of Feast Market LLC, seeks to obtain a Conditional Use Permit in the Commercial Zone to provide a mix commercial/residential use at 218 E Jewett Blvd to eventually separate commercial frontage from one apartment unit.

In general, the existing character of the building is of a quality appearance with colors that are fitting near the subject property. The applicant is not proposing further architectural design improvements at the time of application.

- B. *The conditional use will be served by adequate public facilities including streets, fire protection, parking, water, sanitary sewer, and stormwater control;*

Finding – Compiles. The subject property is served by existing public facilities, including city water and wastewater. No public/private water or wastewater upgrades are not necessary at this time. Adjacent streets include E Jewett Blvd and NE Tohomish St. A fire protection sprinkler system for this remodeled structure is not required, but shall have fire separation according to International Building Code (IBC) Mixed Use and Occupancy regulations (see City Department recommendation under Police/ Fire Safety). A number of paved parking stalls will be a Condition of Approval to assure sufficient parking stalls is available for the residential unit and commercial space later in this report, WSMC 17.72.090. Stormwater control upgrades are not necessary at this time to the existing structure, WSMC 17.48.075(D).

- C. *The conditional use will not be materially detrimental to uses or property in the immediate vicinity of the subject parcel;*

Finding – Compiles. The granting of the conditional use permit is found not to be materially detrimental to the public welfare, nor injurious to the adjacent property owners.

D. The conditional use has merit and value for the community as a whole;

Finding – Compiles. The subject proposal adds value to the community as the additional long-term dwelling unit will potentially assist in relieving the Gorge’s housing concern.

E. The conditional use is consistent with the goals and policies of the city of White Salmon's comprehensive plan;

Finding – Complies. The subject proposal complies with White Salmon’s policy to allow up to sixty-percent residential space as part of a commercial structure; See WSMC 17.48.030(A)(2).

The proposed commercial/residential mix meet the intent of the White Salmon’s Comprehensive Plan, in the sense that in the General Commercial District, it is appropriate that the proposed long-term rental development is located away from the building’s frontage where it should be reserved for a designated commercial use in the commercial district properties and under operation by the applicant; See Land Use and Urbanization, Land Use Designations, Commercial and Industrial Lands (p. 11).

F. The conditional use complies with all other applicable criteria and standards of the White Salmon Municipal Code; and...

Finding – Complies. The subject proposal generally conforms with criteria and standards of the Code.

G. That the public interest suffers no substantial detrimental effect. Consideration shall be given to the cumulative impact of similar actions in the area.

Finding – Complies. An 300 foot radius search around 218 E Jewett Blvd was conducted and identified 29 real property owners (not including City-owned real property) who were mailed notice of the proposed project. At the writing of this Staff Report, no commentary response have been received.

GENERAL COMMERCIAL DISTRICT FACTS AND FINDINGS

WHITE SALMON MUNICIPAL CODE (WSMC)

TITLE 17 – ZONING

WSMC CHAPTER 17.48 - C GENERAL COMMERCIAL DISTRICTS

17.48.010 - Purpose—Use restrictions generally.

In the C district, it is intended that structures, premises and facilities would provide a major shopping and business center serving an urban and/or agricultural area of sufficient population to support the facilities provided.

Fact: The existing commercial structure has the current occupancy of an office business. The proposed occupancy is mixed commercial and residential. Both meeting the intent of the Commercial District general intent with a conditional use permit.

17.48.020 - Principal uses permitted outright.

Principal use listed as uses permitted outright in the C district are intended to be retail and service-oriented uses focused on sales of goods and services to end users. Permitted uses include:

- A. *Retail - Retail stores and shops providing goods and services, including hardware, dry goods, apparel, home appliances, jewelry, photographic studio, furniture and boat sales; gift shop;*
- B. *Service and Professional Space - Cafe, tavern, theater (including outdoor), radio and television, bank, business or professional office;*
- C. *Repair and Sales - Automobile, truck and machinery dealer (new and used), garage, and automobile, truck and other passenger vehicle repair reconditioning, painting, upholstery, motor rebuilding, body and fender work; refrigerated locker rental, shoe repair, bakery, supermarket, tailoring;*
- D. *Preparation and Sales - Formulating and preparing for sale such products as bakery goods, candy, cosmetics, dairy products, drugs, food and beverage products; including brewer, distillery, or winery in conjunction with a pub eatery or tasting room;*
- E. *Hospitality - Hotel, motel and tourist facilities; places of public assembly; commercial recreation;*
- F. *Artisan Manufacture and Sales - Boatbuilding; instruments, dishware, candles, glassware; metal work and welding; other items assembled from various raw materials such as wood, bone, cellophane, canvas, cloth and glass; spinning or knitting of cotton, wool, flax or other fibrous materials; stone, marble and granite monument works;*
- G. *Other commercial uses determined to be similar to the above uses may be permitted, subject to approval of the planning commission.*

Fact: The present commercial lot has an existing structure built in 1904 and recently renovated in 2022. The structure currently has a business office use. The commercial frontage is intended to be an outright principal use; while the rear of the structure are for residential use, subject to approval of the planning commission.

17.48.030 - Conditional uses.

Uses which may be authorized subject to conditional use permit review by the planning commission in a C district are intended to provide for compatible manufacturing, light industrial, residential, and storage uses especially in conjunction with retail use. Uses possible to permit conditionally include:

- A. *Residential - Condominium, apartment, and other dwelling types including balconies, outside courts or patios and constructed or renovated to be included as an integral part of a commercial or retail structure with the following conditions:*
 - 1. *The dwelling units shall have a minimum living area of six hundred square feet and a maximum of one thousand five hundred square feet.*

Finding: Complies. There are one proposed residential unit, approximately 640 square feet; meeting the minimum living area of 600 square feet and a maximum of 1,500 square feet dwelling size requirements.

- 2. *Residential uses shall not be more than sixty percent of the total square footage of the structure(s).*

Finding: Complies. The submitted application indicates the interior of the building size of 1,077 square feet; 640 square feet residential and 437 square feet of commercial space. The percentage of the proposed renovation meets the maximum, 60%, residential use allowable.

- 3. *The design of commercial establishments which include dwellings shall be a matter subject to review and approval by the planning commission.*

Finding: Complies. The conditional use permit application proposes a commercial establishment to convert a portion of said building to a dwelling unit is tentatively scheduled before the planning commission on December 14, 2022.

- 4. *If located on or along a commercial street front the building design shall be required to support and contribute to street front commerce; or stand-alone dwellings incidental to and used in conjunction with the primary permitted use when found to be compatible with and clearly incidental to the primary use and surrounding uses, e.g., care taker cottage or housing for family or others principally engaged in the primary business. This provision is intended for application in conjunction with a business that is not located in an area characterized by typical commercial street frontage. The planning commission specifically reserves the right to disapprove construction of dwellings in conjunction with commercial development on the basis of health, safety and welfare of potential occupants or if location of dwelling units displaces or is likely over time to displace the street front commercial presence of a retail structure.*

Findings: Complies. The subject property has frontage along a commercial strip, Downtown White Salmon, specifically on the north side of E Jewett Blvd. The applicant is proposing to support and contribute to street front commerce. The front of the proposed development facing Jewett Avenue is proposed to be commercial with the residential area to be located at the rear of the structure.

Condition Of Approval: Unless city code is changed to allow street-facing, street-level residences, the front portion of the structure facing Jewett Avenue shall remain a commercial business and shall not be used for residential purposes of any kind. This includes short term rentals.

17.48.040 - Accessory uses.

Accessory uses permitted outright in a C district are as follows:

- A. *Uses and structures customarily incidental to principal uses permitted outright;*
- B. *Signs as permitted by the Sign Ordinance, Chapter 15.12 of this code;*
- C. *Commercial parking lots for private passenger vehicles only.*

Findings: Complies. The subject property currently has an principal use permitted outright. The applicant seeks a conditional use permit to provide a commercial/residential mix use within the existing structure. If the applicant were to place a sign, a sign permit would need to be applied for and comply with the City's sign ordinance in accordance with Chapter 15.12. The property is not proposing a commercial parking lot.

Note: there is no WSMC 17.48.050

17.48.060 - Density provisions.

Density provisions for the C district are as follows:

- A. *Maximum building height: three stories, but not to exceed thirty-five feet;*
- B. *Minimum lot: none;*
- C. *Minimum front yard depth: none required;*
- D. *Minimum side yard, interior lot: none required;*
- E. *Minimum side yard, corner lot: none required;*
- F. *Minimum side yard, zone transition lot: same as requirement of adjoining more-restrictive district;*
- G. *Minimum rear yard: none; except when abutting an R district, twenty feet.*

Findings: Compiles. The existing structure is a one-story, 1,107 square foot building that meets the General Commercial's density provisions. The applicant is not proposing any expansion of said structure, only interior renovation with a building permit(s) if granted this conditional use permit. The subject property does not abut any residential district.

17.48.070 - Prohibited uses.

Prohibited uses:

- A. *Industrial and manufacturing uses or services unless limited in nature and permitted in accordance with uses listed above.*
- B. *Warehouses and storage facilities unless limited in nature and permitted in accordance with uses listed above.*
- C. *Junk and salvage yards, automobile or truck wrecking yards.*
- D. *Open storage areas.*
- E. *Any business, service, repair, processing or storage not conducted wholly within an enclosed building, except for off-street parking, off-street loading, automobile service stations and limited outside seating for restaurants and cafes.*

- F. *Processes and equipment and goods processed or sold determined to be objectionable by reason of odor, dust, smoke, cinders, gas, noise, vibration, refuse matter, water-carried waste, or not in compliance with the fire code.*

Findings: Complies. The commercial space and residential dwelling currently illustrate limited outside decking and patio; that is an exception listed in WSMC Section 17.48.070(E).

17.48.075 - Development and design standards.

Development and design standards.

- A. *Property development standards—All new development shall conform to Chapter 17.81, Site and Building Plan Review, and to any and all architectural and design standards which may be adopted by the city.*
- B. *Roof standards/surfacing:*
1. *Finished roof material shall meet Class "C" roof standards. Dark and non-reflective roofing material shall be used for all visible roof surfaces.*

Findings: Complies. Section 1505.4 of the 2018 International Building Code states, "Class C roof assemblies are those that are effective against light fire-test exposure. Class C roof assemblies and roof coverings shall be listed and identified as Class C by an approved testing agency." The applicant is not proposing to renovate the architectural design of the existing building or roof. The existing roof pitch is 6/12.

- C. *Roof standards/mechanical equipment and venting:*
1. *All mechanical equipment located on roof surfaces such as, but not limited to, air conditioners, heat pumps, fans, ventilator shafts, duct work, or related devices or support work, shall be screened from view when possible and visible equipment shall be of a matte and/or non-reflective finish, unless reviewed and determined by the planning commission to be compatible with or a positive addition to the design and character of the commercial area. This restriction shall not apply to radio/television antennas or dishes (see Chapter 17.78).*

Findings: Complies. The existing building has been recently renovated and this requirement has been taken into consideration, meeting the requirement that All mechanical equipment located on roof surfaces visible are matte finishes/non-reflective.

2. *All exposed metal flashing, roof jacks and plumbing vents shall be matte finishes/non-reflective.*

Findings: Complies. The existing building has been recently renovated and this requirement has been taken into consideration, meeting the requirement that all exposed metal flashing, roof jacks and plumbing vents are matte finishes/non-reflective.

- D. *Drainage—All storm water concentrated by the structure and related impervious surfaces must be handled on site. Concentration of roof drainage shall not be shed by drip or overflow at points that cross pedestrian walkways or paths. A plan of the roof and surface*

drainage shall insure that pedestrian walkways and paths remain free from concentrated water shedding. Such plans shall be included in the proposed site drainage plan required for site and building plan review in Chapter 17.81.

Findings: Compiles. Under 13.01.050(B) WSMC, the subject property proposes no new structure expansion at this time, therefore a Stormwater Analysis is not required. The goal of the Stormwater Analysis is to minimize impact due to surface water run-off and preserve/maintain water quality. In the most recent exterior renovation, the previous property owner worked closely with the city to address stormwater issued. Since then, said storm water issues have been resolved.

This plan is required for new construction to ensure that stormwater run-off from the additional impervious surfaces does not exceed pre-development rates and would include appropriate treatment for run-off from all impervious areas before discharge to the natural drainage areas of the property.

If in the future, the applicant wishes to expand the building, a stormwater plan shall detail the lot's on-site collection, retention and release to either surface (hydrological) or subsurface (geophysical) receivers. The analysis would comply with the most recent stormwater regulations at that time. Lot grading and other stormwater drainage improvements shall be completed before the Certificate of Occupancy. The Stormwater Analysis would be completed by a qualified Washington Licensed Professional Engineer.

- E. Exterior walls/siding—Acceptable siding shall be of lap, plank, shingle, board and batten style. Siding with brushed, sanded or rough sawn texture may be permitted, if approved by the planning commission. Siding shall be finished in natural or earth-tone colors. Other colors or styles may be permitted if approved by the planning commission. All other composition materials shall be carefully reviewed for visual compatibility by the planning commission.*
- F. Exterior walls/masonry—Masonry walls or walls with masonry veneer may be native or cultured stone or standard-sized brick of natural or earth-tone colors. Ceramic tile, manufactured concrete block or slabs may be permitted, but shall be subject to review by the planning commission to insure use of earth-tone colors, matte finish, and compatible relationship to native materials.*
- G. Exterior walls/metal—Metal walls, panels, partitions, facing or surfacing of any type is subject to review by the planning commission and must be found to be compatibly designed and intentionally applied rather than relied on solely as a less expensive option. Window panel fillers, exterior metal doors, door casings and windows shall be allowed.*
- H. Windows and doors—All window and door frames shall be dark or earth-tone in color. Doors may be painted graphic colors as a part of the ten percent graphic color and signing limitation.*

Findings: Complies. In general, the existing character of the building is of a quality appearance fitting near the subject property. The applicant is not proposing further exterior design improvements at the time of application. The existing construction is described to be lap siding. The commercial Development and design standards shall be taken into consideration, if the property owner plans to renovate the exterior walls/siding or windows and doors that will be reviewed at the time of building plan review.

- I. *Garbage and refuse areas—Building plans shall include provisions for the storage of garbage containers. Garbage containers shall be fully enclosed and covered. Disposal and storage of hazardous or toxic substances in garbage or refuse receptacles is strictly prohibited. On-site hazardous waste treatment and storage facilities shall conform to State Siting Criteria, RCW 70.105.210.*

Findings: Met with a condition of approval. The site plan submitted does not identify a covered trash enclosure; therefore does not meet the on-site hazardous waste treatment requirement at this time.

Condition Of Approval: A covered storage area for refuse that meets City standards shall be constructed prior to certificate of occupancy.

- J. *Orientation of entry and display space—Entry and window display area shall be oriented toward the city street. Parking may and will often be provided behind and/or under the rear or side portion of a new commercial structure. In this case additional entry may be oriented toward the parking area but such additional entry area will be in addition to rather than in place of window display and entry area addressing the street and sidewalk.*

Findings: Complies. The floor plan indicates the commercial entry and display space of the public is facing E Jewett Blvd, meeting intentions outlined in Section 17.48.75(J). Parking is located on the north (the rear of existing structure and property) with adequate access from NE Tohomish St. The proposed apartment unit's sole access would be NE Tohomish St. There is no access from said parking location to the entrance of the commercial space on said property without walking east to NE Estes Ave or west to NE Church Ave.

- K. *Utilities—All electrical, telephone, and other utilities shall be brought underground into the site and to the buildings.*

Findings: Complies. The existing structure has utilities, any new connection shall come from underground connections.

If in the future, the applicant wishes to install new utility connections, they shall be brought underground into the site and to the building.

- L. *Loading—All loading must be on-site and no on-street loading is permitted. All truck loading aprons and other loading areas shall be paved with concrete or asphalt, be well-drained and of strength adequate for the truck traffic expected.*
- M. *Parking—All vehicles must be parked on the site unless otherwise provided for in accordance with [Chapter] 17.72. No on-street parking is permitted. Minimum parking stall width should be eight feet, six inches and length nineteen feet. All parking areas shall be paved with concrete or asphalt and shall conform to all regulations hereinafter in effect.*

Findings: Complies. The applicant's site plan identifies off-street gravel parking, driveway and loading area. Minimal parking size requirements are identified in WSMC 17.48.075(M); there are six depicted parking spaces with zero designated accessible parking space. The site plan meets the minimum parking space size requirements.

A condition of approval shall be that adequate parking spaces be paved with concrete or asphalt and shall conform to all regulations hereinafter in effect in accordance with Chapter 17.72, prior to Certificate of Occupancy.

- N. *Outside storage—All storage and refuse shall be visually screened by landscaping barriers, walls or coverings and be included in plans and specifications. Such barriers, walls or coverings shall not restrict access to emergency exits.*

Findings: Met with a condition of approval. The submitted site plan does not identify any outside storage.

Condition Of Approval: A covered storage area for refuse that meets City standards shall be constructed prior to certificate of occupancy.

- O. *Noxious effects:*

1. *No vibration other than that caused by highway vehicles or trains shall be permitted which is discernible at the property line of the use concerned.*
2. *Except for exterior lighting, operations producing heat or glare shall be conducted entirely within an enclosed building. Exterior lighting shall be directed away from adjacent properties.*
3. *All materials, including wastes, shall be stored and all grounds shall be maintained in a manner which will not attract or aid the propagation of insects or rodents or create a hazard.*

Findings: Complies. The subject property does not anticipate any additional vibrations. Lighting shall be planned accordingly to code. All materials shall be handled appropriately during and after renovation and construction to not create propagation of insects, rodents and hazards.

17.48.080 - Off-street parking space.

Off-street parking space. In the C district, minimum off-street parking shall be provided as specified in Chapter 17.72. Most notably Section 17.72.060 exempting some existing structures from being required to meet off street parking standards and limiting the instances in which expanded building areas are required to meet a parking standard. Allowances for parking to be located walking distance from a new structure and joint use of spaces per Section 17.72.070 may also be authorized when determined by the planning commission to provide appropriate flexibility in the application of parking requirements in the core downtown area. (Jewett commercial street front).

Findings: Complies. The subject property is not exempt from meeting the off-street parking standards. Roads of access include E Jewett Blvd and NE Tohomish Street (primary and secondary arterial road of White Salmon, WA). The applicant has not proposed joint use parking nor an alternate off-street parking facility. See Chapter 17.72 in this staff report for minimum off-street parking requirements and specifications.

OFF-STREET PARKING AND LOADING FACTS AND FINDINGS

WHITE SALMON MUNICIPAL CODE (WSMC)

TITLE 17 – ZONING

WSMC CHAPTER 17.72 OFF-STREET PARKING AND LOADING

17.72.010 Standards generally.

It is the intent of this chapter to allow for parking and loading standards.

Finding – Complies. The said property tentatively complies with the standards of the off-street parking and loading title.

17.72.020 Purpose of provisions.

The provision of off-street parking and loading space in accordance with the needs and requirements of particular property use is a necessary public policy in the interest of traffic safety, minimizing congestion, and to provide harmonious development.

Finding – Complies. The provision of off-street parking and loading space of said property tentatively complies with the in accordance with the needs and requirements of said property use. The parking plan minimizes congestion for a harmonious development.

17.72.030 New uses—Minimum requirements.

New uses in all districts shall meet the minimum standards of this title.

Finding – Complies. The proposed use of said property tentatively complies with the minimum standards of the off-street parking and loading title requirements.

17.72.040 Parking spaces—Size and access.

- A. *Each off-street parking space shall have a net area of not less than one hundred sixty square feet, exclusive of access drives or aisles, and shall be of usable space and condition. If determined on a gross-area basis, three hundred square feet shall be allowed per vehicle.*
- B. *If the required parking space for a one-family or two-family dwelling is not provided in a covered garage, then such space shall not be less than two hundred square feet, and shall be so located and/or constructed that it may later be covered by a garage in accordance with the provisions of this title and the city building code.*

Finding – Complies. The applicant’s parking plan identifies each off-street parking space of 200 square feet, meeting the minimum net area of not less than 160 square feet, exclusive of access drives or aisles, and shall be of usable space and condition. The applicant is not proposing a covered or enclosed parking area.

17.72.050 Parking spaces—Location.

Off-street facilities shall be located as hereinafter specified. Where a distance is specified, such distance shall be the maximum walking distance, measured from the nearest point of the parking facility to the nearest point of the building that such facility is required to serve.

- A. *For one-family and two-family dwellings: on the home lot with the building they are required to serve;*
- B. *For multiple dwellings: one hundred fifty feet;*
- C. *For hospitals, sanitariums, homes for the aged, asylums, orphanages, club rooms, fraternity and sorority houses, as approved by city council.*

Finding – Does not apply. The applicant has not proposed an alternate off-street parking facility.

17.72.060 Parking spaces—Expanded or enlarged uses.

Whenever any building is enlarged in height or in ground coverage, off-street parking shall be provided for expansion or enlargement, in accordance with the requirements of the schedule set out in Section 17.72.090; provided, however, that no parking space need be provided in the case of enlargement or expansion where the number of parking spaces required for such expansion or enlargement since the effective date of the ordinance codified in this title is less than ten percent of the parking space specified in the schedule for the building. Nothing in this provision shall be construed to require off-street parking spaces for the portion of such building existing as of September 12, 1973.

Finding – Complies. Although the existing structure was built in 1904 and remodeled throughout the years, the off-street parking requirements can be met and accessed with an existing public road, for the proposed conditional use permit application and change in occupancy, if approved.

17.72.070 Joint use—Authorized when.

The board of adjustment may authorize the joint use of parking facilities for the following uses or activities under the conditions specified:

- A. *Up to fifty percent of the parking facilities required by this chapter for a theater, bowling alley, dancehall, restaurant, or other similar uses, may be supplied by the off-street parking provided by other "daytime" types of uses;*
- B. *Up to fifty percent of the off-street parking facilities required by this chapter for any "daytime" buildings or uses may be supplied by the parking facilities provided by uses herein referred to as "nighttime" uses;*

- C. *Up to one hundred percent of the parking facilities required by this chapter for a church or auditorium incidental to a public or parochial school may be supplied by the off-street parking facilities serving primarily "daytime" uses.*
- D. *If the required amount of off-street parking has been proposed to be provided off-site, the applicant shall provide written contracts with affected landowners showing that required off-street parking is and will continue to be provided in a manner consistent with the provisions of this chapter. The contracts shall be reviewed by the city for compliance with this chapter, and if approved, the contracts shall be recorded with the county records and elections division as a deed restriction on the title to all applicable properties. These deed restrictions may not be revoked or modified without authorization by the city.*

Finding – Does not apply. The applicant has not proposed joint use parking.

17.72.080 Joint use—Location and other conditions.

- A. *The building or use for which application is being made to utilize the off-street parking facilities provided by another building or use shall be demonstrated to the city to be within suitable walking distance for the nature of the use being served.*
- B. *The applicant shall show that there is no substantial conflict in the principal operating hours of the two buildings or uses for which joint use of off-street parking facilities is proposed.*

Finding – Does not apply. The applicant has not proposed joint use parking.

17.72.090 Number of spaces for designated uses.

Number of spaces for designated uses.

The following sets out minimum standards for parking spaces:

<u>Use</u>	<u>Spaces Required</u>
<i>Residential structures</i>	<i>2 for each dwelling unit unless otherwise specified</i>
<i>Food and beverage places with sale and consumption on premises</i>	<i>1 for each 200 square feet of gross floor area</i>

Finding – Complies. The proposed structure is a mixed-use of residential and commercial space. The commercial space is proposed to be a food and beverage place that per code requires two parking spaces (437 sq ft/ 200 sq ft = 2.185 parking spaces required per gross floor area) and the proposed apartment unit requires two parking spaces; for a total of four parking spaces.

The illustrated parking plan identifies six off-street parking spaces accessible via NE Tohomish Street) that will accommodate the commercial/residential parking necessities. All parking spaces on the subject property shall be paved to meet the minimum dimensional standards provisions in WSMC 17.48.075(M). Additionally, parking shall be reserved for the primary dwelling occupants, employees and customers. Other parking provisions include E Jewett Blvd, on street parking.

Condition of Approval: Adequate parking spaces shall be illustrated and provided with a site plan prior to building plan review conducted by the City's Plan's Examiner or Certificate of Occupancy.

BUSINESS LICENSES FACTS AND FINDINGS

WHITE SALMON MUNICIPAL CODE (WSMC)

TITLE 5 - BUSINESS LICENSES, TAXES AND REGULATIONS

CHAPTER 5.04 - BUSINESS LICENSES

5.04.070 License term and renewal—Penalties.

All business licenses issued pursuant to the provisions of this chapter are valid for one year unless otherwise prorated as provided for in this section. Business licenses issued by the city in 2020 shall expire January 31, 2021.

- A. *The city business license expires on the date established by the business license service (BLS) and must be renewed on or before that date in order to continue to engage in business in the city after that date.*
- B. *Application for renewal of the license is made through BLS, and must include all information required to renew all licenses involved, the total fees due for all licenses being renewed, and the renewal application handling fee required by RCW 19.02.075.*
- C. *The license term and respective fee therefore may be prorated as necessary to synchronize the expiration date with the expiration of the business license account maintained by BLS.*
- D. *Failure to complete the renewal of the license by the expiration date will incur the late renewal penalty required by RCW 19.02.085 in addition to all other fees due.*
- E. *Failure to complete the license renewal within one hundred twenty days after the expiration date will result in the cancellation of the license and will require submitting a new application for license, as provided for in this chapter, in order to continue to engage in business in the city.*

Finding – Feast Market LLC does have a City Business License.

Condition of Approval: The business owner/real property owner/contractor will obtain and maintain a City business license before there is issuing of any building permits or the Certificate of Occupancy.

COMPREHENSIVE PLAN FACT AND FINDINGS

WHITE SALMON 2040 COMPREHENSIVE PLAN

Land Use and Urbanization, Land Use Designations, Commercial and Industrial Lands (p. 11):

Lands designated as Commercial, or C, are envisioned as primarily retail, hospitality, and commercial office areas. Businesses that would likely operate in these areas include grocery stores, pharmacies, restaurants and breweries, banks, hardware and home improvement stores, personal services, and convenience goods for local residential neighborhoods, nearby communities, and visitors alike. Hotels and short-term rental properties are also permitted within this designation, uses which add to the diverse character of this designation. There are three areas designated for commercial use, including one on the north side of the city, adjacent to similar commercial areas in the Urban Exempt Area. These areas are largely developed, and infill and redevelopment are expected to continue over the next 20 years.

Finding – The multi-use building meets the intent of the White Salmon’s Comprehensive Plan, General Commercial District. The proposed commercial/residential mix meet the intent of the White Salmon’s Comprehensive Plan, in the sense that in the General Commercial District, it is appropriate that the proposed long-term rental development is located away from the building’s frontage where it should be reserved for a designated commercial use in the commercial district properties and under operation by the applicant.

CITY OF WHITE SALMON DEPARTMENTS

Public Works/ Utilities

The existing structure is supplied with current city water and wastewater facilities from E Jewett Blvd. If in the future there would be an expansion on said property, new connections or upgrade of utilities will be required. Utilities within NE Tohomish Street were found to be east of said property. As an existing building, it is assumed that telephone, electricity, and gas have been connected or available for connection.

Police/ Fire Safety

White Salmon Police and Fire Department are available for emergency response to 218 Tohomish Street.

The Fire Chief has reported that an acceptable fire flow is available in the nearest fire hydrant located on the south-east corner of the street intersection of SE Second St and E Jewett Blvd; on the opposite side of the street of the subject parcel.

The White Salmon Fire Chief, Bill Hunsaker, identified the following building codes that are a recommendation for the Condition of approval:

1. 2018 IBC, Section 508.4—Mixed Use and Occupancy states, “Separated occupancies. Buildings or portions of buildings that comply with the provisions of this section shall be considered as separated occupancies.” Additionally Table 508.4—Required Separation of Occupancies (Hours), illustrates where Residential (R) and Assembly Occupancy (A) meet, Identifies a required 1 hours of separation where buildings are equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 2 hour separation where building is not equipped thought out with an automatic sprinkler system installed in accordance with section 903.3.1.1.”
2. 2018 IBC, Section 903.3.1.1.2—Bathrooms states, “In Group R occupancies other than Group R-4 occupancies, sprinklers shall not be required in bathrooms that do not exceed 55 square-feet (5 m²) in area and are located within individual dwelling units or sleeping units, provided that walls and ceilings, including the walls and ceilings behind a shower enclosure or tub, are non-combustible or limited-combustion materials with a 15-minute thermal barrier rating.”
3. 2018 IBC, Section 2902—Minimum Plumbing Facilities states, Plumbing fixtures shall be provided in the minimum number as shown in Table 2902.1 based on the actual use of the building or space. Uses not shown in Table 2902.1 shall be considered individually by the code official. The number of occupants shall be determined by this code.” Table 2902.1 then identifies an A-2 Occupancy, described as a Restaurant, banquet halls and food courts, to have one water closet (toilet) per 75 person occupancy and one lavatories (sink) per 200 person occupancy. One shared female/male bathroom is sufficient.

STAFF DETERMINATION

The purpose of the conditional use permit process is to provide flexibility in the city's land use regulations in order to accommodate uses which may be appropriate in an established zone under certain circumstances. At the time of application, a review of the location, design, configuration, and potential impact of the proposed use was conducted by comparing the use to the goals and policies established in the city's comprehensive plan and the purpose of the zoning designation and this regulation. This review determined that the proposed use should be permitted by weighing the public need and benefit to be derived from the use, against the impact which it may cause.

STAFF REPORT PREPARED BY:

City Planning Department
Jeff Broderick, City Land-Use Planner
Erika Castro Guzman, Permit Technician

ATTACHMENTS

Exhibit A: Conditional Use Permit Application Form
Exhibit B: Narrative, floor plan and site photos
Exhibit C: Parking Plan
Exhibit D: Survey of Record (Plat Map)
Exhibit E: Radius Search and Public Notices

RECOMMENDATION / CONDITION OF APPROVAL

Based on the Planning Director's facts and findings, staff recommends **approval with conditions** of Conditional Use Permit 2022.006, with the following conditions:

1. Business Licenses

White Salmon Municipal Code 5.04.070

The business owner/ real property owner shall obtain and maintain a current City business license. The applicant's contractor shall obtain a City business license before the issuing of any permits. The failure to maintain a business license may result in the cancellation of the Conditional Use Permit.

2. Outside Storage

White Salmon Municipal Code 17.48.075(I)

An outside covered refuse storage area shall be illustrated on the site plan before building plan review that meets the requirements outlined in WSMC 17.48.075(N).

3. Commercial Frontage

White Salmon Municipal Code 17.48.030(4)

Street-facing, street-level residences, or the front portion of the structure facing E Jewett Avenue shall remain a commercial business and shall not be used for residential purposes of any kind; this includes short term rentals.

4. Number of Spaces for Designated Uses

White Salmon Municipal Code 17.72.090

The minimum space required for a dwelling unit is two permanently maintained, on-site parking spaces. The minimum space that is necessary for the anticipated food and beverage places with sale and consumption on premises calculates as one permanently kept, on-site parking space for every 200 square-feet of gross floor area. Therefore the minimum number of parking spaces required for this project is four.

The minimum parking space size is provided in WSMC 17.28.050; each space shall not be less than 8-feet, 6 inches wide and 19-feet in length. The adequate four parking spaces shall be illustrated and provided on-site prior to Certificate of Occupancy.

5. Fire Safety

The City Planner accepted the Fire Chief's code recommendations as a Condition of Approval, including: 2018 International Building Code (IBC), Section 508.4. These codes outline the appropriate fire wall that shall be required for mixed use in said the structure.

6. Construction

The City Planner accepted the Building Official's code recommendation as a Condition of Approval, for which the commercial space shall provide (at a minimum) a shared bathroom that shall adhere to 2018 International Building Code (IBC), Section 2902.

SUGGESTED MOTION(S)

Based upon the findings for Feast Market LLC Conditional Use Permit request as provided in WSMC 17.80.055(5) and the staff report, I hereby...

- Option 1:* Move to **approve as is** Conditional Use Permit 2022.006 allowing mix commercial/residential use for the property addressed at 218 E Jewett Blvd.
- Option 2:* Move to **approve with conditions** Conditional Use Permit 2022.006 allowing mix commercial/residential use for the property addressed at 218 E Jewett Blvd, with the condition as presented by staff.
- Option 3:* Move to **deny** Conditional Use Permit 2022.006 allowing mix commercial/residential use for the property addressed at 218 E Jewett Blvd.



CITY OF WHITE SALMON

CONDITIONAL USE PERMIT APPLICATION

(PLEASE PRINT CLEARLY AND TYPE IN BLUE OR BLACK INK)

Feast Market LLC / Jenessa VanDettey
Property Owner

PO Box 1634 White Salmon WA 98672
Mailing Address

218 E Jewett Blvd. White Salmon WA 98672
Physical Address

03-11-19-7201-09/00
Klickitat County Tax Parcel

Legal Description
31.61 x 178

Dimensions or Acreage of Land

Commercial
Zoning District

We, the undersigned respectfully make application for a conditional use permit, under provisions of the White Salmon zoning ordinance, to

Divide Current 1077 sq ft. structure into a mix
use 60% residential/40% commercial space. We intend
to occupy the commercial space on Jewett and renovate
the back portion off Tohomish into a long term
rental apartment. The proposed apartment will be
approx. 640 sq ft, with the commercial space 437 sq
ft.

Current land use:

commercial

Zoning to the North

commercial

Zoning to the East

commercial

Zoning to the South

commercial

Zoning to the West

n/a

Total gross floor area of new construction

Floor space of existing structures to be used

six

How many off-street parking spaces are available

on street parking available for commercial space

Other parking provisions

Describe the existing condition of the area including but not limited to topography, public facilities and services, natural hazards, open space, scenic and historic areas, access, etc

The current office building is a well preserved 1904 building downtown. It has access from Jewell as well as Tohomish with a large parking area off Tohomish.



CITY OF WHITE SALMON

ACKNOWLEDGEMENT AND SIGNATURE

The undersigned hereby represents upon all of the penalties of law, for the purpose of inducing the City of White Salmon to take the action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the Ordinances of the City of White Salmon.

Jenessa VanDeHey, Feast Market LLC

Applicant

Representative for Applicant

PO Box 1634 White Salmon WA, 98672

Mailing Address

503- 750- 1284

Telephone

feast mkt @ ymail. com

Email

Jenessa VanDeHey

Applicant Signature

Representative for Applicant Signature

9/30/22

Date

Date

Conditional use review submitted to the City of White Salmon

Submitted by Feast Market LLC Owners Jenessa VanDeHey and Shawn Simmons

We would like to propose the division of the current structure at 218 E Jewett to a mix of commercial and residential. We plan to have a 427 sq.ft. retail space off of Jewett and an approximate 650sq.ft. residential rental unit behind with the entrance off of Tohomish St. With this division, we hope to provide affordable housing for one to two service industry workers in White Salmon. The dwelling will have separate access from Tohomish causing no interruption to commercial activities on Jewett. This project will require no additional construction or building, just a simple interior remodel.

There will be ample space for 6 or more off street parking spaces in the large gravel lot off of Tohomish as well as street parking for the commercial storefront.

Adjacent property owners and addresses are:

Lot 7-

Russel Gibbs

PO Box 2486 White Salmon WA 98672

Lot 9-

Eagle Newspapers Inc.

PO Box 218 White Salmon WA 98672

Thank you for your consideration

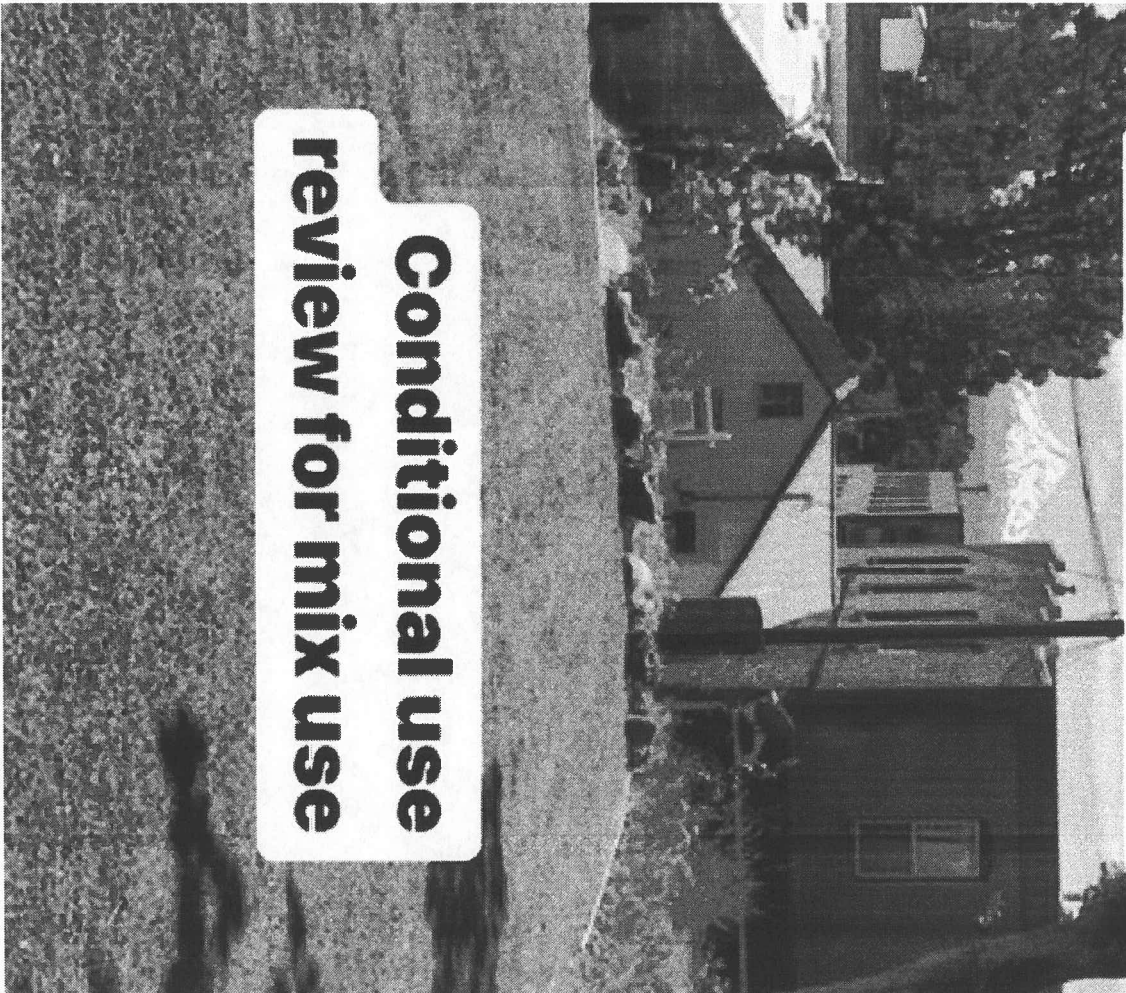
Jenessa VanDeHey

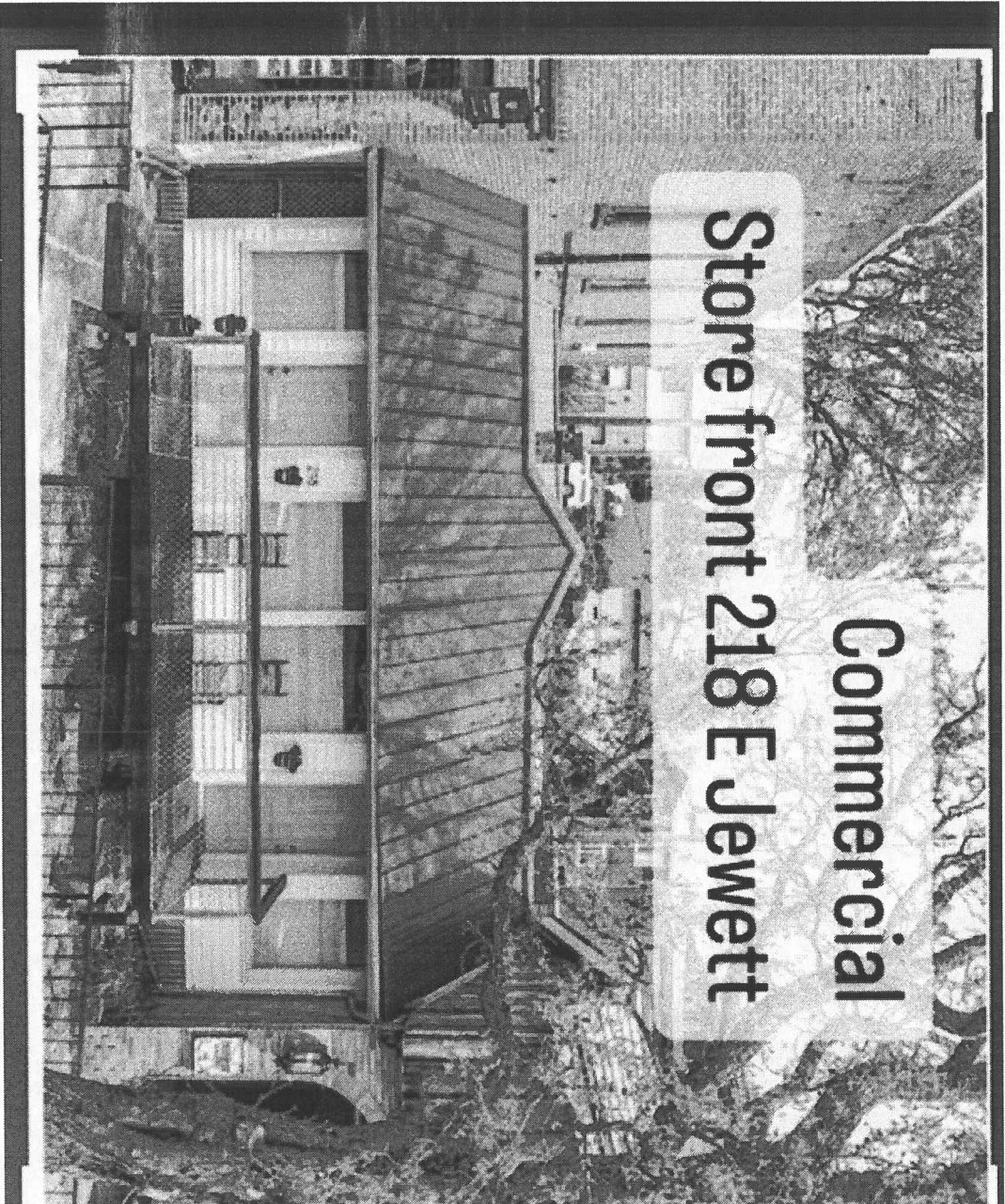
Shawn Simmons

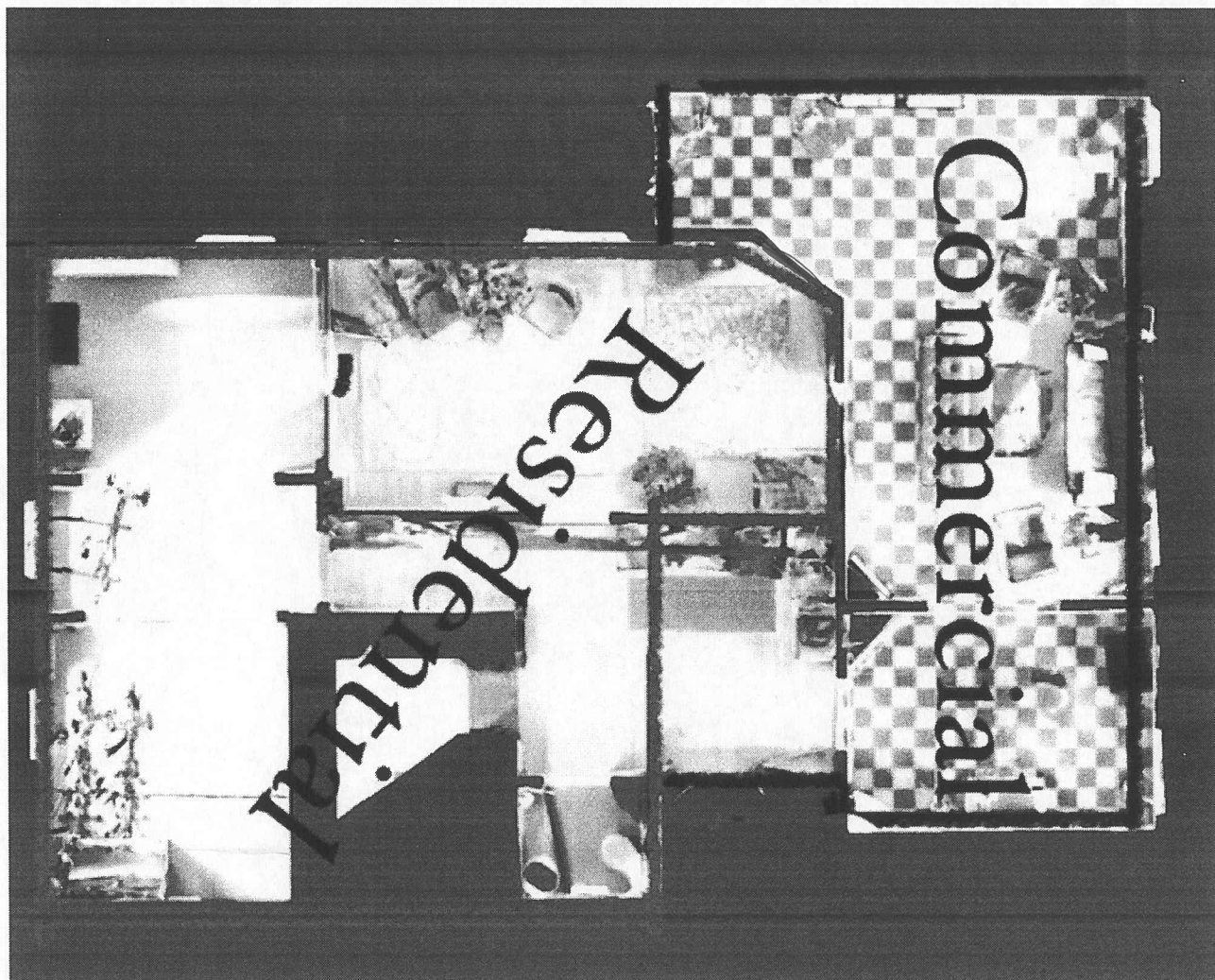
Feast Market LLC

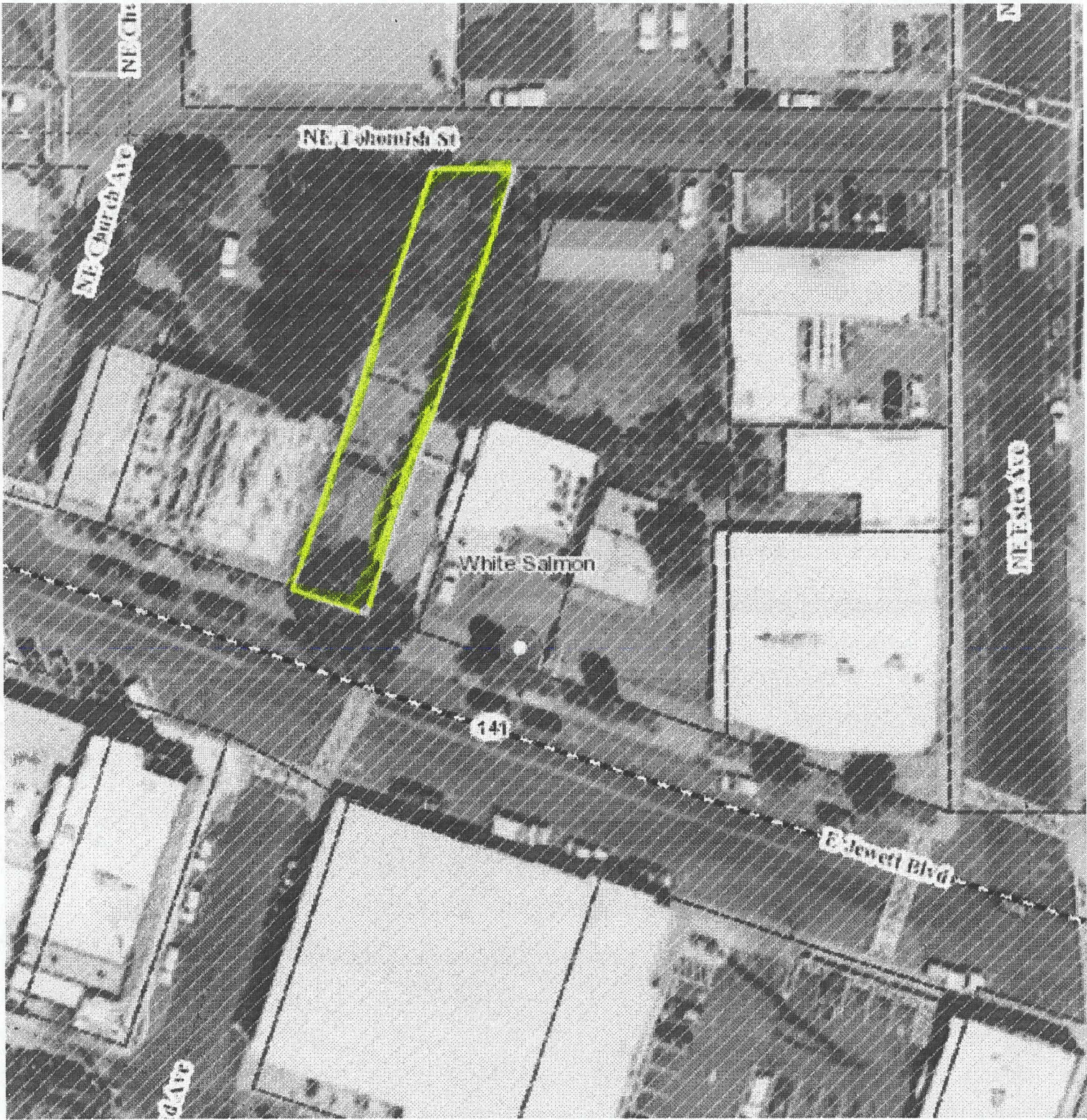
218 E Jewett Blvd.

**Conditional use
review for mix use**







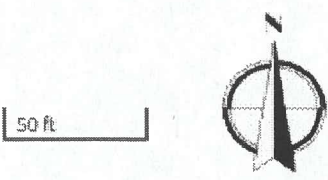


Legend

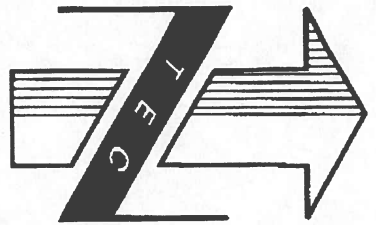
- County Boundary
- Points (Points)
- Limits

- Roads
- City
 - County
 - Other Govt
 - Private
 - State

- Parcels
-

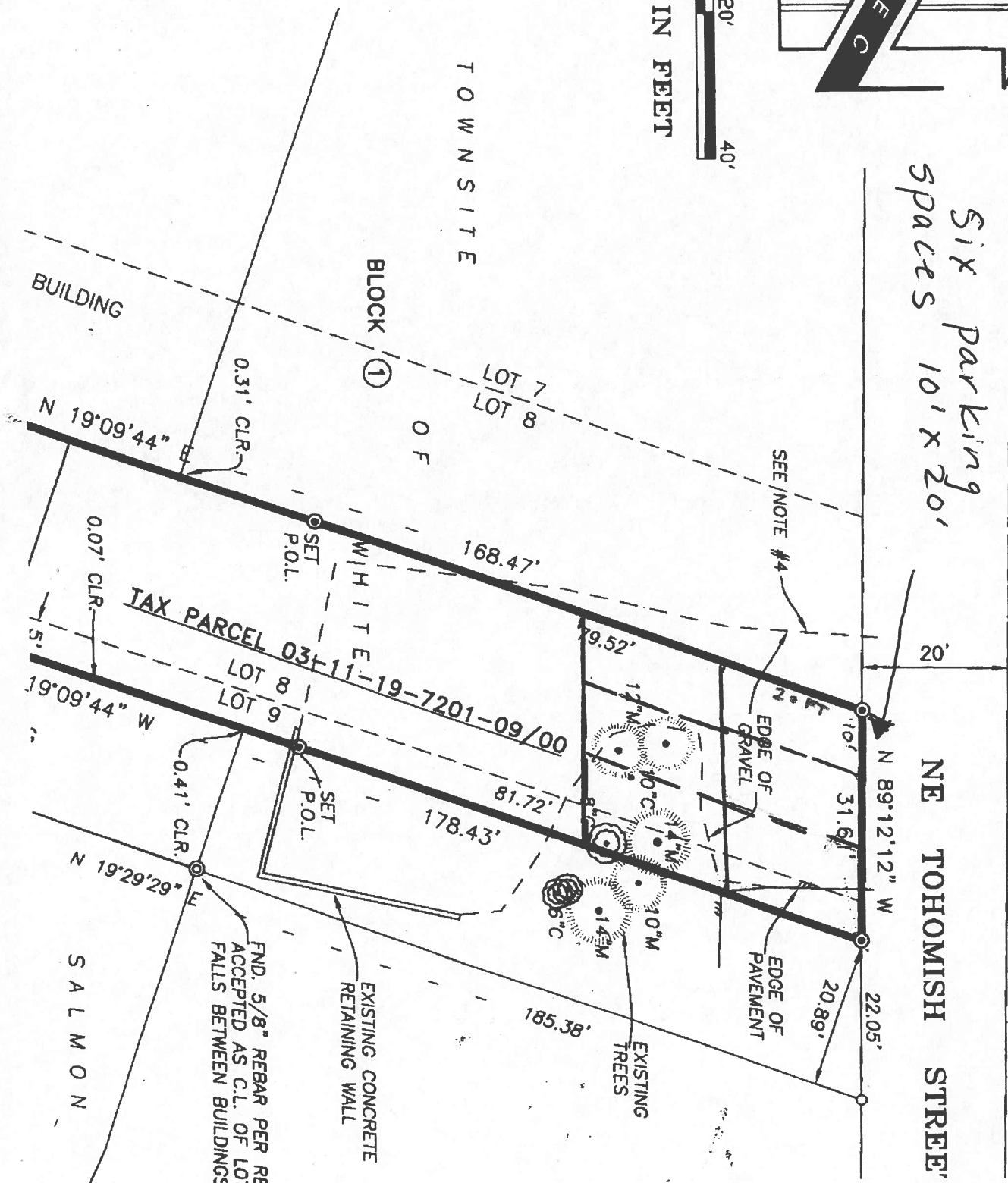


Created by Klickitat County. Klickitat County provides no warranty, expressed or implied, as to the accuracy, reliability or completeness of this data.



SCALE IN FEET

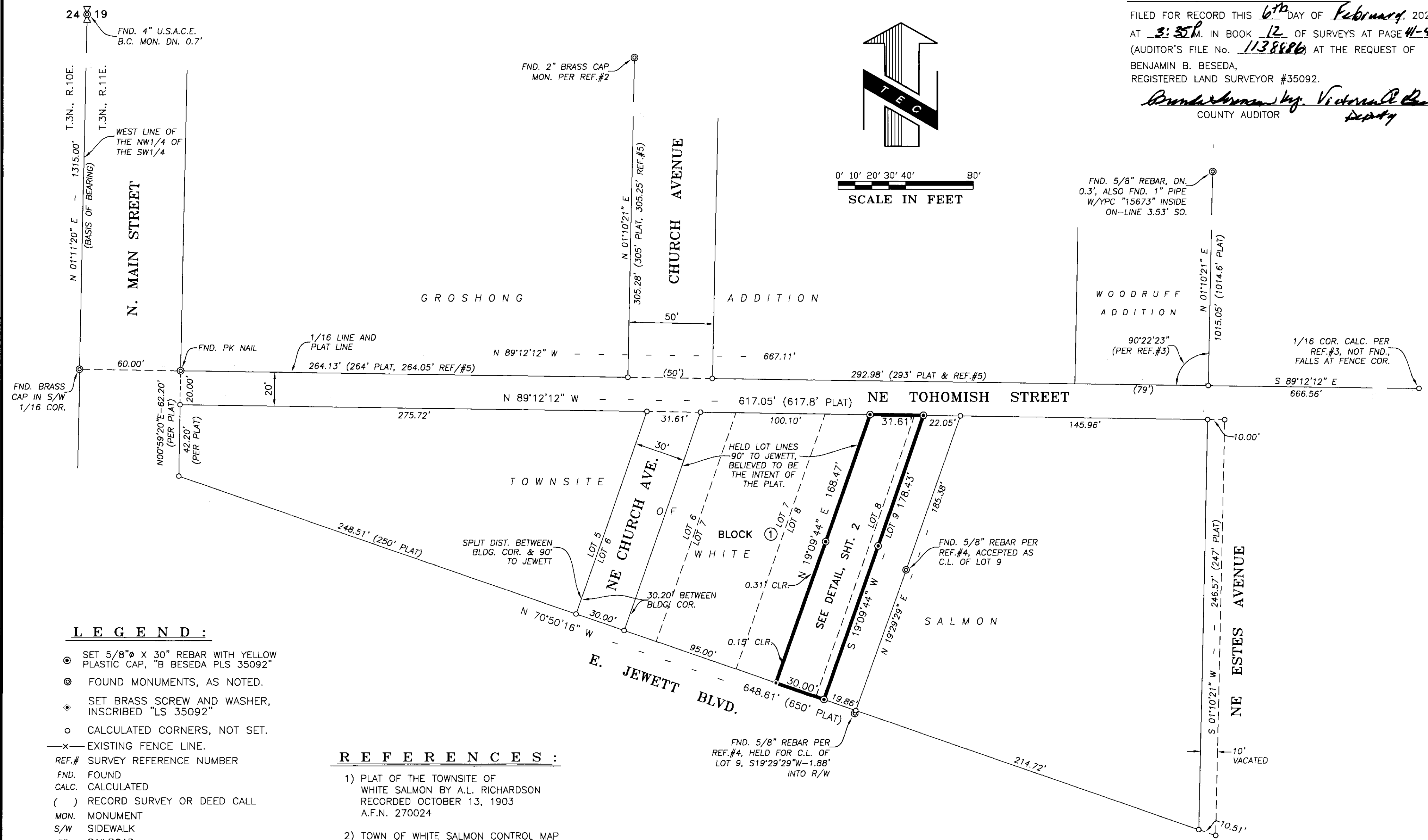
Six parking spaces 10' x 20'



AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS 6th DAY OF February, 2020,
AT 3:55 P.M. IN BOOK 12 OF SURVEYS AT PAGE 41-41A
(AUDITOR'S FILE No. 1138686) AT THE REQUEST OF
BENJAMIN B. BESEDA,
REGISTERED LAND SURVEYOR #35092.

Benjamin B. Beseda
COUNTY AUDITOR



LEGEND:

- ⊙ SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, "B BESEDA PLS 35092"
- ⊙ FOUND MONUMENTS, AS NOTED.
- ⊙ SET BRASS SCREW AND WASHER, INSCRIBED "LS 35092"
- CALCULATED CORNERS, NOT SET.
- X— EXISTING FENCE LINE.
- REF.# SURVEY REFERENCE NUMBER
- FND. FOUND
- CALC. CALCULATED
- () RECORD SURVEY OR DEED CALL
- MON. MONUMENT
- S/W SIDEWALK
- RR. RAILROAD
- BLDG. BUILDING
- R/W RIGHT OF WAY
- ALUM. ALUMINUM
- APPROX. APPROXIMATE
- SP. SHORT PLAT
- SHT. SHEET
- A.F.N. AUDITOR'S FILE NUMBER
- W/Y.P.C. WITH YELLOW PLASTIC CAP
- INX. INTERSECTION
- ST. STREET
- (E) EXISTING
- COR. CORNER
- DIST. DISTANCE
- CLR. CLEAR
- ENCR. ENCROACHMENT
- C.L. CENTERLINE

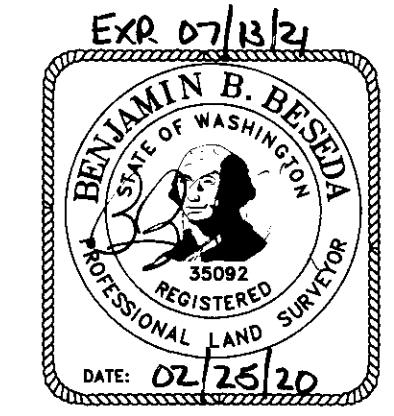
REFERENCES:

- 1) PLAT OF THE TOWNSITE OF WHITE SALMON BY A.L. RICHARDSON RECORDED OCTOBER 13, 1903 A.F.N. 270024
- 2) TOWN OF WHITE SALMON CONTROL MAP BY TENNESON ENGR. CORP. WO.#1077 AND #2425, 1950's & 60's LAST UPDATED SEPTEMBER 1974 NOT RECORDED
- 3) BLADES SHORT SUBDIVISION FOR BLADES & STRUCK BY R.A. EDWARDS, INC. RECORDED JUNE 13, 1986 A.F.N. 201919
- 4) SHORT PLAT WS-SP-99-01 FOR SWICK BY TRANTOW SURVEYING, INC. RECORDED JANUARY 24, 2000 A.F.N. 1015825
- 5) SURVEY FOR THE CITY OF WHITE SALMON BY D2AB SURVEYING RECORDED MAY 18, 1990 A.F.N. 218422

SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF KARL SWANSON IN FEBRUARY 2020.

Benjamin B. Beseda
BENJAMIN B. BESEDA,
REGISTERED LAND SURVEYOR, #35092



Date	No.	Revisions	By	App.
SURVEY OF				
TAX PARCEL #03-11-19-7201-09/00				
FOR KARL SWANSON				
IN LOTS 8 AND 9, BLOCK 1,				
TOWNSITE OF WHITE SALMON				
IN THE SW1/4 SW1/4, SECTION 19, T.3 N., R.11 E. W.M.				
CITY OF WHITE SALMON, KLIKITAT COUNTY, WASHINGTON				
TENNESON ENGINEERING Corp.				
CONSULTING ENGINEERS				
3775 CRATES WAY				
THE DALLES, OREGON 97058				
PH. 541-296-9177			FAX 541-296-6657	
Survey	Calculation	Design	Date	Scale
B.R.H.	B.B.B.		2/25/2020	1"=40'
Drawn	Drawing Number	Work Order No.	Sheet	
S.D.H.	15700, 15701, 15702, 15703, 15704, 15705, 15706, 15707, 15708, 15709, 15710, 15711, 15712, 15713, 15714, 15715, 15716, 15717, 15718, 15719, 15720, 15721, 15722, 15723, 15724, 15725, 15726, 15727, 15728, 15729, 15730, 15731, 15732, 15733, 15734, 15735, 15736, 15737, 15738, 15739, 15740, 15741, 15742, 15743, 15744, 15745, 15746, 15747, 15748, 15749, 15750, 15751, 15752, 15753, 15754, 15755, 15756, 15757, 15758, 15759, 15760, 15761, 15762, 15763, 15764, 15765, 15766, 15767, 15768, 15769, 15770, 15771, 15772, 15773, 15774, 15775, 15776, 15777, 15778, 15779, 15780, 15781, 15782, 15783, 15784, 15785, 15786, 15787, 15788, 15789, 15790, 15791, 15792, 15793, 15794, 15795, 15796, 15797, 15798, 15799, 15800, 15801, 15802, 15803, 15804, 15805, 15806, 15807, 15808, 15809, 15810, 15811, 15812, 15813, 15814, 15815, 15816, 15817, 15818, 15819, 15820, 15821, 15822, 15823, 15824, 15825, 15826, 15827, 15828, 15829, 15830, 15831, 15832, 15833, 15834, 15835, 15836, 15837, 15838, 15839, 15840, 15841, 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AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS 16th DAY OF February, 2020,
AT 3:38 P.M. IN BOOK 12 OF SURVEYS AT PAGE 419
(AUDITOR'S FILE No. 1138824) AT THE REQUEST OF
BENJAMIN B. BESEDA,
REGISTERED LAND SURVEYOR #35092.

Benjamin B. Beseda
COUNTY AUDITOR

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND MONUMENT THE EXTERIOR BOUNDARY OF TAX PARCEL 03-11-19-7201-09/00. THE SUBJECT PROPERTY LIES IN LOTS 8 AND 9 OF BLOCK 1 OF THE TOWNSITE OF WHITE SALMON IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 11 EAST, W.M. PRIOR TO COMPLETING THE FIELD WORK AND MAPPING NECESSARY FOR SURVEY, RESEARCH WAS MADE TO OBTAIN COPIES OF THE CURRENT DEEDS FOR THE SUBJECT AND ADJOINING PROPERTIES AND TO OBTAIN COPIES OF PRIOR SURVEYS OR PLATS COMPLETED ON OR IN THE VICINITY OF THE SUBJECT PROPERTY. PRIOR SURVEYS USED AS A PART OF RESOLUTION SHOWN HEREON ARE LISTED AS REFERENCES.

IN THE FIELD, MONUMENTS WERE FOUND FROM THE WHITE SALMON CONTROL SURVEYS AND OTHER REFERENCES AS SHOWN. THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19 WAS CALCULATED FROM THE FOUND MONUMENTS AS SHOWN ON THE SURVEY. THE 1/16 LINE WAS ACCEPTED AS BEING THE SOUTH LINE OF THE PLATS ON THE NORTH SIDE OF TOHOMISH STREET. THE PERIMETER OF BLOCK 1 OF THE TOWNSITE OF WHITE SALMON WAS THEN CALCULATED AS FOLLOWS:

THE NORTH LINE IS A 20 FOOT OFFSET OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 BEING COINCIDENT WITH THE NORTH LINE OF TOHOMISH STREET. THE WEST LINE WAS CALCULATED AT 60 FEET OVER FROM THE FOUND 1/16 CORNER MONUMENT. THE DIRECTION OF THE WEST LINE WAS ESTABLISHED AS BEING AT THE 12 MINUTE ANGULAR DIFFERENTIAL FROM THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 PER THE WHITE SALMON CONTROL SURVEYS. THE EAST LINE OF BLOCK 1 WAS ESTABLISHED BY EXTENSION OF THE EAST LINE OF ESTES AVENUE, NORTH OF BLOCK 1. THIS COMPLETED THE PERIMETER OF BLOCK 1. THE SURVEY SHOWS PLAT DISTANCES AS COMPARED TO CALCULATED.

WE BELIEVE THE WHITE SALMON PLAT INTENDS THE LOTS WITHIN BLOCK 1 TO BE 90' TO JEWETT BOULEVARD. FIELD TIES WERE MADE TO THE OLD BUILDING FACES AND CORNERS ON JEWETT BOULEVARD AND ON CHURCH AVENUE. THE DISTANCE BETWEEN THE BUILDING CORNERS WAS ONLY SLIGHTLY OVER THE 30 FOOT WIDTH OF CHURCH AVENUE. A MID-POINT WAS CREATED BETWEEN THE TWO BUILDING CORNERS AND THE DIRECTION FOR THE SIDE LOT LINES ESTABLISHED THROUGH THIS POINT AND AT 90' TO JEWETT BOULEVARD. THIS ANGULAR DIRECTION IS VERY CLOSE TO PARALLEL WITH THE BUILDING SIDES ALONG CHURCH AVENUE. DEED DISTANCE OF 95 FEET WAS HELD ALONG JEWETT BOULEVARD FOR THE PROPERTY FRONTAGE TO THE WEST OF THE SUBJECT PROPERTY AND THEN THE 90' ANGLE UTILIZED FOR THE SIDES OF THE SUBJECT PROPERTY AND AT DEED WIDTH OF 30 FEET. PROPERTY LINE ESTABLISHMENT IN THIS FASHION WAS FOUND TO MATCH VERY CLOSELY TO THE EXISTING BUILDINGS ON THESE PROPERTIES. BUILDING OFFSETS TO THE ESTABLISHED PROPERTY LINES ARE AS SHOWN. THE SUBJECT PROPERTY DEED INCLUDES AN EXCEPTION THAT APPEARS TO BE INTENDED TO GO AROUND THE BUILDING TO THE WEST SIDE OF THE SUBJECT PROPERTY. THIS BUILDING DOES NOT LIE ON ANY OF THE SUBJECT PROPERTY RENDERING THE EXCEPTION MOOT. MONUMENTS WERE FOUND AS SHOWN PER REFERENCE #4 ON THE EASTERLY LINE OF THE EAST ADJOINING PROPERTY. THESE MONUMENTS WERE HELD AS FOUND TO ESTABLISH THE CENTERLINE OF LOT 9. DEED VERSUS CALCULATED DIMENSIONS FOR THE PROPERTY TO THE EAST ARE SHOWN ON THE SURVEY.

FIELD SURVEY FOR THIS PROJECT WAS CONDUCTED UTILIZING A COMBINATION OF RTK GPS AND TRADITIONAL TOTAL STATION INSTRUMENT. SECTIONAL CONTROLLING MONUMENTS, CITY CONTROL MONUMENTS, AND ON-SITE CONTROL POINTS WERE ESTABLISHED UTILIZING TRIMBLE R8 GPS RECEIVERS OPERATED WITH TRIMBLE TSC3 DATA COLLECTORS, ADDITIONAL MONUMENT TIES, AS WELL AS BUILDING AND ON-SITE FEATURES, WERE THEN MAPPED UTILIZING A TRIMBLE S5 SURVEY INSTRUMENT OPERATED WITH A TRIMBLE TSC3 DATA COLLECTION UNIT. TRAVERSE AND DATA COLLECTION IN THIS FASHION MEETS OR EXCEEDS THE REQUIREMENTS OF WAC 332-130-090. THE BASIS OF BEARING FOR THIS SURVEY IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM SOUTH ZONE GRID ESTABLISHED BETWEEN THE FOUND MONUMENTS ON THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19 AS SHOWN ON THE SURVEY.

SET MONUMENTS ARE 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "B BESEDA PLS 35092" UNLESS NOTED OTHERWISE.

LEGEND:

- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, "B BESEDA PLS 35092"
- FOUND MONUMENTS, AS NOTED.
- ◆ SET BRASS SCREW AND WASHER, INSCRIBED "LS 35092"
- CALCULATED CORNERS, NOT SET.
- X- EXISTING FENCE LINE.
- REF.# SURVEY REFERENCE NUMBER
- FND. FOUND
- CALC. CALCULATED
- () RECORD SURVEY OR DEED CALL
- MON. MONUMENT
- S/W SIDEWALK
- RR. RAILROAD
- BLDG. BUILDING
- R/W RIGHT OF WAY
- ALUM. ALUMINUM
- APPROX. APPROXIMATE
- SP. SHORT PLAT
- SHT. SHEET
- A.F.N. AUDITOR'S FILE NUMBER
- W/Y.P.C. WITH YELLOW PLASTIC CAP
- INX. INTERSECTION
- ST. STREET
- (E) EXISTING
- COR. CORNER
- DIST. DISTANCE
- CLR. CLEAR
- ENCR. ENCROACHMENT
- C.L. CENTERLINE

12" MAPLE TREE

12" CHERRY TREE

NOTE: ALL OTHERS AS NOTED ON PLAN

SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF KARL SWANSON IN FEBRUARY 2020.

Benjamin B. Beseda
BENJAMIN B. BESEDA,
REGISTERED LAND SURVEYOR, #35092



Date	No.	Revisions	By	App.
SURVEY OF TAX PARCEL #03-11-19-7201-09/00 FOR KARL SWANSON IN LOTS 8 AND 9, BLOCK 1, TOWNSITE OF WHITE SALMON IN THE SW1/4 SW1/4, SECTION 19, T.3 N., R.11 E. W.M. CITY OF WHITE SALMON, KLICKITAT COUNTY, WASHINGTON				
TENNESON ENGINEERING CORP. CONSULTING ENGINEERS 3775 CRATES WAY THE DALLES, OREGON 97058 PH. 541-296-9177 FAX 541-296-6657				
Survey	Calculation	Design	Date	Scale
B.R.H.	B.B.B.		2/25/2020	1"=20'
Drawn	Drawing Number	Work Order No.	Sheet	
S.D.H.	15705	15705	2 of 2	



CITY OF WHITE SALMON

MEMORANDUM

DATE: November 9, 2022

TO: Bingen / White Salmon Police Department – Lisa@bwspolice.com
White Salmon Treasurer – ClerkTreasurer@ci.white-salmon.wa.us
White Salmon Fire Department Chief – BillH@ci.white-salmon.wa.us
White Salmon PW Operations Manager – Pwsoperations@ci.white-salmon.wa.us
White Salmon Utility Clerk – UtilityClerk@ci.white-salmon.wa.us
Klickitat County Assessor – RealProperty@klickitatcounty.org
Klickitat County Treasurer – GregG@klickitatcounty.org
Klickitat County Public Utility District – MGarner@klickpud.com,
AEstey@klickpud.com and JBalcom@klickpud.com
Klickitat County Mapping Technician – KimG@klickitatcounty.org
Washington Department of Fish & Wildlife – Amber.Johnson@dfw.wa.gov
Charter Communications – Msag@charter.com
NW Natural Gas – Tlb@nwnatural.com

FROM: City of White Salmon Planning Department

SUBJECT: Planning Commission Public Hearing
Applicant: Feast Market LLC
Application: Conditional Use Permit No WS-CUP-2022-006
Location: 218 E Jewett Blvd
Klickitat County Parcel: 03111972010900

The White Salmon Planning Commission will hold a public hearing in person and via Zoom teleconference on Wednesday, December 14, 2022, at 5:30 PM. In person location: 119 NE Church Ave, White Salmon, WA 98672. Zoom Meeting ID to be provided on the meeting date agenda.

Enclosed is a conditional use permit application submitted by Feast Market LLC, owner, for property located at 218 E Jewett Blvd, Klickitat County Parcel No: 03111972010900, SW ¼ SW ¼ Section 19 Township 3 North, Range 11 East, Klickitat County, Washington within the City Limits of White Salmon.

The purpose of this public hearing is to hear and receive public testimony regarding Conditional Use Permit Application WS-CUP-2022-006 to request as per White Salmon Municipal Code 17.48.030, a conditional use in the Commercial Zone to eventually provide (40%) commercial/ (60%) residential mix.

The proposed application and staff report will be included in the Planning Commission Packet for the December 14, 2022, meeting. The packet is available on the City's website at <https://www.white-salmon.net/>.

All information related to this application and review criteria is available from the Planning Department, Jeff Broderick, City Planning, at planner@ci.white-salmon.wa.us or 509-493-1133 ext. 204.

All interested parties are encouraged to attend and offer testimony. Comments may be emailed to Erikac@ci.white-salmon.wa.us, received by 5:00 PM. December 14, 2022. All comments must include your name and address.

The Planning Commission may approve with or without conditions, deny, or table to continue the matter.



CITY OF WHITE SALMON

MEMORANDUM

DATE: November 9, 2022

TO: Adjacent Property Owners to 218 E Jewett Blvd

FROM: City of White Salmon Planning Department

SUBJECT: Planning Commission Public Hearing
Applicant: Feast Market LLC
Application: Conditional Use Permit No WS-CUP-2022-006
Location: 218 E Jewett Blvd
Klickitat County Parcel: 03111972010900

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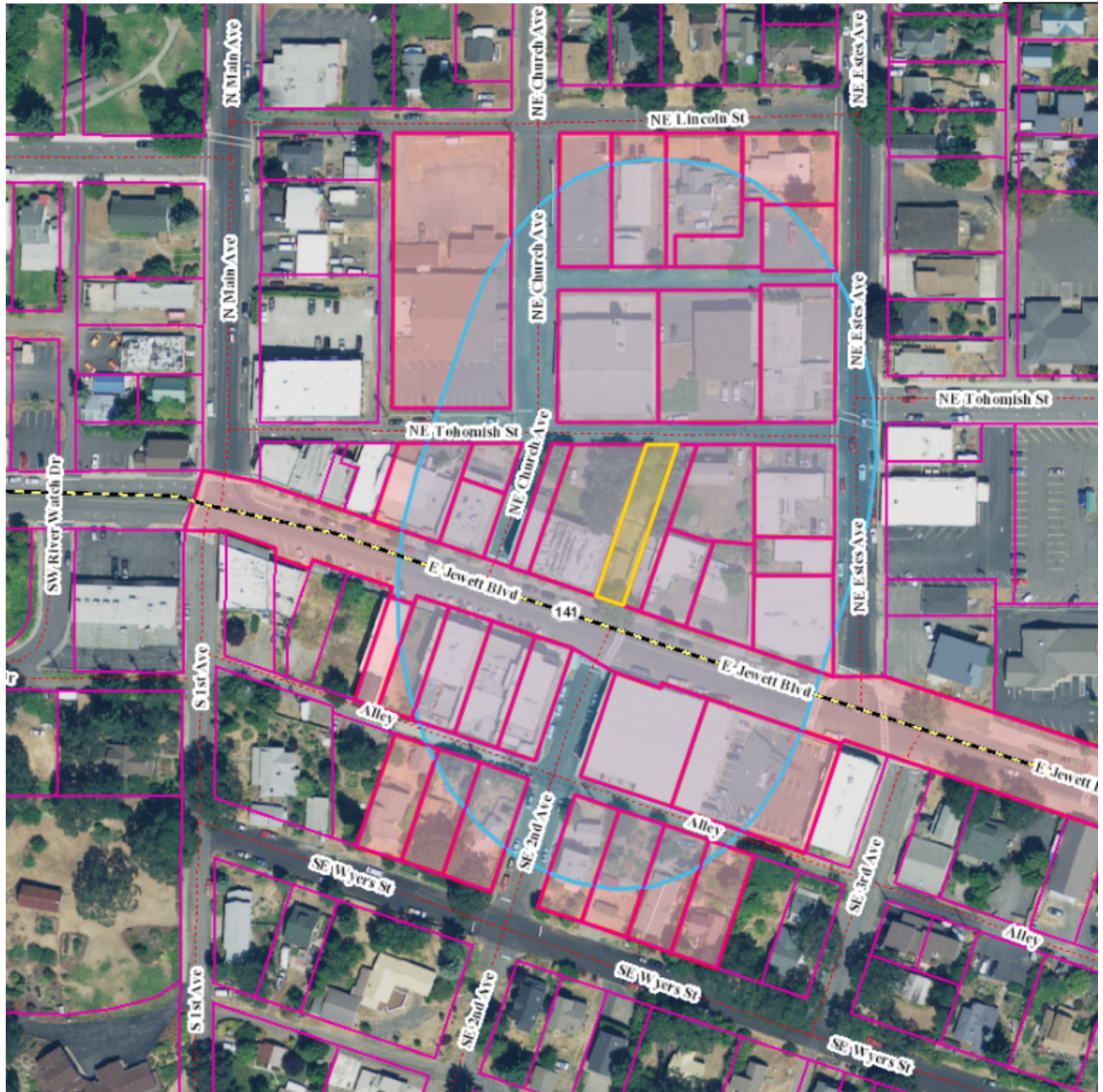
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Wickitaw County Map IP-2022.006, 300 ft Radius Search

*Ki
 WS-C*



Roads
 --- City
 — County
 — Other Govt
 = Private
 State

Parcels
 □

100 ft



Legend
 County Boundary
 Towns (Points)

*Created by Wickitaw County. Wickitaw County provides no
 warranty, expressed or implied, as to the accuracy,
 reliability or completeness of this data.*