

White Salmon Planning Commission Meeting

A G E N D A

April 13, 2022 – 5:30 PM

119 NE Church



Hybrid Meeting: In Person and Via Zoom Teleconference

Meeting ID: 881 2280 0263 Passcode: 257485

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

The Planning Commission will hold a hybrid meeting – in person and via Zoom teleconference.

If attending via Zoom teleconference, we ask that those audience members call in instead of videoing in or turn off your camera, so video does not show during the meeting to prevent disruption. Thank you.

Call to Order/Roll Call

Approval of Minutes

1. Meeting Minutes - March 9, 2022

Public Hearing

2. Proposed Conditional Use Permit 2022.002 - Gorge Base Camp LLC, 65271 Hwy 14
Written comments may be submitted to Erikac@ci.white-salmon.wa.us by 5:00 p.m. on Wednesday, April 13, 2022, noting in the subject line "Public Hearing – Proposed Conditional Use Permit 2022.002."

Discussion Items

3. DC Downtown Core Commercial District
4. Missing Middle – Planned Unit Development

Adjournment

File Attachments for Item:

1. Meeting Minutes - March 9, 2022



CITY OF WHITE SALMON
Planning Commission Meeting - Wednesday, March 9, 2022
DRAFT

COMMISSION AND ADMINISTRATIVE PERSONNEL PRESENT

Commission Members:

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

Staff:

Brendan Conboy, City Land-Use Planner
Erika Castro Guzman, City Associate Planner

CALL TO ORDER/ ROLL CALL

Chairman Greg Hohensee called the meeting to order at 5:30 p.m. A quorum of planning commissioner members was present. Five audience members attended by teleconference.

APPROVAL OF MINUTES

1. **Approval of Meeting Minutes – February 9, 2022**
2. **Approval of Meeting Minutes – February 23, 2022**

Moved by Michael Morneault. Seconded by Tom Stevenson.

Motion to approve minutes of February 9 and February 23, 2022, as written.

CARRIED 4–0. Morneault – Aye, Stevenson – Aye, Gilchrist – Aye, Hohensee – Aye.

DISCUSSION ITEMS

1. **Edits to WSMC Ch. 17.75 (R-PUD) Residential Planned Unit Developments**

Land-use Planner Conboy presented the revisions to WSMC Ch. 17.75 (R-PUD) Residential Planned Unit Development to the Planning Commission. The Planning Commission generally agreed that they would be interested in creating a similar tool for R2 and R3 zones as the current R-PUD tool primarily caters to RL and R1 zones.

The Planning Commission agreed to the following changes to WSMC Ch. 17.75 (R-PUD) Residential Planned Unit Development:

17.78.030 A-4. Stormwater and erosion control standards within the gross development area as a whole.

17.75.030 B. Modifications of setbacks and other standards in the underlying zones must be shown clearly on a binding site plan prior to final plat recordation.

17.75.040 A-2. The subject lot or tract of land must be located in a ~~residential zone~~ RL or R-1 zone.

17.75.040 B-1-a. Maximum dwelling unit density shall not exceed ~~eight~~ nine units per acre (max density likely to be accommodated in R1, ~~R-2, or R-3~~ zones);

17.75.040 B-2-c. Determine the permitted number of dwelling units—divide the net development area (in acres) by ~~eight~~ nine.

17.75.040 B-2-d. ~~Eight~~ Nine units per acre is the maximum permitted density for an R-PUD approved in the R-L and R-1 low density residential zones.

17.75.040 B-4. Density bonus of up to twenty percent (rounded to the nearest whole number) over R-PUD density permitted by this subsection (see B.1. and 2. for the RL zone), may be allowed for provision of affordable housing for low and moderate income families (those who have family income of not more than ~~sixty~~ eighty percent of Klickitat County median household income), with appropriate recorded CC&Rs and/or deed restrictions which define such affordable housing as follows and require that the housing remain affordable. ~~For the purpose of this chapter, such affordable housing is defined as residential housing for home ownership where the occupants pay no more than thirty percent of said gross family income for total housing costs, including utilities other than telephone and cable/satellite television.~~ R-PUDs in the R1, R2, and R3 zone are also eligible for this density bonus above the base density permitted in these zones.

Commissioner Gilchrist requested Land-Use Planner Conboy to review that eighty percent of the County's median household income aligns with the City's definition of affordable and attainable housing.

17.75.040 B-5. Protection of Trees. Master planning a larger site provides the opportunity to maintain some valuable native vegetation. A tree inventory shall be completed and submitted with the preliminary master plan. Native trees measuring eight inch caliper or greater measured four feet from ground level (dbh) shall be shown on the inventory and clearly identified for preservation or removal. Large native trees should be preserved wherever practicable in the common areas. Where the ~~decision maker~~ administrator determines it is impracticable or unsafe to preserve these larger trees, the applicant may be allowed to remove the trees.

17.75.040 C-2. If streets within the R-PUD are determined to be low volume local roads and emergency vehicle access and safety and traffic flow issues are addressed, then alternate street standards may be deemed acceptable if approved by the public works director. The possibility of flexibility in street design standards shall be considered initially in a preapplication conference prior to completing an application. Notwithstanding, private streets shall have a minimum improved width ~~of ten feet for each lane of traffic~~ that meets Washington State fire code, not to include street parking and one way streets shall be required to provide for fourteen feet of lane width not to include parking.

17.75.040 D-1. In any R-PUD a minimum of fifteen percent of the net development area shall be established, maintained and preserved as open space and community facilities by the landowner until such obligations are vested in ~~the~~ a R-PUD homeowners' association pursuant to RCW Chapter 64.38, or through a development agreement with an authorized and willing entity per RCW 36.70B.170 and this chapter. ~~If a homeowners' association is required~~ The landowner shall establish a Washington nonprofit corporation' for the R-PUD homeowners' association. and Wwithin three years of R-PUD approval, ownership and maintenance of all open space, common areas and common

facilities shall be vested in the homeowners' association. Common area or amenities established by easement over private lots, may be considered part of the open space and community facility calculation if such easements provide continuing irrevocable community benefits. Articles and bylaws of the homeowners' association and CC&Rs in a form acceptable to the city attorney shall be recorded with the county auditor and shall be binding on all heirs, successors and transferees of landowner, guaranteeing the following:

17.75.050 C. The streets, buildings, open space, public facilities and landscaping are designed and located to preserve existing trees, topography and natural drainage; Building design may be met through the provision of clear design guidelines and setback standards.

17.75.060 B-5. Total number of dwelling units proposed or lots created;

17.75.060 B-12. Preliminary location and function of all buildings, including heights, nearest setbacks and closest distance between structures, or building envelopes based upon setback standards;

The Planning Commission suggested adding the definition of building envelope in 17.75.060.

17.75.060 B-18. Initial lighting diagram indicating areas of the site to be lighted at night and/or lighting design guidelines for individual lots. a qualitative discussion of the type of lighting planned for those areas; All lighting shall conform to the standards of WSMC Ch8.040 Outdoor Lighting.

17.75.060 J. A preliminary binding site plan of an R-PUD and all accompanying documents, together with CC&Rs or development agreement approved by the city attorney. Prior to recordation of Final Plat, a binding site plan the site to development in accordance with all the terms and conditions of approval shall be recorded by the county auditor, at the applicant's expense.

17.75.110. The R-PUD ordinance is created to support design innovation. Design standards and approval criteria provide essential guidance to applicants and administrators but not every circumstance can be anticipated in the drafting of standards and criteria. The city recognizes that cottages and ADUs, in particular, could be designed in alternate ways that still achieve the overall objectives of the R-PUD. An applicant may request approval of a variation on specific standards during R-PUD review. A specific request for variation is not subject to variance criteria. Approval of a specific variation may only be granted with findings that the specific variation requested meet or exceeds ~~provides for an equal or better way to meet~~ the purpose of the written standard.

Moved by Seth Gilchrist. Seconded by Michael Morneault.

Motion to move WSMC Ch. 17.75 (R-PUD) Residential Planned Unit Developments, as amended, forward for city council's review.

CARRIED 5–0. Morneault – Aye, Henry – Aye, Stevenson – Aye, Gilchrist – Aye, Hohensee – Aye.

2. **Edits to WSMC Ch. 17.81 Site and Building Plan Review**

Land-use Planner Conboy presented the edits to WSMC Ch. 17.81 Site and Building Plan Review and its reference specifically to the proposed updates to WSMC 19.10.040 and WSMC 19.10.230.

The Planning Commission agreed to the following changes to WSMC Ch. 17.81 Site and Building Plan Review:

17.81.010.

Land-use Planner Conboy suggested adding the definition of building envelope in 17.81.010.

17.81.040 C. Construction of ~~any~~ new buildings or structures;

17.81.030. The planning commission is designated as the site plan review committee ~~The site plan review committee review~~ for site plans referred to the committee as a Type II project review per Chapter 19.10.230. The city council is designated as the site plan review committee for site plans referred to the committee as a Type III project review per Chapter 19.10.230. The planning administrator shall decide site plan review for applications specified in Section 17.81.060.

17.81.060 A. An application for a site and building plan review ~~may~~ 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:

1. ~~Comply with the permitted uses for the subject zone district~~ Site preparation, e.g., grading, or construction of improvements;
2. Remodeling of an existing building, structure, roadway and parking area within the city;
3. ~~Clearly require no modification or alteration of applicable standards~~ Short plat subdivisions in residential zones.

The Planning Administrator or their designee may choose to elevate an application to Type II review before the Planning Commission, or Type III review before the city council at their discretion.

17.81.060 B. An application for a site and building plan review shall be processed according to Type II land use decisions established in Chapter 19.[10], Land Use Administrative Procedures for projects that include:

1. ~~Include a use classified as a use permitted subject to standards and/or site plan review;~~ A significant change in use of a building or other structure;
2. Construction of any new building or structure less than or equal to 10,000 square feet Gross Floor Area;
3. Short plat subdivision in a Commercial zone;
4. Significant change in use of a site; or
5. Include a use classified as a conditional use in its zone district.

The Planning Administrator or their designee may choose to elevate an application to Type III review before the city council at their discretion.

17.81.060 C. An application for a site and building plan review shall be processed according to Type III land use decisions established in Chapter 19.[10], Land Use Administrative Procedures for projects that include:

1. Construction of any new building or structure greater than 10,000 square feet Gross Floor Area;
2. Involve a Planned Unit Development (PUD) or other review process triggering the need for a binding site plan;
3. Requiring a change in zone;

17.81.060 CD. In addition to review under all requirements of Chapter [19.10], based on comments from city departments and applicable agencies, the city shall review the proposal subject to the criteria contained in this chapter, and shall approve any such proposal only when consistent with all of the provisions of this chapter.

17.81.060 DE. Amendment of Site Plan. A site plan approved by the city may be amended by the same procedures provided under this chapter for original plan approval. The fee may be waived for amendments submitted within one year of the date of approval on the original site plan and for relatively minor new work including, but not limited to work such as, a fence, refuse enclosure, or other minor changes. If a building permit has been issued for an approved project, an amended site plan shall require a new building permit unless waived by the building official, (Ord. 839 § 3, 2003: Ord. 710 § 040, 1994).

Moved by Michael Morneault. Seconded by Tom Stevenson.

Motion to move WSMC Ch. 17.81 Site and Building Plan Review, as amended, forward for city council's review.

CARRIED 5–0. Morneault – Aye, Henry – Aye, Stevenson – Aye, Gilchrist – Aye, Hohensee – Aye.

3. **Edits to WSMC Title 19 Administration of Land Development Regulations**

Land-use Planner Conboy presented the edits to WSMC Title 19 Administration of Land Development Regulations to the Planning Commission. The proposed updates included WSMC 19.10.040 and WSMC 19.10.230.

The Planning Commission agreed to the following changes to WSMC Title 19 Administration of Land Development Regulations:

19.10.040.

Table 1—Permits/Decisions

Type I-A	Type I-B	Type II	Type III	Type IV	Type V
Building permits	Site and building plan review (1)	Site and building plan review (2)	Site and building plan review (3)	Final plat	Development regulations
Short plat (simple)	Boundary line adjustment	Short plat (defer to PC)	Preliminary PUD	Final PUD	Zoning text and map amendments
Grading permits	Conditional use (simple)	Conditional use	Site specific rezone		Comprehensive plan text and map amendments
Manufactured home placement permit		Zoning variances	Preliminary plat for full subdivision		Shoreline Master Program amendments
Permitted uses not requiring notice of application			Shoreline permits: substantial development, conditional use, or variances		Annexations

Procedure Project Permit Applications (Type I – IV)						Legislative
	Type I-A	Type I-B	Type II	Type III	Type IV	Type V
Notice of application:	No	Yes	Yes	Yes	Yes	Yes
Recommendation made by:	N/A	N/A	Administrator	Planning commission	Administrator	Planning commission
Final decision made by:	Administrator	Administrator	Planning commission (2)	City council	City council	City council

(1) The administrator may makes the final decision on some site and building plan review applications considering the degree of discretion to be employed as specified in Chapter 17.81. Implementation of clear and objective standards and review of site plans for uses already approved for land use permits will typically be subject to type I-B review while site plans addressing more subjective concerns and criteria will follow type II procedures.

Table 2—Action Type

- (2) ~~The administrator may make the final decision on some application, specified in Chapter 17.81~~ The planning commission shall make the final determination for all site plan review within the parameters of Type II review as specified in Chapter 17.81.
- (3) The city council shall make the final determination for all site plan review within the parameters of Type III review as specified in Chapter 17.81. Open record hearings will be held before the planning commission to make recommendations to city council.

Moved by Tom Stevenson. Seconded by Michael Morneault.

Motion to move WSMC Title 19 Administration of Land Development Regulations, as amended, forward for city council’s review.

CARRIED 5–0. Morneault – Aye, Henry – Aye, Stevenson – Aye, Gilchrist – Aye, Hohensee – Aye.

4. Possible (DC) Downtown Core Commercial District

The Planning Commission tabled the possible downtown core commercial district discussion item.

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

Land-use Planner Conboy shared that the City received a \$25,000.00 grant from the Department of Commerce for a housing action plan. He also stated that the City is one of the eight finalists competing in Strongtowns.org.

ADJOURNMENT

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

Greg Hohensee, Chairman

Erika Castro Guzman, Associate Planner

File Attachments for Item:

2. Proposed Conditional Use Permit 2022.002 - Gorge Base Camp LLC, 65271 Hwy 14

Written comments may be submitted to Erikac@ci.white-salmon.wa.us by 5:00 p.m. on Wednesday, April 13, 2022, noting in the subject line “Public Hearing – Proposed Conditional Use Permit 2022.002.”



CITY OF WHITE SALMON

MEMORANDUM

Meeting Date:	April 13, 2022	Meeting Title:	Planning Commission
Submitting Department:	Planning Department	Presenter:	Brendan Conboy, Planner
Agenda Item:	Conditional Use Permit – Land-use Compliance and Permanent Travel Trailers at 65271 HWY 14	Public Comment:	Yes

Applicant Amanda Valentine
 Gorge Base Camp LLC
 2149 Cascade Ave Suite 106A #204
 Hood River, OR 97031

Location

The subject property, owned by Gorge Base Camp LLC and represented by Amanda Valentine, is located at 65271 Highway 14. The parcel is 4.17 acres/ 181,846.65 square feet total area.

Described as Klickitat County parcel and legal description:

Parcel 03102511003000: TL 5 IN NE ¼ NE ¼ LY S OF HWY; 25-3-10

Parcel 03102511000600: TL 16 IN NE ¼ NE ¼ IRR TRACTS WS; 25-3-10: (FORMERLY RR LEASE 500,392)

Description of Proposal

The parcels in question are 4.17 acres of Riverfront zoned property along Highway 14, just east of the Hood River Bridge, and is a year-round fully operational RV and tent camping site. The applicant intends to place four permanent (Airstream) travel trailers, ranging from 25-30 feet in length, as an on-site short-term rental option. 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 (± 400’ walk).

The property is located approximately 500-ft east of the Hood River Bridge intersection and bordered to the 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 6 tent sites.

Zoning

The subject property is zoned Riverfront District (RD). All adjacent zoning is Riverfront District (RD). The Comprehensive Plan designates the property as Commercial.

MEMORANDUM

Public Notice

Notice of the proposed conditional use permit was sent via USPS Mail to nine property owners of record adjacent to the subject property on March 30, 2022, allowing a minimum ten calendar days to comment in accordance with White Salmon Municipal Code (WSMC) 16.65.060(3)(G). The comment period ends on April 13, 2022.

Notice of the proposed conditional use permit was sent via e-mail to affected agencies and City departments on March 30, 2022, allowing a minimum ten calendar days to comment according to WSMC 19.10.120 (A). The comment period ends on April 13, 2022.

Notice was posted on site with two laminated signs, at the library, post office, and bulletin board outside City Hall. Upon the conclusion of the commentary period, no letter of commentary had been received.

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.

Fact: The City Council enacted the current Riverfront District zoning ordinance after the approval of the 2012 Comprehensive plan. For clarification, White Salmon is a code City. RCW35A.63.080 is clear in its intent that the comprehensive plan or a part thereof, or any of its elements, shall affect the validity of any zoning ordinance or amendment thereto, enacted by the city code after the approval of the comprehensive plan that now reflects that the Riverfront District has been replaced by the General Commercial zone designation.

The proposed fixed travel trailers 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 short-term rental development is located on a lot with existing transient type rentals, a designated commercial use in the riverfront district properties and under operation by the applicant.

A. WHITE SALMON CONDITIONAL USE PERMIT PURPOSE AND CRITERIA ORDINANCE

Per WSMC 19.10.30.(A):

Determination by Planning Administrator. The planning administrator or his or her designee (hereinafter the "Administrator") shall determine the proper procedure for all development applications. If there is a question as to the appropriate type of procedure, the administrator shall resolve it in favor of the higher procedure type number.

MEMORANDUM

Finding: The Planning Director has elevated the approval of the use to the Planning Commission as a Type II review in order to determine conformance with WSMC Sec. WSMC Ch. 17.48.30 requiring Planning Commission approval.

White Salmon Municipal Code 17.80.055(5) states,

“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: In general, the intended character of the proposed (Airstream) travel trailers is of a quality appearance. The proposed is an appropriate and compatible design.

Figure 1: 25-ft Globetrotter Airstream Travel Trailer



Figure 2: 30-ft Flying Cloud Airstream Travel Trailer



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

Finding: Adequate public facilities are available for the proposed short-term rental option. A utility pad includes sewer, power, and water connection at each RV site.

There is existing adequate sized access, and all lanes have a 35-foot radius.

A fire hydrant for fire protection is within adequate range, specifically at the eastern side of the entrance.

Each site is identified as 10-feet wide and 41-feet in-depth; sufficient space to allow for an airstream trailer and a parking space, either on-site or within walking distance (1/14 of a mile), per WSMC 17.72.090.

City water and sanitary sewer connections are mandatory due to their proximity and availability. There is an existing 1 ½-inch water meter connection and an on-site septic system, evaluated monthly by the City and Klickitat County. Ultimately, WAC 246-272A-0025-Connection to the public sewer system gives authority/discretion to the local health officer (David Kavanagh) as to when it is appropriate for a property to connect to a public sewer system, typically after system failure and public service is available within 200-feet. No mainline water or sewer upgrades are expected.

MEMORANDUM

Stormwater control will be a Condition of Approval to assure water shall be collected, retained, and disposed of on-site, 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: The subject proposal is not materially detrimental to the immediate vicinity.

“d. The conditional use has merit and value for the community as a whole;”

Finding: The subject proposal adds value to the community as the additional tourism can be managed within an existing transient type operation.

“e. The conditional use is consistent with the goals and policies of the City of White Salmon's comprehensive plan;”

Finding: The city's comprehensive plan designates these properties as General Commercial District, and the subject's proposal is consistent as the proposed short-term rental expansion is located on a lot with existing transient type rentals.

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

Finding: The subject proposal generally complies with the 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: An adjacent radius search around 65271 HWY 14 was conducted and identified nine real property owners who were mailed notice of the proposed project. Two letters of comment, including a petition of nonsupport, was received. Staff finds no substantial detrimental effect on the public interest by the proposed development. The Planning Commission may consider adding a condition of approval which limits the overall number or percentage of spaces within the RV park which can be utilized for transient lodging by visitors in an airstream or other type of trailer owned by the RV park.

MEMORANDUM

B. WHITE SALMON MUNICIPAL STATUTE OF BEARING

A. BUSINESS LICENSES, TAXES AND REGULATIONS

White Salmon Municipal Code 5.04.070 states:

“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.”

Finding: Gorge Base Camp LLC (604-714-281) has an existing city endorsement for General Business Rental. Cease date: March 31, 2022.

B. RD Riverfrontage District

White Salmon Municipal Code 17.50.010 states:

“In the RD district, structures and premises shall only be used in accordance with the provisions of this chapter. It is the intent of this district to allow planned development for recreational, commercial, light industrial and limited residential uses, particularly those uses that are water-dependent on where the proximity to the Columbia River is necessary for the development. Property owners are encouraged to work together to formulate an overall development plan for this district. As part of the site plan review process, consistency with the overall development plan in this district, if any, shall be considered.

Finding: The Riverfrontage District, in part, allows planned developments for recreational purposes. The proposed conditional use permit brings the existing RV park and campground into land use compliance. In addition, the applicant is requesting up to four permanent travel trailers that would comprise 11% (4/35) of the RV sites.

White Salmon Municipal Code 17.50.030 states:

Subject to site plan review in accordance with [Chapter 17.81], conditional uses which may be authorized by the [planning commission] pursuant to Section 17.80.060 are:

- A. Parks and playgrounds;*
- B. Public and government facilities;*
- C. Churches and other religious or charitable organizations;*
- D. Fire and police stations;*
- E. Hospitals and medical care facilities for human beings;*
- F. Recreational and vehicle parks and campgrounds;*
- G. Any other use determined to be of the same general character as, and no more detrimental than, the principal and conditional uses allowed in the district subject to the required conditions.*

Finding: The proposed Conditional Use Permit for recreational vehicle parks and campgrounds shall be reviewed and approved, approved with conditions, or denied by the Planning Commission.

White Salmon Municipal Code 17.50.050 states:

“Density provisions for the RD district are as follows:

- A. Maximum Building Height. Four stories, not to exceed forty-five feet; increase setbacks five feet for each two feet over thirty-five-foot height; height over thirty-five feet will require the review and approval of fire department and building department based on public safety;*
- B. Minimum Lot Area. The minimum area shall be determined based on the amount of area required to meet the provisions of this chapter and provide for proper sanitation and drainage;*
- C. Minimum Frontage. On SR 14: Two hundred feet / On secondary road: Seventy-five feet*

MEMORANDUM

- D. *Minimum Front Yard. To SR 14: Twenty-five feet / To secondary road: Twenty-five feet*
- E. *Minimum Side Yard. To SR 14: Twenty-five feet / To secondary road: Twenty feet / Otherwise: Ten feet*
- F. *Minimum Rear Yard. To SR 14: Twenty-five feet / To secondary road: Twenty feet / Otherwise: Twenty feet*
- G. *Landscape Buffer. To SR 14: Twelve feet / To secondary road: Ten feet*
- H. *Ratio of lot width to length not to exceed one to four;*
- I. *SR 14 Access Separation. Four hundred feet where possible, two hundred foot minimum with a roadway access permit from the city engineer.*

Findings: There is no proposed structure aside from the trailers. The RV park is an already existing use.

White Salmon Municipal Code 17.50.060

Basic uses permitted in the RD district shall be subject to these limitations:

- A. *All business and manufacturing activities shall be limited to those which are not objectionable by reason of odor, noise, dust, smoke, cinders, gas, vibration, refuse water, water-carried waste or other noxious effects beyond the property line;*
- B. *Secondary or shared access drives and roads will be encouraged. Easement for secondary or shared access may be required where necessary to assure compliance with the SR 14 access separation criteria set forth in [Section] 17.50.050I.*

Findings: The proposal will not change the current existing use of the site nor is it expected to increase odor, noise, dust, smoke, cinders, gas, vibration, refuse water, water carried waste, or other noxious effects beyond the property line. There is existing access to the site.

White Salmon Municipal Code 17.50.070

Design criteria for siting developments within the RD district shall:

- A. *Compliment and incorporate the natural features and terrain of the site area to the maximum extent possible;*
- B. *Provide fencing or screening of mechanical equipment and dumpsters or other refuse containers;*
- C. *Provide buffering of loading and unloading areas;*
- D. *Provide for adequate distances between on-site structures or the staggering of structures to maximize the use of natural light and view;*
- E. *Reduce the impact of tall or bulky structures;*
- F. *Avoid within the same development, sharp contrasts in building styles, colors or materials;*
- G. *Control public access points to the site's developments, utilizing a central lobby design, entrance courtyard, internal walkway or mall, or similar designs which protect the various land uses from disturbance from direct public access;*
- H. *When more than one primary use is to be included in the site area, require structures and uses be arranged and clustered to maximize opportunities for shared circulation, parking, loading, pedestrian walkways, plazas, recreation areas and day and night security;*
- I. *Vehicle circulation and parking shall be designed to:*
 - 1. *Clearly identify major access drives and avoid larger parking areas, and double loaded parking along such major access drives;*
 - 2. *Provide for shared parking between compatible uses;*
 - 3. *Driveways and parking areas shall be designed to allow for the encouragement of joint access and internal traffic flow between sites;*

MEMORANDUM

4. Provide adequate landscape islands to visually buffer and define parking spaces as shown on city drawing 17.50.070-A, Minimum Parking Standards, on file in the office of the city clerk/treasurer.
- J. Landscaping and pedestrian amenities should be designed by a professional and shall include scaled drawings showing:
 1. High image materials to highlight public access points into buildings;
 2. Include benches, lighting and occasional waste receptacles in entrance courtyards and along pedestrian walkways or malls;
 3. Landscape buffers shall be required to buffer view and noise between adjacent uses and adjacent roadways. This area shall consist of landscape materials including trees, shrubs, berms, walls or fences. Consistent use of large trees and mixed vegetation screening will be encouraged. Where feasible, interconnecting pedestrian pathways will be required;
 4. Provide adequate appropriately scaled plant species to complement the scale of buildings within the development such as small scale ornamentals and small scale trees adjoining recreational residential developments and large scale trees in larger commercial or limited manufacturing developments, as well as adjacent to SR 14;
 5. All required landscape as shown on the site plan for the project shall be perpetually maintained in a healthy condition, free of refuse and debris. All plantings shall be maintained so as not to obscure the vision of traffic.
- K. Site plans shall be reviewed for consistency with the overall development plan for the property, if applicable.
- L. Site plans shall be reviewed in light of the limited access available to the Columbia River for public recreation and enjoyment, as well as any environmental impact of the development.

Findings: The RV park is existing and was established prior to the requirements of the RD zone. Redevelopment of the site or a change in use which substantially alters the impact of the use on the site would require an applicant to bring the site into conformance with the requirements of this section.

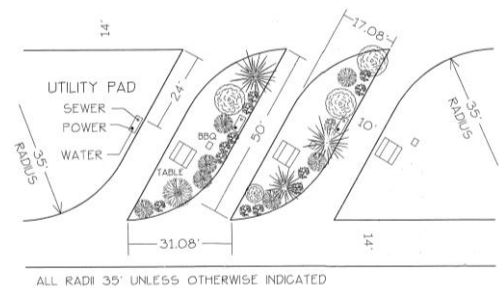
White Salmon Municipal Code 17.50.080
Off-street parking shall be provided in accordance with Chapter 17.72.

Findings: Parking will be a Condition of Approval to assure sufficient parking stalls are available for the residential units, WSMC 17.72.090.

White Salmon Municipal Code 17.50.090
In the RD district, all new structures shall be serviced by underground utilities.

Findings: There are no new structures or infrastructure proposed. The conditional use permit proposes up to four short-term rental travel trailers placed permanently in a space where a utility pad for sewer, power, and water connection exists.

Figure 3: Typical Space





CITY OF WHITE SALMON MEMORANDUM

White Salmon Municipal Code 17.50.090

Signs shall comply with the city sign ordinance as codified in Chapter 15.12 of this code.

Findings: If the applicant were to update their sign, a sign permit would need to be applied for and comply with the City’s sign ordinance in accordance with Chapter 15.12.

C. OFF-STREET PARKING AND LOADING

White Salmon Municipal Code 17.72.090 states:

“Number of spaces for designated uses.

The following sets out minimum standards for parking spaces:

<u>Use</u>	<u>Spaces Required</u>
Auto courts, motels	1 for each sleeping unit

Findings: Each site is identified as 10-feet wide and 41-feet in-depth; sufficient space to allow for an airstream trailer and a parking space, either on-site or within walking distance per WSMC 17.72.090. Staff recommends parking be a Condition of Approval to assure sufficient parking stalls are available for the residential units, WSMC 17.72.090.

D. CITY OF WHITE SALMON DEPARTMENTS

1. Public Works/ Utilities

In-city water and wastewater are available within Highway 14. There is an existing 1 ½-inch water meter connection and an on-site septic system; the sewage system is evaluated monthly by the City and Klickitat County until such time it is mandatory to connect to a public sewer system.

2. Police/ Fire Safety

No comments at this time.

3. Building Department

No comments at this time.

Attachments

- A. Conditional Use Permit Application
- B. 1997 Site Plan
- C. Supplemental Information, email from Amanda Valentine
- D. Public Comment

MEMORANDUM

Staff Recommendation

The Planning Director recommends that the Planning Commission conduct a public hearing, take public comment, and discuss the following alternatives:

- A. Deny the application for cause;
- B. Approve the application as presented; or
- C. Approve the application subject to the following Conditions of Approval:

Suggested Motion

Based upon the applicant materials and findings of fact as outlined in the staff report dated April 13, 2022, I hereby **approve** the request for a Conditional Use Permit brings 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:**

1. The applicant shall identify a minimum of one permanently maintained parking stall for each location with an short-term rented travel trailer, which may be required to be improved on-street parking should the Planning Director or another qualified City representative determine 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 time of Building Permit submittal. Materials shall be of a dark or earth-tone hue.
4. 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 certificate with the city of recording with the county terminating the use.



CITY OF WHITE SALMON
CONDITIONAL USE PERMIT APPLICATION

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

Gorge Base Camp

Property Owner

2149 Cascade Ave Suite 106A #204, Hood River, OR 97031

Mailing Address

65271 Highway 14, White Salmon, WA 98672

Physical Address

03-10-2511-0006/00, 03-10-2511-0030/00, 50-00-0010-1221/00

Klickitat County Tax Parcel

Short term RV park/seasonal/destination type park

Legal Description

4.05 acres

Dimensions or Acreage of Land

Riverfront District

Zoning District

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

Bring into the park, 3-4 airstream trailers for the purpose of more housing but still as short term rental option. On site map, the airstreams would go into sites 31-34.

Mailed:
02/24/2022

Current land use:

Zoning to the North

Zoning to the East

Zoning to the South

Zoning to the West

N/A

Total gross floor area of new construction

N/A

Floor space of existing structures to be used

10, this doesn't account for people parking at their sites

How many off-street parking spaces are available

Tent parking area is for 60 vehicles

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 park includes laundry and bathroom facilities, an office, dog recreation area, playground, tent camping space and recreation area. As well



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.

Gorge Base Camp
Applicant

Amanda Valentine
Representative for Applicant

2149 Cascade Ave suite 106A #201, Hood River, OR 97031
Mailing Address

541-436-4161 ext. 700
Telephone

Amanda@cadiacapitalgroup.com
Email

Applicant Signature



Representative for Applicant Signature

Date

2/15/2022

Date

City of White Salmon: Gorge Base Camp CUP, Additional Information Requested

Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

Tue, Mar 15, 2022 at 12:37 PM

To: Amanda Valetine <amanda.valentine@cadiacapitalgroup.com>

Hi Amanda!

In the review of the proposed conditional use permit application for Gorge Base Camp, staff is seeking the following information/clarification:

- What is the airstream trailer size proposed for sites 31-34? (picture? model? same for all four spots?)
- Would there be at least one parking space available at each site?
- Confirming there are 35 active RV sites and 15 tent sites? Is the 1997 site plan accurate? If not, please list the differences.

Thank you,

Erika Castro Guzman, *Permit Technician* | *City of White Salmon (509) 493.1133 ext 209*

City of White Salmon: Gorge Base Camp CUP, Additional Information Requested

Amanda Valentine <amanda.valentine@cadiacapitalgroup.com>

Thu, Mar 17, 2022 at 10:39 AM

To: Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

Cc: Amanda@cadiacapitalgroup.com, "<shirlene@gorgebasecamp.com>" <shirlene@gorgebasecamp.com>

Erika,

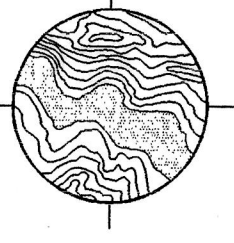
The airstreams would be 25-30ft. For the 25ft the guests could park right in the spot and for the 30 ft there are two adjacent parking spaces down to the right from the campers. We would do 2 25ft globetrotter or flying cloud airstreams and 2 30ft flying cloud.

Yes there are 35 active RV sites but we now only have 6 tent sites.

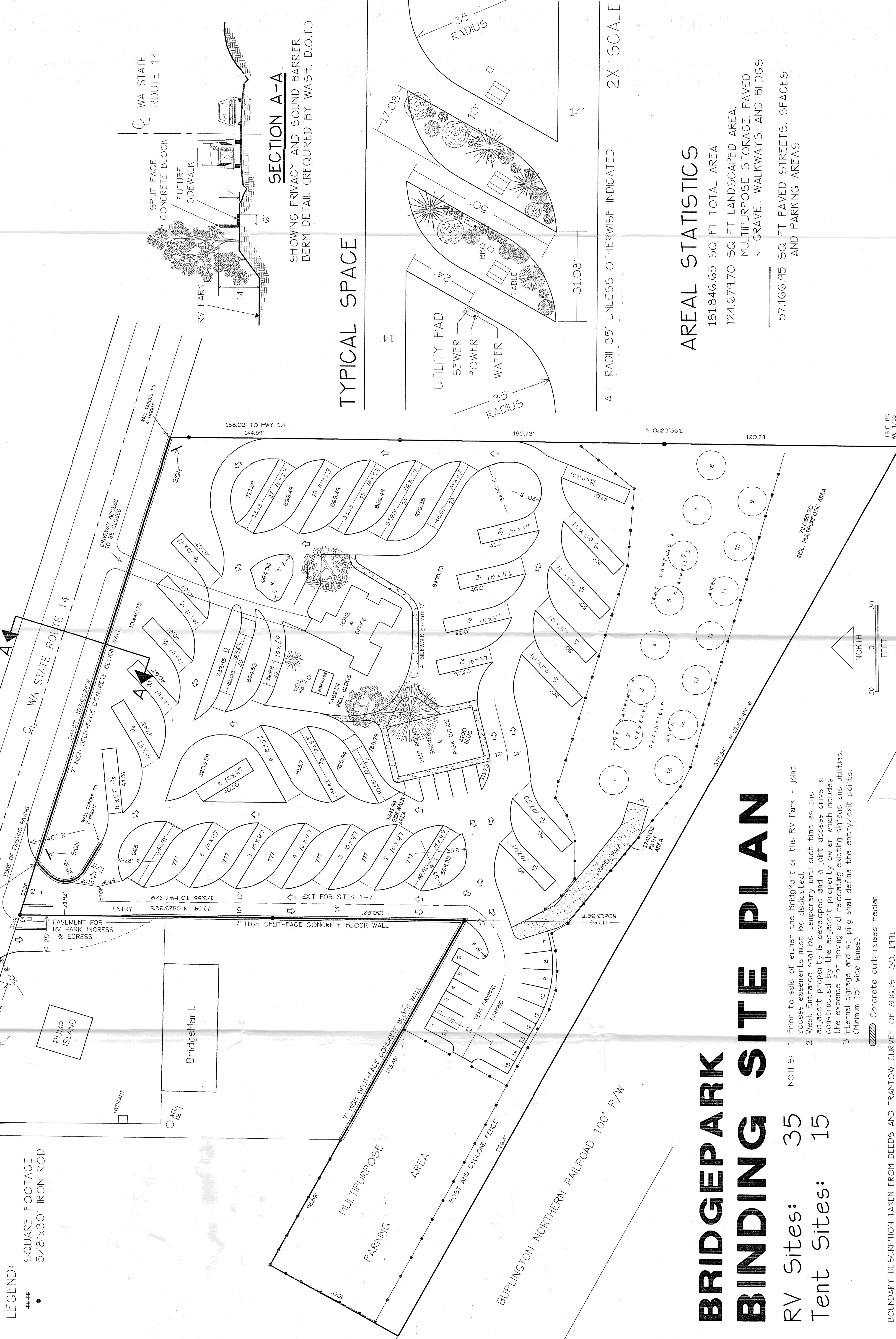
Let me know if you have any other questions.

Amanda Valentine
Asset Manager
Cadia Capital Group LLC
541-436-4161

[Quoted text hidden]



RV PARK AND CAMPGROUND



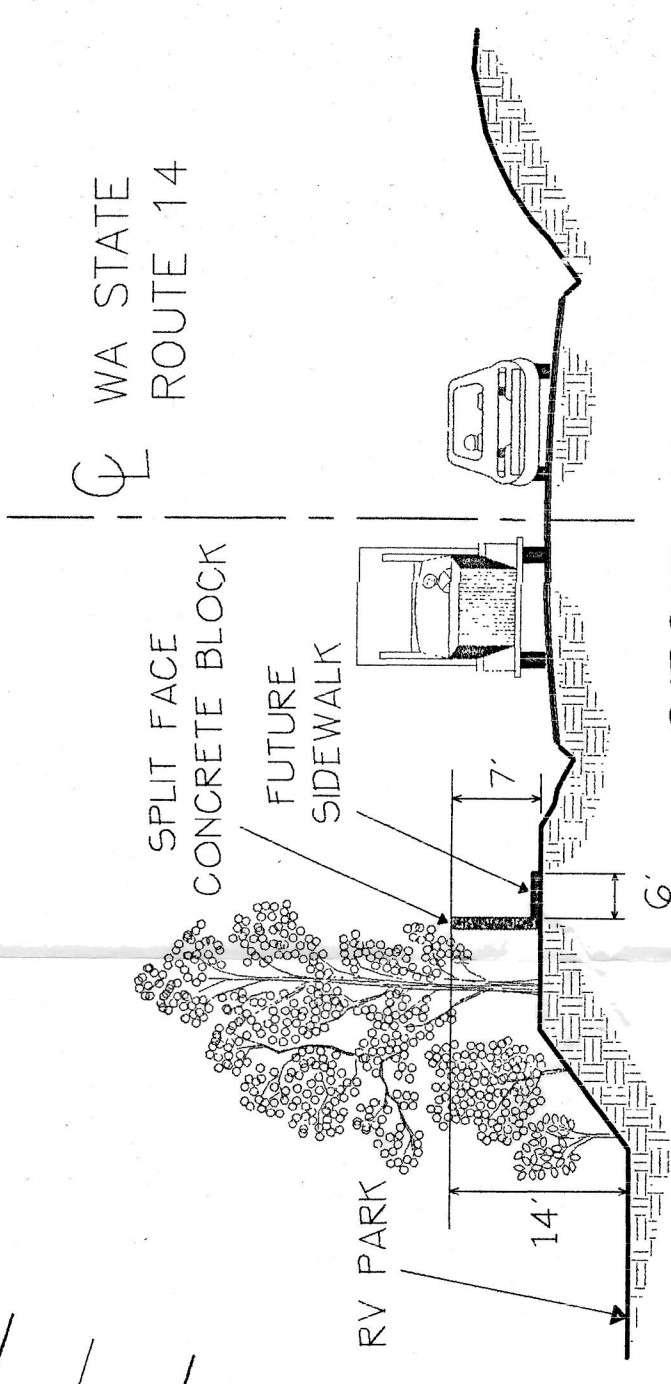
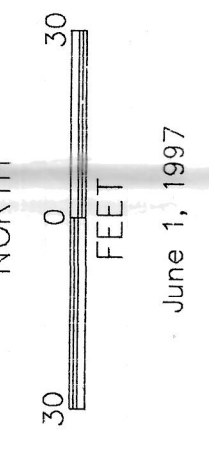
LEGEND:
 ***** SQUARE FOOTAGE
 5/8"x30" IRON ROD

- NOTES:
- 1 Prior to sale of either the BridgMart or the RV Park - joint access easements must be dedicated.
 - 2 West Entrance shall be temporary until such time as the adjacent property is developed and a joint access drive is constructed by the adjacent property owner which includes the expense for moving and relocating existing signage and utilities.
 - 3 Internal signage and striping shall define the entry/exit points. (Minimum 15' wide lanes.)

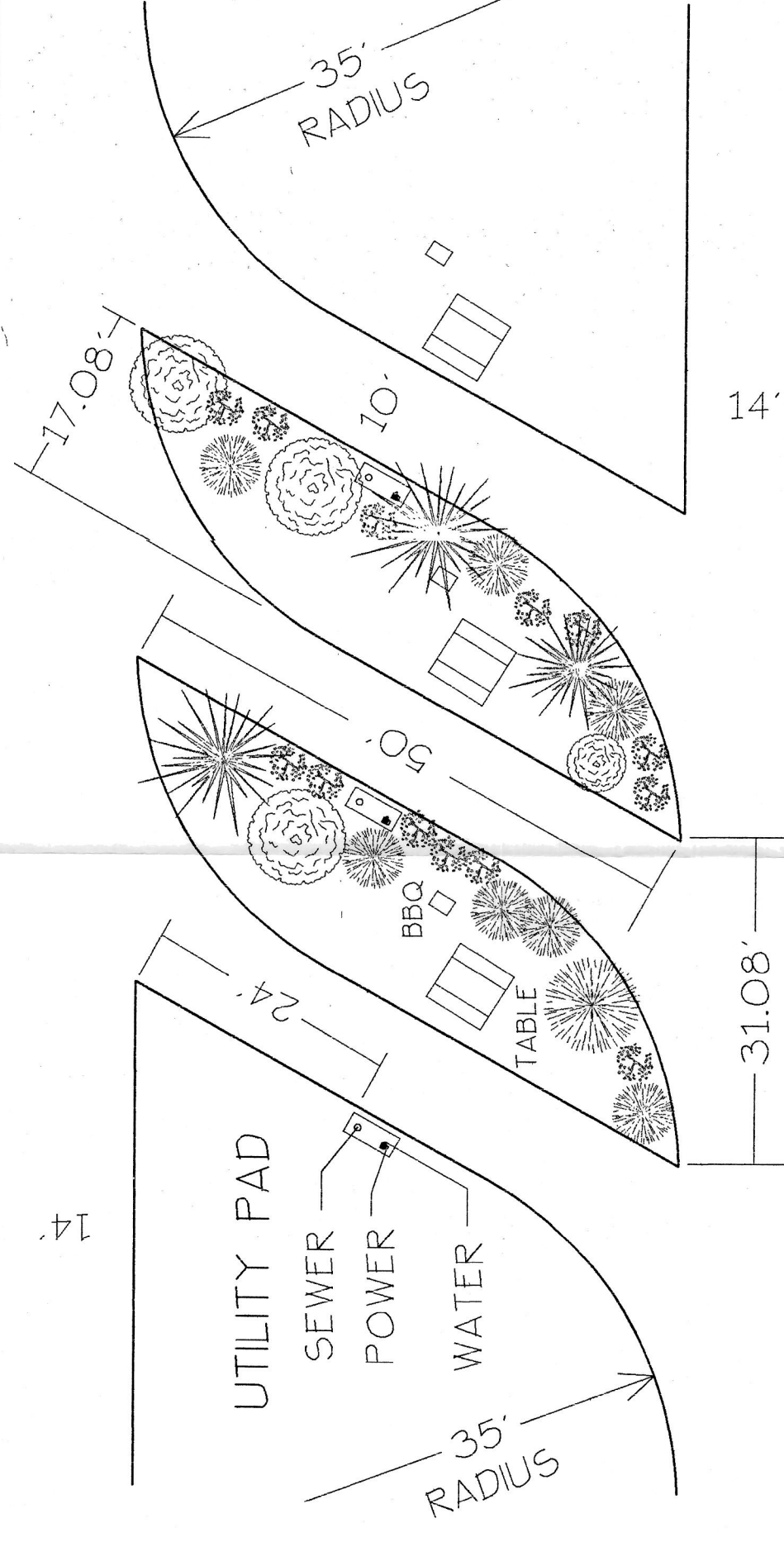
BRIDGEPARK BINDING SITE PLAN

RV Sites: 35
 Tent Sites: 15

BOUNDARY DESCRIPTION TAKEN FROM DEEDS AND TRANTOW SURVEY OF AUGUST 30, 1991



TYPICAL SPACE



ALL RADII 35' UNLESS OTHERWISE INDICATED
 2X SCALE

AREAL STATISTICS

- 181,846.65 SQ FT TOTAL AREA
- 124,679.70 SQ FT LANDSCAPED AREA
- MULTIPURPOSE STORAGE, PAVED + GRAVEL WALKWAYS, AND BLDGS
- 57,166.95 SQ FT PAVED STREETS, SPACES AND PARKING AREAS

U.S.E. BC
 WC 1716
 CORNER