



White Salmon Planning Commission Meeting
A G E N D A
October 23, 2024 – 5:30 PM
119 NE Church Ave and Zoom Teleconference

Meeting ID: 873 2802 1906
Call in Number: 1 (253) 215-8782 US (Tacoma)

Call to Order/Roll Call

Approval of Minutes

- 1.** Meeting Minutes - September 11, 2024
- 2.** Meeting Minutes - September 25, 2024
- 3.** Workshop Minutes - September 25, 2024

Public Hearing

Public hearings will be conducted during this Planning Commission meeting, with options for virtual or telephonic attendance.

4. **Cherry Hill Estates Subdivision (Continued)**

The application proposes to subdivide a 7.93-acre parcel (Tax Parcel No. 03102475000400) located off NW Spring Street, nestled between NW Cherry Hill Road and Champion Lane, into 35 residential lots.

- a. Discussion
- b. Action

5. **Proposed Parking Ordinance**

The City of White Salmon has crafted a draft ordinance to update and enhance the existing Parking Ordinance. This revised draft is designed to tackle current parking challenges within the community while also aligning with the goals of the Housing Action Plan and ongoing housing initiatives. Individuals wishing to testify in person or via teleconference will be welcome to do so.

- a. Presentation
- b. Public Testimony
- c. Discussion
- d. Action

Adjournment



File Attachments for Item:

1. Meeting Minutes - September 11, 2024



DRAFT

**CITY OF WHITE SALMON
Planning Commission Meeting - Wednesday, September 11, 2024**

COMMISSION AND ADMINISTRATIVE PERSONNEL PRESENT

Commission Members:

Greg Hohensee, Chair
Michael Morneault
Erika Price
Brendan Brown
Carl Trabant

Staff:

Erika Castro Guzman, Project Coordinator
Troy Rayburn, City Administrator
Kelly Hickok, Legal Counsel

Planning Consultants:

Michael Mehaffy, Consultant Housing Planner

CALL TO ORDER/ ROLL CALL

Chairman Greg Hohensee called the meeting to order at 5:30 pm. A quorum of planning commissioner members was present. There were 24 audience members in attendance in person and via teleconference.

CHANGE OF AGENDA

Chair Greg Hohensee proposed swapping Public Hearing Items 2 and 3, and there was no opposition from the commissioners.

APPROVAL OF MEETING MINUTES

1. Meeting Minutes – August 28, 2024

Commissioner Carl Trabant shared a personal experience highlighting the need for effective tree protection zones during construction. He recounted how a tree near his property was damaged when construction vehicles drove into it, illustrating the importance of implementing and enforcing tree protection measures on development sites. Trabant also noted concerns about large landowners outside city limits who have the ability to remove trees at their discretion. Additionally, he mentioned a fire risk assessment conducted at his home, emphasizing **limbing trees up from the ground in order to reduce the risk of fire spreading from ground cover to mature trees.** ~~the importance of maintaining tree canopy continuity to mitigate fire risks.~~ He expressed concern about the potential for city maintenance staff to improperly prune or top trees, stressing the need for stringent oversight.

**Moved by Michael Morneault. Seconded by Brendan Brown.
Motion to approve meeting minutes of August 28, 2024, as amended.**

**MOTION CARRIED 5–0.
Price– Aye, Morneault – Aye, Brown– Aye, Trabant – Aye, Hohensee – Aye.**

PUBLIC HEARING

2. Tree Protection Ordinance (Continuance)

The Planning Commission continued the public hearing to review Title 18, specifically revising Chapter 18.40 to update the Tree Protection Ordinance, as well as Chapter 17.72 (Off-Street

Parking) and Chapter 13.01.050 (Stormwater Runoff Control Standards). While there will be no presentation by the consultant today, the planning commission will continue to gather public testimony. Chair Greg Hohensee opened the public hearing at 5:33 PM.

A. PUBLIC TESTIMONY

Chair Greg Hohensee opened the public comment portion of the hearing at 5:33 pm.

Laura Cheney, Inside City Resident

Laura Cheney, an Inside City resident, expressed concerns regarding the modification of the agenda without notice, noting that it might have affected attendance. She reiterated her previous remarks about the increased fire risk due to the decreased Diameter at Breast Height (DBH) of trees, which has led to greater density. Laura provided data indicating that nearly 85% of wildfires in the U.S. are caused by human activities such as unattended campfires, discarded cigarettes, and arson. She offered to leave the data for the group’s review.

Tom Stevenson, Inside City Resident

Tom Stevenson, another Inside City resident, followed up on a document he previously shared in early August, discussing the danger of wildfires in White Salmon, where he had firsthand experience assisting with two major fires. While recognizing the importance of clearing vegetation for fire safety, Tom emphasized his love for trees and the value of tree enhancement. He advocated for tree planting initiatives both on public lands and private property, urging the city to prioritize trees while balancing fire safety. He concluded by recommending that any tree ordinance should be more educational than restrictive.

Chair Greg Hohensee added three written comments to the record before closing the public comment portion of the hearing at 5:43 pm.

Order of Continuation of the Hearing to September 25, 2024

The Planning Commission expects to continue collecting public testimony before discussion and making a recommendation on September 25, 2024, following further analysis.

Chair Greg Hohensee tabled the public hearing at 5:43 PM.

3. Viewshed Overlay Ordinance (Continuance)

Planning Commission continued the public hearing to review and discuss the proposed Viewshed Overlay Ordinance. Chair Greg Hohensee continued the public hearing at 5:44 PM.

B. PRESENTATION

The public hearing, continued from the August 14th and August 28th meeting, proceeded with a new presentation by Dr. Michael Mehaffy, City Housing Consultant.

The focus was on the ongoing challenges related to the Viewshed Overlay Ordinance. It was emphasized that this issue impacts residents, as it concerns their homes and quality of life. Dr. Mehaffy acknowledged the diverse perspectives, it was noted that while some community members strongly advocate for protecting views, others express valid concerns about how these regulations affect their properties. Dr. Mehaffy stated that the city is committed to finding a balance between development and the preservation of scenic views.

Dr. Mehaffy highlighted that the city has been working diligently to address these concerns, taking into account feedback from previous testimonies. The revised proposal aims to create defensible limits and a win-win approach, allowing for additional rights for property development in certain cases.

The discussion also covered the suggestion to focus viewshed protections on specific properties rather than applying a blanket overlay. Additionally, it was pointed out that while the city aims to increase housing availability, it must also protect community interests and scenic views. The conversation acknowledged that balancing these competing needs is challenging but necessary for sustainable development.

Dr. Mehaffy shared updates on the proposal adjustments, reporting that property owners have generally agreed to the revised height limits after individual meetings. The initial height limit of 681 feet was raised to a range of 684 to 688 feet based on actual views. Visuals were presented showing that the new height limits for lots eight and nine exceed previous elevations. To balance the impact on views, the proposal included a continuous height increase at the back of the properties to compensate for lower front heights, though some residents expressed concerns about potential view obstructions. Visuals illustrated how the adjustments would reduce the "red zone" of blocked views while increasing the "green zone" of visible areas.

The presentation concluded with a commitment to continue refining the proposal based on community feedback, with a focus on maintaining open communication with affected residents and stakeholders.

C. PUBLIC TESTEMONY

Chair Greg Hohensee opened the public comment portion of the hearing at 5:58 pm.

Jamie Aliston, Inside City Resident

Jamie Aliston, a resident of NW Lincoln Street, originally from Sima, Washington, she moved to Alabama during COVID to work remotely as a data scientist and later purchased her home in the area, hoping to start a family. Aliston expressed concern about the proposed height limits, stating that the current plans place views two feet below her home, which she finds unreasonable. She emphasized the need for balance in the decision-making process and urged that height limits be reconsidered to align more fairly with existing properties.

Tom Stevenson, Inside City Resident

Tom Stevenson, a resident of the city, reiterated his opposition to the proposed development, stating that maintaining the property's natural beauty is essential. He expressed concerns about the approach to preserving views, noting that existing zoning already addresses many issues. Stevenson suggested that cities often purchase land to create view corridors and emphasized the importance of finding natural solutions rather than imposing restrictions. Stevenson proposed that the city consider acquiring small parcels of land to enhance these views and has supporting photographs to share. He concluded by urging the committee to explore these alternatives rather than enforce stricter regulations.

Hanson Urdahl, Inside City Resident

Hanson Urdahl, a resident on NW Lincoln Street, expressed his concerns regarding a petition circulating about the viewshed ordinance, which has gathered about 200 signatures. He emphasized that the petition does not accurately represent the views of all residents, particularly those directly affected by the ordinance. Urdahl argued that devaluing properties for a small section of the park, specifically a 10-foot stretch of sidewalk, is unreasonable. He pointed out that the view improves significantly just a few feet away from that section, making it unfair to impact property values for such a small area. Urdahl criticized the narrative surrounding the petition, which frames the issue as a fight to "save the view," stating that the view is not at risk, as no development is planned that would obstruct it. Urdahl concluded by underscoring that their family appreciates the views from the park and that the portrayal of the situation is misleading.

Emmett Sampson, Inside City Resident

Emmett Sampson, a resident at NW Lincoln Street, raised concerns regarding the proposed height limits and zoning changes in the viewshed ordinance. He expressed confusion about the maximum building heights, questioning how they relate to the individual properties and whether these heights are adequately addressed in the documents. Sampson noted that some property owners feel they need more time to consider the proposed changes. He pointed out that the photographs provided in the handouts do not adequately capture the views, as they are taken from low angles rather than above the site. Regarding the proposed heights, Sampson mentioned a discrepancy with the existing ordinance, stating that the 28-foot limit translates to 690 feet above sea level, a detail that has not been addressed in previous discussions. He appreciated the city's responsiveness to his inquiries and the grandfathering provisions that allow for development under existing sites but urged the commission to consider the height issue before finalizing the draft.

Tao Berman, Inside City Resident

Tao Berman, a resident of the city, expressed his appreciation for the city's focus on preserving views but raised concerns about the proposed ordinance. He questioned the lack of restrictions regarding the potential for new constructions to exceed height limits, specifically referencing how trees could obstruct views if not managed properly. Berman highlighted the importance of considering the impact of landscaping, as existing tree ordinances might prevent necessary actions to maintain sightlines. He reiterated his support for the city's efforts to protect views while emphasizing the need for careful consideration of all factors that could affect them. Berman concluded by thanking the commission for their volunteer work.

Gabrielle Gilbert, Outside City Resident

Gabrielle Gilbert, an outside city resident, spoke about her experiences and concerns regarding view preservation in the community. As a nanny, she frequently visits the local park with children, where they enjoy the scenic mountain views. Gilbert emphasized the personal significance of these views, sharing a story about how a neighbor's trees obstructed her own view, impacting her property value and equity. She expressed frustration with the lack of guarantees regarding property value and equity when developments occur, highlighting the importance of preserving views for future generations. Gilbert stressed that newcomers to the community should prioritize these views and be considerate neighbors. She affirmed her commitment to the cause, noting her participation in a petition signed by over 200 people advocating for view protection, and urged the planning commission to genuinely consider the community's passion for maintaining the area's scenic beauty.

Seth Gilchrist, Inside City Resident

Seth Gilchrist, an inside city resident, expressed appreciation for the city’s efforts to create compensatory measures for affected landowners and acknowledged the ongoing dialogue during the ordinance review process. Gilchrist highlighted the impact of city decisions on property values, citing his experience on the planning commission when changes to the mobile home ordinance affected property values without significant opposition. He emphasized the city’s authority to legislate increases and decreases in property values as part of its governance. He also addressed concerns about setting a precedent with the proposed viewshed ordinance. Gilchrist argued that this situation is unique due to the iconic public view and the specific context of the public space, suggesting that it does not set a precedent for private property owners to claim similar rights. He concluded by thanking the commission for the opportunity to speak.

Allie Arnold, Inside City Resident

Allie Arnold, an inside city resident for five years, expressed her views during the meeting, emphasizing her commitment to the community rather than personal interests. She acknowledged having a protected view but clarified her stance against prioritizing monetary gain for a few over the collective needs of the community. Arnold articulated the importance of views, particularly the mountain vistas, in fostering a thriving community. She cited her personal experiences and referenced peer-reviewed studies on the value of scenic views, highlighting their role in inspiring growth and aspiration. She advocated for preserving the view from the local park as a long-term goal and urged the planning commission to prioritize community welfare over development. Arnold concluded by expressing hope for changes in the ordinance that would safeguard homeowners while enhancing community interests.

Young Child, Resident

A young child, a resident of the area, shared their perspective about the mountain view. They expressed a desire for everyone to enjoy the view, noting that some people might not see it as clearly. The child mentioned that when they and other little kids swing at the park, they can see the mountain view.

Chris Curtis, Inside City Resident

Chris Curtis, a new resident, shared his excitement about living in the area and emphasized the beauty of the park. After traveling for six years without a home, he expressed gratitude for the local environment, noting that he visits the park daily and appreciates how well-used it is. Curtis reflected on his previous experiences in Austin, Texas, observing the impacts of development on parks and urging the commission to cherish and protect the community's natural spaces. He concluded by highlighting the peace and joy the park brings him.

Erin Erickson, Resident

Erin Erickson, a resident, expressed her confusion about the ongoing discussions and her desire to learn more. Reflecting on her nine years in the community, she highlighted the lack of public spaces for families, noting that parks are vital for children. Erickson shared her fondness for the local park, describing it as the best in the gorge and a special place where families can enjoy the outdoors, especially on sunny days. She emphasized the importance of preserving the park's views and atmosphere, arguing that the decisions made will impact the community's identity and future generations. Erickson concluded by stressing the need to balance development with the community's needs, particularly for families.

The meeting concluded with clarifying some factual misunderstandings. It was emphasized that there are currently no development applications under consideration by the city, addressing concerns about potential large buildings.

Chair Greg Hohensee added three written comments to the record before closing the public comment portion of the hearing at 6:27 pm.

D. DISCUSSION

The Planning Commission asked Dr. Mehaffy to clarify that existing height restrictions primarily affect areas around the lower pavilion, picnic zone, and playground. Dr. Mehaffy referenced photographic evidence to illustrate how current zoning limits can impact views. The average height calculation includes roof pitch; therefore, in theory, a steeper roof could exceed the standard 28 feet, potentially blocking views from the surrounding areas.

Discrepancies in documentation regarding lot numbers and height limits were noted, along with proposed changes suggesting increased heights, which require careful consideration of their effects on views.

Questions arose about how building orientation affects the average height calculation, which is independent of orientation, complicating predictions about view impacts. The commission emphasized the importance of measuring elevation to the mountain to establish clearer view preservation standards. It was clarified that height restrictions were designated after consulting the community and evaluating site conditions. Dr. Mehaffy stated that balancing development and view preservation is crucial, particularly since buildings in the commercial zone currently have a height limit of 35 feet.

Dr. Mehaffy shared that the view is minimally impacted by the commercial buildings, obstructing a limited angle within the park. The goal was to find a compromise that accommodates both homeowners and developers, with a suggestion to rezone a specific block to allow multifamily units while maintaining the same height restrictions, potentially increasing property values.

Acknowledging the situation's complexities, the planning commission emphasized that finding a win-win solution is challenging, and not everyone will be completely satisfied.

Clarifications were made about lot designations and intended height limits to ensure accurate documentation as discussions progressed. The importance of preserving public goods, such as scenic views, was stressed, with comparisons made to valuing different aspects of community well-being. Outreach and collaboration with affected parties were deemed crucial for future considerations, highlighting the need for a thorough and inclusive process.

Commissioners reflected on the need for more outreach and engagement with residents regarding proposed changes. There was a consensus that ordinances should be user-friendly, as current terminology can be complex for homeowners.

The commissioner's conversation also touched on the distinction between the impact of buildings and trees, emphasizing that while homes are significant structures, trees are more variable and could be subject to the same restrictions.

As the meeting progressed, commissioners considered the next steps for the proposed regulations, discussing potential edits and the importance of ensuring that final recommendations reflect community needs and values. There was an agreement on the necessity of making guidelines straightforward for current and future homeowners.

Concerns were raised about proposed height adjustments to a viewshed ordinance, particularly regarding a second increase. Some commissioners expressed hesitation. Discussions included potential impacts of trees and vegetation on views, with suggestions to include language in the ordinance to manage these concerns, ensuring views remain unobstructed without harming property owners economically.

The idea of increased density in the area was also considered, especially because of its proximity to downtown. Commissioners discussed incorporating specific elevations in the ordinance for clarity. It was noted that the city surveyor had collected elevation data for properties, which future builders could reference.

Some commissioners compared the situation to past discussions on short-term rental regulations, emphasizing that initial fears often don't materialize as expected. They highlighted the importance of crafting clear, effective ordinances through public engagement rather than reacting hastily to perceived problems.

Concerns were voiced about the proposed viewshed protection ordinance and its implications for the community. One commissioner criticized the ordinance's narrow focus, arguing that it didn't address broader concerns about view protection throughout the city and suggested that efforts should focus on revising height calculations to protect views from multiple public spaces. They emphasized the need for a comprehensive approach to zoning and height regulations.

The discussion underscored the need for more time and collaboration in crafting ordinances, with several commissioners expressing a desire for a thorough examination of the issues.

The conversation continued with a focus on addressing challenges posed by the proposed viewshed protection ordinance. One commissioner expressed skepticism about the ordinance's ability to resolve obstructed views, arguing that even with changes to the height calculation method, it might not significantly alter building heights or view preservation. They highlighted the complexity of height regulations, noting current laws can unintentionally allow structures that block views, especially on sloped lots. They argued that current height limitations might encourage developers to build taller, more expensive structures that overshadow neighboring properties.

Another commissioner reinforced the idea of revisiting the general height code to create a more equitable system, suggesting clear guidelines to prevent towering structures that block views. They acknowledged the need for collaborative brainstorming and expertise to ensure new ordinances effectively manage height without compromising view accessibility.

The overarching sentiment was that while the viewshed protection ordinance might address immediate concerns, it may not be the most effective long-term solution. Instead, the focus should be on refining existing regulations to align with community values and objectives, leading to sustainable development that respects both the landscape and residents' needs.

The meeting focused on the complexities of city planning and the importance of incorporating community input into decision-making. Commissioners expressed frustration over rapid changes that can feel top-down, highlighting the need for thorough revisions to ensure all voices are heard. Emphasis was placed on establishing solid foundations for building codes and planning processes rather than rushing decisions. Commissioners also discussed clearer communication channels to keep residents informed and engaged, balancing immediate pressures with thoughtful policy development.

It was noted that commissioners were not aligned regarding the direction to take. Suggestions were made to review edits and proposals before the next meeting for better-informed discussions. Timing was crucial, with reminders about the upcoming city council meeting and discussions on whether to continue conversations in a subsequent meeting.

Legal Assistant Kelly Hickok clarified that while meetings can generally continue, the current agenda indicated action was expected, as the proposal is set for discussion at the upcoming city council meeting. She advised that the Planning Commission should take action. The commission reiterated that not taking action could signal opposition to the proposal. Hickok confirmed a negative motion couldn't be made directly; however, opting not to make a recommendation would convey non-support.

The discussion emphasized the urgency of deciding on the proposal given its scheduled presentation.

Commissioners recognized the complexity of the issues, expressing the need for further edits and clearer frameworks for height and view restrictions. Some suggested addressing broader building codes and tree height regulations in the future rather than complicating the current proposal.

The necessity of a win-win situation balancing community interests with economic impacts was highlighted, but consensus proved challenging due to differing views on the best approach.

The consensus leaned toward incorporating tree height restrictions into the current proposal, while acknowledging the importance of revisiting broader issues in future meetings.

A motion was made to recommend the amended draft ordinance to the City Council, despite some advocating for a more comprehensive approach.

After extensive debate, the commission recommend the ordinance to City Council with the following amendments:

- Clarify "public good" language
- Update affected lot numbers
- Add restrictions on trees and other tall objects that could obstruct views

E. ACTION

Moved by Carl Trabant, second by Brendan Brown

Motion to recommend to the City Council the draft ordinance, as amended on September 11, given the provisions discussed.

Discussion

Chair Hohensee expressed his concerns, and urged commissioners to vote against the current proposal, advocating for a different approach that would better serve the community as a whole rather than just a specific interest group.

MOTION CARRIED 4–1.

Price– Aye, Morneault – Aye, Brown– Aye, Trabant – Aye, Hohensee – Nay.

Chair Greg Hohensee closed the public hearing at 7:42 PM.

ADJOURNMENT

The meeting was adjourned at 7:43 pm.

Greg Hohensee, Chairman

Erika Castro Guzman, City Project Coordinator

File Attachments for Item:

2. Meeting Minutes - September 25, 2024



DRAFT

CITY OF WHITE SALMON
Planning Commission Meeting - Wednesday, September 25, 2024

COMMISSION AND ADMINISTRATIVE PERSONNEL PRESENT

Commission Members:

Greg Hohensee, Chair
Erika Price
Michael Morneault
Carl Trabant

Staff:

Erika Castro Guzman, Project Coordinator
Troy Rayburn, City Administrator
Kelly Hickok, Legal Counsel

Excused by majority vote:

Brendan Brown

Planning Consultants:

Deb Powers, Consultant Planner

CALL TO ORDER/ ROLL CALL

Chairman Greg Hohensee called the meeting to order at 5:30 pm. A quorum of planning commissioner members was present. Commissioners voted to excuse the absence of Brendan Brown. There were 19 audience members in attendance in person and via teleconference.

PUBLIC HEARING

1. **Tree Protection Ordinance (Continuance)**

The Planning Commission continued the public hearing to review Title 18, specifically revising Chapter 18.40 to update the Tree Protection Ordinance, as well as Chapter 17.72 (Off-Street Parking) and Chapter 13.01.050 (Stormwater Runoff Control Standards). While there will be no presentation by the consultant today, the planning commission will continue to gather public testimony.

Chair Greg Hohensee opened the public hearing at 5:32PM.

A. PRESENTATION

Deb Powers, Senior Arborist with Facet Consulting, provided an overview of the ongoing update to the City's Tree Protection Code. Powers highlighted the importance of trees, not only for surface water mitigation and reducing urban heat but also for their numerous tangible benefits, which form the foundation of municipal tree codes. The update process involved community engagement through public meetings, surveys, and feedback from residents, which shaped the draft code.

Powers stated that the key amendments include allowing property owners to remove trees while increasing protections for mature and native species, particularly the Oregon White Oak. The draft also defines tree protection areas for development, offering incentives for tree retention, and introduces a fee-in-lieu option for planting constraints. Recent revisions have simplified the language, including new examples and diagrams, and clarified documentation requirements.

B. PUBLIC TESTEMONY

Chair Greg Hohensee opened the public comment portion of the hearing at 5:39 pm.

Laura Cheney, Inside City Resident

Laura Chaney began by thanking Erika for her helpfulness. She expressed strong opposition to the proposed ordinance, citing concerns about intrusive restrictions, increased fire risks, and higher insurance costs. Chaney argued that the ordinance complicates the building process and prioritizes trees over homeowners' rights, leading to frustration among property owners. She shared an example of new residents who, deterred by bureaucratic hurdles, sold their property and left the area. Chaney emphasized that rural communities value responsible land management and should be trusted to care for their properties without excessive oversight. She urged the council to reject the proposed code, advocating for a simpler approach to land management.

Virginia Hartnett, Inside City Resident

Virginia Hartnett introduced herself as a member of the Tree Board and a resident of Green Street. She highlighted the presence of two century-old trees in her backyard, emphasizing the importance of considering long-term impacts on future generations. Hartnett expressed her commitment to tree protection and noted that despite years of discussions, little progress has been made. She referenced the negative example of Atlanta, which lost 45% of its tree canopy, resulting in dangerously high temperatures and associated health risks. Citing environmental planner Professor Brian Stone, she stressed that tree cover is crucial for public health and urban resilience, particularly in the face of climate change. Hartnett thanked the advisory team and city staff for their efforts and urged the council to prioritize the long-term quality of life in White Salmon over short-term gains. She asked them to consider the generational implications of their decisions regarding tree protection.

Amy Stevenson, Inside City Resident

Amy Stevenson expressed her pride in the White Salmon community and her commitment to preserving its natural beauty. She highlighted her family's efforts to maintain their forested property for future generations. While she appreciates the intentions behind the proposed tree ordinance, she argued that it is too restrictive and premature. Stevenson emphasized the urgent need for affordable housing to support essential workers in the community, such as teachers, nurses, and service staff. She called for development plans that prioritize equitable housing alongside infrastructure improvements to accommodate growth sustainably. She suggested that once a solid plan for equitable development is in place, the city can then create a tree ordinance that balances preservation with the community's growth needs. Stevenson urged collaboration to ensure White Salmon remains a welcoming place for all residents to live, work, and enjoy its natural beauty.

Tao Berman, Inside City Resident

Tao Berman spoke about the challenges posed by the current tree ordinance when developing properties with existing trees. He shared his personal experience of moving his house to preserve a tree, noting that despite his efforts, preserving a tree during a downtown hotel project ultimately became too difficult, leading to a better overall project without it. Berman highlighted that the current ordinance complicates development, particularly as he works on creating six new lots. He mentioned that many areas in White Salmon have been developed for decades, yet the setback requirements for trees are still enforced, creating unnecessary challenges. He suggested adding language to the ordinance that would exempt

properties that have already been developed from setback requirements, arguing that it no longer makes sense to impose such restrictions on paved lots. Berman expressed his appreciation for the direction of the proposed ordinance while advocating for further improvements to facilitate development in the community.

Tom Stevenson, Inside City Resident

Tom Stevenson addressed the council, acknowledging the significance of the tree ordinance decision. He expressed his support for recent changes to the original proposal, emphasizing the importance of focusing on educational rather than restrictive measures. He noted that the allowance for single lots has been expanded, which he views positively. Stevenson highlighted the need for a practical approach regarding heritage trees, suggesting that property owners should be encouraged to maintain these trees through agreements that address fire safety concerns. He believes that providing incentives would benefit everyone involved. Stevenson acknowledged the long-term nature of tree preservation, understanding that generational benefits may not be realized in his lifetime. He emphasized the importance of collaboration among stakeholders to ensure the success of the ordinance.

Crissy Trask, Inside City Resident

Crissy Trask, a resident of White Salmon, shared her experience of trying to build a home on her 6,000 square foot lot, which contains five heritage trees. She faced significant challenges in obtaining approval due to strict setback requirements, some exceeding 30 feet. Trask expressed frustration, noting that these restrictions prevented her from building an Accessory Dwelling Unit (ADU) intended to provide housing for community members, rather than for short-term rentals. She emphasized the importance of accommodating homeowners who wish to add ADUs for long-term residents, arguing that this is more valuable than excessive setbacks. Trask highlighted her commitment to preserving the trees, stating that she never intended to remove them, but the current regulations made the process difficult. She urged the council to consider the bigger picture and suggested that while she values the trees for their shade, the regulations may need to allow for flexibility in cases where a tree poses a danger to the home in the future.

Jason Spadaro, Outside City Resident

Jason Spadaro, a Klickitat County resident, expressed his love for White Salmon and shared his background as a forester and former president of SDS Lumber Company. He emphasized the importance of connecting forestry and forest policy with the unique ecological challenges of the White Salmon area. Spadaro highlighted the heightened fire risk associated with unmanaged vegetation on the bluffs, particularly given the area's geography and proximity to a state highway and railroad. He cautioned that while tree ordinances may be well-intentioned, they could lead to unintended negative consequences. He critiqued the proposed ordinance for its blanket protections on various tree species, arguing that a preservation-only approach is ineffective. Spadaro advocated for active forest management to ensure healthy tree growth and to mitigate risks associated with climate change and overcrowded forests. He urged the council to involve forestry experts in developing a comprehensive forest management plan that balances preservation with responsible management, ensuring the sustainability and beauty of urban forests in White Salmon.

John Edwards, Inside City Resident

John Edwards, a resident of White Salmon, expressed his support for revising the tree ordinance, which he feels has been overly restrictive. He highlighted the lack of allowances

for removing trees close to homes, noting that trees within 10 feet of a house should be manageable for safety reasons. Edwards argued that the current ordinance does not effectively protect trees in aggregate and contributes to urban sprawl. He emphasized that excessive setbacks make it difficult to develop multifamily housing, leading to a predominance of single-family homes, which may not align with the city's goals for increased density. He suggested limiting the number of protected trees on a 6,000 square foot lot to one and advocated for smaller setbacks to facilitate building while still considering the root systems of trees. Edwards underscored the importance of increasing housing supply to lower prices and stressed the need for a more sensible approach to development. He also expressed concern about the previous ordinance's lack of provisions for fire mitigation, stating that during fire season, restrictions on clearing vegetation near homes can pose safety risks.

John Stevenson, Inside City Resident

John Stevenson, President of Broughton Lumber Company and a forester, shared his experience with tree management in the Lincoln Street timber acreage. He noted that during his three harvest permits over the years, he intentionally preserved the largest trees, including the giant white oaks, for their long-term benefit. Stevenson expressed concern about the proposed six-inch diameter restriction on white oak trees, arguing that this could lead to an accumulation of smaller trees that would create ladder fuel, increasing the risk of catastrophic wildfires. He emphasized the need for a balanced approach to tree management that considers both preservation and fire safety.

Chair Greg Hohensee added two written comments to the record before closing the public comment portion of the hearing at 6:05 pm.

C. DISCUSSION

Clarification

The public testimony portion of the meeting was concluded, and the focus shifted to questions for Senior Arborist Deb Powers.

Commissioner Erika Price had no questions for Senior Arborist Powers, while Commissioner Michael Morneault raised several points for clarification. He inquired about the inclusion of wildfire protection in the code's purposes, to which Deb explained that the draft already references firewise assistance recommendations from local fire authorities, including Underwood Conservation District and West Klickitat Regional Fire Authority.

Commissioner Morneault then sought clarification regarding terminology in the draft, specifically the terms "extreme" and "high overall risk" as defined on Page 10 of the packet. Senior Arborist Powers clarified that these terms are not defined by ANSI but are part of the tree risk assessment methodology (TRAQ) established by the International Society of Arboriculture. She elaborated that these classifications help assess tree failure risk, with definitions that categorize trees based on various risk factors.

Lastly, Commissioner Morneault suggested that the term "transt reco," mentioned on page 13 of the packet, should be defined in the document for clarity.

Commissioner Carl Trabant hoped to clarify that the city currently has no designated heritage trees, despite a resident claiming to have five on her property. Chair Greg Hohensee noted that the previous code defined heritage trees based on size and species, indicating a need for updated regulations to replace the outdated ordinance, allowing for property development while considering tree protection.

Commissioner Trabant then addressed section 18.41.030 in the draft, suggesting that "nuisance trees" be included alongside "hazard trees" in the definition of trees that cannot be considered heritage and thus protected. Senior Arborist Powers confirmed that nuisance trees, which cause significant damage or pose a risk, could indeed be added to this category.

The conversation shifted to tree retention plans, with Chair Hohensee expressing concern over the requirement for these plans to be prepared by qualified professionals, arguing that this increases development costs unnecessarily. He suggested that laypersons should also be able to present feasible plans to the city. Senior Arborist Powers responded that while it may be possible, the expertise of a qualified professional is crucial in determining tree protection zones and assessing the condition of trees, as they have the training to evaluate how trees interact with construction activities.

Chair Hohensee raised the issue of how this requirement could burden homeowners performing minor projects, like removing a small shed, suggesting the need for a more flexible approach that still meets the ordinance's intent without imposing excessive costs on individual property owners. The discussion concluded with an acknowledgment of the need to balance regulatory requirements with practical considerations for homeowners.

Senior Arborist Powers addressed the concerns regarding tree retention plans, clarifying that certain minor projects, such as shed demolitions, may not require these plans. Chair Hohensee, however, highlighted that the current wording encompasses all demolition and construction activities, which could necessitate hiring an arborist even for small projects, such as replacing a sewer line or building a retaining wall. He expressed discomfort with the blanket requirement for arborist reports for various levels of development activity.

Commissioner Erika Price proposed a potential solution, introducing a preliminary site plan that identifies trees and their diameter at breast height (DBH) without requiring an arborist's report for smaller projects. This preliminary plan would allow city representatives to assess whether further arborist input is needed based on the project's proximity to trees.

Chair Hohensee agreed with this approach, suggesting language adjustments to specify that a preliminary plan could be submitted, with an arborist report requested at the city's discretion if the plan lacks sufficient detail. Senior Arborist Deb Powers supported the idea of defining clear thresholds for when an arborist report is necessary and emphasized that the city should retain discretion regarding additional requirements.

Chair Hohensee raised a parallel point, noting that the city often receives building plans not prepared by professionals. He asked staff how the office could handle such submissions, emphasizing the importance of ensuring that plans meet necessary standards without imposing excessive burdens on homeowners.

The discussion highlighted the need for clearer guidelines that balance tree protection with practical considerations for property owners, ensuring that minor developments can proceed without unnecessary costs or requirements.

Chair Greg Hohensee emphasized the need to strike the requirement for plans to be prepared by a qualified professional arborist, arguing that if a submitted plan fails to meet code requirements, it can be rejected, and staff can guide applicants on necessary corrections.

Commissioner Erika Price raised the importance of establishing a threshold for when an arborist's report is necessary, suggesting that smaller projects not impacting significant trees should not require such a report. Commissioner Carl Trabant agreed, noting that the code should provide clear guidelines for staff to assess plans effectively.

Senior Arborist Deb Powers expressed concerns about placing the burden of arborist assessments on planning staff, suggesting that the code should clarify which development types require arborist reports. She proposed that smaller improvements, like remodels or minor excavations, should be exempt, while larger developments should require professional input.

Chair Hohensee reiterated his focus on making housing affordable, emphasizing the need for clear language that allows homeowners to manage smaller projects without unnecessary professional costs. He indicated that any recommendations to the city council would require detailed language that clearly defines thresholds for arborist report requirements.

Overall, the group acknowledged the importance of creating practical guidelines that encourage responsible tree protection while allowing homeowners to manage smaller projects effectively.

The commission focused on the complexities of establishing tree protection zones (TPZ) in residential development. Commissioner Erika Price raised concerns about the importance of retaining qualified professionals, such as arborists, to evaluate tree impacts, questioning whether plan examiners could adequately interpret the data without expert input. This discussion emphasized the necessity of arborist reports in various situations.

Commissioners discussed the nuances of defining tree protection zones (TPZ) and the potential for confusion surrounding the terms "minimum" and "sufficient." Commissioner Carl Trabant pointed out the broad range for TPZ (6 to 18 times the tree's diameter) and suggested that adhering to the maximum could severely limit buildable space on lots, prompting further discussion about the practical implications for homeowners.

Commissioners advocated for clearer, more concise language regarding TPZ requirements, proposing a simplified approach that would allow laypeople to understand and apply the rules without extensive expertise. Chair Greg Hohensee emphasized that the current document is not user-friendly for the average homeowner, who may only deal with these regulations once in their lifetime, reiterating the need for straightforward guidelines such as emphasized the necessity for a clear, hard number that an average homeowner could use when planning projects.

Commissioner Erika Price proposed including a list of tree species along with recommended protection zones, highlighting that different species may require varying levels of protection. Senior Arborist Deb acknowledged the complexity of tree protection standards and the importance of maintaining user-friendly regulations to avoid public frustration, which could arise from convoluted ordinances.

Senior Arborist Deb Powers suggested incorporating diagrams to help illustrate TPZ concepts, although concerns remained about whether this would adequately address the need for professional assessments.

In conclusion, the commission agreed to consider revisions to simplify TPZ requirements and improve accessibility for the general public while ensuring effective tree protection measures are maintained.

Commissioners also suggested that there should be provisions in the code for neighbors' trees, emphasizing the need for protection from potential damage caused by adjacent property developments.

The discussion then shifted to the importance of addressing fire safety, particularly in areas like bluffs, with Commissioner Carl Trabant noting that mature trees are less of a fire hazard compared to brush and debris. Commissioners discussed the idea of creating a separate overlay for tree removal in defensible spaces, allowing for more flexible management of trees in high-risk areas. Commissioners raised a question about the applicability of recommendations from local conservation and fire authorities in establishing defensible spaces and whether these guidelines would impact tree protection efforts.

Chair Hohensee expressed a desire to simplify the ordinance for the public and staff, advocating for a balanced approach that meets both tree protection goals and practical usability. He also suggested tabling the section on parking and accessory dwelling units (ADUs) until a dedicated discussion on parking could occur, asserting that parking regulations should not be mixed with tree ordinances. Furthermore, he proposed differentiating between singular trees and groves in terms of TPZ requirements, arguing for a higher threshold for larger, more established trees to ensure adequate protection while still allowing for practical land use.

A suggestion was made regarding the nomination of heritage trees on private property. The idea was to provide incentives, allowing property owners who nominate a heritage tree to have the ability to remove additional trees as a reward for their stewardship. The thought is that this would encourage more people to engage in the nomination process, balancing the existing regulatory framework that tends to emphasize restrictions rather than incentives.

The discussion also highlighted concerns about the language used in the calculation formula for tree diameter measurements, particularly for groves. It was noted that the formula might need clarification, possibly by restructuring it into a more straightforward mathematical format. This would ensure that users can easily understand and apply the formula.

Chair Greg Hohensee expressed appreciation for the progress made in simplifying the tree ordinance compared to earlier drafts, acknowledging that the latest version was a significant

improvement. However, he emphasized that the commission should not rush the process if they felt unprepared to move forward. He reiterated that it is essential for the planning commission to set its own schedule and ensure thorough discussion before making recommendations.

The commission ultimately decided to table the current discussion, allowing consultants and staff to coordinate with the mayor on scheduling. This decision reflects their commitment to ensuring that future discussions are well-planned and take into account the perspectives of all stakeholders involved.

D. ACTION

No action. The Planning Commission ordered the continuation of the public hearing to a future date, including public testimony, to allow more time for discussion before action.

Chair Greg Hohensee tabled the public hearing at 7:13 PM.

ADJOURNMENT

The meeting was adjourned at 7:13 pm.

Greg Hohensee, Chairman

Erika Castro Guzman, City Project Coordinator

File Attachments for Item:

3. Workshop Minutes - September 25, 2024



DRAFT

CITY OF WHITE SALMON
Planning Commission Workshop - Wednesday, September 25, 2024

COMMISSION AND ADMINISTRATIVE PERSONNEL PRESENT

Commission Members:

Greg Hohensee, Chair
Erika Price
Michael Morneault
Carl Trabant

Staff:

Erika Castro Guzman, Project Coordinator
Troy Rayburn, City Administrator
Kelly Hickok, Legal Counsel

Planning Consultants:

Michael Mehaffy, Consultant Housing Planner

Excused by majority vote:

Brendan Brown

CALL TO ORDER/ ROLL CALL

Chairman Greg Hohensee called the workshop to order at 7:13 pm. A quorum of planning commissioner members was present. Commissioners voted to excuse the absence of Brendan Brown during Meeting, prior to the Workshop. There were 7 audience members in attendance in person and via teleconference.

DISCUSSION ITEM

1. **Parking**

The workshop on parking, led by Dr Michael Mehaffy, focused on "right-sizing" parking standards in response to community needs and housing action plan established in 2019. Key points included the rising issue of excessive parking spaces in the U.S.—with over five spaces per car—leading to unnecessary costs for land and maintenance.

The discussion emphasized the changing landscape of car ownership and parking demand due to trends like smaller households and the rise of alternative transportation methods. Strategies proposed included increasing car-sharing options, implementing shared parking, and creating flexible parking arrangements separate from housing units.

Current parking standards were highlighted, showing that many cities have lower requirements than the two spaces currently mandated in certain White Salmon zones. While there's a movement toward reducing or even eliminating parking requirements in some areas, the commission agreed that a careful approach is needed to avoid neighborhood issues.

It was discussed that efforts to reduce parking mandates statewide are underway, and the workshop underscored the importance of aligning parking policies with evolving community dynamics and transportation needs, ultimately benefiting both residents and the city.

The workshop emphasized that addressing parking standards is crucial for improving housing affordability. As the discussion progressed, commissioners expressed varied perspectives on the necessity of reducing parking mandates, particularly in light of changing demographics and transportation habits. Some argued that smaller households or ADUs (Accessory Dwelling Units)

might not need as much parking, while others raised concerns about potential increases in street congestion and the impact on community character.

Key Considerations for Parking Ordinance Changes

1. **Affordability Connection:** High parking costs can hinder housing affordability; revising requirements could alleviate some of these costs, though commissioners expressed skepticism that this alone would significantly impact overall affordability due to ongoing high demand and construction expenses.
2. **Community Impact:** Reducing parking mandates may increase street parking, potentially disrupting the small-town feel of neighborhoods and leading to congestion. Maintaining community character is crucial, as blanket reductions could negatively affect quality of life.
3. **Market Dynamics:** While some developers may choose to provide more parking than the minimum, concerns remain that reduced mandates could result in fewer available spaces, especially as families grow and car ownership increases.
4. **Climate and Topography Considerations:** Local climate and geography should inform parking needs and transportation options, necessitating a tailored approach that considers specific neighborhood characteristics.
5. **Balanced Approach:** A nuanced strategy is essential, balancing the benefits of reducing parking requirements with the need to avoid overcrowded streets and other unintended consequences.
6. **Need for Multiple Solutions:** Addressing housing affordability requires a multifaceted approach beyond parking adjustments, including innovative housing developments and careful market analysis.
7. **Potential Tools:** Exploring additional tools, such as metered parking, could help manage demand in high-traffic areas while ensuring local residents have adequate access to parking.

Overall, the Planning Commission recognized the complexity of the issue, emphasizing the importance of aligning parking policies with broader community goals while keeping affordability in mind.

The Commissioners discussed the upcoming proposed parking ordinance set for a public hearing on October 23rd.

ADJOURNMENT

The workshop was adjourned at 7:43 pm.

Greg Hohensee, Chairman

Erika Castro Guzman, City Project Coordinator

File Attachments for Item:

4. Cherry Hill Estates Subdivision (Continued)

a. Discussion

b. Action



CITY OF WHITE SALMON

CITY HALL

October 16, 2024

Chair Hohensee
White Salmon Planning Commission

RE: Cherry Hill Estates Subdivision – Closed Record Public Hearing – 10/23/24

City staff, City Attorney Kelly Hickock, and the City’s planning consultant discussed public comment provided at the October 9th Planning Commission meeting for subdivision application WS-SUB-2024.001. As commented by the public, two outstanding comments arose, including:

1. Absence of staff considering specific habitat and potential corridors as they exist today, including Mule and black-tailed deer habitat that has presence in the area (confirmed via WDFW’s Priority Habitat Species Map: <https://geodataservices.wdfw.wa.gov/hp/phs/>).
2. Additional burden of proof on that of the City regarding project’s impacts to NW Spring St, responsibilities of the applicant, existing pavement condition and roadway width, and future projects in NW Spring St. RCW 58.17.110 was referenced in public comment.

Comment #1 will be addressed as a future condition of approval regarding fence standards relating to provisions found within [WSMC 18.10.314](#).

Regarding comment #2, City staff and their planning consultant recommend Planning Commission Remand this preliminary plat back to the applicant, requesting additional information of their Traffic Engineer (See exhibit 8a), as outlined in the enclosed Public Works Letter written by Public Works Director Andrew Dirks. Exhibit 8b (prepared by G&O, City’s 3rd party traffic engineering reviewer) is also attached, along with all original exhibits.

No revised staff recommendation will be provided at this time until item #2 is resolved.

Sincerely,

Alex Capron, AICP
Consultant Land-Use Planner

Encl: Public Works Letter to Mr. Cameron Curtis (applicant/owner) and Planning Commission Chair Hohensee

100 Main Street PO Box 2139 White Salmon, Washington 98672
Telephone: (509) 493-1133 Web Site: white-salmon.net



CITY OF WHITE SALMON

PUBLIC WORKS DEPARTMENT

10/16/24

Mr. Cameron Curtis

Subject: Cherry Hill Subdivision.

Mr. Curtis,

I have been requested by the Planning Commission Chair Hohensee and the City's Planning Consultant Alex Capron, AICP, Senior Planner with Facet NW to give an overall status of NW Spring from my observations and excavation within the roadway. NW Spring has roughly 20' of "paved" travel width. There is no sub-base material in the roadway. It consists of oil and rock compacted on the original dirt road. It is substandard for the amount of traffic it supports, currently. It was annexed by the City in 2022 from Klickitat County in its current condition, under previous administration.

The traffic impacts of your proposed subdivision that will be accessed via NW Spring St will need to be reviewed to determine the requirements, extent, and proportionality of roadway improvements to NW Spring St. The following will need to be addressed by your traffic engineer:

- Evaluation of project construction vehicle traffic impacts to NW Spring St., including frequency, duration and anticipated size of vehicles.
- Impacts resulting from the 394 proposed trips onto NW Spring St for proposed residents, should permanent secondary access not be provided to Main St.

While future development may indicate that there is a potential for your subdivision to be accessed through the proposed Four Oaks subdivision to the east, this is not a guarantee. The above requirements will need to be addressed with this in mind and focus primarily on access from NW Spring St.

Public Works would also like to offer the following information that will be considered during the review of the traffic impact:

- Public Works has secured funding to replace the watermain in NW Spring St and install the N Main Booster pump station with the hopes of having the project out to bid by the end of 2024.
- As a result of the watermain project, NW Natural Gas will have to relocate their gas main within NW Spring St.
- Public Works has also applied for funding through the Transportation Improvement Board to improve NW Spring St as described in the Transportation System Plan, we expect to hear the results in Mid-May, 2025.

Because of these pending projects and applications, the timing of this development will be a factor in the final condition of NW Spring St.



CITY OF WHITE SALMON

PUBLIC WORKS DEPARTMENT

Sincerely,

A handwritten signature in blue ink, appearing to read "AD", is placed over a light gray rectangular background.

Andrew Dirks
Public Works Director
City of White Salmon



City of White Salmon
Recommendation to Planning
Commission

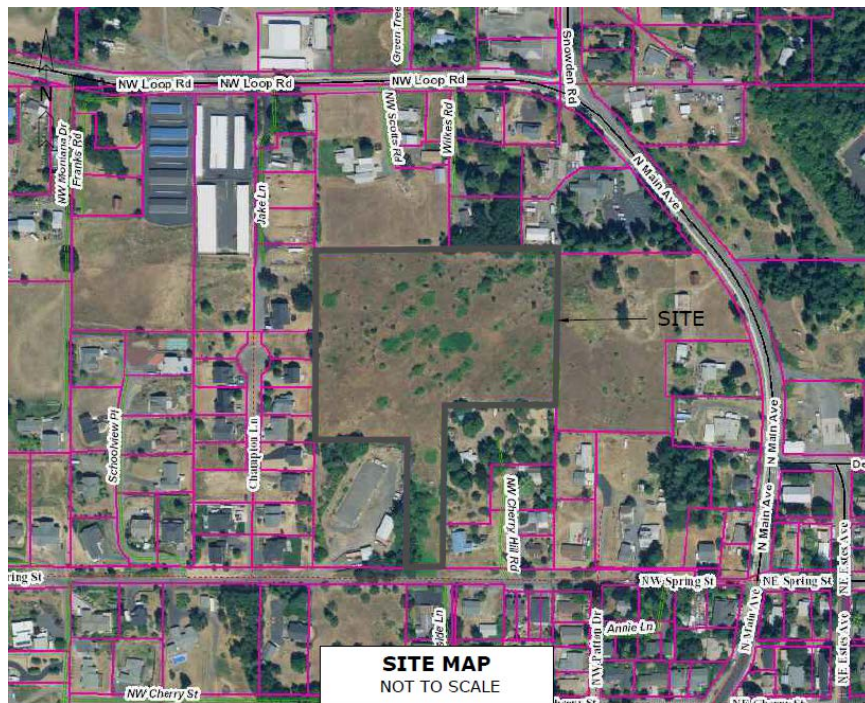
Cherry Hill Estates Preliminary
Plat

WS-SUB-2024.001 and WS-SEPA-2024.001
Applicants: Alex Pedroza of HRK Engineering &
Field Services, representing Cherry Hill NW, LLC
and Cameron Curtis of Legacy Development
Group

STAFF RECOMMENDATION
September 25, 2024

PROPOSAL

Alex Pedroza of HRK Engineering & Field Services, representing Cherry Hill NW, LLC and Cameron Curtis of Legacy Development Group filed a preliminary plat for purposes of subdividing 35-single family residential lots (Exhibit A). Preliminary plat applications are processed as a Type III applications with recommendations to Planning Commission and final approval towards City Council.



LEGAL DESCRIPTION

Parcel Number 03102475000400
LOT 4 SP 91-17 IN NENE 24-3-10, in the County of Klickitat and the State of Washington.

ADDRESS

Not assigned, located off of NW Spring St, between NW Cherry Hill Rd and Champion Ln in WHITE SALMON, WASHINGTON 98672

ACREAGE OF LOT

7.93 acres

SURROUNDING USES AND ZONING

The subject property is zoned Single-Family Residential (R-1).

- North* – Three parcels, a single family residence (03102411001200), City of White Salmon zoned R-1, a single family residence (03102417000400), Klickitat County zoned suburban residential, a funeral home/professional service (03111922000200), Klickitat County zoned General Commercial.
- South* – One parcel, a single-family residence (03102474000100), City of White Salmon zoned R-2.
- East* – Three parcels, one vacant (03102475000400), and two single family residences, City of White Salmon zoned R-1.
- West* – Six parcels, containing five single family residences and the public works operations facility (03102411000900), City of White Salmon zoned R-1 and PU Public, respectively.

PROJECT TIMELINE

- September 12, 2023 – Application Received
- October 9, 2023 – Request for additional information
- November 8, 2023 – Response received
- November 21, 2023 - Request for additional information
- December 4, 2023 – Response received
- January 25, 2024 – Notice of Application
- March 4, 2024 – 1st Consistency Review
- May 13, 2024 – Response provided
- June 14, 2024 - 2nd Consistency Review
- July 26, 2024 – Response provided
- September 25, 2024 – Recommendation to Planning Commission

APPLICABLE STATUS OF BEARING

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Chapter 17.24 R-1 Single-Family Residential District..... 4

TITLE 16 - LAND DIVISIONS 4

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EXHIBITS

1. Preliminary Subdivision Application & Ownership Consent Affidavits
2. Preliminary Plat
3. Site and Civil Plans
4. Title Report
5. Easement Contact Information
6. SEPA Review and Determination
 - a. SEPA Checklist (11/28/2023)
 - b. SEPA Determination (9/6/2024)
7. Arborist Report (Braun Arboriculture 11/23/23)
8. Traffic Study
 - a. Traffic Impact Analysis (DKS, 7/22/24)
 - b. Traffic Impact Analysis Review (Gray & Osborne, Inc. 8/16/24)
9. Geotechnical Report (Earth Engineers Inc, 11/15/2021)
10. Notices
 - a. Notice of Application & SEPA Public Comment Period – 1/25/24
 - b. Public Comments, including Ecology SEPA Comment, Klickitat County SEPA Comment and General comments
 - c. Notice of Public Hearing (9/9/24)
11. Soil Sampling Results (March 25, 2024)
12. Example CC&Rs
13. City Comments
 - a. Notice of Incomplete Application - 10/8/2023
 - b. Notice of Incomplete Application #2 – 11/21/2023
 - c. 1st Consistency Review – 3/4/24
 - d. 2nd Consistency Review – 6/14/24

PRELIMINARY REVIEW FACTS AND FINDINGS

SITE DESCRIPTION

The project site is approximately 7.93 acres on parcel 03102475000400 (unaddressed), a vacant piece of property mostly consisting of grassed areas with trees along the perimeter. Steep slope critical areas exist along the southwest boundary of the site.

WHITE SALMON MUNICIPAL CODE (WSMC)

TITLE 17 - ZONING

Chapter 17.24 R-1 Single-Family Residential District

WSMC 17.24.040 – Density provisions.

- C. *Minimum area of lot: three thousand square feet for each single-family structure.*

FINDING – The proposed lots meet the minimum density requirements of three thousand square feet for each single-family structure. Development standards are subject to permit review procedures provided in WSMC Chapter 17.24.035 – Property development standards and 17.24.010 – Principal uses permitted outright.

TITLE 16 - LAND DIVISIONS

WSMC Chapter 16.15 Preliminary Procedures

WSMC 16.15.030 – Site Evaluation for Critical Areas

- A. *Prior to preparation of preliminary plans for a proposed subdivision and prior to site disturbing activities, the applicant shall meet with the administrator to assess whether the proposed development site includes one or more critical areas such as a wetland, waterbody, sensitive habitat area or geological hazard area as identified, classified and protected by city ordinance. The Washington Department of Fish and Wildlife (WDFW) shall be notified of all applications to divide land within the city limits prior to determination of completeness. A joint visit to the site may be necessary. If the administrator determines that a critical area is present or likely to be impacted by a proposed development, the applicant shall first complete a critical areas application, review and report, with appropriate protective measures identified, prior to preparation of preliminary development plans. The intent of this section is to minimize design conflicts, unnecessary costs and misunderstandings that could arise later, so that the applicant will be able to proceed with greater certainty about the physical limitations of a particular site.*

FINDING – City staff reviewed WDFW’s Priority Habitat Species (PHS) map to determine whether species mapped on site have a primary association with the site and result in management recommendations via a Habitat Management Plan (WSMC 18.10.300). Post-review, no mapped priority habitats with a primary association to the site were observed. As a result, this parcel does not require a Habitat Management Plan for mapped PHS.

FINDING – Upon further review of site critical area constraints, a regulated steep slope exists along the southwestern boundary of the site, as mapped on sheet 2 of Exhibit 3. Per review of the project

geotechnical report (Exhibit 9), the access easement does not impact this critical area or its proposed buffer.

WSMC 16.15.050 – Expiration of approval – Forfeiture of fees.

B. Preliminary plat approval shall be effective for five years from date of approval by the city, or such longer period as required by state law. If, during this period, a final plat is not filed with the administrator, the preliminary plat shall be null and void. Fees paid to the city clerk shall be forfeited.

FINDING – Staff finds that the Applicant shall file the final plat within five years of preliminary plat approval or the plat shall be null and void.

CONDITION OF APPROVAL: This preliminary short plat approval, should it be recommended by Planning Commission, will be valid five years from the date of City Council approval. All associated conditions of approval must be met prior to submittal of the final plat.

WSMC 16.45 Design Standards

WSMC 16.45.010 - General standards.

All roads, bridges, drains, culverts, sidewalks, curbs, storm sewers, fire protection systems, and related structures or devices shall be constructed in accordance with standards currently in effect at the time of construction. These standards shall be those contained in this article or those promulgated by the council or may be other than a city standard if accepted by the city engineer.

FINDING: Applicant shall follow standards as specified by the 2022 Construction Standard Specifications and Standard Plans for roads, drains, sidewalks, curbs, storm sewers.

CONDITION OF APPROVAL: Prior to final plat, Applicant shall demonstrate proposed streets meet the 2022 Construction Standard Specifications and Standard Plans.

FINDING: Applicant shall follow standards and fire protection systems as prescribed under WSMC 15.04.010 referencing WAC 51-54 International Fire Code (2021 edition) for hydrant placement.

CONDITION OF APPROVAL: Prior to final plat and as part of general public improvements, Applicant shall install fire hydrant(s) per WSMC 15.04.010 within the City. Hydrant(s) shall meet City standards and Applicant to verify sufficient water flow is available.

FINDING: Development plans under construction permitting will be reviewed for consistency with grading (WSMC 13.01.050) and temporary erosion control standards (WSMC 13.01.060).

CONDITION OF APPROVAL: Prior to commencing construction or grading, the Applicant shall provide the City with plans for grading, recontouring, and temporary erosion control that meet City standards and receive approval for such plans prior to grading or recontouring work.

WSMC 16.45.030 – Access

A. All subdivisions shall be served by one or more public roads providing ingress and egress to and from the subdivision at not less than two points, unless approved otherwise by the planning commission.

FINDING – Staff finds subject parcel has one formal access along NW Spring Street. Per the 3rd Party Traffic Review letter provided by Gray and Osborne (Exhibit 8b), no more than 30 residential structures can have one access per the International Fire Code.

CONDITION OF APPROVAL - Prior to building permit issuance for greater than 30 lots, improved right-of-way access via the Four Oaks Planned Unit Development (PUD) to the east must be approved by Public Works.

- B. *Road networks shall provide ready access for fire and other emergency vehicles and equipment, and routes of escape for inhabitants.*

FINDING – Emergency vehicle turnarounds may be necessary, should the Four Oaks PUD access roads not be fully constructed.

CONDITION OF APPROVAL – Prior to final plat, provide proof that ingress-egress access via the Four Oaks Planned Unit Development (PUD) to the east is approved by Public Works. If not, construct a temporary hammerhead turnaround on-site or show evidence of agreement from neighboring property owner allowing temporary access on an improved surface for emergency vehicle turnaround or egress. Any interim agreements for access shall be indicated on the final plat map and recorded with Klickitat County.

WSMC 16.45.100 – Water, Sewer, utilities and drainage

- A. *Water and Sanitary Sewer Systems. Where a public water supply is the source of water, a potable water connection shall be provided for each lot within a subdivision by the subdivider. Where a public sanitary sewer is installed, a connection shall be provided for each lot within a subdivision by the subdivider. All facilities and devices of water supply and sanitary sewer systems shall meet the standards of the Southwest Washington Health District and any local or state regulations.*

FINDING –The City Public Works Director, Andrew Dirks reviewed the application and found that public facilities serving the subject parcel appear adequate to serve the proposed lots. Public sewer and water are available to the proposed lots on the plat once the Four Oaks PUD is constructed. Water will be provided through the neighboring Four Oaks PUD via the City’s North Main Booster Pump Station. Sewer will connect via the neighboring Four Oaks PUD via their connection to North Main Ave.

FINDING – Local standards for water and sanitary sewer include 2022 Public Works Standards and 2023 Construction Standard Specifications and Standard Plans.

CONDITION OF APPROVAL – Prior to final plat water and sewer lines must either be constructed or bonded for and must connect to constructed lines provided via the Four Oaks PUD. Utility lines, along with proposed hook-ups, shall be indicated on the stamped civil site plan meeting 2022 Public Works Standards and 2023 Construction Standard Specifications and Standard Plans.

CONDITION OF APPROVAL – All public utility mains serving residences shall be located in existing or proposed right of way to be dedicated to the City upon final plat.

CONDITION OF APPROVAL - Prior to issuance of future building permits, all residences shall be connected to public water and sewer utilities. Sewer and water connections and associated requirements shall be reviewed at the time of development or when building permits applications are received.

B. Utility Easement. Easement for electric, telephone, water, gas and similar utilities shall be of sufficient width to assure maintenance and to permit future utility installations.

FINDING - Staff finds that per the submitted preliminary plat, storm, water and sewer utilities proposed will be located in the right of way to be dedicated to the City. Underground power is also proposed. A five foot front yard easement exists within each of the residential lots. A 5-foot utility easement also exists on the east side of the access road running from Spring Street the project.

CONDITION OF APPROVAL – Prior to final plat the applicant must name which utilities will be utilizing the 5-foot utility easements and written confirmation from the appropriate utility district that this easement is sufficient width for maintenance purposes.

FINDING - The existing 30-foot City of White Salmon Waterline easement containing the existing 14” steel transmission main waterline must be relocated to accommodate the lot configuration proposed.

FINDING - The proposed 30-foot City of White Salmon Waterline easement containing a re-routed 14” steel transmission main waterline encumbers lots 1, 2, 10, and 11 of the proposed plat.

CONDITION OF APPROVAL – Prior to final plat the applicant must provide a new waterline utility easement agreement listing lots 1, 2, 10 11 to the City and request to vacate the existing water line easement for the transmission main.

CONDITION OF APPROVAL - No structures may be built on any existing or future easements.

C. Underground Utility Installations. In areas designated by the public utility district, underground utility installation is required.

FINDING - Staff finds the Applicants are subject to the above stated standards regarding underground utilities for future development. All new proposed utilities shall be underground.

CONDITION OF APPROVAL – Prior to final plat, the applicant shall provide written direction from Klickitat PUD whether existing power poles located on-site must be underground.

CONDITION OF APPROVAL – All new utilities must be underground.

D. Drainage and Storm Sewer Easements. Easements for drainage channels and ways shall be of sufficient width to assure that the same may be maintained and improved. Easements for storm sewers shall be provided and shall be of sufficient width and proper location to permit future installation.

FINDING - Applicants have not provided drainage and storm sewer plans or information about related easements. Consistency with WSMC 13.01.050 will be needed.

CONDITION OF APPROVAL – Prior to final plat, the applicant shall provide stormwater runoff calculations, including a demonstration that Low Impact Development is infeasible per WSMC 13.01.050. Infiltration testing will be required with adequate equipment.

WSMC Chapter 16.60 Plat Standards and Specifications

WSMC 16.60.010 – Preliminary Plat

FINDING – The applicant has provided boundaries of the proposed subdivision, contour lines, layout of proposed streets, utility easements and example restrictive covenants/CC&Rs (Exhibit 11) to be utilized.

CONDITION OF APPROVAL – Prior to final plat, provide the finalized CC&Rs to the City for review prior to recording.

WSMC 16.60.020 – Final Plat

FINDING - The applicant's preliminary plans do still need to meet WSMC Chapter 16.60.020 regarding standards, subdivision map, section reference map, and survey seal.

CONDITION OF APPROVAL – The final plat must meet the standards of WSMC 16.60.020.

TITLE 12 – STREETS, SIDEWALKS, AND PUBLIC PLACES

TRANSPORTATION SYSTEMS PLAN – APPLICABILITY

FINDING: Consistent with the City’s efforts to construct complete streets (WSMC 12.26.030) and with the adopted Transportation Systems Plan “Lite” (TSP, Ordinance 2023-08-1148, 8/30/23), WSMC 12.02.003 outlines powers of the director to further the public health, safety and welfare within public right-of way. WSMC 12.02.009 – Specifications provides for all other standards, including the application of this TSP for purposes of improved access within the NW Spring St right-of-way to mitigate against traffic impacts from new single-family development.

FINDING: Figure 20 – High Priority Near-Term Projects and Appendix C of the TSP: Project List and Maps, of the Transportation System Plan “Lite”, designates Spring St. to be a high priority project for bicycle and pedestrian pathways and a critical east-west corridor that provides connectivity between the two major collectors – Main St. and Estes Avenue - for residents living in the lower density neighborhoods. As such, NW Spring St. is a key nexus of transportation activity.

FINDING: A Connector Street on the Bicycle Network includes a 11’ travel lane, 6’ bike lane, and 5’ sidewalk, per Figure 26 of the TSP (as referenced as Figure 3 in the Street Design Guidelines within Exhibit 12b).

FINDING: Per RCW 47.04.30 and the adopted Safe Routes to School network shown on Figure 7 of the TSP and described on page 3-10 of the TSP, staff finds frontage improvements along NW Spring St per the adopted Safe Routes to School network shown on Figure 7 of the TSP and described on page 3-10 of the plan (Exhibit 12b) are needed. If the City receives funding and constructs these improvements on the north side of NW Spring Street prior to final plat, the City may elect to waive this requirement.

CONDITION OF APPROVAL: Prior to issuance of a future building permit certificate of occupancy, frontage improvements meeting Public Works standards must be installed or bonded for at the intersection of the access road and NW Spring St and running east roughly 125 linear feet. These improvements will be required for half of NW Spring St including a 11’ travel lane, 6’ bike lane, and 5’ sidewalk. The improvements shall join and provide a transition with the existing NW Spring St to provide safe access.

Title 18 - ENVIRONMENT

WSMC 18.10 Critical Areas Ordinance

WSMC 18.10.415 Design standards-erosion and landslide hazard areas.

Development within an erosion or landslide hazard area and/or buffer shall be designed to meet the following basic requirements, unless it can be demonstrated that an alternative design that deviates from one or more of these standards provides greater long-term slope stability while meeting all other provisions of this chapter. The requirements for long-term slope stability shall exclude designs that require regular and periodic maintenance to maintain their level of function. The basic development design standards are:

- A. Structures and improvements shall be clustered to avoid landslide and erosion hazard areas.*
- B. Structures and improvements shall minimize alterations to the natural contours of the slope, and foundations shall be tiered where possible to conform to existing topography.*
- C. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation.*
- D. The proposed development shall not result in greater risk or need for increased buffers on neighboring properties.*
- E. The use of a retaining wall that allows the maintenance of existing natural slopes is preferred over graded artificial slopes*
- F. Development shall be designed to minimize impervious lot coverage.*

FINDING: A regulated steep slope exists along the southwest property boundary abutting the adjacent City Public Works Maintenance Facility. Per the Geotechnical Report (Exhibit 9), site observations indicate the site is stable. Further, the access road has been shifted to avoid cuts or retaining wall into this steep slope or proposed buffer. Further, no cuts are proposed in the steep slope itself that would undermine this critical area. Finally, heritage trees are targeted for retention in this immediate area, thereby acting as a way to retain soils in vicinity.

FINDING: A critical areas tract (Notice on Title) is required per WSMC 18.10.215 to establish future protections of this steep slope critical area from development. A template notice of tract form is available by request.

CONDITION OF APPROVAL: Prior to building permit issuance, please record a Critical Area Notice on Title. City will review prior to recording.

WSMC 18.40 Special Provisions – Heritage trees

The City aims to enforce tree protection regulations for trees that meet the size threshold criteria for a Heritage tree, as follows:

- A. All heritage trees qualifying for protection provide valuable local habitat and shall be protected as critical areas. The tree protection area shall be equal to ten times the trunk diameter of the tree or the average diameter of the area enclosed within the outer edge of the drip line of the canopy, whichever is greater.*
- B. Heritage trees include:*
 - 1. Oregon White Oaks with a trunk diameter larger than fourteen inches,*

-
2. *All other tree species with a trunk diameter greater than eighteen inches, and*
 3. *Any tree designated as a heritage tree by the city council in accordance with the nomination process detailed below.*

...

F. *Maintenance and preservation of heritage trees is required.*

1. *Any owner or applicant shall use reasonable efforts to maintain and preserve all heritage trees located thereon in a state of good health pursuant to the provisions of this chapter. Failure to do so shall constitute a violation of this chapter. Reasonable efforts to protect heritage trees include:*
 - a. *Avoidance of grading, excavation, demolition or construction activity within the heritage tree protection area where possible. The city shall consider special variances to allow location of structures outside the building setback line of a heritage tree whenever it is reasonable to approve such variance to yard requirements or other set back requirements.*

...

4. *A heritage tree protection easement (HTPE) shall be required. A HTPE is an easement granted to the city for the protection of a heritage tree protection area. HTPEs shall be required as specified in these rules and shall be recorded on final development permits and all documents of title and with the county recorder at the applicant's expense. The required language is as follows:*

"Dedication of a Heritage Tree Protection Easement (HTPE) conveys to the public a beneficial interest in the land within the easement. This interest includes the preservation of existing heritage tree for all purposes that benefit the public health, safety and welfare, including control of surface water and erosion, maintenance of slope stability, visual and aural buffering, and protection of plant and animal habitat. The HTPE imposes upon all present and future owners and occupiers of land subject to the easement the obligation, enforceable on behalf of the public of the city of White Salmon, to leave undisturbed all heritage trees within the easement. The heritage tree protection area may not be impacted by grading, excavation, demolition or construction without express permission from the city of White Salmon, which permission must be obtained in writing."

FINDING – Staff acknowledges the arborist report, dated November 7th 2023 (Exhibit 7) including an assessment of trees on site.

FINDING - Due to the existing force main gas line along the west property line of the subject site, HTPE's are not required for the trees within this easement named to the El Paso Natural Gas Company (Exhibits 2 and 4).

CONDITION OF APPROVAL: Prior to final plat, Applicant shall retain heritage trees on the final plat map for and show their protective easements (HTPEs) on the face of plat for those encumbering the access road area as it approaches NW Spring St.

TITLE 19 – ADMINISTRATION OF LAND DEVELOPMENT REGULATIONS

WSMC 19.10 Land Development Administration Procedures

19.10.150 Notice of Application

- A. *All public comments on the notice of application must be received in City Hall by five o'clock p.m. on the last day of the comment period. Comments may be mailed, personally delivered or sent by facsimile. Comments should be as specific as possible. Public comments may be provided at any time up to and during the public hearing. However, the city cannot ensure that comments provided after the comment period on the notice of application will be considered and addressed in staff reports on Type III projects. The SEPA threshold determination shall not be issued until after the expiration of the comment period following the notice of application. Regardless of the expiration of the notice of application comment period, any interested party may comment upon the SEPA threshold determination pursuant to applicable SEPA regulations.*

FINDING: In the interest of notifying neighbors of land use actions, Staff mailed notifications to nearby property owners within 300-feet of the subject site. Seven (7) comments were provided, raising concerns regarding traffic impacts (Klickitat County and five residents), NW Spring St road and pedestrian quality, as well as soil contaminants (Department of Ecology).

Regarding traffic concerns a Traffic Impact Analysis Report was provided and updated (Exhibit 8a) and reviewed by the City's 3rd Party Traffic Consultant (Exhibit 8b). Recommendations were provided by the City's 3rd Party Traffic Consultant regarding street improvements beyond the amount requested. While NW Spring St improvements are being requested by the applicant beyond the access road to further support Safe Routes to Schools under RCW 47.04.30 and the adopted TSP, a standard or prescriptive requirement supporting additional frontage improvements beyond the request is not found within the TSP or municipal code. Further, impact fees cannot be assessed for traffic impacts, as the City is located within a partially planning county under the Growth Management Act (RCW 82.02.050).

19.10.235 Planning commission review and recommendation (Type III).

- A. *The planning commission shall review and make findings, conclusions and issue recommendations on all Type III permit applications.*
- B. *Staff Report. The administrator shall prepare a staff report on the proposed development or action summarizing the comments and recommendations of city departments, affected agencies and special districts, and evaluating the development's consistency with the city's development code, adopted plans and regulations. If requested by the planning commission, the staff report shall include proposed findings, conclusions and recommendations for disposition of the development application. The staff report shall include and consider all written public comments on the application.*
- C. *Planning Commission Hearing. The planning commission shall conduct a public hearing on Type III development proposals for the purpose of taking testimony, hearing evidence, considering the facts germane to the proposal, and evaluating the proposal for consistency with the city's development code, adopted plans and regulations. Notice of the planning commission hearing shall be in accordance with Section 19.10.190 of this code.*
- D. *Required Findings. In addition to the approval criteria listed in this code, the planning commission shall not recommend approval of a proposed development unless it first makes the following findings and conclusions:*
- 1. The development is consistent with the White Salmon comprehensive plan and meets the requirements and intent of the White Salmon Municipal Code;*
 - 2. The development is not detrimental to the public health, safety and welfare;*

-
3. *The development adequately mitigates impacts identified under Chapters 18.10 (Critical Areas Ordinance) and 18.20 (Environmental Protection/SEPA Review) of this code; and*
 4. *For land division applications, findings and conclusions shall be issued in conformance with Sections 19.10.230 review and decision by the designated decision-making body (Type II) and 19.10.235 Planning commission review and recommendation (Type III) of this title, and RCW 58.17.110.*
- E. *Recommendation. In the planning commission's recommendation decision regarding Type III actions, it shall adopt written findings and conclusions. The planning commission's recommendation following closure of an open record public hearing shall include one of the following actions:*
1. *Recommend approval;*
 2. *Recommend approval with conditions; or*
 3. *Recommend denial.*

FINDING: The Planning Commission shall review and make recommendations based on the above criteria.

19.10.240 Procedures for public hearings.

Public hearings shall be conducted in accordance with the hearing body's rules of procedure and shall serve to create or supplement an evidentiary record upon which the body will base its decision. Questions directed to the staff or the applicant shall be posed by the chair at its discretion. In cases where scientific standards and criteria affecting project approval are at issue, the chair shall allow orderly cross-examination of expert witnesses presenting reports and/or scientific data and opinions. The hearing body may address questions to any party who testifies at a public hearing. The chair shall open the public hearing and, in general, observe the following sequence of events:

- A. *Staff presentation, including submittal of any administrative reports. Members of the hearing body may ask questions of the staff.*
- B. *Applicant presentation, including submittal of any materials. Members of the hearing body may ask questions of the applicant.*
- C. *Testimony or comments by the public germane to the matter.*
- D. *Rebuttal, response or clarifying statements by the staff and the applicant.*
- E. *The evidentiary portion of the public hearing shall be closed and the hearing body shall deliberate on the matter before it.*

FINDING: The Planning Commission shall conduct the meeting in accordance with the following procedures.

Comprehensive Plan Alignment

Neighborhoods Policy H-2.1: Establish standards to help protect White Salmon's small-town feel and other aspects of community character.

Finding – The purpose of a preliminary plat is to provide additional housing that will accommodate the growth in housing for the City of White Salmon. Providing housing is critical to the long-term success of the community. Single-family homes are a preferred housing choice as incomes rise and renters start families, making this housing type ideal for the community. This also increases housing stock for the City, potentially allowing additional units to become available at lower price ranges. The R1 zoning

allows and encourages the development of single-family housing, as long as development can meet standards set forth in the White Salmon Municipal Code and Comprehensive Plan.

RCW 35A.63.080 Comprehensive Plan —Effect

From the date of approval by the legislative body the comprehensive plan, its parts and modifications thereof, shall serve as a basic source of reference for future legislative and administrative action: PROVIDED, That the comprehensive plan shall not be construed as a regulation of property rights or land uses: PROVIDED, FURTHER, That no procedural irregularity or informality in the consideration, hearing, and development of 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 code city after the approval of the comprehensive plan.

Finding – The City Council further endorsed the current R1 zoning classification after the approval of the 2021 Comprehensive Plan. For clarification, White Salmon is a code City. RCW 35A.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. Therefore, Staff must base their decision on the applicable City of White Salmon Municipal Codes. However, it is essential to note that the elements of the Comprehensive Plan and their intent are represented clearly in the appropriate zoning and land division ordinance. Both present a clear need for housing opportunities within the residential zoning.

ADMINISTRATIVE RECOMMENDATION

Considering the proposed project, the above findings support the Land Use Planner or its designee's preliminary recommendations including recommended conditions of approval, as follows:

Conditions of Approval to be Met Prior to Final Plat

1. Prior to commencing construction or grading, the Applicant shall provide the City with plans for grading, recontouring, and temporary erosion control that meet City standards and receive approval for such plans prior to grading or recontouring work.
2. Prior to final plat, Applicant shall demonstrate proposed streets meet the 2022 Construction Standard Specifications and Standard Plans.
3. Prior to final plat and as part of general public improvements, Applicant shall install fire hydrant(s) per WSMC 15.04.010 within the City. Hydrant(s) shall meet City standards and Applicant to verify sufficient water flow is available.
4. Prior to final plat the applicant must provide a new waterline utility easement agreement listing lots 1, 2, 10 11 to the City and request to vacate the existing water line easement for the transmission main.
5. Prior to final plat, provide proof that ingress-egress access via the Four Oaks Planned Unit Development (PUD) to the east is approved by Public Works. If not, construct a temporary hammerhead turnaround on-site or show evidence of agreement from neighboring property owner allowing temporary access on an improved surface for emergency vehicle turnaround or egress. Any interim agreements for access shall be indicated on the final plat map and recorded with Klickitat County.
6. Prior to final plat water and sewer lines must either be constructed or bonded for and must connect to constructed lines provided via the Four Oaks PUD. Utility lines, along with proposed

hook-ups, shall be indicated on the stamped civil site plan meeting 2022 Public Works Standards and 2023 Construction Standard Specifications and Standard Plans.

7. All public utility mains serving residences shall be located in existing or proposed right of way to be dedicated to the City upon final plat.
8. Prior to final plat, the applicant shall provide stormwater runoff calculations, including a demonstration that Low Impact Development is infeasible per WSMC 13.01.050. Infiltration testing will be required with adequate equipment.
9. Prior to final plat, the applicant shall provide written direction from Klickitat PUD whether existing power poles located on-site must be underground.
10. Prior to final plat, provide the finalized CC&Rs to the City for review prior to recording.
11. The final plat must meet the standards of WSMC 16.60.020.
12. Prior to final plat, Applicant shall retain heritage trees on the final plat map for and show their protective easements (HTPEs) on the face of plat for those encumbering the access road area as it approaches NW Spring St.

Conditions of Approval to be Met Prior to Building Permit

13. Prior to building permit issuance for greater than 30 lots, improved right-of-way access via the Four Oaks Planned Unit Development (PUD) to the east must be approved by Public Works.
14. Prior to issuance of future building permits, all residences shall be connected to public water and sewer utilities. Sewer and water connections and associated requirements shall be reviewed at the time of development or when building permits applications are received.
15. Prior to building permit issuance, please record a Critical Area Notice on Title. City will review prior to recording.
16. Prior to issuance of a future building permit certificate of occupancy, frontage improvements meeting Public Works standards must be installed or bonded for at the intersection of the access road and NW Spring St and running east roughly 125 linear feet. These improvements will be required for half of NW Spring St including a 11' travel lane, 6' bike lane, and 5' sidewalk. The improvements shall join and provide a transition with the existing NW Spring St to provide safe access.

General Conditions of Approval

17. This preliminary short plat approval, should it be recommended by Planning Commission, will be valid five years from the date of City Council approval. All associated conditions of approval must be met prior to submittal of the final plat.
18. No structures may be built on any existing or future easements.
19. All public utility mains serving residences shall be located in existing public right of way or proposed right of way to be dedicated to the City upon final plat.
20. All new utilities must be underground.

Recommended By:



Alex Capron, AICP - Planning Consultant

APPEALS PROCEDURE

19.10.320 Judicial appeal.

- A. Appeals from the final decision of the city council and appeals from any other final decisions specifically authorized (subject to timely exhaustion of all administrative remedies) shall be made to Superior Court within twenty-one calendar days of the date the decision or action became final, as defined in Section 19.10.280(B) of this code, unless another time period is established by state law or local ordinance. All appeals must conform with procedures set forth in Chapter 36.70C RCW.
- B. Notice of the appeal and any other pleadings required to be filed with the court shall be served on the city clerk, and all persons identified in RCW 36.70C.040, within the applicable time period. This requirement is jurisdictional.
- C. The cost of transcribing and preparing all records ordered certified by the court or desired by the appellant for such appeal shall be borne by the appellant. Prior to the preparation of any records, the appellant shall post with the city clerk an advance fee deposit in the amount specified by the city clerk. Any overage will be promptly returned to the appellant.

File Attachments for Item:

5. Proposed Parking Ordinance

**CITY OF WHITE SALMON
ORDINANCE NO. _____**

AN ORDINANCE OF THE CITY OF WHITE SALMON, WASHINGTON, AMENDING TITLE 17 BY REVISING CHAPTERS 17.23, 17.24, 17.28, 17.48, 17.72, 17.73, AND 17.74 TO UPDATE THEIR ZONING PROVISIONS, INCLUDING SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the City of White Salmon (“City”) acknowledges the need to update its residential zoning regulations to better reflect the current needs of citizens, and the demand for more diverse and affordable housing; and

WHEREAS, the City recognizes the role of higher off-street parking standards in contributing to housing unaffordability and lack of equitable access for all citizens; and

WHEREAS, the City recognizes the benefits of reduced parking surfaces in meeting climate goals, reducing urban heating, improving water quality, and improving public health and well-being; and

WHEREAS, the City recognizes that market trends and professional standards have shifted toward the reduction of off-street parking mandates, combined with parking demand management strategies; and

WHEREAS, the City has conducted extensive public outreach and gathered extensive public comments in accordance with the City’s Public Participation Plan, sufficient to establish regulations in accordance with RCW 36.70A;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF WHITE SALMON DOES ORDAIN AS FOLLOWS:

That the following amendments be made to White Salmon Municipal Code Title 17:

SECTION 1. Amendment to Title 17, Chapters 17.08, 17.23, 17.24, 17.28, 17.32, 17.36, 17.40, 17.48, 17.50, 17.64, 17.68, and 17.72. The City hereby repeals WSMC Title 17 Chapters 17.08.290, 17.23, 17.24, 17.28, 17.32, 17.36, 17.40, 17.48, 17.50, 17.64, and 17.68, in their entirety, and adopts the following to be codified as WSMC Title 17 Chapters 17.08.290, 17.23, 17.24, 17.28, 17.32, 17.36, 17.40, 17.48, 17.50, 17.64, 17.68, 17.72, and 17.79:

Key: Underlined = added language
 ~~Strikethrough~~ = deleted language

Chapter 17.23 RL SINGLE-FAMILY LARGE LOT RESIDENTIAL DISTRICT

17.23.010 Principal uses permitted outright.

Principal uses permitted outright in the RL district include:

- A. One single-family detached dwelling structure per lot, including manufactured homes, but excluding mobile homes;
- B. Hobby-type gardening and horticultural activities and related structures are permitted, provided they shall be solely for noncommercial purposes.

(Ord. No. 2012-11-905, 11-26-2012)

17.23.020 Accessory uses.

Accessory uses permitted in the RL district include:

- A. Uses customarily incidental to a principal use permitted outright, such as private garages, or parking areas for commercial vehicles, but not including any vehicles of over twelve thousand pounds gross weight;
- B. Home occupations; see Section 17.08.230;
- C. Non-flashing residential nameplates not exceeding two square feet, bearing only the name and address of the occupant; non-flashing bulletin boards or signs not exceeding sixteen square feet for quasi-public institutional buildings;
- D. Up to two accessory dwelling units; subject to Chapter 17.64.
- E. Outdoor parking of fully licensed and operable motor vehicles equal to the number of licensed drivers plus two per household.
- [F.] Other accessory uses may be authorized by the board of adjustment in this district are those customarily incidental to permitted and conditional uses allowed.

(Ord. No. 2012-11-905, 11-26-2012; Ord. No. 2023-12-1155, § 1, 12-20-2023)

17.23.025 Prohibited uses.

- A. Outside storage of wrecked, dismantled or partially dismantled, inoperable, or unlicensed (vehicle licensing plates and current tabs) and uninsured vehicles.
- B. Use of mobile homes, trailers, motor homes or campers.
- C. Parking or storage of industrial or agriculture vehicles and equipment on lots.
- D. Outside collections of automobile, truck or other motor vehicle parts or paints, fuels, and lubricants.
- E. Outside accumulations of garbage, trash, household goods, yard trimmings, or other materials which create a public nuisance or fire hazard.

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- F. On premise storage of flammable, toxic, corrosive, or explosive chemicals, gases, or materials other than reasonable amounts of normal household paints, cleaners, solvents, fuels.

(Ord. No. 2012-11-905, 11-26-2012; Ord. No. 2023-12-1155, § 1, 12-20-2023)

17.23.030 Conditional use.

See Section 17.40.010.

(Ord. No. 2012-11-905, 11-26-2012)

17.23.035 Property development standards.

A. Dwelling standards:

1. A single-family residential dwelling shall have a minimum floor area of four hundred square feet, as measured from interior wall to interior wall, excluding porches, carports, garages, and basement or other rooms used exclusively for the storage or housing of mechanical or central heating equipment.
2. All single-family dwellings shall be placed on permanent foundations.
3. No more than twenty-five percent of the ground floor may be less than fourteen feet from exterior wall to exterior wall in width at the narrowest point.
 - a. Any street-facing portion of the structure shall be no narrower than fourteen feet in width. Residences on corner lots shall have all elevations facing a street considered street-facing.
 - b. Architectural features, including, but not limited to entryways, porches, bay windows, offset facades, offset elevations, and the like, may be part of street-facing portions of structures and may be narrower than fourteen feet in width as long as the overall face of that side of the residence is not narrower than fourteen feet.
 - c. The narrowest portion of a residence designed for living space shall not be less than six feet in width. Architectural features, such as unenclosed porches, bay windows, offset facades, offset elevations and the like, may be narrower than six feet in width.
 - d. For structures that are two stories or more stories in height and are built on a slope and more than one floor touches the ground, all floors touching the ground shall be considered ground floors.
4. All manufactured homes must be new on the date of installation and comply with applicable siting standards in Section 17.68.130 - Manufactured home siting standards.
5. Maximum building height shall not exceed twenty-eight feet.
6. No business signs shall be erected or displayed on residential lots or adjacent street right-of-way buffer strips, except as provided in Sign Ordinance, Chapter 15.12 of this code.
7. No contour or existing topography shall be substantially altered by fill, excavation, channeling, or other device that would cause flooding, inundation, siltation, or erosion by stormwater on adjoining lots, open spaces, or rights-of-way.

B. Accessory use, accessory buildings and garages.

1. Any plumbing and/or sewer facilities in any accessory building or garage shall be subject to International Building Code requirements and limited to the exclusive private use of the residents of the principal building.

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2. Sewer stub-out facilities shall not be provided in or adjacent to any garage or accessory building for use within that building with the exception of an approved accessory dwelling unit.
 3. Garages and all accessory buildings used as studios, workshops or for home occupations shall conform to International Building Code requirements and to the setback requirements for principal buildings except that such structures may be located up to three feet from the rear lot line if the rear lot line abuts a dedicated alleyway of at least fifteen feet in width.
- C. Fences.
1. Fence heights shall not exceed six feet along rear or side lot lines.
 2. Fence heights shall not exceed five feet along front lot lines.
 3. On corner lots the fence height along the side yard adjacent to the street shall not exceed four feet for the first twenty-five feet from the lot corner to ensure adequate view clearance per Section 17.68.090.
 4. Fences shall not be constructed or kept in any manner which could constitute a safety hazard to the person or property of adjoining landowners or to the general public.

(Ord. No. 2012-11-905, 11-26-2012; Ord. No. 2023-06-1143, § 1, 6-21-2023; Ord. No. 2023-12-1155, § 1, 12-20-2023)

17.23.040 Density provisions.

Density provisions for the RL district are as follows:

- A. Maximum number of primary dwelling structures per lot: one;
- B. Minimum area of lot: eleven thousand square feet;
- C. Maximum depth of lot: two hundred feet; alternate lot depth may be approved for lots with future street plan and shadow platting demonstrating potential access for future further division of proposed large lot division.
- D. Minimum width of lot: fifty feet; alternate lot width may be approved for lots with future street plan and shadow platting demonstrating potential access for future further division of proposed large lot division.
- E. Minimum front yard depth: twenty feet;
- F. Minimum side yard width: five feet;
- G. Minimum side yard width along flanking street of corner lot: fifteen feet;
- H. Minimum rear yard required: fifteen feet.

NOTE: Accessory structures are allowed within rear yards subject to five-foot setback from rear lot lines.

(Ord. No. 2012-11-905, 11-26-2012; Ord. No. 2023-12-1155, § 1, 12-20-2023)

17.23.050 Off-street parking space.

In the RL district, at least two permanently maintained off-street parking spaces or a private garage shall be on the same lot as the dwelling, or be attached thereto or made a part of the main building. Each parking space shall be not less than ~~ten~~ **nine** feet wide and ~~twenty~~ **eighteen** feet long. The size of the garage shall not exceed the size of the dwelling.

(Ord. No. 2012-11-905, 11-26-2012)

17.23.060 Utility requirements.

In the RL district, all new structures shall be serviced by underground utilities.

(Ord. No. 2012-11-905, 11-26-2012)

Chapter 17.24 R1 SINGLE-FAMILY RESIDENTIAL DISTRICT

17.24.010 Principal uses permitted outright.

Principal uses permitted outright in the R1 district include:

- A. One single-family detached dwelling structure per lot, including manufactured homes, but excluding mobile homes;
- B. Hobby-type gardening and horticultural activities and related structures are permitted, provided they shall be solely for noncommercial purposes.

(Ord. No. 2012-11-905, 11-26-2012)

17.24.020 Accessory uses.

Accessory uses permitted in the R1 district include:

- A. Uses customarily incidental to a principal use permitted outright, such as private garages, or parking areas for commercial vehicles, but not including any vehicles of over twelve thousand pounds gross weight;
- B. Home occupations; see Section 17.08.230.
- C. Non-flashing residential nameplates not exceeding two square feet, bearing only the name and address of the occupant; non-flashing bulletin boards or signs not exceeding sixteen square feet for quasi-public institutional buildings;
- D. Up to two accessory dwelling units, subject to Chapter 17.64; operable motor vehicles equal to the number of licensed drivers plus two per household, provided that no boat or RV with an overall length of more than thirty feet shall be stored or parked in the R1 zone without special permission from the city to do so.
- E. Other accessory uses may be authorized by the board of adjustment in this district are those customarily incidental to permitted and conditional uses allowed.

(Ord. No. 2012-11-905, 11-26-2012; Ord. No. 2023-12-1155, § 1, 12-20-2023)

17.24.025 Prohibited uses.

- A. Outside storage of wrecked, dismantled or partially dismantled, inoperable, or unlicensed (vehicle licensing plates and current tabs) and uninsured vehicles.
- B. Use of mobile homes, trailers, motor homes or campers.

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- C. Parking or storage of industrial or agriculture vehicles and equipment on lots.
 - D. Outside collections of automobile, truck or other motor vehicle parts or paints, fuels, and lubricants.
 - E. Outside accumulations of garbage, trash, household goods, yard trimmings, or other materials which create a public nuisance or fire hazard.
 - F. On premise storage of flammable, toxic, corrosive, or explosive chemicals, gases, or materials other than reasonable amounts of normal household paints, cleaners, solvents, fuels.

(Ord. No. 2012-11-905, 11-26-2012; Ord. No. 2023-12-1155, § 1, 12-20-2023)

17.24.030 Conditional use.

See Section 17.40.010. ;hn0; (Ord. No. 2012-11-905, 11-26-2012)

17.24.035 Property development standards.

- A. Dwelling standards:
 - 1. A primary (not accessory) single-family residential dwelling shall have a minimum floor area of four hundred square feet, as measured from interior wall to interior wall, excluding porches, carports, garages, and basement or other rooms used exclusively for the storage or housing of mechanical or central heating equipment.
 - 2. All single-family dwellings shall be placed on permanent foundations.
 - 3. No more than twenty-five percent of the ground floor may be less than fourteen feet from exterior wall to exterior wall in width at the narrowest point.
 - a. Any street-facing portion of the structure shall be no narrower than fourteen feet in width. Residences on corner lots shall have all elevations facing a street considered street-facing.
 - b. Architectural features, including, but not limited to entryways, porches, bay windows, offset facades, offset elevations, and the like, may be part of street-facing portions of structures and may be narrower than fourteen feet in width as long as the overall face of that side of the residence is not narrower than fourteen feet.
 - c. The narrowest portion of a residence designed for living space shall not be less than six feet in width. Architectural features, such as unenclosed porches, bay windows, offset facades, offset elevations and the like, may be narrower than six feet in width.
 - d. For structures that are two stories or more stories in height and are built on a slope and more than one floor touches the ground, all floors touching the ground shall be considered ground floors.
 - 4. All manufactured homes must be new on the date of installation and comply with applicable siting standards in Section 17.68.130
 - 5. Maximum building height shall not exceed twenty-eight feet in single-family residential zones.
 - 6. No business signs shall be erected or displayed on residential lots or adjacent street right-of-way buffer strips, except as provided in Sign Ordinance, Chapter 15.12 of this code.
 - 7. No contour or existing topography shall be substantially altered by fill, excavation, channeling, or other device that would cause flooding, inundation, siltation, or erosion by stormwater on adjoining lots, open spaces, or rights-of-way.

B. Accessory use, accessory buildings, and garages.

1. Any plumbing and/or sewer facilities in any accessory building or garage shall be subject to International Building Code requirements and limited to the exclusive private use of the residents of the principal building.
2. Sewer stub-out facilities shall not be provided in or adjacent to any garage or accessory building for use within that building with the exception of approved accessory dwelling units.
3. Garages and all accessory buildings used as studios, workshops or for home occupations shall conform to International Building Code requirements and to the setback requirements for principal buildings except that such structures may be located up to three feet from the rear lot line if the rear lot line abuts a dedicated alleyway of at least fifteen feet in width.

C. Fences.

1. Fence heights shall not exceed six feet along rear or side lot lines.
2. Fence heights shall not exceed five feet along front lot lines.
3. On corner lots the fence height along the side yard adjacent to the street shall not exceed four feet for the first twenty-five feet from the lot corner to ensure adequate view clearance per Section 17.68.090.
4. Fences shall not be constructed or kept in any manner which could constitute a safety hazard to the person or property of adjoining landowners or to the general public.

(Ord. No. 2012-11-905, 11-26-2012; Ord. No. 2023-06-1143, § 1, 6-21-2023; Ord. No. 2023-12-1155, § 1, 12-20-2023)

17.24.040 Density provisions.

Density provisions for the R1 district are as follows:

- A. Maximum number of primary dwelling structures per lot: one;
- B. Maximum height of building: not to exceed twenty-eight feet;
- C. Minimum area of lot: three thousand square feet for each single-family structure;
- D. Minimum depth of lot: fifty feet;
- E. Minimum width of lot: thirty feet for each single-family structure.
- F. Maximum percentage of lot coverage: seventy-five percent;
- G. Minimum front yard depth: twelve feet, except that porches, stoops or other transitional structures may encroach up to eight feet into this frontage zone;
- H. Minimum side yard width: five feet.
- I. Minimum side yard width along flanking street of corner lot: ten feet;
- J. Minimum rear yard required: ten feet.

NOTE: accessory structures are allowed within rear yards and subject to five-foot setback from rear lot lines, and also subject to development standards in this zone. If the rear lot line is on an alley, a three-foot setback is required.

(Ord. No. 2012-11-905, 11-26-2012; Ord. No. 2023-12-1155, § 1, 12-20-2023)

17.24.050 Off-street parking space.

In the R1 district, for units with greater than 800 square feet of living area, measured from exterior walls, at least two permanently maintained off-street parking spaces or a private garage shall be on the same lot as the dwelling, or be attached thereto or made a part of the main building. For units with 800 square feet of living area or less, measured from exterior walls, at least one permanently maintained off-street parking space or a private garage shall be on the same lot as the dwelling, or be attached thereto or made a part of the main building. Each parking space shall be not less than ~~ten~~ nine feet wide and ~~twenty~~ eighteen feet long. The size of the garage shall not exceed the size of the dwelling.

Assigned parking in remote lots, including lots under the same ownership as the dwelling(s), or joint use parking under binding agreement, may be substituted if they are within two hundred feet of the subject property.

(Ord. No. 2012-11-905, 11-26-2012; Ord. No. 2023-12-1155, § 1, 12-20-2023)

17.24.060 Utility requirements.

In the R1 district, all new structures shall be serviced by underground utilities.

(Ord. No. 2012-11-905, 11-26-2012)

Chapter 17.28 R2 MULTIPLEX RESIDENTIAL DISTRICT

17.28.010 Principal uses permitted outright.

Principal uses permitted outright in the R2 district include:

- A. Principal uses permitted outright in residential district R1.

(Ord. No. 2012-11-905, 11-26-2012)

17.28.020 Accessory uses.

Accessory uses in the R2 district include:

- A. Uses customarily incidental to private uses permitted outright, such as private garages or parking areas for non-commercial vehicles only, but not including any business, trade or industry;
- B. Home occupations; see Section 17.08.230;
- C. Non-flashing residential nameplates not exceeding two square feet, bearing only the name and address of the occupant; non-flashing bulletin boards or signs not exceeding sixteen square feet for quasi-public institutional buildings;
- D. Up to two accessory dwelling units; subject to Chapter 17.64;
- E. Outdoor parking of fully licensed and operable motor vehicles equal to the number of licensed drivers plus two per household, provided that no boat or RV with an overall length of more than thirty feet shall be stored or parked in the R2 zone without special permission from the city to do so.
- [F.] Other accessory uses may be authorized by city council; those customarily incidental to permitted and conditional uses allowed.

(Ord. No. 2012-11-905, 11-26-2012; Ord. No. 2023-12-1155, § 1, 12-20-2023)

17.28.025 Reserved.

Editor's note(s)—Ord. No. 2023-12-1155, § 1, adopted Dec. 20, 2024, repealed § 17.28.025, which pertained to principal uses permitted subject to site plan review and derived from Ord. No. 2012-11-905, 11-26-2012.

17.28.030 Conditional uses.

See Section 17.40.010.

(Ord. No. 2012-11-905, 11-26-2012)

17.28.032 Prohibited uses.

- A. Outside storage of wrecked, dismantled or partially dismantled, inoperable, or unlicensed (vehicle licensing plates and current tabs) and uninsured vehicles.
- B. Use of mobile homes, trailers, motor homes or campers.
- C. Parking or storage of industrial or agriculture vehicles and equipment on lots.
- D. Outside collections of automobile, truck or other motor vehicle parts or paints, fuels, and lubricants.
- E. Outside accumulations of garbage, trash, household goods, yard trimmings, or other materials which create a public nuisance or fire hazard.
- F. On premise storage of flammable, toxic, corrosive, or explosive chemicals, gases, or materials other than reasonable amounts of normal household paints, cleaners, solvents, fuels.

(Ord. No. 2012-11-905, 11-26-2012; Ord. No. 2023-12-1155, § 1, 12-20-2023)

17.28.034 Property development standards.

- A. Dwelling standards:
 - 1. A primary (not accessory) single-family residential dwelling shall have a minimum floor area of four hundred square feet excluding porches, carports, garages, and basement or other rooms used exclusively for the storage or housing of mechanical or central heating equipment.
 - 2. All primary (not accessory) single-family dwellings shall be placed on permanent foundations.
 - 3. No more than twenty-five percent of the ground floor may be less than fourteen feet from exterior wall to exterior wall in width at the narrowest point.
 - a. Any street-facing portion of the structure shall be no narrower than fourteen feet in width. Residences on corner lots shall have all elevations facing a street considered street-facing.
 - b. Architectural features, including, but not limited to entryways, porches, bay windows, offset facades, offset elevations, and the like, may be part of street-facing portions of structures and may be narrower than fourteen feet in width as long as the overall face of that side of the residence is not narrower than fourteen feet.

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- c. The narrowest portion of a residence designed for living space shall not be less than six feet in width. Architectural features, such as unenclosed porches, bay windows, offset facades, offset elevations and the like, may be narrower than six feet in width.
 - d. For structures that are two stories or more stories in height and are built on a slope and more than one floor touches the ground, all floors touching the ground shall be considered ground floors.
- 4. Maximum building height shall not exceed twenty-eight feet.
 - 5. No business signs shall be erected or displayed on residential lots or adjacent street right-of-way buffer strips, except as provided in Sign Ordinance, Chapter 15.12 of this code.
 - 6. No contour or existing topography shall be substantially altered by fill, excavation, channeling or other device that would cause flooding, inundation, siltation, or erosion by stormwater on adjoining lots, open spaces, or rights-of-way.
- B. Accessory use, accessory buildings and garages.
- 1. Any plumbing and/or sewer facilities in any accessory building or garage shall be subject to International Building Code requirements and limited to the exclusive private use of the residents of the principal building.
 - 2. Sewer stub-out facilities shall not be provided in or adjacent to any garage or accessory building for use within that building unless the building contains an approved ADU, where it is allowed.
 - 3. Garages and all accessory buildings used as studios, workshops or for home occupations shall conform to International Building Code requirements and to the setback requirements for principal buildings except that such structures may be located up to five feet from the rear lot line if the rear lot line abuts a dedicated alleyway of at least fifteen feet in width.
- C. Fences.
- 1. Fence heights shall not exceed six feet along rear or side lot lines.
 - 2. Fence heights shall not exceed five feet along front lot lines.
 - 3. On corner lots the fence height along the side yard adjacent to the street shall not exceed four feet for the first twenty-five feet from the lot corner to ensure adequate view clearance per Section 17.68.090.
 - 4. Fences shall not be constructed or kept in any manner which could constitute a safety hazard to the person or property of adjoining landowners or to the general public.

(Ord. No. 2012-11-905, 11-26-2012; Ord. No. 2023-06-1143, § 1, 6-21-2023; Ord. No. 2023-12-1155, § 1, 12-20-2023)

17.28.040 Density provisions.

Density provisions for the R2 district are as follows:

- A. Maximum number of primary dwelling structures per lot: four;
- B. Minimum area of lot: three thousand square feet for each single-family structure or up to four rowhomes, duplexes or multiplexes on the same lot; four thousand feet for duplexes on separate lots; and eight hundred square feet for rowhomes on separate lots;
- C. Minimum depth of lot: fifty feet;

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- D. Minimum width of lot: thirty feet for each single-family structure or up to four rowhomes or multiplex units on the same lot; and twelve feet for duplexes or rowhomes on separate lots;
 - E. Maximum percentage of lot coverage: seventy-five percent;
 - F. Minimum front yard depth: twelve feet, except that porches, stoops or other transitional structures may encroach up to 8 feet into this frontage zone;
 - G. Minimum side yard width: Five feet, or zero feet for approved rowhomes;
 - H. Minimum side yard width along flanking street of corner lot: ten feet;
 - I. Minimum rear yard required: ten feet.

NOTE: accessory structures are allowed within rear yards and subject to five-foot setback from rear lot lines, and also subject to development standards in this zone. If the rear lot line is on an alley, a three-foot setback is required.

(Ord. No. 2012-11-905, 11-26-2012; Ord. No. 2023-12-1155, § 1, 12-20-2023)

17.28.050 Off-street parking space.

In the R2 district, for units with greater than 800 square feet of living area, measured from exterior walls, at least two permanently maintained off-street parking spaces or a private garage shall be on the same lot as the dwelling, or be attached thereto or made a part of the main building. For units with 800 square feet of living area or less, measured from exterior walls, at least one permanently maintained off-street parking space or a private garage shall be on the same lot as the dwelling, or be attached thereto or made a part of the main building. Each parking space shall not be less than ~~ten nine~~ feet wide and ~~twenty eighteen~~ feet long. The size of the garage is not to exceed the size of the dwelling. Assigned parking in remote lots, including approved joint use parking under binding agreements, may be substituted if they are within 200 feet of the subject property.

(Ord. No. 2012-11-905, 11-26-2012; Ord. No. 2023-12-1155, § 1, 12-20-2023)

17.28.060 Utility requirements.

In the R2 district, all new structures shall be serviced by underground utilities.

(Ord. No. 2012-11-905, 11-26-2012)

Chapter 17.48 C GENERAL COMMERCIAL DISTRICTS¹

¹Editor's note(s)—Ord. No. 2012-12-910, adopted Dec. 19, 2012, repealed Ch. 17.48, in its entirety and enacted new provisions to read as herein set out. Prior to this amendment, Ch. 17.48 pertained to "C2 General Commercial Districts." See Ordinance List and Disposition Table for derivation.

17.48.010 Purpose—Use restrictions generally.

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

(Ord. No. 2012-12-910, 12-19-2012; Ord. No. 2023-12-1155, § 1, 12-20-2023)

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 does not include short-term rental, see WSMC 17.48.030.D;
- 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.

(Ord. No. 2012-12-910, 12-19-2012; Ord. No. 2022-02-1096, § 1, 2-16-2022)

17.48.030 Conditional uses.

Uses which may be authorized subject to conditional use permit review by the planning commission or where otherwise delegated to the planning administrator within subject sections 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. Light manufacturing, repair, and storage - Including equipment repair, and machine shop uses such as:
 - 1. Assembly, fabrication and distribution of metal products, electrical appliances, electronic instruments and devices;
 - 2. Research and development including testing sites for instruments and devices developed for proprietary use or sale;

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3. Repair, reconditioning, or rebuilding of fleet vehicles, farm equipment, heavy commercial equipment;
 4. Wholesale distribution of fuel or foodstuffs including: heating oil or natural gas, brewery, distillery, winery, cereal mill;
 5. Equipment storage of contractors' or loggers' equipment and truck storage yard, plant, repair, rental; storage of materials and parking of vehicles integral to the principal uses permitted outright; storage and parking; contained within an enclosed building or screened in a manner to avoid conflicts with surrounding permitted uses.
 6. Other storage conducted within an enclosed building or otherwise screened and shielded in a manner to achieve compatibility with surrounding uses.
- B. Small animal hospitals, veterinary facilities or offices.
 - C. Short-term rentals pursuant to the standards of WSMC Ch. 5.02 and WSMC Ch. 17.57.
 - D. Any other uses judged by the planning commission to be no more detrimental to adjacent properties than, and of the same type and character as, the above-listed uses.

In addition to conditions applied in response to conditional use permit criteria; clear and objective design standards listed in the commercial zone will be applied and included as conditions of approval when necessary to achieve compatibility with existing and permitted uses in the area.

(Ord. No. 2012-12-910, 12-19-2012; Ord. No. 2022-02-1096, § 1, 2-16-2022; Ord. No. 2023-12-1155, § 1, 12-20-2023)

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.

(Ord. No. 2012-12-910, 12-19-2012)

17.48.060 Density provisions.

Density provisions for the C district are as follows:

- A. Maximum building height: 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.

(Ord. No. 2012-12-910, 12-19-2012; Ord. No. 2023-12-1155, § 1, 12-20-2023)

17.48.070 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 open-air markets, pop-up shops, food trucks, 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.

(Ord. No. 2012-12-910, 12-19-2012; Ord. No. 2023-12-1155, § 1, 12-20-2023)

17.48.075 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.
- 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).
 - 2. All exposed metal flashing, roof jacks and plumbing vents shall be matte finishes/non-reflective.
- D. Drainage—All stormwater 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.
- 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.

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- 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.
 - 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.
 - 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.
 - K. Utilities—All electrical, telephone, and other utilities shall be brought underground into the site and to the buildings.
 - 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~~ **eighteen** feet. feet. All parking areas shall be paved with concrete or asphalt and shall conform to all regulations hereinafter in effect.
 - 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.
 - 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.

(Ord. No. 2012-12-910, 12-19-2012; Ord. No. 2016-10-995, § 1, 11-16-2016)

17.48.080 Off-street parking space.

In the C district, minimum off-street parking for commercial uses shall be provided as specified in Chapter 17.72. Section 17.72.060 exempts some existing structures from being required to meet off street parking

standards and limits 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 or city administrator to provide appropriate flexibility in the application of parking requirements in the core downtown area. (Jewett commercial street front.)

For residential uses in the C district, one space is required per unit, and one-half space per ADU, with a minimum of one space provided. Assigned parking in remote lots, including lots under the same ownership as the dwelling(s), or joint use parking under binding agreement, may be substituted if they are within two hundred feet of the subject property.

(Ord. No. 2012-12-910, 12-19-2012; Ord. No. 2023-12-1155, § 1, 12-20-2023)

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.

(Ord. No. 2012-11-905, 11-26-2012)

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.

(Ord. No. 2012-11-905, 11-26-2012)

17.72.030 New uses—Minimum requirements.

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

(Ord. No. 2012-11-905, 11-26-2012)

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.

(Ord. No. 2012-11-905, 11-26-2012)

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.
- D. For residential units in all zones except R-L, assigned parking in remote lots may be substituted for the required off-street parking if they are located within two hundred feet of the subject property, and a binding agreement is furnished to the city for review and approval under 17.72.070.

(Ord. No. 2012-11-905, 11-26-2012; Ord. No. 2023-12-1155, § 1, 12-20-2023)

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.

(Ord. No. 2012-11-905, 11-26-2012)

17.72.070 Joint use—Authorized when.

The city 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. Up to one hundred percent of the parking facilities required for residential uses in all zones except R-L, when the joint use facility serves primarily "daytime" uses.
- E. 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

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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.

(Ord. No. 2012-11-905, 11-26-2012; Ord. No. 2023-12-1155, § 1, 12-20-2023)

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.

(Ord. No. 2012-11-905, 11-26-2012)

17.72.090 Number of spaces for designated uses.

The following table sets out minimum standards for parking spaces:

Use	Spaces Required
Residential structures	2 for each dwelling unit unless otherwise specified; 1 for each ADU unless otherwise specified
Auto courts, motels	1 for each sleeping unit
Hospitals and institutions	1 for each 4 beds
Theaters	1 for each 4 seats except 1 for each 8 seats in excess of 800 seats
Churches, auditoriums and similar open assembly	1 for each 50 square feet of floor area for assembly not containing fixed seats
Stadiums, sports arenas, and similar open assembly	1 for each 6 seats and/or 1 for each 100 square feet of assembly space without fixed seats
Dancehalls	1 for each 50 square feet of gross floor area
Bowling alleys	6 for each alley
Medical and dental clinics	1 for each 150 square feet of gross floor area
Banks, business and professional offices with on-site customer service	1 for each 400 square feet of gross floor area
Offices not providing customer services on premises	1 for each 4 employees or 1 for each 800 square feet of gross floor area
Warehouse, storage and wholesale business	1 for each 2 employees
Food and beverage places with sale and consumption on premises	1 for each 200 square feet of gross floor area

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Furniture, appliance, hardware, clothing, shoe, personal service stores	1 for each 600 square feet of gross floor area
Other retail stores	1 for each 300 square feet of floor area, or at a ratio of 1 inside to 1 outside
Manufacturing uses, research, testing, assembly, all industries	1 for each 2 employees on the maximum working shift and not less than 1 for each 800 square feet of gross floor area
Uses not specified	Determined by planning commission

(Ord. No. 2012-11-905, 11-26-2012; Ord. No. 2023-12-1155, § 1, 12-20-2023)

Chapter 17.73 COTTAGE INFILL PROJECTS

17.73.010 Location and purpose.

The cottage housing overlay shall be applicable in R-2 and R-3 zoning districts only. The general purposes of the cottage housing development design standards are as follows:

- A. A cottage housing development is provided for as an alternative type of detached housing comprised of small residences suited to accommodate a typical household of one or two individuals. Cottage housing is provided as part of the city's overall housing strategy which intends to encourage affordability, innovation and variety in housing design and site development while ensuring compatibility with existing neighborhoods, and to promote a variety of housing choices to meet the needs of a population diverse in age, income, household composition and individual needs.
- B. The cottage housing development design standards contained in this section are intended to create a permit path for small communities of cottage infill development where it can be oriented around open space in a manner that minimizes the visibility of off-street parking. These design standards are intended to ensure that cottage housing developments include pedestrian amenities and take advantage of existing natural features on the site including topography and vegetation. These same standards are intended to provide for traditional cottage amenities and to regulate proportions in order to ensure that cottage housing developments contribute to the overall community character.
- C. Cottage housing may allow higher residential density than is normally allowed in the underlying zone district. This increased density is possible through the use of smaller than average home sizes, clustered parking, and the application of overall site design standards applied via approval of a binding site plan that governs the long term use of master planned lots and structures as ownership may shift over time.
- D. Cottage housing developments are subject to special site plan review and conditional use permit approval criteria in addition to the special standards contained in this section.
- E. All cottage housing developments are subject to current city stormwater standards and shall incorporate stormwater low impact development techniques whenever possible.

(Ord. No. 2012-11-905, 11-26-2012)

17.73.020 Density and lot area.

Zoning District	R-2	R-3
Maximum Cottage Density	1 cottage dwelling unit per 3,500 sf	1 cottage dwelling unit per 3,000 s.f.
Minimum number of cottages per cottage housing development	4	4
Maximum number of cottages per cottage housing development	10	12
Minimum size cottage infill site	21,000 sf (approx ½ acre)	14,000 sf (approx ⅓ acre)
<p>NOTE: All density calculations shall follow procedure for computing net density from Section 17.74.040 MU-PUD permitted density computation. Every unit must be allotted a minimum of eight hundred square feet to accommodate the residential unit (private open space, storage).</p>		

(Ord. No. 2012-11-905, 11-26-2012)

17.73.025 Existing nonconforming structures and accessory dwelling units.

- A. On a lot to be used for a cottage housing development, an existing detached single-family residential structure, which may be nonconforming with respect to the standards of this chapter, shall be permitted to remain, but the extent of the nonconformity may not be increased. Such nonconforming dwelling units shall be included in the maximum permitted cottage density.

Nonconforming dwelling units may be modified to be more consistent with this chapter. For example, roof pitches may be increased consistent with the provisions of this chapter, but the building ground floor or total floor area may not be increased greater than permitted by WSMC 17.73.030.

- B. Accessory dwelling units (ADUs) must be permitted and approved as a part of the binding site plan covering the entire development in order to be allowed in a cottage housing developments. All residential units in a cottage housing development, including accessory dwelling units, count toward the maximum permitted density. An attached or detached ADU located on the same lot as a primary single-family structure may be counted as a cottage unit if the property is developed subject to the provisions of this chapter.

(Ord. No. 2012-11-905, 11-26-2012)

17.73.030 Unit size.

- A. Floor Area Allowances. To ensure that the overall size, including bulk and mass of cottage structures and cottage housing developments remain smaller and create less visual and physical impact than standard sized

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single-family dwellings that are required to be located on larger lots, the following floor area limitations shall apply to cottage housing. Two types of housing development are provided for to allow for a mixture of building sizes and footprints, while anticipating and addressing the varied impacts from each housing type.

	Total Floor Area (square feet)	Ground Floor Area (square feet)	Upper Floor Area (square feet)	Garage Floor Area
Small	<900	400—800	60% of ground floor	Included in ground floor if attached
Large	>900 <1,400	600—900	60% of ground floor	Included in ground floor if attached

Floor area is measured to the outside wall on the ground floor including the stairs (building footprint). Floor area includes all upper floor area with a ceiling height of six feet or more not including the stairs which are counted as part of the ground floor.

Some units may be allowed to exceed the upper floor area ratio if the average of the upper floor areas for all cottages in a cluster does not exceed sixty percent of the ground floor areas in the cluster. Approval of this variation in the standard is not subject to variance criteria and does require a finding that the variation of the standard provides for design flexibility that improves the appearance of and spatial relationships between structures in the cottage cluster.

- B. A notice to the title of each unit shall prohibit any increase in the total floor area of any cottage or addition of accessory structures within the development unless the entire binding site plan is amended. Such notice shall be recorded with the Klickitat County Assessor's Office.

(Ord. No. 2012-11-905, 11-26-2012)

17.73.040 Lot coverage.

Lot coverage is limited to no more than forty-five percent impervious surface area. Impervious surfaces include driveways, building footprints, sidewalks, paved parking, compact gravel, and other surfaces that do not allow rain to percolate into the soil. NOTE: un-compacted gravel surfaces or pervious pavers may be demonstrated to be partially pervious using a professionally accepted methodology. If this calculation is prepared by the applicant's engineer and approved by the city public works director, the graveled or permeable paved surface shall be counted in the lot coverage figure in accordance with its relative permeability. e.g., If a graveled path is demonstrated to be fifteen percent permeable then eighty-five percent of the graveled path area would be counted in the impervious surface calculation. The purpose of this requirement is to help insure that surface and stormwater are contained on site.

Stormwater low impact development techniques that encourage the natural treatment and infiltration of stormwater to mimic pre-development site conditions shall also be employed. Examples of low impact development techniques include directing stormwater to landscape areas with amended soils or into improved drainage areas under porches or eaves, green or living roofs, the use of pervious pavers, and retention of existing mature trees. Aggressive employment of stormwater low impact development techniques may allow for additional lot coverage if an applicant develops a project design that demonstrates the ability to handle surface and stormwater in common areas without limiting the community or public benefits of the established common areas.

Private areas may also be relied on for stormwater infiltration if determined to be adequately protected by easement to ensure the continued availability of these areas as infiltration areas.

An on-site stormwater analysis shall be performed by a qualified, Washington licensed professional engineer, considering at a minimum a twenty-five year storm event of fifteen minutes duration. The stormwater control plan shall be approved by the director of public works and shall provide for the onsite collection, containment and release of stormwater such that it will not have a deleterious impact to other properties, public or private. All improvements shall be inspected by the public works director prior to completion. the applicant's licensed engineer shall provide a minimum of two sets of infrastructure 'as built' drawings and confirm that all stormwater infrastructure was constructed as per approved design.

(Ord. No. 2012-11-905, 11-26-2012)

17.73.050 Open space.

- A. Common open space. Common open space is intended to provide a centrally located area that can be developed and maintained so it is usable for active and passive recreation. Unless the shape or topography of the site precludes the ability to locate units adjacent to common open space, the following requirements shall be met:
1. There shall be a minimum of four hundred square feet of common open space provided for each unit.
 2. Common open space shall abut at least fifty percent of the cottages in a cottage housing development.
 3. Common open space shall have cottages abutting on at least two sides, and be easily accessible to all dwellings within the development.
 4. Common open space shall not include portions of private yards, and shall be jointly owned by all residents.
 5. The common open space shall be outside of wetlands, streams and sensitive area buffers, and shall be on slopes of twelve percent or less.
 6. Landscaping located in common open space shall be designed to allow for easy access and use of the space by all residents, and to facilitate maintenance needs. Where feasible; existing mature trees should be retained.
- B. Private open space. Private open space is intended to provide private areas around the individual cottages and to enable diversity in landscape design. Private open space shall be subject to the following requirements:
1. There shall be a minimum of three hundred square feet of contiguous, usable private open space provided adjacent to each unit for the exclusive use of the cottage resident.
 2. The main entry of the cottages shall be oriented toward the common open space as much as possible.

(Ord. No. 2012-11-905, 11-26-2012)

17.73.060 Building separation.

All units shall maintain ten feet of separation between vertical exterior walls, except that eaves and architectural projections such as balconies may encroach up to a maximum of eighteen inches.

(Ord. No. 2012-11-905, 11-26-2012)

17.73.070 Setbacks.

The emphasis of cottage development is to provide for development that focuses on and benefits from useful common areas. For this reason peripheral set backs (generally the side and rear yard areas) may be minimized to allow for a more useful yard area (generally the front yard) oriented to benefit from common area, open space and facilities.

- A. Cottage dwellings and their accessory structures must meet setbacks or yard requirements for single family detached development in the zone in which they are located with respect to the outside perimeter of the planned cottage development.
- B. Setback averaging may be used to meet the front or rear yard setback from the outer perimeter of the planned cottage development but front and rear yard setbacks shall not be less than ten feet from the outer perimeter of the cottage development.
- C. Cottage dwellings and their accessory structures must meet the following set backs from lot lines through the interior of the cottage development:

Setback/Yard Area	Dimension
Primary Yard (typically front, back, or corner side)	10 feet*
Peripheral Yards (the three sides not included in the primary yard)	5 feet*

* Set backs assume parking takes place in a separate parking area. A minimum eighteen-foot driveway length shall be maintained inside of curb and sidewalk if a drive way curb cut is provided for parking immediately adjacent to a cottage dwelling. This shall be done to eliminate the parking of vehicles on or over curbs or sidewalks and may require deeper yard areas than the minimums provided.

- D. Extensions of small storage or accessory structures into a peripheral setback may be approved as long as the extension does not exceed one hundred twenty square feet and the resulting building configuration is acceptable to the fire chief and is designed and constructed in accordance with all applicable fire codes.

(Ord. No. 2012-11-905, 11-26-2012)

17.73.080 Building height.

Standard height limit for cottage dwellings and accessory structures shall be twenty feet. Cottage dwellings having a minimum roof pitch of 6:12 may be permitted a maximum height of twenty-eight feet at a minimum of ten feet from any property line. The twenty-eight-foot allowance will accommodate a second story living area partially under roofline and dormers. Cottage heights shall be measured from the average grade along each side of the structure to the top of roof.

(Ord. No. 2012-11-905, 11-26-2012)

17.73.090 Parking and covered storage.

- A. Parking requirements are dependent on size of cottage dwelling units and whether or not street designs accommodate on street parking within the cottage development.

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	Dedicated	Total
Small (900 ≤800 s.f.)	1	1 1
Large (<1,400 s.f.)	1	2

B. Parking location and screening shall be designed to accomplish the following:

1. Ensure minimal visual impact to residents surrounding the cottage development. Screening may be accomplished by covering parking with a structure compatible with residential use (e.g., parking under pitched roof structure or under carriage house or studio/workshop area) or by relying on grading and landscaping.
2. Occupy the cottage development site.
3. Be grouped to correspond with cottage clusters and avoid single large parking areas that are difficult to screen from view.
4. Locate to the side or rear of the site where parking areas are less visible and clustered to limit curb cuts and need for impervious surface.
5. Covered storage must be provided for cottage development when covered parking is not provided.
6. On street parking shall be provided for around the perimeter of the cottage development where feasible unless the city agrees to increase off street parking requirements in lieu of provision for on street parking.

C. Shared detached garage structures:

1. Shared carports or garages shall be limited to a maximum of four stalls per structure and shall be detached from the dwelling units.
2. The design of carports, garages and community buildings must include roof lines similar and compatible to that of the dwelling units within the development.
3. Shall be reserved for the parking of vehicles owned by the residents of the development. Storage of items which preclude the use of the parking spaces for vehicles is prohibited.

(Ord. No. 2012-11-905, 11-26-2012)

17.73.100 Design guidelines.

A. Site Design.

1. The common open space shall be centrally located within a cottage housing development.
2. Where feasible, each dwelling unit that abuts a common open space shall have a primary entry and/or covered porch oriented toward common open space.
3. Pedestrian connections should link all buildings to the public rights-of-way, common open space and parking areas.
- [4.] Exterior lighting shall be minimized and may be allowed if shielded or hooded and directed downward so as to light only the intended area without shining into a neighboring house or business. All lighting shall be included on the site plan required with to complete a submittal.

[5.] Exterior heating or cooling facilities shall be designed and sited to minimize the noise and visual impacts they can have on a site.

[6.] If streets within the 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 internal 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 for a two way street and fourteen feet for a one way street, not to include street parking.

B. Building Design.

1. Roofs of cottages shall be pitched and eave depths shall be a minimum of eighteen inches.
2. Covered porches measuring at least sixty square feet shall be incorporated into building design of the cottages.
3. Window and door trim with a minimum of three and one-half inches shall be provided on all cottage units.

C. Community Buildings.

1. Community buildings or space shall be clearly incidental in use and size to the dwelling units.
2. Building height for community buildings shall be no more than one story. Where the community space is located above another common structure, such as a detached garage or storage building, standard building heights apply.
3. Community buildings must be located on the same site as the cottage housing development, and be commonly owned by the residents.

(Ord. No. 2012-11-905, 11-26-2012)

17.73.110 Alternative cottage housing development designs.

The cottage housing infill chapter is created to support design innovation and in-fill development. 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 cottage infill can be designed in alternate ways and still achieve the overall objectives of this chapter. An applicant may request a variation to specific standards during development review. A specific request for variation within a cottage is not subject to variance criteria. Approval of a specific variation can only be granted with findings that the specific variation requested provides for an equal or better way to meet the purpose of the written standard.

(Ord. No. 2012-11-905, 11-26-2012)

17.73.120 Neighborhood meeting required.

Any Cottage Infill Development application requires a specially noticed neighborhood meeting to be held and documented prior to completion of the development application and before any public hearing is scheduled. Such meeting shall comply with Section 17.74.120 - Special use - neighborhood meeting requirements.

(Ord. No. 2012-11-905, 11-26-2012)

Chapter 17.74 MIXED USE PLANNED UNIT DEVELOPMENT (MU-PUD)

17.74.010 Purpose.

The purpose of this chapter is to provide regulations and procedures to guide mixed use planned unit development in order to:

- A. Provide flexibility for development (including infill development) in mixed use areas;
- B. Support implementation of innovative plans that address transitions between residential and commercial uses;
- C. Allow for varied, compatible housing and commercial uses to coexist;
- D. Ensure efficient and adequate provision/extension of services in areas where both commercial and residential uses are permitted while addressing anticipated increased demands for services;
- E. Provide opportunities for households of various sizes, ages, and incomes to live in a neighborhood by promoting diversity in the size, type and price of new development in the city;
- F. Provide for live/work opportunities in mixed commercial/residential areas to create or maintain neighborhood character; particularly in neighborhoods having a predominance of small to moderately sized dwelling units, located close to shopping and other community services;
- G. Provide appealing streetscapes that reduce vehicle use and promote foot traffic to strengthen communities and support businesses by enhancing the local customer base;
- H. Facilitate efficient use of land through the application of flexible standards and maximize opportunities for innovative and diversified living environments through creative placement of structures, open space and access ways;
- I. Preserve existing landscape features including established trees through the use of a planning procedure that considers particular site characteristics;
- J. Encourage provision of affordability options.

(Ord. No. 2012-11-905, 11-26-2012)

17.74.020 Permitted uses in a MU-PUD.

Uses listed in each underlying zone within the project area may be permitted in the MU-PUD. Different uses must interface in a compatible manner. Special uses are permitted subject to specific development criteria.

- A. Permitted uses include:
 - 1. Mixed commercial and residential uses including attached residential uses above and below commercial in commercial areas;
 - 2. Varied single and multifamily residential in residential areas;
- B. Special uses include:
 - 1. Cottage development on smaller lots; and
 - 2. Accessory dwellings.

(Ord. No. 2012-11-905, 11-26-2012)

17.74.030 Permitted modifications and conditions of approval.

- A. Mixed use planned unit developments allowing for master planned mixed uses may be permitted to modify the zoning and subdivision requirements of Title 16 and the balance of Title 17 if consistent with the purposes expressed in Section 17.74.010 and the other applicable requirements of this chapter, except:
 - 1. Exterior setbacks from public streets along the perimeter of the MU-PUD unless set back averaging is requested and approved as shown on a preliminary plat and implemented in accordance with the binding site plan;
 - 2. Surveying standards;
 - 3. Engineering design and construction standards of public improvements (not including street right-of-way width and street development standards); and
 - 4. Stormwater and erosion control standards.
- B. Modifications of setbacks and other standards in the underlying zones must be shown clearly on a binding site plan.

(Ord. No. 2012-11-905, 11-26-2012)

17.74.040 MU-PUD development standards.

- A. Size and Permitted Location of MU-PUD. A mixed use planned unit development (MU-PUD) may only be permitted if:
 - 1. The subject lot or tract of land greater than or equal to two contiguous acres;
 - 2. The subject lot or tract includes two or more zoning districts allowing for both residential and commercial uses.
- B. Permitted Density.
 - 1. The number of single-family dwelling units permitted in a MU-PUD may be increased above the number permitted in the applicable zone as follows:
 - a. R-1 detached single-family residential district density may be increased to one hundred twenty-five percent of the single-family density permitted in the underlying zone.
 - b. R-2 two-family residential district may be increased to one hundred fifty percent of the detached single-family density permitted in the underlying zone.
 - c. MHR-mobile home residential zones may be increased to one hundred fifty percent of the detached single-family density permitted in the R-2 zone.
 - d. R-3 multifamily residential district may be increased to two hundred percent of the detached single-family density permitted in the underlying zone.
 - 2. The permitted density shall be computed to reflect net density as follows:
 - a. Determine the gross development area-subtract from the total site area all land unsuitable for development e.g., wetland, flood hazard areas, steep or unstable slopes, publicly owned land, and industrial area.
 - b. Determine the net development area-subtract from the gross development area the actual percentage of area devoted to the street system to a maximum of twenty percent of the gross development area.

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- c. Determine the permitted density-divide the net development area by the minimum single-family lot size of the zone district.
 - d. Determine maximum increased density-multiply the resulting number of units by 1.25 in R-1, 1.50 in R-2 or MHR, or 2.0 in R-3 zones rounded to the next lowest full integer.
 3. The average lot size of single-family dwellings and townhouses in the MU-PUD shall not be less than:
 - a. Sixty-five percent of the minimum single-family lot size for the district in the R-1 single-family residential district
 - b. Fifty percent of the minimum single-family lot size for the district in the R-2 two-family residential district
 - c. Fifty percent of the minimum single-family lot size for the R-2 two-family residential district in the MHR zone.
 - d. Forty percent of the minimum single-family lot size for the district in the R-3 multifamily residential district
 4. Density bonus of up to twenty percent over enhanced MU-PUD density permitted by subsection B of this section, may be allowed for provision of affordable housing for low and moderate income families (those who have family income of not more than sixty percent of Klickitat County median household income), with appropriate recorded covenants, conditions and restrictions (CC&Rs) 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.
 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 determines it is impracticable or unsafe to preserve these trees, the applicant may be allowed to remove the trees.

If the developer determines it is necessary to remove more than half the large native trees shown on the site inventory, the developer can be permitted to do so as long as the trees removed are replaced by new native trees in accordance with an approved landscape plan that includes new plantings at least two inches to two and one-half inches in caliper.

Where this requirement would cause an undue hardship, the requirement may be modified in a manner which reasonably satisfies the purpose and intent of this section. Conditions may be imposed to avoid disturbance to tree roots by grading activities and to protect trees and other significant vegetation identified for retention from harm. Such conditions may include, if necessary, the advisory expertise of a qualified consulting arborist or horticulturist both during and after site preparation, and a special maintenance/management program to provide protection to the resource as recommended by the arborist or horticulturist.

C. Dimensional and Improvement Requirements.

1. Building setbacks and heights may be modified in accordance with approval of a binding site plan with the following exceptions:
 - a. Single- and multifamily dwellings must meet setbacks and height limits required in the zone in which they are located with respect to the outside perimeter of the MU-PUD.

- b. Setback averaging will be allowed from internal lot lines and may be allowed from external lot lines where adjoining parcels are zoned commercial or where setback averaging is determined to improve the traffic safety and flow, streetscape and/or be compatible with surrounding uses.
- c. Standard building setbacks from lot lines through the interior of the MU-PUD shall be:

Setback	Dimension
Front and rear	10 feet*
Side	5 feet (except town house common walls)
Side (corner)	10 feet

* A minimum eighteen foot driveway length shall be maintained inside of curb and sidewalk where a driveway curb cut is provided. This shall be done to eliminate the parking of vehicles on or over curbs or sidewalks.

- 2. Street width, street alignment, ROW width, and other street design standards shall comply with the subdivision ordinance unless access routes through the MU-PUD are to serve primarily low volume local traffic. Low volume would be less than four hundred average daily trips. Local road means a road primarily serving a destination in or adjacent to the proposed development and not collecting traffic from other local roads or transporting through traffic. (American Association of State Highway and Transportation Officials, Guidelines for Geometric Design of Very Low Volume Roads, 2005 as hereafter amended.)

If streets within the MU-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 for a two way street and fourteen feet for a one way street, not to include street parking.

- 3. Engineering design and construction standards for all other public improvements, such as water, sewer, on site stormwater retention, etc., will not be modified for MU-PUDs.
- 4. Off-street parking shall be provided in accordance with the requirements of the zone in which the development is located. Additional off street parking may be required in lieu of on street parking if street widths are decreased to preclude on street parking. Shared parking with commercial establishments may be accepted to meet additional residential parking requirements or to decrease off-street parking requirements if commercial parking can be demonstrated to adequately serve residential development and vice versa.

D. Homeowners Association, Common Facilities, Open Space, Roads, Easements.

- 1. In any MU-PUD twenty 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 MU-PUD homeowners' association pursuant to RCW Chapter 64.38 and this chapter. The landowner shall establish a Washington nonprofit corporation for the MU-PUD homeowners' association. Within three years of MU-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:

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- a. The continued use of such land consistent with the MU-PUD approval;
 - b. Continuity of maintenance of roads, landscaping, irrigation, public facilities and open space;
 - c. Availability of funds required for such maintenance;
 - d. Adequate insurance protection of community facilities; and
 - e. That all conditions of MU-PUD approval continue to be met and maintained.
2. Open space provided in the MU-PUD shall be planned to provide for connectivity with and enhancement of other public improvements, park lands, natural areas or community amenities. Open space means an area intended for common use and shall be designed for outdoor living and recreation or the retention of an area in its natural state. Open space may include swimming pools, recreation courts, gazebos and patios, open landscaped areas and community gardens, and green belts with pedestrian and bicycle trails. Open space does not include off street parking or loading areas.
 3. Direction to Plant Natives. Planting plans for common areas shall be developed with a predominance of drought tolerant and native vegetation. Owners of independently owned parcels are encouraged to plant natives. Planting of native and drought tolerant species in the common areas is required as a means to decrease water demands for irrigation and increase the survivability of selected plant materials.
 4. Landowner shall be required to grant appropriate easements to the city for repair, replacement and maintenance of city utilities and services installed within the MU-PUD.
 5. At the option of the city or applicant, conditions of approval and other standards can be addressed through a development agreement pursuant to RCW Chapter 36.70B in lieu of or in conjunction with CC&Rs.

(Ord. No. 2012-11-905, 11-26-2012)

17.74.050 MU-PUD approval criteria.

An applicant for a MU-PUD has the burden of proving, by a preponderance of the evidence that:

- A. All applicable standards have been met, modified or can be adequately addressed by conditions of approval;
- B. The master plan uses an innovative approach to meet the purposes stated in Section 17.74.010, e.g., it integrates mixed commercial and residential uses, provides community and public benefits, protects existing natural resources, and provides adequate and efficient public services and utilities;
- C. The streets, buildings, open space, public facilities and landscaping are designed and located to preserve existing trees, topography and natural drainage;
- D. Structures located on the site are located on ground that is not subject to instability;
- E. Public services will not be over burdened by the proposed development:
 1. The MU-PUD plan shall provide direct access to collector or through streets or demonstrate that minor or local streets have the capacity to carry increased traffic to collector or through streets.
 2. The applicant shall work with the director of public works and/or city engineer to confirm adequacy of water, sanitary sewer, on site surface/stormwater, and all other utilities. If improvements are determined necessary to accommodate increased demand, improvements will be made at the developer's expense or the city and developer may enter into a development agreement pursuant to RCW 36.70B.170(4) and other relevant provisions of RCW Chapter

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36.70B. All utilities shall be constructed to city approved standards of design, consistent with accepted engineering practices. All utilities shall be underground only.

3. An applicant shall submit proof of adequacy of services including but not limited to: fire and police protection, schools, health care.
- F. Incorporation of Existing Dwelling(s) can be Accommodated in a MU-PUD. An existing detached or attached single-family dwelling that is incorporated into a mixed use MU-PUD as a residence and is nonconforming, with respect to the standards of the general MU-PUD or special use sections, shall be permitted to remain on a MU-PUD site. Noncompliance of the structure may not be increased unless the proposed change is determined by the city to be consistent in character, scale and design with the MU-PUD as controlled by the binding site plan. If an existing dwelling is retained it is counted as a standard single-family dwelling for density calculations unless it complies with the size requirements to be counted as a special use cottage or accessory dwelling.

(Ord. No. 2012-11-905, 11-26-2012)

17.74.060 Submittal requirements and review procedures.

- A. A MU-PUD application shall be reviewed as a subdivision application subject to Title 16 and site plan review pursuant to [Chapter 17.81]. A pre-submission conference pursuant to Section [18.10.115] will help identify application requirements.
- B. Applicant shall comply with [Title 16] and include the following additional tabular data and mapped items:
 1. Existing zoning;
 2. Total site area;
 3. Gross project area;
 4. Net project area;
 5. Total number of dwelling units proposed;
 6. Total square feet of commercial area proposed;
 7. Residential density calculation;
 8. Open space, common area, and facilities calculation;
 9. General description of natural setting and/or aerial and other photos of the site;
 10. Proposed development schedule and any plans to phase development;
 11. Resulting type of ownership, plans to rent [or] sell and type of ownership planned for common areas;
 12. Site maps with graphic scale and north arrow, and topography shown at five-foot intervals, water bodies, critical areas, and important natural features including rock outcroppings, steep slopes, and flood hazard areas;
 13. Location and function of all buildings, including heights, nearest setbacks and closest distance between structures;
 14. Location and measurement, where applicable, of other proposed improvements;
 15. Preliminary landscape diagram identifying use areas, general types of landscape treatment, and areas of irrigated versus drought tolerant vegetation;

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16. Tree survey indicating location of all native trees measuring eight-inch caliper or greater measured four feet from ground and identifying inventoried trees to be removed and to be protected;
 17. Preliminary grading plan showing areas of substantial grading or recontouring;
 18. Any additional information required by staff and planning commission as necessary to evaluate the character and impact of the proposed MU-PUD development;
 19. Initial lighting diagram indicating areas of the site to be lighted at night and a qualitative discussion of the type of lighting planned for those areas;
 20. Record of neighborhood meeting, if required;
 21. Standards which applicant requests be modified and reasons for the modification; and
 22. Applicant's proposed conditions of approval.
- C. If the proposed site is within shoreline management jurisdiction an application for shoreline substantial development permit along with any other permits required, such as a flood plain permit or other local, state, or federal permits shall be filed.
 - D. An environmental checklist shall be completed.
 - E. A completed application shall be evaluated by staff, including emergency personnel, and it shall be reviewed at a public hearing held by the planning commission. If an environmental impact statement is required the final EIS shall be available for at least ten days before the hearing on the proposal.
 - F. Site Grading and Clearing. Grading and site clearing in preparation for planned development shall not commence prior to approval of a preliminary master plan. This requirement is necessary to ensure that all necessary erosion control measures are in place prior to disturbance and is intended to limit disturbance to that necessary to accommodate the approved planned development.
 - G. Planning commission recommendation shall be forwarded to the city council for review on the record. City staff and the applicant shall be available. Staff may provide supplemental information and to respond to questions from the city council. The city council may approve the preliminary plat with some or all of the planning commission's recommended conditions, and may impose additional conditions. The city council may remand the application to the planning commission to address specific articulated concerns of the city council and/or the council's proposed changes to the preliminary plat and/or conditions. The council may deny the application upon findings of noncompliance with applicable standards. The city council may direct staff or the city attorney to draft proposed form of findings and decision for review and consideration as specified at regularly scheduled council meeting not more than six weeks hence.
 - H. If the preliminary plat is approved, the applicant shall have three years to submit the binding site plan in accordance with [Chapter 16.15]. If a binding site plan cannot be recorded within three years, the applicant shall make written request for extension prior to the close of the three year recording period, and may be granted an additional year upon demonstration of good faith effort to file the site plan. Evaluation of requested extensions will include consideration of whether land use regulations affecting the application have changed since the decision was originally made.
 - I. If the development is phased the final binding site plans and plat for each phase may be reviewed independently in accordance with the approved time frame.
 - J. A binding site plan of a MU-PUD and all accompanying documents, together with CC&Rs approved by the city attorney, binding 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.

(Ord. No. 2012-11-905, 11-26-2012)

17.74.070 MU-PUD application costs/compliance required before building permits.

A MU-PUD applicant shall pay for all costs incurred by the city in processing the MU-PUD application including legal, engineering and planning costs. In addition, the city may require engineering or transportation studies or plans which shall be provided at applicant's expense. No building permits shall be issued until all such fees have been paid and all approval requirements and conditions have been satisfied. An initial deposit to cover estimated costs shall be paid by applicant prior to the city's processing of the MU-PUD application.

(Ord. No. 2012-11-905, 11-26-2012)

17.74.080 Special use—Cottage dwellings within mixed use MU-PUD.

Smaller housing units on smaller lots (cottage development) within a mixed use planned unit development are a special use, subject to the following site and structural requirements.

- A. Purpose. The purpose of this section is to:
 - 1. Provide opportunities for ownership of small, detached dwelling units within a mixed use planned unit development close to or in a commercial area;
 - 2. Encourage creation of more usable open space for residents and businesses in the development through flexibility in density and lot standards;
 - 3. Further the goal of efficient use of urban residential land and public facilities; and
 - 4. Provide guidelines to ensure compatibility with surrounding land uses.
- B. Special Site Requirements for Cottage Dwellings. The site requirements applicable to cottage development within a MU-PUD are intended to define design parameters of cottages to achieve compatibility with existing and permitted adjacent uses. Density increases and design standards applicable to cottage development are only applicable in that portion of the MU-PUD that accommodates cottages.
 - 1. Floor Area Allowances. To ensure that the overall size, including bulk and mass of cottage structures and cottage housing developments remain smaller and create less visual and physical impact than standard sized single-family dwellings that are required to be located on larger lots, the following floor area limitations shall apply to cottage housing. Two types of housing development are provided for to allow for a mixture of building sizes and footprints, while anticipating and addressing the varied impacts from each housing type.

	Total Floor Area (square feet)	Ground Floor Area (square feet)	Upper Floor Area (square feet)	Garage Floor Area
Small	<900	400—800	60% of ground floor	Included in ground floor if attached
Large	>900 <1,200	600—900	60% of ground floor	Included in ground floor if attached

Floor area is measured to the outside wall on the ground floor including the stairs (building footprint). Floor area includes all upper floor area with a ceiling height of six feet or more not including the stairs which are counted as part of the ground floor.

Some units may be allowed to exceed the upper floor area ratio if the average of the upper floor areas for all cottages in a cluster does not exceed sixty percent of the ground floor areas in the cluster. Approval of this variation in the standard is not subject to variance criteria and does require a finding that the variation of the standard provides for design flexibility that improves the appearance of and spatial relationships between structures in the cottage cluster.

2. Lot Coverage and On Site Stormwater Development Techniques. Lot coverage is limited to no more than forty-five percent impervious surface area. Impervious surfaces include driveways, building footprints, sidewalks, paved parking, compact gravel, and other surfaces that do not allow rain to percolate into the soil. NOTE: un-compacted gravel surfaces or pervious pavers may be demonstrated to be partially pervious using a professionally accepted methodology. If this calculation is prepared by the applicant's engineer and approved by the city public works director, the graveled or permeable paved surface shall be counted in the lot coverage figure in accordance with its relative permeability, e.g., if a graveled path is demonstrated to be fifteen percent permeable then eighty-five percent of the graveled path area would be counted in the impervious surface calculation. The purpose of this requirement is to help insure that surface and stormwater are contained on site.

Stormwater low impact development techniques that encourage the natural treatment and infiltration of stormwater to mimic pre-development site conditions shall also be employed. Examples of low impact development techniques include directing stormwater to landscape areas with amended soils or into improved drainage areas under porches or eaves, green or living roofs, the use of pervious pavers, and retention of existing mature trees. Aggressive employment of stormwater low impact development techniques may allow for additional lot coverage if an applicant develops a project design that demonstrates the ability to handle surface and stormwater in common areas without limiting the community or public benefits of the established common areas. Private areas may also be relied on for stormwater infiltration if determined to be adequately protected by easement to ensure the continued availability of these areas as infiltration areas.

An on-site stormwater analysis shall be performed by a qualified, Washington licensed professional engineer, considering at a minimum a twenty-five year storm event of fifteen minutes duration. The stormwater control plan shall be approved by the director of public works and shall provide for the on site collection, containment and release of stormwater such that it will not have a deleterious impact to other properties, public or private. All improvements shall be inspected by the public works director prior to completion. The applicant's licensed engineer shall provide a minimum of two sets of infrastructure "as built" drawings and confirm that all stormwater infrastructure was constructed as per approved design.

3. Cluster Sizes. A minimum of four and a maximum of ten cottage units clustered and focused on a shared common area must be developed to use cottage development density and standards.

More than a single ten unit cluster may be permitted under cottage development standards but separate points of focus (e.g., common areas, parking facilities, meeting rooms or recreational elements) must be provided for each cluster. Special setbacks or buffer areas may be required between clusters if deemed necessary to insure compatibility with surrounding development or adequate separation of cluster communities.

4. Heights. To insure heights are in scale with smaller lots and smaller structures allowed in a cottage development the following height limits shall be employed. Standard height limit for cottage dwellings and accessory structures shall be eighteen feet. Cottage dwellings having a minimum roof pitch of 6:12 may be permitted a maximum height of twenty-five feet to allow second story living area partially under roofline and dormers.

Cottage heights shall be measured from the average grade along each side of the structure to the top of roof. A small portion of a cottage may be allowed to exceed cottage height limits up to the height limit allowed in the underlying zone or twenty-eight feet whichever is less. This allowance may be allowed for an area of the structure not to exceed fifteen percent of the building footprint

5. Common Areas, Open Space and Facilities. Common area shall be provided in accordance with the general MU-PUD requirements (this section). Densities allowed through cottage development require that common areas provide some of the amenities and open area that would be provided for on individual lots in standard single-family developments. In addition to the requirements for a general MU-PUD; common areas, open space and facilities, in cottage developments shall be located to provide shared focal points and amenities for each cottage development cluster.
6. Max Densities in Cottage Clusters. The number of dwelling units permitted in a cottage development cluster within a MU-PUD may be increased above the permitted single-family density as follows:
 - a. R-2 two-family residential zone may be increased to two hundred percent of the single-family density permitted in the underlying zone.
 - b. RMH-residential mobile home zone may be increased to two hundred percent of the single-family density in the R-2 zone.
 - c. R-3 multifamily residential zone may be increased to two hundred twenty-five percent of the single-family density permitted in the underlying zone.

NOTE: Minimum lot sizes for cottage development will be minimized. The minimum lot sizes will be the product of compliance with all other standards and criteria applicable to the cottage development as a special use within a MU-PUD.

7. Setbacks. The emphasis of cottage development is to provide for development that focuses on and benefits from useful common areas. For this reason peripheral setbacks (generally the side and rear yard areas) may be minimized to allow for a more useful yard area (generally the front yard) oriented to benefit from common area, open space and facilities.
 - a. Cottage dwellings and their accessory structures must meet setbacks or yard requirements for single-family detached development in the zone in which they are located with respect to the outside perimeter of the MU-PUD.
 - b. Setback averaging may be used to meet the front or rear yard setback from the outer perimeter of the MU-PUD but front and rear yard setbacks shall not be less than ten feet from the outer perimeter of the MU-PUD.
 - c. Cottage dwellings and their accessory structures must meet the following set backs from lot lines through the interior of the MU-PUD:

Setback/Yard Area	Dimension
Primary yard (typically front, back, or corner side)	10 feet*
Peripheral yards (the three sides not included in the primary yard)	5 feet*

* Setbacks assume parking takes place in a separate parking area. A minimum eighteen foot driveway length shall be maintained inside of curb and sidewalk if a driveway curb cut is provided

for parking immediately adjacent to a cottage dwelling. This shall be done to eliminate the parking of vehicles on or over curbs or sidewalks and may require deeper yard areas than the minimums provided.

- d. Extensions of small storage or accessory structures into a peripheral setback may be approved as long as the extension does not exceed one hundred twenty square feet and the resulting building configuration is acceptable to the fire chief and is designed and constructed in accordance with all applicable fire codes.
8. Parking and Covered Storage. Parking requirements are dependent on size of cottage dwelling units and whether or not street designs accommodate on street parking within the cottage development.

	Dedicated	Total
Small (<900≤800 s.f.)	1	1 1
Large (≤1,200 s.f.)	1	2

- a. The use of primarily commercial parking spaces within the cottage development to meet both commercial and residential parking requirements will be considered. If reasonable shared parking is available it may be allowed to substitute for undedicated parking requirements. The proximity of commercial parking within the cottage development to the locations served and likely timing of demand for shared parking spaces and availability of other on street parking within the cottage development will be considered.
- b. Parking location and screening shall be designed to accomplish the following:
 - i. Ensure minimal visual impact to residents surrounding and within the MU-PUD. Screening may be accomplished by covering parking with a structure compatible with residential use (e.g., parking under pitched roof structure or under carriage house or studio/workshop area) or by relying on grading and landscaping;
 - ii. Occupy the MU-PUD development site;
 - iii. Be grouped to correspond with cottage clusters and avoid single large parking areas that are difficult to screen from view;
 - iv. Avoid locating around the perimeter of the MU-PUD where parking areas are visible and out of character with surrounding residential development;
 - v. Covered storage must be provided for cottage development when covered parking is not provided.

(Ord. No. 2012-11-905, 11-26-2012)

17.74.090 Special use—Accessory dwelling units in a mixed use MU-PUD.

Accessory dwelling units (ADUs) include habitable living units provided in conjunction with a primary dwelling and meeting the basic requirements of shelter, heating, cooking and sanitation.

- A. Purpose:
 - 1. Provide homeowners with a means of obtaining through tenants in either the ADU or principal unit, rental income, companionship, security, and services.

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2. Add affordability options to the existing housing base.
 3. Allow for development of housing units in mixed use MU-PUDs that are appropriate for people at a variety of life stages.
 4. Protect neighborhood stability, property values, and the single-family residential appearance of the community by ensuring ADUs are installed under conditions of this ordinance.

B. Approval Criteria for ADUs.

1. The design and size of an ADU shall conform to all applicable building code standards and is subject to all structural permit requirements for a dwelling. Any modification of structural codes necessary to accomplish construction of an ADU must be granted by the building official responsible for structural review in the city.
2. The ADU shall not exceed forty percent of the primary dwelling's floor area, nor more than eight hundred square feet.
3. A maximum of two bedrooms may be provided in an ADU.
4. An ADU may be developed in either an existing or new residence.
5. A maximum of one ADU per regularly permitted detached single-family dwelling may be permitted. Lots reserving the right to add accessory dwelling units must be identified when the MU-PUD preliminary plan is submitted. For example: if the base zoning would allow five detached single-family dwellings at the development site, but the MU-PUD would allow for ten, only five ADUs may be developed. The lots reserving the five rights to develop an ADU must reserve that right through site plan review as recorded on the binding site plan. Construction of the ADU may be deferred until a later date after the MU-PUD has been completed and lots sold.
6. Cottage development lots are not eligible for ADUs based on the minimal size of the individually owned parcels.
7. Applicant must be able to demonstrate adequate public facilities to accommodate the projected number of residents.
8. Any additions to an existing building shall not exceed the allowable lot coverage or encroach into existing setbacks.
9. The ADU may be attached to or detached from the primary dwelling and must be designed to retain the appearance of a single residence to the greatest degree possible.
10. The property owner must occupy either the primary dwelling or the ADU as their permanent residence for at least six months of any calendar year. The CC&Rs will specify that rent may be received only for the unit not occupied by the owner and must be verified by the city clerk-treasurer with a one-year lease signed by the owner and renter.
11. One off street parking space, or the potential to create a parking space when the ADU is developed, must be provided for on the binding site plan. This parking space is in addition to spaces required for primary resident(s).
12. To encourage development of housing for people with disabilities, the city may allow reasonable deviation from the stated requirements to accommodate features required to achieve accessibility in an ADU. Such accommodations shall be provided in accordance with the International Building Code (IBC).

C. Review Process for ADUs in a Mixed Use MU-PUD.

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1. The right to construct an ADU shall be requested with submittal of the preliminary plan and recorded on the final binding site plan.
 2. Building permits are required for ADUs. If the ADU is not constructed during the development of the MU-PUD, the building permit applicant will be required to demonstrate compliance with the above standards prior to receiving land use approval on a building permit.
 3. A letter of application must be received from the owner(s) stating that the owner(s) shall occupy one of the dwelling units on the premises, except for bona fide temporary absences, not to exceed six months of any calendar year.
 4. A notarized acknowledgement signed by the owners, acknowledging the requirements for creating and maintaining an ADU in conjunction with the primary dwelling on the owner's parcel, shall be recorded with the county so that it is a matter of public record and will come to the attention of any future owners.
 5. An ADU may be cancelled by the owner filing a notarized certificate with the city for recording with the county making the termination of the ADU a matter of public record. Cancellation of an ADU may also result from enforcement action if land use approval for the ADU is withdrawn.

(Ord. No. 2012-11-905, 11-26-2012)

17.74.100 Special use—Cottage and accessory dwelling structural design standards.

To provide for further compatibility with surrounding development, special uses allowed in a MU-PUD are subject to the following additional structural and design standards:

- A. Window and door trim with a minimum of three and one-half inches shall be provided on all special use dwelling units.
- B. Minimum roof eave depths of at least eighteen inches are also required for all special use dwelling units. Eaves are required along all sides of each special use structure unless a variation of this structural standard is accepted by the city through the MU-PUD process.
- C. Front porches having a minimum area of sixty square feet shall be provided for all cottage dwellings.
- D. Exterior lighting shall be minimized and may be allowed if shielded or hooded and directed downward so as to light only the intended area without shining into a neighboring house or business. All lighting shall be included on the required exterior lighting plan required with to complete a submittal.
- E. Exterior heating or cooling facilities shall be designed and sited to minimize the noise and visual impacts they can have on a site.

(Ord. No. 2012-11-905, 11-26-2012)

17.74.110 Alternative special use—Cottage and accessory dwelling unit designs.

The MU-PUD ordinance and special use sections are 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 and still achieve the overall objectives of the special use standards. An applicant may request a variation to specific standards during special use MU-PUD review. A specific request for variation within a special use area is not subject to variance criteria. Approval of a specific variation can only be granted with findings that the specific variation requested provides for an equal or better way to meet the purpose of the written standard.

(Supp. No. 27)

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(Ord. No. 2012-11-905, 11-26-2012)

17.74.120 Special use—Neighborhood meeting requirements.

- A. Any planned unit development or other application utilizing special uses which allow smaller housing on smaller lots must hold and document a specially noticed neighborhood meeting as required by this title prior to completing the development application and before any public hearing is scheduled. The neighborhood meeting process is available to any applicant wishing to more fully explore a contentious application prior to completing their application for submittal and may be recommended by city staff during pre-application conference.
- B. The "neighborhood meeting" must meet the following requirements:
 - 1. Pre-notice identifying the time and place for discussion and providing sufficient description of intended project to allow neighborhood comment shall be mailed to property owners within three hundred feet a minimum of ten days prior to the meeting.
 - 2. The applicant is responsible for setting, noticing and documenting the presentation to and input received from the neighborhood meeting.
 - 3. The applicant must keep a record of all who attend the neighborhood meeting including their stated names and addresses.
 - 4. The applicant must notify the city a minimum of fourteen days prior to the meeting and allow for attendance of city staff or other representatives at the meeting.
 - 5. Post notice of the meeting shall be provided to participants by mail documenting the presentation and input received within thirty days following the neighborhood meeting.
 - 6. A record of the meeting shall be included with the applicant's completed application. The applicant shall include responses to input with the application or to identify where a proposal is modified to address neighborhood comments.
- C. A MU-PUD involving a special use dwelling type will follow the Mixed Use MU-PUD review process once a neighborhood meeting is held and a land use application completed.

(Ord. No. 2012-11-905, 11-26-2012)

SECTION 2. Severability / Validity. The provisions of this ordinance are declared separate and severable. If any section, paragraph, subsection, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this ordinance.

SECTION 3. Effective Date. This ordinance shall take effect and be in force five (5) days after its approval, passage and publication as required by law.

SECTION 4: Transmittal to the State. Pursuant to RCW 36.70A.106, a complete and accurate copy of this ordinance shall be transmitted to the Department of Commerce within ten (10) days of adoption.

PASSED this ___ day of _____ by the City Council of the City of White Salmon, Washington, and signed in authentication of its passage.

Marla Keethler, Mayor

ATTEST:

City Clerk/Treasurer

APPROVED AS TO FORM:

City Attorney
