



White Salmon City Council Meeting

A G E N D A

May 15, 2024 – 6:00 PM

119 NE Church Ave and Zoom Teleconference

Meeting ID: 893 7657 0393

Call In: 1 253 215 8782 US (Tacoma)

Zoom Link: <https://us02web.zoom.us/j/89376570393>

- I. **Call to Order, Land Acknowledgement, and Presentation of the Flag**
- II. **Roll Call**
- III. **Changes to the Agenda**
- IV. **Presentations**
 - A. Jewish American Heritage Month
 - B. White Salmon Greenhouse Gas Emissions Reduction Plan Presentation - CityLab Board
 - C. Mayor's Updates
- V. **Public Comment** Any public in attendance at the meeting (either in person or via Zoom) will be provided an opportunity to make public comment of a general nature in the time allotted. No registration is required. Each person will be allowed three minutes for comment.
- VI. **Consent Agenda**
 - [A.](#) Approval of Engineering Amendment No 2 - Anderson Perry - Mainline Phase I
 - [B.](#) Approval of SCADA Amendment No 2 - Coburn Electric
 - [C.](#) Approval of Meeting Minutes - May 1, 2024
 - D. Approval of Vouchers
- VII. **Public Hearing**
 - [A.](#) **Annexation of Real Property ANX-WS-2024-001**
 - 1. Presentation
 - 2. Public Hearing
 - 3. Discussion
- VIII. **Business Items**
 - [A.](#) **Resolution 2024-05-592 Adopting the Six Year Transportation Plan 2025-2030**
 - 1. Presentation
 - 2. *Public Hearing*
 - 3. Discussion and Action
 - [B.](#) **Resolution 2024-05-593 Adopting the White Salmon Municipal Capital Improvement Plan 2025-2030**
 - 1. Presentation
 - 2. *Public Hearing*
 - 3. Discussion and Action
- IX. **Reports and Communications**
 - [A.](#) Department Head Reports
 - B. Council Member Reports
 - C. Committee Reports
- X. **Executive Session (if needed)**
- XI. **Adjournment**

File Attachments for Item:

B. White Salmon Greenhouse Gas Emissions Reduction Plan Presentation - CityLab Board



Greenhouse Gas Emissions Reduction Plan for White Salmon, WA

05.15.2024

Presented by White Salmon CityLab Board

Project Lead: Kate Bennett

Project Team: Jim Ransier, Barbara Hayman, Steven Woolpert, Alexa Schmidt

Additional Support: Peter Fink, Kalama Reuter, Ruth Olin

Executive Summary.....	4
Overview.....	5
Background.....	6
Timeline of Sustainability Commitments in White Salmon.....	6
Alignment with City Planning Documents.....	7
Community Survey on Climate Change.....	12
Climate Vulnerability Assessment.....	13
City Scope 1 and 2 GHG Emissions Inventory.....	16
White Salmon Community Energy Usage.....	19
Advancing Equity.....	21
Vulnerable Communities in White Salmon.....	21
Equity-informed Climate Action Planning.....	23
Strategic Focus Areas.....	25
Facilities and Buildings.....	26
Energy Independence and Resilience.....	29
Transportation.....	31
Water.....	35
Governance.....	37
Other.....	40
All Priority Action Items.....	41
Roadmap and Next Steps.....	44
References.....	45
Appendix 1: ClimRR Climate Projection Report.....	46
Appendix 2: Draft Building Code Updates.....	49
Residential Energy Performance Rating and Disclosure.....	49
Private Activity.....	54
City Buildings.....	56
Amendment to 17.75.040 - R-PUD development standards.....	59
Appendix 3: White Salmon Climate Action Survey.....	61

Executive Summary

Climate change presents a significant challenge to White Salmon, with increasing threats such as wildfires, extreme heat, and severe weather. Without a tailored approach, our city remains vulnerable. Yet opportunities are right in front of us - we need only to reach out and take them.

In 2021, White Salmon City Council passed a Climate Crisis Resolution committing to certain sustainability goals, including reducing net greenhouse emissions by at least 45% by 2030 and 100% by 2050. Later that year, the City established the CityLab Board, composed of City Council members and public volunteers, to drive these initiatives.

This Greenhouse Gas Emissions Reduction Plan (“Emissions Reduction Plan”, “Plan”) marks the first phase in a series of risk-management tools developed by that group, intended to equip White Salmon for potential environmental and economic changes from global climate shifts. The Plan focuses primarily on immediate, urgent actions for emissions reductions. Key priority areas outlined in this plan include transportation electrification, water conservation, green building practices, and working



with the community's major electricity users to improve efficiencies.

The Emissions Reduction Plan also aims to lay a foundation for integrating resilience and sustainability into City planning, representing a crucial step in a broader strategy to strengthen our community against climate change. This Plan is intended to be complemented by a comprehensive Climate Action

Plan in 2025 that accounts for climate change adaptation and risk mitigation, including community vulnerabilities to wildfire; green infrastructure; nature-based solutions; and community engagement; as well as strategies that are critical to achieve White Salmon's climate action goals but have longer timelines for execution.

Sustainability, by definition, is the ability to meet current needs without jeopardizing future generations' ability to do the same. This Plan outlines a roadmap for White Salmon to fulfill our present needs and protect our treasured corner of the planet, while ensuring a resilient future for generations to come.

White Salmon CityLab Board
May 2024

Overview

The Emissions Reduction Plan is intended to be integrated into a broader sustainability planning framework, and function as a first step in assisting the City in furthering climate action. This plan contains the following sections:

1. Background: This section shares a background of climate action in White Salmon, the impending impacts of climate change on the community, and an inventory of City emissions, community energy use, and resident attitudes towards climate action planning.

2. Advancing Equity: This section identifies vulnerable groups that may be disproportionately affected by climate change impacts and provides guidance for centering those groups in climate action planning.

**We need to do more, now...
Instead of “we need to do
this by 2030.”**

*White Salmon City Resident
2023 Community Climate Action Survey*

3. Strategic Focus Areas: The strategic focus areas of this plan are Facilities and Buildings, Energy Resilience, Transportation, Water, and Governance.

These subsections include prioritized recommendations for actions to reduce and sequester A) emissions associated with City operations and City-owned and -operated facilities and B) emissions related to transportation, housing, and other activities of the White Salmon community. Actions are prioritized based on their relative impact and ease of implementation. The impact of an initiative is gauged by its effectiveness in furthering White Salmon's emissions reduction goals. Ease of implementation refers to the presence of barriers (financial, social, technological, etc.) impeding successful execution.

These sub-sections also include:

- Performance metrics for annual reporting on the aforementioned actions.
- Recommendations for further action in future climate planning documents; and
- Recommendations to ensure that the costs of the required mobilization do not unfairly burden those economically or socially disadvantaged and that the realized benefits of a more just and sustainable future accrue to all.

Next Steps: This section focuses on the next steps following this report, and emphasizes the priorities for City Council's consideration in climate action planning.

Glossary

Adaptation

Climate change adaptation is the process of adjusting to the effects of climate change. These can be both current or expected impacts. Adaptation aims to moderate or avoid harm for people, and is usually done alongside climate change mitigation. It also aims to exploit opportunities.

Climate Action Plan

A climate action plan is a framework document for measuring, tracking, and reducing greenhouse gas emissions and adopting climate adaptation measures. These documents are used as a framework to guide administrative bodies in addressing the impact of climate change in their communities.

Infill Development

The term “infill development” refers to building within unused and underutilized lands within existing development patterns that already have water, waste, and transportation infrastructure in place, typically but not exclusively in urban areas. Infill development is critical to accommodating growth at low cost for local government and redesigning our cities to be environmentally- and socially-sustainable.

Intersectionality

Intersectionality is a sociological analytical framework for understanding interconnected nature of social categorizations such as race, class, and gender as they apply to a given individual or group, regarded as creating overlapping and interdependent systems of discrimination or disadvantage.

Mitigation

Climate change mitigation is action to limit the greenhouse gasses in the atmosphere that cause climate change. Greenhouse gas emissions are primarily caused by people burning fossil fuels such as coal, oil, and natural gas.

Nature Based Solutions

Nature-based solutions are the sustainable management and use of natural features and processes to tackle socio-environmental issues. These issues include, for example, climate change, water security, food security, preservation of biodiversity, and disaster risk reduction.

Resilience

Climate resilience is a concept to describe how well people or ecosystems are prepared to bounce back from certain climate hazard events. The formal definition of the term is the “capacity of social, economic and ecosystems to cope with a hazardous event or trend or disturbance.”

Background

Timeline of Sustainability Commitments in White Salmon

The Emissions Reduction Plan builds off the City's existing foundation of climate action. These efforts are primarily thanks to dedicated stakeholders who are and will continue to be central in supporting the implementation of the measures outlined in this plan.

2021

Climate Crisis Resolution (Resolution 2021-03-517): City Council adopts resolution committing the City to an emissions reductions goal aligned with the Paris Climate Agreement, and to take mitigative and adaptive action to address climate change in our community.

2022

CityLab Board: City council forms CityLab board, to serve as accountability and advisory body on core aims as outlined in the City comprehensive plan, and in particular, key visioning documents adopted by the city council: the Climate Crisis Resolution and the Diversity Resolution (Resolution 2019-06-489).

2023

Community Climate Action Survey: CityLab completes a survey on citizen concerns about climate change and desired city government actions.

Fleet electrification: City acquires one gas hybrid vehicle for police fleet.

Housing Action Plan and land use code ordinance: City Council adopts a housing action plan and updates to land use codes (Ordinance No. 2023-12-1155) that facilitate sustainable, infill housing development in White Salmon.

2024

Climate Vulnerabilities Assessment: This assessment is an evaluation (further detail below) of the risks and vulnerabilities that White Salmon faces due to climate change, and identifies potential impacts of climate change to understand how these changes may interact with existing social, economic, and environmental conditions.

Scope 1 and 2 GhG Inventory for City Operations: This report (further detail below) is a fundamental component of the City's efforts to understand and minimize its contribution to climate change.

Emissions Reduction Plan: This plan identifies priority areas for emissions reductions at the City, residential, and business level, and outlines strategies and initiatives to mitigate climate change impacts, and offset emissions associated with city operations.

Alignment with City Planning Documents

The present plan is designed to align with existing planning documentation for the City, and provide direction for future and forthcoming city planning documentation, including:

Comprehensive Planning



The Environmental & Critical Qualities section of White Salmon's [2040 Comprehensive Plan \(2021\)](#) directly aligns with our emissions reduction goals, laying a solid foundation for sustainable development in White Salmon. Through targeted policies and objectives, this section addresses key areas of concern including energy use, greenhouse gas emissions, and infrastructure resilience, thereby providing a roadmap towards a more sustainable and climate-resilient community.

GOAL E/CA-4: Address climate change by working towards reducing greenhouse gas emissions, increasing energy efficiency, and improving infrastructure resiliency in White Salmon.

- Policy E/CA-4.1: Reduce the reliance on fossil fuels and incorporate renewable energy sources, when appropriate, in municipal operations.
- Policy E/CA-4.2: Implement a resource-conservation approach for managing and developing City-operated facilities that aims to reduce energy and water usage and facility costs.
- Policy E/CA-4.3: Develop infrastructure for, and promote the use of, transportation modes that reduce the use of fossil fuels, such as biking and walking.
- Policy E/CA-4.4: Increase the resiliency of critical infrastructure through monitoring, maintenance, planning, investment, and adaptive technology.

Capital Plan



The [6-Year Capital Facilities/Capital Improvement Program \(2023\)](#) presents a host of projects that enhance the city's infrastructure. Certain projects also offer support to our emissions reduction commitments. For instance, transportation capital projects such as the reconstruction of roadways with added sidewalks and paths for pedestrians and cyclists encourage eco-friendly modes of transport. With a focus on sustainable development, these projects collectively contribute to a greener, more resilient White Salmon:

- **Parks, Recreation, & Public Facilities Capital Projects** such as the installation of modern, efficient irrigation systems in our parks contributes to the plan by minimizing water waste, reducing the energy required for water transport and treatment, and encouraging the growth of healthy green spaces that absorb carbon dioxide.
- **Transportation Capital Projects** such as road reconstructions with sidewalks and paths encourage walking and cycling, directly reducing vehicular emissions.
- **Water System Capital Projects** such as upgrades to water mains and the installation of efficient pump systems can lead to reductions in energy usage, as more efficient systems require less power.
- **Wastewater System Capital Projects** such as repairs and replacements in the wastewater system can lead to more efficient treatment processes, which, in turn, can reduce energy consumption and emissions.

Housing



The White Salmon [Housing Action Plan \(2023\)](#) strongly supports the city's emission reductions plan through its strategic approach to diversifying housing options while facilitating sustainable development patterns. It lays a foundation for creating a more resilient and sustainable community by promoting a variety of housing types that cater to different needs and income levels, ultimately aiming for a well-located, efficient, durable housing stock that supports a high quality of life. Key points from the Housing Action Plan that align with emission reduction efforts include:

- **Encouraging Infill Development:** By easing restrictions on infill within residential zones, the plan fosters higher-density living in existing neighborhoods, reducing the need for extensive new infrastructure and minimizing urban sprawl. This approach is conducive to lower emissions from transportation by facilitating closer living quarters to workplaces, amenities, and public transportation options.
- **Promoting Diverse and Affordable Housing:** The plan's strategies to increase the supply of housing at various price points and configurations, such as accessory dwelling units (ADUs), cottage housing, and mixed-use developments, support a more compact, efficient urban form. This diversity in housing options can help accommodate a growing population without the corresponding increase in emissions typically associated with new, sprawling residential developments.
- **Advancing Sustainable Site and Building Design:** By advocating for housing developments that are not only diverse and affordable but also well-located and efficient, the plan supports sustainable land use planning.

Transportation



The White Salmon [Transportation System “Lite Plan” \(2023\)](#) sets forth a vision for a transportation system that caters to the mobility and connectivity needs of all community members. By prioritizing projects that enhance multimodal access and safety, the plan underscores a proactive approach to accommodating expected population growth while addressing the current demands on the transportation infrastructure. Initiatives within the plan align with the city's emissions reduction goals:

- **Sidewalk Enhancements and New Developments:** Prioritizing pedestrian infrastructure to encourage walking as a primary mode of transportation.
- **Bicycle Network Expansion:** Developing a comprehensive network of bicycle lanes and trails to facilitate non-motorized transport.
- **Multimodal Transit Improvements:** Fostering the use of public transit through service enhancements and infrastructure upgrades, reducing reliance on personal vehicles.
- **Sustainable Street Designs:** Implementing green infrastructure and low-impact development practices within transportation projects to mitigate environmental impacts.

Water



The White Salmon Water System Plan is being updated in 2024, so the details of the plan have not been released. A comprehensive Water Plan can significantly contribute to a municipality's emissions reduction efforts by implementing strategies that reduce energy use and optimize water distribution and treatment processes. By focusing on energy efficiency, sustainable water sourcing, and reducing water loss, such a plan ensures that water management practices contribute to the broader goal of lowering greenhouse gas emissions, aligning with the city's commitment to environmental stewardship and sustainability.

Key initiatives that could be included in a Water Plan to support emissions reduction include:

- **Adoption of Energy-Efficient Water Treatment Processes:** Implementing advanced water treatment technologies that require less energy compared to traditional methods.
- **Leak Detection and Repair Programs:** Reducing water loss through comprehensive leak detection and repair, thereby minimizing the unnecessary treatment and pumping of water, which is energy-intensive.
- **Water Conservation and Demand Management:** Encouraging water conservation among consumers and businesses to lower the overall volume of water needing treatment and distribution, directly reducing energy usage.
- **Expanding Diverse Water Sources:** Exploring and integrating alternative water sources such as rainwater harvesting, greywater systems, and other nearby sources can help adapt to the impacts of climate change by ensuring a more resilient water supply. These strategies not only provide additional water resources but also have the potential to reduce emissions by relying on less energy-intensive sources compared to traditional water supply methods.

Relatedly, [City Resolution 2022-05-543, "A Resolution of the City of White Salmon Approving and Adopting Water Use Efficiency Goals and Measures"](#), committed to several water usage goals:

- A 2% reduction in average gallons per equivalent residential unit per day
- A distribution system leakage of 25% or less by the year 2028

Wastewater



The General Sewer/[Wastewater System Plan \(2016\)](#) for Bingen and White Salmon cities lays a strategic foundation for supporting emissions reduction efforts by integrating advancements in treatment processes and system efficiency. The focus on modernizing infrastructure and optimizing operational efficiency plays a critical role in minimizing the environmental impact of wastewater management, thereby aligning with broader emissions reduction goals. Key projects that align with the Emissions Reduction Plan include:

- **Upgrading Aeration Systems:** Implementing high-efficiency aeration systems with fine-bubble diffusers to improve treatment processes and reduce energy demand.
- **Heat Pump Replacement for Operations Building:** Replacing the old heat pump with a more energy-efficient model to reduce electricity consumption.
- **Inflow/Infiltration Corrections:** Mitigating excess water entering the sewer system, thus lowering the energy-intensive treatment of additional water volumes.



Parks and Recreation

The [Parks Plan \(2022\)](#) embodies a holistic approach to sustainability, directly contributing to the Emissions Reduction Plan by prioritizing environmental enhancements and community well-being. Upgrading park facilities to be more energy-efficient, enhancing green spaces for carbon sequestration, and improving infrastructure for sustainable transportation options all play a key role in our journey towards a cleaner White Salmon. Here is a partial list of how specific projects within the plan bolster our emission reduction goals:

- **Pioneer Park:** The construction of walking loops and installation of benches provides a space for low-carbon recreation, while upgraded trash receptacles support recycling efforts. (2031-2037)
- **Fireman's Park:** The addition of a sidewalk and stormwater facility, complete with educational signage, promotes sustainable water management and public awareness on environmental issues. (2031-2037)
- **Rheingarten Park:** Water conservation efforts in the park's irrigation system align with energy-saving initiatives. (2023-2037)
- **Gaddis Park:** Acquiring additional park property and restoring riparian vegetation expands carbon sequestration areas and preserves biodiversity, enhancing the park's role in the local ecosystem. (2023-2043)
- **Loop Trail & Riverfront Park Trail Bridge:** These projects aim to boost multimodal transport, providing infrastructure for cycling and walking, which will help cut down on emissions from traditional transportation methods. (2023-2043)
- **Future Neighborhood Parks & Dog Park:** The development of new parks and a dog park with multi-modal access provides low-carbon recreation options to the community. (2023-2037)



Critical Areas

The White Salmon [Critical Areas Ordinance \(2023\)](#) emphasizes the protection and enhancement of valuable and fragile natural resource areas, which supports the Emissions Reduction Plan by ensuring the conservation of natural resources and the resilience of ecological functions.

The ordinance includes provisions like buffer enhancement, the use of low-impact development techniques, and the implementation of habitat management plans, which collectively work towards mitigating environmental impacts and enhancing ecological function. The ordinance also outlines clear strategies for the protection and management of wetland buffers, habitat conservation areas, and geologically hazardous areas, which not only play a role in carbon sequestration, but also provide a range of other ecosystem services like helping to purify air and water, promote beneficial habitat, or contribute to soil health.

By mandating the use of best available science for mitigation plans and requiring long-term monitoring of development impacts on critical areas, the ordinance aligns with the objective of minimizing the urban carbon footprint and advancing the city's sustainability goals. Moreover, the ordinance requires the mitigation of impacts to critical areas in a way that achieves no net loss of functions, contributing to the broader emissions reduction strategy by preserving the ecosystem's ability to capture and store greenhouse gasses.



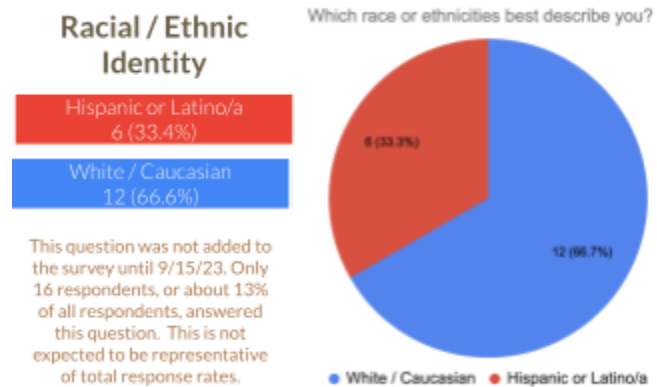
The White Salmon [Shoreline Master Plan \(2024\)](#) inherently supports the Emissions Reduction Plan by emphasizing protection and restoration of ecological functions of critical areas within shoreline jurisdiction. It advocates for human uses that do not result in a net loss of ecological functions and incentivizes restoration of critical areas with degraded functions alongside development projects, both public and private. Restoration efforts are to be consistent with the City's Shoreline Restoration Plan, illustrating a commitment to enhancing shoreline ecological functions which inherently supports emissions reduction through natural processes.

- **Restoration of Ecological Functions:** The program prioritizes the restoration of degraded shoreline ecological functions and processes through public and private development projects. This supports emission reduction by enhancing natural landscapes that can absorb and store carbon dioxide.
- **Protection of Critical Areas:** Policies within the program aim to protect critical freshwater habitats, wetlands, and geologically hazardous areas, conserving environments that act as natural carbon sinks.
- **Mitigation Sequencing:** The program enforces a mitigation sequence to avoid, minimize, and compensate for ecological impacts, ensuring no net loss of ecological functions. This methodology ensures that any development or restoration projects contribute positively to emission reduction efforts.
- **Vegetation Conservation:** There's a strong focus on preserving the natural character of the shoreline and its native vegetation, which is crucial for maintaining biodiversity and ecosystem resilience in the face of climate change.
- **Habitat Management Plans:** The requirement for habitat management plans for development proposals ensures that ecological impacts are carefully considered and managed, which aligns with broader goals of emissions reduction by maintaining ecological balance.
- **Flood Hazard Reduction:** The goal for flood hazard reduction is aligned with the emission reduction plan by promoting methods and measures that maintain natural hydrological functions, which can indirectly reduce emissions through improved water management and preservation of wetland habitats .
- **Public and Private Cooperative Actions:** The program encourages cooperative restoration actions involving a wide range of stakeholders, enhancing community engagement in shoreline management and conservation practices which contribute to emission reduction efforts.

Community Survey on Climate Change

In 2023, CityLab conducted a Community Climate Action Survey to better understand citizens' attitudes to climate-related risks, as well as their attitudes towards mitigating and adaptive measures to address climate change, both City-implemented and private activity-related. Please refer to Appendix 3 for full survey results.

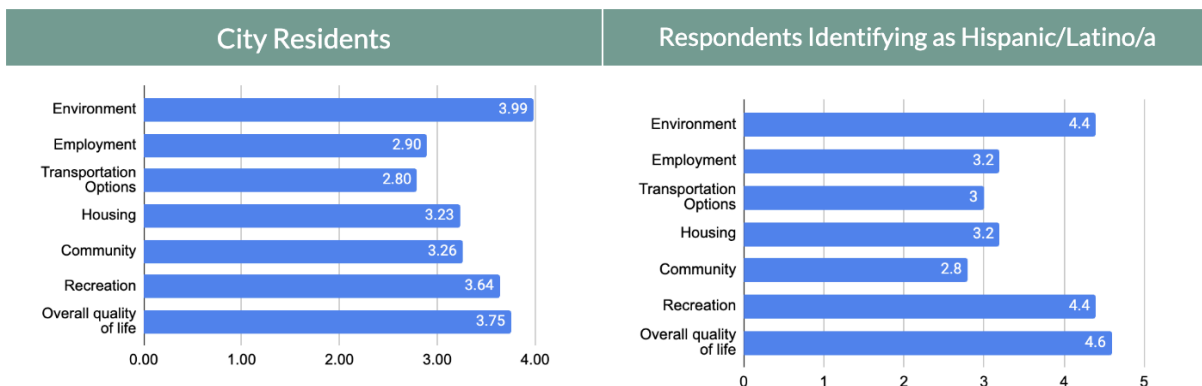
Between April - December, City Lab collected 121 responses to the survey, with approximately 60% of responses from White Salmon City residents, with another approximately 23% of responses from residents in the urban exempt area and/or Snowden. Demographic data was not collected from respondents until the survey was edited in the fall, a critical oversight that skews the demographic data results.



Key Findings

- The three biggest areas of concern for City residents regarding impacts of climate change include impacts on the 1) environment, followed by 2) overall quality of life and 3) recreation, respectively. These are also the three areas that City residents rank as being the highest in terms of their current life satisfaction.
- On a scale from 1 to 5, 1 being not at all concerned and 5 being extremely concerned, City residents overall ranked wildfires as their top concern (average score of 4.42) followed by heat waves (4.17) and air quality (4.17). Respondents identifying as Hispanic or Latino/a (specifically) had the same top three concerns, but all scores were slightly elevated, with wildfires, heat waves, and air quality scored at 5, 4.6, and 4.8, respectively.

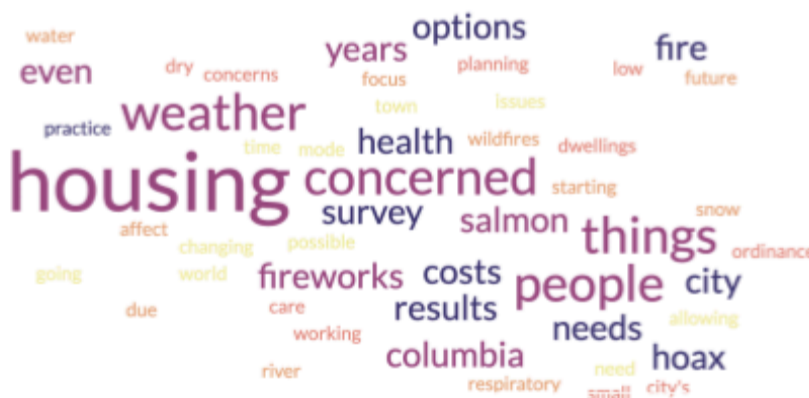
Q3. On a scale from 1 to 5, 1 being not at all concerned and 5 being extremely concerned, how concerned are you about climate change impacting the following aspects of your life in White Salmon?



- City residents that are raising children reported being somewhat concerned (average score of 3.69) about climate change impacting raising their children, or their children's lives in White Salmon. Hispanic or Latino/a respondents (specifically) reported being extremely concerned (average score of 4.5).
- City residents reported that the biggest obstacles for them to personally address climate change are government support, followed by money and time. Respondents identifying as Hispanic or Latino/a (specifically) reported time and information as being their biggest obstacles.
- The areas that most respondents reported being willing to do to mitigate/adapt to climate change included renewable energy for their homes, investing in hybrid or electric vehicles, driving less, changing dietary habits, and getting involved in local government or nonprofit groups. Areas where respondents reported needing the most support included renewable energy investments, hybrid/electric vehicles, driving less, and getting involved with local government or nonprofits.
- When asked what actions they'd like to see White Salmon City government take to address climate change, the top options respondents rated "City must do" were:
 - Wildfire preparedness,
 - Emergency Preparedness,
 - Support public energy/water efficiency investments,
 - Support improved waste management or waste reduction,
 - Support public transit options, and
 - Support renewable energy options or consumer choice

I'm concerned about the compounding effects of climate change on our community. Each of these impacts affects other issues and magnifies them - together the impact is greater than any one issue.
City Resident

We are past mitigation and into the adaptation mode because it is already upon us. Hopefully we can slow down the final phase of our society by going into pure survival mode!
City Resident



As a respiratory health compromised person, the environment is a huge factor on my health, well-being, ability to function and probably life expectancy. The smoke from wildfires is literally debilitating.
City Resident

Climate Vulnerability Assessment

Climate change has already impacted, and will continue to impact the City of White Salmon, its residents, businesses, and visitors. Many climate hazards may become more frequent and intense as the climate changes.

Furthermore, vulnerable and disadvantaged members of the community are disproportionately affected by climate change. As discussed further in the “Advancing Equity,” the City must prioritize these groups in mitigative as well as adaptation activities.



The present report targets priority initiatives for achieving emissions reductions commitments of the Climate Crisis Resolution. The identified vulnerabilities in this section are expected to be a significant focus in the forthcoming comprehensive Climate Action Plan. **Major concerns for White Salmon are rising temperatures, increased frequency and intensity of extreme heat events, and increased frequency and intensity of wildfires, all which are expected to have economic, social, political, and environmental impacts.** See more details and citations in Appendix 1.

Sources

The below projections are sourced from the Climate Risk and Resilience Portal (ClimRR) tool, developed by the Center for Climate Resilience and Decision Science (CCRDS) at Argonne National Laboratory. The goals of ClimRR are to provide free and equitable access to leading, peer-reviewed climate datasets to support analysis and data-driven planning for future climate risks; as well as empower non-technical individuals, organizations, planners and decision-makers at state, local, and Tribal governments to gain awareness of future climate conditions and to conduct climate risk-informed analyses to support decision-making and adaptation efforts.

Scientists at Argonne are responsible for all aspects of climate modeling, with funding for the development of the portal and its maintenance from the Federal Emergency Management Agency (FEMA). FEMA, in coordination with Argonne, provides technical assistance on the application of this climate data to support community and infrastructure resilience analytic and planning initiatives.

Representative concentration pathways (RCP) 4.5 and RCP 8.5

The below projections also reference representative concentration pathways (RCP) 4.5 and RCP 8.5. Representative concentration pathways portray possible future greenhouse gas and aerosol emissions scenarios. RCP scenarios are not specific policies, demographics, or economic futures;

instead, they are defined by total solar radiative forcing by the year 2100. To address uncertainty in future concentrations of greenhouse gasses and emissions of aerosols, datasets often incorporate multiple RCPs.

RCP 4.5 is a moderate scenario in which emissions peak around 2040 and then decline (and which is associated with an approximately 2°C of warming), and RCP 8.5 is the highest baseline emissions scenario in which emissions continue to rise throughout the twenty-first century (and which is associated with an approximately 5°C of warming).

Key Findings

	Historical	Mid-Century		End of Century	
		RCP 4.5	RCP 8.5	RCP 4.5	RCP 8.5
Maximum Avg Temperature	58.0°F	60.4°F	60.8°F	62.5°F	66.3°F
	+8.3°F	+2.4°F	+2.8°F	+4.5°F	+8.3°F
Minimum Avg Temperature	42.5°F	45.0°F	45.2°F	47.8°F	50.5°F
	+8.3°F	+2.5°F	+2.7°F	+5.3°F	+8°F

	Historical	Mid-Century RCP 4.5	End of Century RCP 4.5
Daily Max Heat Index*	77.2°F	81.7°F	88.7°F
Seasonal Max Heat Index*	97.6°F	108.1°F	116.4°F
Days with Max Heat Index Over 95°F	3.4 days	9 days	27.1 days
Days with Max Heat Index Over 105°F	0.1 days	2.3 days	6.6 days
Days with Max Heat Index Over 115°F	0 days	1.1 days	1.0 days
Days with Max Heat Index Over 125°F	0 days	0.8 days	0.3 days

*A heat index is a measure of how hot weather feels to humans when factoring in both relative humidity and the actual temperature. Heat index is an important gauge of heat-related risks. Readings above 105°F typically represent dangerous conditions, with readings above 125°F being extremely dangerous to humans.

Both annual daily average temperatures, and incidence and severity of extreme heat events, are expected to increase as a result of climate change. This is expected to impact White Salmon in a number of ways, including:

Agriculture Agriculture in the region, particularly fruit orchards and vineyards, could be adversely affected by higher temperatures and heatwaves. Fruit crops like apples, pears, and cherries require a certain number of chill hours during winter for proper growth and development. Warmer temperatures could disrupt this requirement, impacting fruit yields and quality.

Heatwaves during critical growth stages can also stress crops, leading to sunburn, reduced fruit set, and decreased overall productivity. This could result in economic losses for farmers and orchard owners.

Changes in temperature and precipitation patterns may also affect water availability for irrigation, further exacerbating challenges faced by farmers in maintaining crop health and productivity.

Tourism & Outdoor Recreation Higher temperatures and more frequent extreme heat events can impact outdoor recreational activities such as windsurfing, kiteboarding, hiking, and skiing. For example, reduced snowpack due to warmer temperatures could shorten the ski season on nearby Mount Hood, impacting winter tourism.

Extreme heat events may also deter tourists from engaging in outdoor activities during peak summer months, leading to a decrease in visitor numbers and revenue for businesses that cater to tourists.

Additionally, warmer temperatures could alter ecosystems and wildlife habitats, affecting the attractiveness of the natural landscape and wildlife viewing opportunities for tourists.

Additionally, the risk of more frequent, high-severity, and larger wildfires has increased in recent years, threatening scenic, natural, cultural, and recreation values, as well as human health, local economies, and carbon stores.

	Historical	Mid-Century RCP 4.5	End of Century RCP 4.5
Fire Weather Index	28.9	28.1	35.4
Fire Weather Index Class	High	High	Very High

The Fire Weather Index (FWI) estimates weather-related wildfire danger using daily readings of weather conditions that influence the spread of wildfires, including the dryness of fuel sources and high winds. Higher FWI values represent greater danger of wildfires due to weather conditions; the index does not account for land cover or potential ignition sources. FWI values signal different levels of relative fire danger across regions.

City Scope 1 and 2 GHG Emissions Inventory

The City's City Scope 1 and 2 Greenhouse Gas (GHG) Emissions Inventory is a fundamental component of White Salmon's efforts to understand and manage its contribution to climate change. The inventory results provide valuable insights into our city's carbon footprint, allowing us to identify priority areas for emissions reductions, set targets for carbon neutrality or reduction, and develop strategies and initiatives to cut costs while mitigating climate change impacts associated with city operations.

CityLab has conducted a baseline Scope 1 and 2 GHG Emissions Inventory for the year of 2022, and is working to finalize Scope 1 and 2 GHG Emissions Inventories for 2018-2021, as well as a Scope 1-3 GHG Emissions Inventory for 2023.

Methodology and Scope

Tool and Boundaries: CityLab utilized the EPA Local Greenhouse Gas Assessment tool to develop its inventory, and an ownership-boundary approach (primarily as a result of data availability).

Emissions factors are based on a location-based method, meaning the emissions from the energy mix on the grids where we operate. The electricity grid is physically bound, and our consumption is linked to our regional grid. Moreover, because Klickitat PUD is not held to similar renewable portfolio standards as counties with higher populations in Washington State, CityLab is concerned that using a market-based method may result in double-counting of renewable energy resources.

Scope 1 Emissions: These are direct GHG emissions that result from sources that are owned or controlled by the city government. Scope 1 emissions included in the inventory include:

- Emissions from municipal vehicles and fleets (e.g., cars, trucks, buses).
- Emissions from stationary fuel sources for facilities like municipal buildings, facilities, and equipment (e.g. natural gas heating, cooling, and electricity generation).

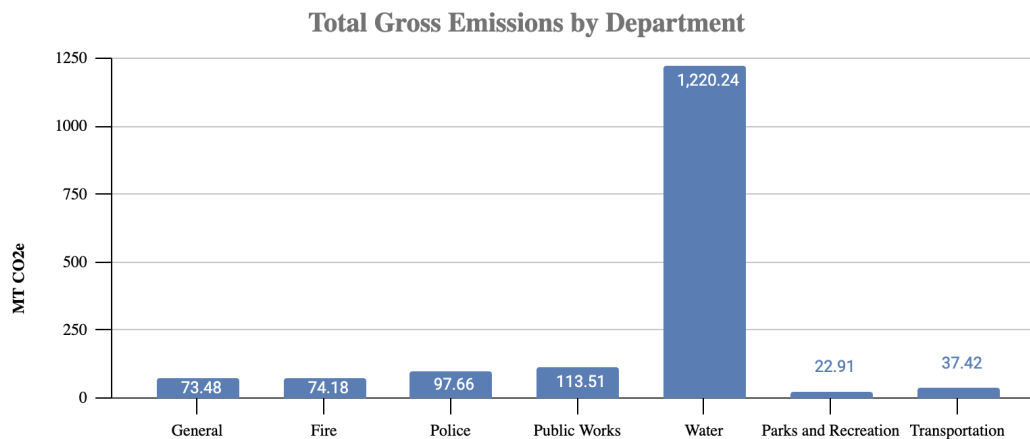
Scope 2 Emissions: indirect GHG emissions associated with the consumption of purchased or acquired electricity, heat, or steam by the City. While the emissions occur at the facilities where the electricity is generated, they are reported by the City because they result from its energy consumption. Sources of Scope 2 emissions included in the inventory include:

- Emissions from purchased electricity: These are emissions associated with the electricity consumed by municipal buildings, facilities, and operations.

What is *not* included:

- Direct Scope 1 emissions such as refrigerants, emissions associated with paving activities, emissions associated with diesel-run small equipment, etc.
- Indirect Scope 3 emissions such as goods and services purchased by the City (office supplies, equipment), employee commuting, waste generation, and wastewater treatment

Key Findings



1. White Salmon Water System

The drinking water system represents nearly 75% of City emissions. Relatedly, the water system represents over 80% of City electricity usage, with a single location (Well #1 Booster) representing roughly 70% of City electricity usage. See details to address this in the Water section in this report.

The present inventory does not contemplate solid waste management, as waste is managed by the county and third-party services, nor wastewater treatment, as the Bingen / White Salmon Wastewater Treatment Plant is owned and operated by the City of Bingen; these are treated as Scope 3 emissions. Because these are not currently included in the inventory, our drinking water system's emissions and electricity usage may seem disproportionately high. CityLab is pursuing benchmarks for peer cities to determine how our water system's emissions per capita and electricity usage per capita perform relative to others. CityLab strongly recommends inclusion of the Bingen wastewater treatment center, of which White Salmon represents approximately 80% of capacity, and waste management, in forthcoming GHG inventories to ensure these utilities are adequately and fairly represented.

2. City Fleet

The second largest contributor to City Scope 1 and 2 emissions is transportation-related emissions from the City's fleet.

The City owns and operates 37 vehicles, between the Fire, Public Works, and Police Departments. The average age of fleet vehicles is 16 years. See details to address this in the Transportation section in this report.

Total Emissions by Department and Source (MT CO ₂ e)				
Department	Combustion	Electricity	Transportation	TOTAL
General	0.67	72.82	-	73.48
Fire	-	67.57	6.61	74.18
Police	-	41.63	56.04	97.66
Public Works	-	-	113.51	113.51
Water	-	1,220.24	-	1,220.24
Parks and Recreation	-	22.91	-	22.91
Transportation	-	37.42	-	37.42
Total	0.67	1,462.58	176.16	1,639.41

White Salmon Community Energy Usage Assessment

CityLab has conducted a community energy usage assessment based on electricity and natural gas consumption data for City residents, which included an evaluation of emissions associated with this energy consumption. The CityLab highly recommends completion of a full Scope 1-2 GHG Emissions Inventory for the White Salmon community for 2023.

Key Findings

1. Natural Gas Usage

For residential accounts, the average per capita emissions per account holder is roughly the same for natural gas and electricity. Residential and commercial natural gas usage in White Salmon, through approximately 830 accounts, results in nearly twice the emissions of the City's residential and commercial electricity accounts. This is a non-surprising result, as natural gas combustion has a proportionally higher emissions factor of natural gas combustion. For this reason, as well as concerns regarding public health, CityLab recommends adoption of the new proposed Washington State Energy Code, which restricts the installation of natural combustion for residential and commercial heating and cooking.

	Customers (2022)	Natural Gas - Totals (2022)		Natural Gas - Per User (2022)	
		mcf	MT CO2e	mcf	MT CO2e
Residential	748	43,123.00	2,371.00	58	3
Commercial/ Institutional	78	31,503.00	1,732.00	404	22

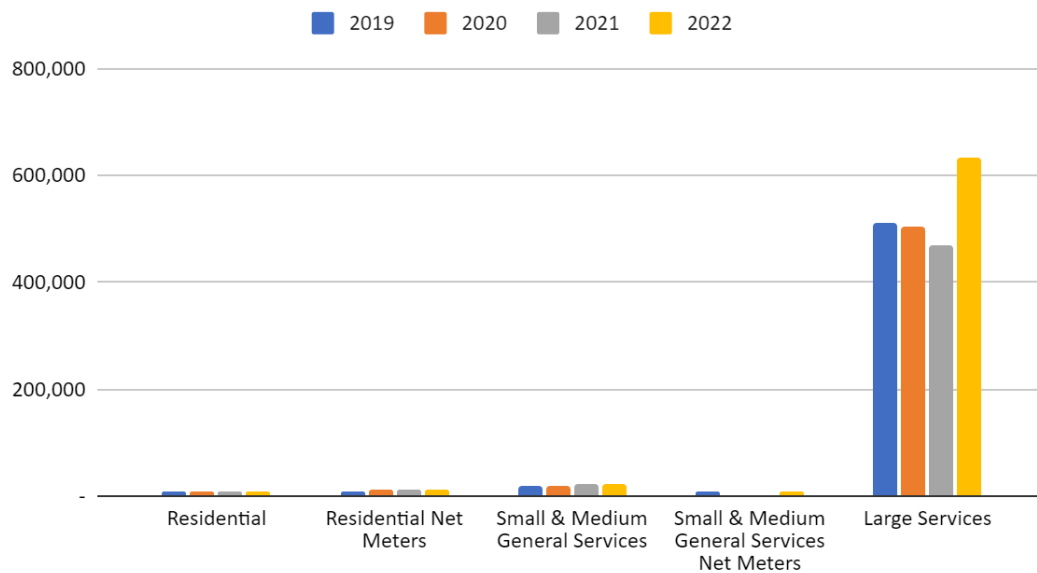
	Customers (2022)	Electricity - Totals (2022)		Electricity - Per User (2022)	
		KwH	MT CO2e	KwH	MT CO2e
Residential	1,283	12,790,853	3,704	9,969	3
Residential Net Meters	21	229,318	66	10,920	3
Small & Medium General Services	182	4,292,502	1,243	23,585	7
Small & Medium General Services Net Meters	2	14,029	4	7,015	2
Large Services	9	5,690,984	1,648	632,332	183

2. Large Service Users

Small and medium general services, who represent approximately 12% of electricity account holders, account for 19% of electricity use and emissions. Relatedly, 9 large service users representing less than 1% of total electricity account holders in City limits, account for 25% of electricity use and emissions.

CityLab recommends that, in the medium-term, the City and/or CityLab work with these account holders to identify major electricity drivers and develop incentives and rebates to support energy efficiency upgrades within their activities.

Average kWh Consumption per Account, Including Large Services



Advancing Equity

While climate change poses a threat to all of humanity, its effects are not evenly distributed. Vulnerable communities, often marginalized by socioeconomic disparities and structural inequalities, bear a disproportionate burden of the consequences. This challenge is compounded by the fact that White Salmon's infrastructure, policies, and investment have historically and systemically neglected and even harmed low-income communities and communities of color. The City has acknowledged these injustices and the need to right these wrongs by creating a culture of equity within its institutions.¹

Equity means meeting communities where they are and allocating resources and opportunities as needed to create beneficial outcomes for all community members. In White Salmon, our sustainability planning will only succeed if we center racial, gender, age, and disability equity in the plan's goals and strategies.

Vulnerable Communities in White Salmon

Social vulnerability expresses the degree to which a community exhibits certain social conditions, including high poverty, low percentage of vehicle access, or crowded households, that may affect that community's ability to prevent human suffering and financial loss in the event of disaster. These factors describe a community's social vulnerability. Vulnerable communities include, but are not limited to, low-income communities, communities of color, seniors, LGBTQIA+, residents with physical or mental impairments, and other groups with diminished adaptive capacity as a result of certain conditions.

The CDC/ATSDR Social Vulnerability Index (CDC/ATSDR SVI)² is a tool published by the Centers for Disease Control and Prevention (CDC) that uses U.S. Census data to determine the social vulnerability of every census tract. The SVI ranks U.S. Census tracts on 16 social factors, including unemployment, racial and ethnic minority status, and disability, and further groups them into four related themes.

Social Vulnerability Data for White Salmon ³		
Socioeconomic Status	Persons below 150% poverty estimate, 2016-2020 ACS	425
	Percentage of persons below 150% poverty estimate	12.90%

¹ Resolution 2019-07-489: A Resolution of the City of White Salmon Making a Declaration of Diversity and Inclusiveness:

https://www.whitesalmonwa.gov/sites/default/files/fileattachments/city_council/page/3261/approved_resolution_2019-06-489_declaration_of_diversity_and_inclusiveness.pdf

² CDC/ATSDR Social Vulnerability Index (CDC/ATSDR SVI): <https://www.atsdr.cdc.gov/placeandhealth/svi/index.html>

³ SVI Data, Census Tract 53039950301: https://www.atsdr.cdc.gov/placeandhealth/svi/data_documentation_download.html

	Persons (age 25+) with no high school diploma estimate, 2016-2020 ACS	207
	Percentage of persons with no high school diploma (age 25+) estimate	8.40%
	Housing cost-burdened occupied housing units with annual income less than \$75,000 (30%+ of income spent on housing costs) estimate, 2016-2020 ACS	249
	Percentage of housing cost-burdened occupied housing units with annual income less than \$75,000 estimate, 2016-2020 ACS estimate, 2016-2020 ACS	17.40%
	Uninsured in the total civilian noninstitutionalized population estimate, 2016-2020 ACS	51
	Percentage uninsured in the total civilian noninstitutionalized population estimate, 2016-2020 ACS	1.50%
Household Characteristics	Persons aged 65 and older estimate, 2016-2020 ACS	677
	Percentage of persons aged 65 and older estimate, 2016-2020 ACS	20.50%
	Persons aged 17 and younger estimate, 2016-2020 ACS	711
	Percentage of persons aged 17 and younger estimate, 2016-2020 ACS	21.60%
	Civilian non-institutionalized population with a disability estimate, 2016-2020 ACS	376
	Percentage of civilian noninstitutionalized population with a disability estimate, 2016-2020 ACS	11.40%
	Persons (age 5+) who speak English "less than well" estimate, 2016-2020 ACS	160
	Percentage of persons (age 5+) who speak English "less than well" estimate, 2016-2020 ACS	5.30%
Racial & Ethnic Minority Status	Minority	484
	Percentage minority (as defined above) estimate, 2016-2020 ACS	14.70%
Housing Type & Transportation	Housing in structures with 10 or more units estimate, 2016-2020 ACS	54
	Percentage of housing in structures with 10 or more units estimate	3.30%
	Mobile homes estimate, 2016-2020 ACS	180
	Percentage of mobile homes estimate	11.00%
	At household level (occupied housing units), more people than rooms estimate, 2016-2020 ACS	41
	Percentage of occupied housing units with more people than rooms estimate	2.90%
	Persons in group quarters estimate, 2016-2020 ACS	2
	Percentage of persons in group quarters estimate, 2016-2020 ACS	0.10%
	Households with no vehicle available estimate, 2016-2020 ACS	32
	Percentage of households with no vehicle available estimate	2.20%

Equity-informed Climate Action Planning

Advancing Equity will require action across a broad range of focus areas. This section highlights seven primary areas that White Salmon should consider in comprehensive climate action planning, to ensure that the costs of the mobilization against climate change do not disproportionately burden those in vulnerable communities, and that the realized benefits of a more just and sustainable future accrue for all.

Affordability

White Salmon's climate action strategy should strive to lower and stabilize costs related to basic living needs for vulnerable communities. Recommendations included in this plan include:

- Prioritize and target incentives for low-income communities and communities of color.
- Develop green incentives or programs that are accessible for all income groups.
- Seek solutions that address household affordability, transport access, and urban sprawl.

Accessibility

White Salmon's climate action strategy should strive to improve access to housing, transportation, funding, education, healthy foods, and a clean environment for vulnerable communities, through infrastructure, policy, and investments. Recommendations included in this plan include:

- Lack of awareness and educational materials may prevent the City from meeting sustainability goals. Consider financial barriers to participation.
- Consider the inequities of how people are excluded from economic opportunity because of disabilities, income, education, and healthcare.
- Consider inequitable access to transportation options for communities that do not have access to personal vehicles.

Just Transition

White Salmon's climate action strategy should ensure economic justice for low-income communities, communities of color, and those with disabilities and protect these communities from potential negative consequences.

- Help BIPOC-owned businesses include participation efforts targeted toward these groups.
- Ensure that the needs of visually and mobility impaired citizens are centered in climate action planning and prioritization.

Community Capacity

White Salmon's climate action strategy should elevate the voices of vulnerable communities by developing and strengthening the skills, abilities, and resources a community needs to survive, adapt and thrive. Sustainability connects with a sense of place where people work, play, go to church, and spend money in one community.

- Improve education materials for community members so people understand why climate change issues are essential, especially for parents who want to teach children to understand these issues.
- Emphasize the intersectionality of climate issues.
- Actively address safety concerns and community priorities and communicate with the community through meaningful connections to these concerns.
- Build community resilience to long-term climate change impacts by focusing on social and economic stressors for people living in White Salmon.
- Prepare for long-term climate change impacts and concerns that the infrastructure won't be able to keep up with growth.

Accountability

White Salmon's climate action strategy should ensure that vulnerable communities can hold institutions accountable for equitable implementation.

- Include representative leaders from BIPOC communities that are impacted by decision-making.
- Ensure equitable distribution of responsibilities in climate action.
- Equitably design programs for low-income communities.
- Address community-based concerns around systemic racism.

Strategic Focus Areas

Facilities and Buildings

White Salmon will not meet its emission reduction targets if it sticks to business as usual. For emissions related to buildings, in addition to prioritizing building upgrades that improve efficiency and reduce cost, it is critical to incorporate green building practices during initial planning and construction phases. Fixed assets, including building components and systems, have long life cycles. To reach emissions goals, we must not increase City and community emissions by creating an even *higher* stock of inefficient fixed assets than we had at baseline

This section contemplates sustainability of City-owned and -operated public facilities, including City Hall, the fire hall, the police station, and future buildings such as the Community Center. This section also contemplates other municipal facilities, such as schools and the hospital, as well as private commercial, residential, and industrial structures in the city. This section outlines measures to improve the energy performance of these facilities, and implement sustainable design and construction practices.

By incorporating green building practices from the outset, facilities management can minimize lifecycle costs by reducing energy consumption, maintenance requirements, and disposal costs associated with conventional building materials and systems.

Related City Plans & Goals

Comprehensive Plan

- GOAL E/CA-4: Address climate change by working towards reducing greenhouse gas emissions, increasing energy efficiency
- 4.3: Transportation modes that reduce the use of fossil fuels
- 4.4: Increase the resiliency of critical infrastructure

Climate Crisis Resolution

- Reduce reliance on fossil fuels in municipal operations;
- Pursue local policies and reforms that promote environmental stewardship
- Identify current municipal greenhouse emissions in pursuit of a target reduction in municipal net greenhouse gas emissions of at least 45% by 2030 and net zero by 2050;
- Initiate efforts to prepare for intensifying climate impacts such as wildfires, drought, and reduced water availability

Priority Action Items

Scale	Recommendation	Performance Metrics
City	City to commit to near-zero/net-zero design standards for all new construction and major renovations for City-owned facilities.	<ul style="list-style-type: none"> • Annual City energy usage • Annual City energy use intensity (per Citizen) • Annual City emissions • Green building standards for City development (Y/N)
City	City to pursue energy performance contracting for existing City owned and operated buildings.	
Community	City/CityLab to prioritize communication and outreach regarding income-based and non-income-based discounts and subsidies for energy and water efficiency improvements for homeowners (including a range of housing types) and renters, offered through EnergyTrust of Oregon and other groups.	<ul style="list-style-type: none"> • Annual Community emissions • Green building standards for residential development
Community	City to adopt energy efficiency requirements for all residential new construction over 1,750 square feet (See Appendix 2).	
Community	City to incentivize development of residential housing that addresses the City's affordability goals and/or sustainability goals through progressive code, policies, or procedures, with the goal of near-zero/net-zero standards (See Appendix 2).	
Community	City to require an energy audit and disclosure during the sale or lease for older residential, commercial, and multifamily buildings (See Appendix 2) and budget/secure funding for training City staff to provide energy audit (see content in Appendix 2).	
Community	City to adopt all-electric standards of new proposed WA State energy code.	

Recommendations for future consideration

A non-exhaustive list of initiatives for future consideration:

- CityLab in partnership with City to report annually on Greenhouse Gas emissions at the City level (Scope 1-3) and establish a public-facing emissions dashboard.
- Energy efficient pre-approved plans for residential single-family detached units and accessory dwelling units.
- City/CityLab to raise awareness among residents, businesses, and local stakeholders about the importance of energy efficiency and providing resources to support behavior change can drive energy-saving actions at the individual and community levels.
- CityLab in partnership with City to develop and implement occupant behavior programs to optimize the energy efficiency of municipal buildings.
- Work with Klickitat PUD to design 'Time of Use' rates that incentivize decarbonization actions, shift and reduce system peak load, and promote more efficient electricity use.
- Require commercial, multi-family, and large institutions (schools, churches) to benchmark and report their energy performance once a year.
- City to incentivize development of commercial structures that addresses the City's sustainability goals through progressive code, policies, or procedures, with the goal of near-zero/net-zero standards.
- Expand outreach about the Property Assessed Clean Energy (PACE) program to increase participation. The PACE program allows a property owner to take a transferrable lien on their property and undertake energy efficiency and renewable energy upgrades, which saves money on energy bills, with a more extended payback period of up to 20 years. Eligible buildings include commercial, industrial, and multifamily properties with five or more units and facilities owned by nonprofits.
- City to adopt Uniform Building Code (UBC) Wildland Urban Interface (WUI) relevant building code elements based on evaluated risks, ignition zones and vegetation types.
- CityLab to conduct Energy Savings and Impacts Scenario Tool (ESIST) to analyze energy savings, costs, and multiple benefits from energy efficiency programs.
- City to reduce urban heat island effect by painting roofs of City-owned and operated buildings with white or other reflective colors or materials.
- City and/or CityLab to work with materials providers and roofing contractors to encourage them to offer cool and green roofs.
- City to work with private/public organizations to establish a community composting facility to create a use for organic matter, woody debris, yard, and food waste that is often burned or landfilled.
- Support efforts to establish viable recycling, chipping, and composting services to reduce construction and demolition debris that goes to the landfill as waste.
- Support creation of an appliance repair vocational program at CGCC.

Energy Independence and Resilience

Distributed, renewable energy is key to White Salmon's energy independence and resilience. Distributed renewable energy sources are critical to managing load growth and meeting White Salmon's energy needs. By generating our own electricity from solar power, White Salmon can offset our reliance on grid-supplied electricity, thereby lowering their utility expenses over the long term. Batteries can help further optimize energy use and reduce peak demand charges should these be introduced, leading to additional cost savings.

Distributed solar energy systems, such as rooftop solar panels installed on homes, businesses, and public buildings, provide redundancy and backup power capabilities, supplementing grid-supplied electricity with onsite generation. In combination with energy storage technologies such as batteries, distributed solar can store excess energy generated during periods of sunlight and deploy it during times of high demand or grid outages. This enhances the reliability and resilience of the local energy supply, ensuring continuous power availability for critical infrastructure, emergency services, and essential functions.

While our city benefits from the prevalence of hydroelectric power in Washington State, hydroelectricity will face increasing challenges related to precipitation variability, reduced snowpack, and low water levels resulting from climate change. Additionally, as the transportation and building sectors electrify (e.g. switch from fossil fuels to electric power) in order to decrease emissions, our electric system will experience significant load growth. Finally, implementation of renewable generation and storage systems is critical to reach White Salmon's emissions reductions goals as outlined in the Climate Crisis Resolution.

Related City Plans & Goals

Comprehensive Plan

- GOAL E/CA-4: Address climate change by working towards reducing greenhouse gas emissions, increasing energy efficiency
- 4.4: Increase the resiliency of critical infrastructure

Climate Crisis Resolution

- Reduce reliance on fossil fuels in municipal operations;
- Pursue local policies and reforms that promote environmental stewardship
- Identify current municipal greenhouse emissions in pursuit of a target reduction in municipal net greenhouse gas emissions of at least 45% by 2030 and net zero by 2050;
- Initiate efforts to prepare for intensifying climate impacts such as wildfires, drought, and reduced water availability

Priority Action Items

Scale	Recommendation	Performance Metrics
City	Complete a solar feasibility study for all municipal buildings.	<ul style="list-style-type: none"> • % of municipal energy use offset by solar • Total capacity (MW) of municipal solar
City	Pilot a solar and battery backup system to ensure resilient City government operations in the event of major storm events and develop a plan to expand the pilot to more buildings.	<ul style="list-style-type: none"> • Total capacity (MW) of municipal battery energy storage • Number of municipal buildings with solar • Number of buildings in City limits with solar
City	City to commit to near-zero/net-zero design standards for all new construction and major renovations for City-owned facilities (See Appendix 2).	<ul style="list-style-type: none"> • Number of power outages per year • % of critical facilities with backup power redundancy

Recommendations for future consideration

A non-exhaustive list of initiatives for future consideration:

- Develop a plan to coordinate solar installations with the replacement of roofs on all applicable City structures.
- City/CityLab to create a solar energy dashboard to build public awareness of current solar usage in White Salmon.
- City/CityLab to work with Klickitat PUD and other regional actors to incentivize renewable energy installation & advocate for State incentives for local renewable installations, energy storage, and other emissions reduction programs in small cities outside of the GMA.
- City/CityLab to design and deliver outreach programs to encourage the installation of solar and energy storage on residential, commercial, and institutional properties.
- Incentivize the installation of rooftop solar panels by partnering with local banks to buy down the interest rates of solar loans.

Transportation

Transportation-related emissions must be a priority for White Salmon. City and residents' transportation-related emissions represent a substantial portion of our contribution to climate change. Priorities for transportation include 1) reduction of emissions through vehicle electrification and 2) implementation of EV-ready infrastructure, and 3) reduction of vehicle miles traveled through multimodal transportation planning and sustainable land use planning.

Transportation is the largest source of GHG emissions overall in the United States,⁴ and Washington State estimates that approximately 45% of the state's 2018 emissions were from transportation.⁵ Thirty percent of U.S. automobile travel occurs in rural areas, where the average person travels 40% further than their urban counterparts⁶ – meaning an outsize percentage of transportation emissions come from rural areas like White Salmon.

Additionally, 11.0% of 2022 City emissions are driven by the operation of City vehicles. But where there are challenges, there are also opportunities: about 85% of Climate Action Survey respondents report being willing to drive less (or are already driving less) to curb transportation-related emissions, and the vast majority expressed interest in vehicle electrification.

Related City Plans & Goals

Comprehensive Plan

- GOAL E/CA-4: Address climate change by working towards reducing greenhouse gas emissions, increasing energy efficiency
- 4.3: Transportation modes that reduce the use of fossil fuels

Climate Crisis Resolution

- Reduce reliance on fossil fuels in municipal operations;
- Pursue local policies and reforms that promote environmental stewardship
- Identify current municipal greenhouse emissions in pursuit of a target reduction in municipal net greenhouse gas emissions of at least 45% by 2030 and net zero by 2050;

Transportation “Lite” Plan

- Prioritize pedestrian infrastructure to encourage walking as a primary mode of transportation
- Develop a comprehensive network of bicycle lanes and trails to facilitate non-motorized transport.
- Fostering the use of public transit through service enhancements and infrastructure upgrades

⁴ Quallen, E., Clarke, J., Nelson, A.C., & Rowangould, G. (2023). Comparing Travel Behavior and Opportunities to Increase Transportation Sustainability in Small Cities, Towns, and Rural Communities. *Transportation Research Record*, 2677(3), 1439–1452. <https://doi.org/10.1177/03611981221124590>

⁵ Washington State Department of Commerce. (2021). Executive Summary: Washington 2021 State Energy Strategy. https://www.commerce.wa.gov/wp-content/uploads/2021/01/WA_2021SES_-Executive-Summary.pdf

⁶ Quallen, et al.

Priority Action Items

Scale	Recommendation	Performance Metrics
City	Adoption of an electric-first vehicle policy for City municipal fleet	<ul style="list-style-type: none"> • Municipal vehicle emissions (MTCO₂e) • Hybrid electric and full electric vehicles in the municipal fleet
City	Budget for EV repair training for City staff	
City	City to adopt EV charger requirements for all new construction and major renovations of City-owned and -operated facilities (See Appendix 2)	
Community	City to participate in regional discussions on transit, and prioritize integration/coordination with the City of Hood River, Amtrak, CAT, and Mt. Adams Transit such that schedules align and service is increased for White Salmon residents	<ul style="list-style-type: none"> • Number of registered electric vehicles • Number of publicly available EV chargers • Number of city employees commuting to work by private vehicle (American Community Survey)
Community	City to encourage compact development patterns that promote mixed-use neighborhoods, reduce sprawl, and minimize vehicle miles traveled to essential services; support infill development and redevelopment projects that utilize existing infrastructure and amenities efficiently.	
Community	City to enact Developer Impact Fee for all new construction to finance multi-modal and transit improvements	
Community	City to install secure parking at key locations to facilitate bike, electric bike, and scooter usage	
Community	City to adopt EV charger requirements for all residential new construction over 1,750 square feet (See Appendix 2)	

Recommendations for future consideration

A non-exhaustive list of initiatives for future consideration:

- Improve community walkability, in line with [Jeff Speck recommendations](#).⁷
- Use incentives such as density bonuses and parking credits to promote affordable and accessible housing development that is transit-oriented and location-efficient.
- Develop policies to limit vehicle idling, such as anti-idling ordinances or awareness campaigns.
- Support City Staff telecommuting and flexible work arrangements to reduce the need for commuting.
- Conduct parking assessment plan to evaluate utilization of blacktop parking in downtown core and remove extraneous city-owned concrete.
- Implement traffic calming measures, such as speed bumps or roundabouts, to reduce vehicle speeds and emissions on lower-trafficked residential streets.
- Implement transportation demand management strategies, such as parking pricing or employer-based incentives.
- Develop car-free zones or pedestrian-only streets.
- Reduced off-street parking requirements and size on residential properties, and support more effective use of parking downtown.
- Reduce road width and implement bioswales and sidewalks along every road in city limits.
- Research state and federal funding for electric school transportation and vehicle-to-grid battery storage technology and share with White Salmon Public Schools and school transportation vendors to facilitate migration to electric vehicles / partnership with their bus contractors.
- Invest in infrastructure for alternative transportation modes, such as electric scooters or shared bicycles.
- Seek opportunities to increase electric bike usage in the city, such as docked, shared electric bike system, subsidies for purchase of electric bikes, etc., through partnership with local municipalities, grant funders, or private companies.
- Partner with local parking lot owners to identify feasible EV charging infrastructure locations, with potential City subsidy.
- Expand our EV car-sharing program in partnership with community organizations and affordable housing developments.
- Advocate for regulatory changes in electric rate structures that support time-of-use rates for electric vehicle charging stations and demand response incentives for the car-to-grid integration.
- Implement nature-based solutions that increase carbon storage, including native trees and plants, bioswales, rain gardens, green roofs, urban gardens, and other types of green stormwater infrastructure (GSI) into residential, commercial, and municipal landscaping is a natural way to remove CO₂ from the atmosphere.
- Provide education and marketing about the choices and benefits of electric vehicles. Once available, continue to provide education and marketing to increase EV adoption.

⁷ Walkable White Salmon: Jeff Speck Presentation: <https://vimeo.com/669484738>

Water

Water conservation is a critical component of City decarbonization efforts. White Salmon's drinking water system represents nearly 75% of City emissions and over 80% of City electricity usage, with a single location (Well #1 Booster) representing roughly 70% of electricity consumption of all City owned facilities. Moreover, as of 2022, 32.6% of water usage in the system was related to water leakage.⁸

In addition to prioritizing supply-side resilience and energy efficiency improvements, community demand and leakage prevention also represent a major opportunity for water conservation, and in turn, electricity and emissions reductions.

CityLab recommends mandatory water efficiency standards for the City and community, to achieve the City's water conservation goals as well as reduce related electricity and emissions. CityLab also recommends prioritizing leakage reduction work in capital project planning.

Related City Plans & Goals

Comprehensive Plan

- GOAL E/CA-4: Address climate change by working towards reducing greenhouse gas emissions, increasing energy efficiency
- 4.2: Implement a resource-conservation approach that aims to reduce energy and water usage at City facilities

Climate Crisis Resolution

- Reduce reliance on fossil fuels in municipal operations;
- Pursue local policies and reforms that promote environmental stewardship
- Identify current municipal greenhouse emissions in pursuit of a target reduction in municipal net greenhouse gas emissions of at least 45% by 2030 and net zero by 2050;

Water Use Efficiency Resolution

- 2% reduction in average gallons per equivalent residential unit per day
- Distribution system leakage of 25% or less by the year 2028

⁸ As noted by Dave Jepsen (Anderson Perry) at May 18, 2022 City Council Meeting: <https://www.whitesalmonwa.gov/citycouncil/page/city-council-meeting-66>

Priority Action Items

Scale	Recommendation	Performance Metrics
City	City to commit to usage of native and drought-tolerant landscaping for all new construction and major renovations for City-owned facilities.	<ul style="list-style-type: none"> City water usage City electricity usage for water system
City	City to prioritize water leakage identification and repair in the water system, including replacement of Rhinegarten Park Irrigation system and Water System water main.	
City	City to review opportunities to improve energy efficiency and resilience for Well 1 Booster, which represents 70% of electricity consumption of City owned facilities.	
Community	City/CityLab to conduct outreach to the highest 20 water users in the City to develop strategies to achieve water usage efficiencies.	<ul style="list-style-type: none"> Community water usage City electricity usage for water system
Community	City to adopt requirements for native and drought-tolerant landscaping for all residential new construction over 1,750 square feet, planned unit developments, and cottage courts (See Appendix 2).	
Community	City to adopt water efficiency requirements for all residential new construction over 1,750 square feet (See Appendix 2).	

Recommendations for future consideration

A non-exhaustive list of initiatives for future consideration:

- City to publish annual water usage statistics on publicly available dashboard: (Potable water used per capita (gallons/capita); Total citywide Water Consumption; Residential Per-Capita Water Use (RGPCD); Annual Commercial Water Usage (MGY); Total Annual Water Demand (MGY).
- City to consider seasonal water use rates.
- City to prioritize efficiency improvements and leak detection recommendations introduced by Dave Jepsen (Anderson Perry) at May 18, 2022 City Council Meeting.
- City to prioritize resident access to the Great American Rain Barrel program.
- City to enact policies to enable/incentivize gray water systems.

Governance

Strong governance is essential for the success of climate action planning in White Salmon. The below recommendations have been developed and prioritized with the goal of building public trust, enhancing accountability, promoting equity, and ensuring the effective implementation and long-term sustainability of efforts to reduce greenhouse gas emissions and address climate-related risks and opportunities in our city.

Priority Action Items

Scale	Recommendation
City	Incorporate GHG reductions and other sustainability considerations into the budget process, including capital planning and prioritization, possibly through a “sustainability lens.”
City	City / CityLab to prepare an annual public progress report on the Emissions Reduction Plan, and establish a web-based dashboard to track the Emissions Reduction Plan progress to provide information, accountability, and transparency.
City	City / CityLab to create a distinct website to propel the sustainability narrative in WS and give residents and interested parties a central place to review progress.
City	Engagement with private stakeholders: publicize, promote, and solicit input from underserved and marginalized communities (as defined in the “Advancing Equity” section) on the Emissions Reduction Plan. By actively engaging with marginalized communities and ensuring their voices are centered in climate action planning, White Salmon can develop policies and programs that prioritize equity and promote environmental justice, helping to address disparities in environmental impacts and access to resources.
City	Engagement with private stakeholders: publicize and promote the Emissions Reduction Plan to important stakeholders and civic groups such as the business community, realtors and developers, neighborhood associations, educational and medical institutions, faith communities, and social services groups. Invite stakeholder groups to endorse the plan and commit to advancing one or more goals.

City	Join the Carbon Neutral Cities Alliance (CNCA), a collaboration of leading global cities and towns working on cutting greenhouse gas emissions by 80-100% by 2050 or sooner. Among other initiatives, it funds early-stage innovation projects led by cities to cut GHG emissions.
Community & City	Conduct a comprehensive Climate Action Plan, accounting for green infrastructure; nature-based solutions; community vulnerabilities to wildfire, drought, and other extreme weather events; and other topics excluded from the scope of the present report.

Recommendations for future consideration

A non-exhaustive list of initiatives for future consideration:

- City / CityLab to conduct the EPA Co-Benefits Risk Assessment Health Impacts Screening and Mapping Tool (COBRA) to quantify health impacts of reducing emissions.
- Launch a program to coordinate community education and engage the public in initiatives to support Climate Action Plan implementation.
- Identify and evaluate opportunities to advocate for state laws and policies to further Climate Action Plan goals and other sustainability priorities.
- Work with small business district to create community emissions reductions transparency dashboard.

All Priority Action Items

The section consists of the full list of priority action items, with top ten priorities over all five sections, highlighted.

Section	Scale	Recommendation
Facilities and Buildings	City	City to commit to near-zero/net-zero design standards for all new construction and major renovations for City-owned facilities.
Facilities and Buildings	City	City to pursue energy performance contracting for existing City owned and operated buildings.
Facilities and Buildings	Community	City/CityLab to prioritize communication and outreach regarding income-based and non-income-based discounts and subsidies for energy and water efficiency improvements for homeowners (including a range of housing types) and renters, offered through EnergyTrust of Oregon and other groups.
Facilities and Buildings	Community	City to adopt energy efficiency requirements for all residential new construction over 1,750 square feet (See Appendix 2).
Facilities and Buildings	Community	City to incentivize development of residential housing that addresses the City's affordability goals and/or sustainability goals through progressive code, policies, or procedures, with the goal of near-zero/net-zero standards (See Appendix 2).
Facilities and Buildings	Community	City to require an energy audit and disclosure during the sale or lease for older residential, commercial, and multifamily buildings (See Appendix 2) and budget/secure funding for training City staff to provide energy audit (see content in Appendix 2).
Facilities and Buildings	Community	City to adopt all-electric standards of new proposed WA State energy code.
Energy Resilience & Independence	City	Complete a solar feasibility study for all municipal buildings.
Energy Resilience & Independence	City	Pilot a solar and battery backup system to ensure resilient City government operations in the event of major storm events and develop a plan to expand the pilot to more buildings.
Energy Resilience & Independence	City	City to commit to near-zero/net-zero design standards for all new construction and major renovations for City-owned facilities (See Appendix 2).
Transportation	City	Adoption of an electric-first vehicle policy for City municipal fleet
Transportation	City	Budget for EV repair training for City staff

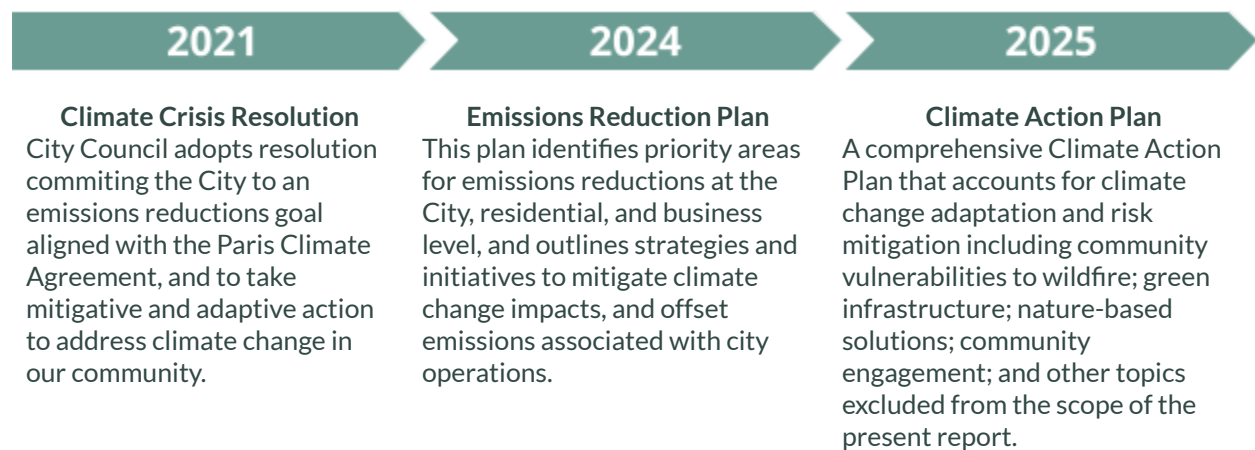
Transportation	City	City to adopt EV charger requirements for all new construction and major renovations of City-owned and -operated facilities (See Appendix 2)
Transportation	Community	City to participate in regional discussions on transit, and prioritize integration/coordination with the City of Hood River, Amtrak, CAT, and Mt. Adams Transit such that schedules align and service is increased for White Salmon residents
Transportation	Community	City to encourage compact development patterns that promote mixed-use neighborhoods, reduce sprawl, and minimize vehicle miles traveled to essential services; support infill development and redevelopment projects that utilize existing infrastructure and amenities efficiently.
Transportation	Community	City to enact Developer Impact Fee for all new construction to finance multi-modal and transit improvements
Transportation	Community	City to install secure parking at key locations to facilitate bike, electric bike, and scooter usage
Transportation	Community	City to adopt EV charger requirements for all residential new construction over 1,750 square feet (See Appendix 2)
Water	City	City to commit to usage of native and drought-tolerant landscaping for all new construction and major renovations for City-owned facilities.
Water	City	City to prioritize water leakage identification and repair in the water system, including replacement of Rhinegarten Park Irrigation system and Water System water main.
Water	City	City to review opportunities to improve energy efficiency and resilience for Well 1 Booster, which represents 70% of electricity consumption of City owned facilities.
Water	Community	City/CityLab to conduct outreach to the highest 20 water users in the City to develop strategies to achieve water usage efficiencies.
Water	Community	City to adopt requirements for native and drought-tolerant landscaping for all residential new construction over 1,750 square feet, planned unit developments, and cottage courts (See Appendix 2).
Water	Community	City to adopt water efficiency requirements for all residential new construction over 1,750 square feet (See Appendix 2).
Governance	City	Incorporate GHG reductions and other sustainability considerations into the budget process, including capital planning and prioritization, possibly through a “sustainability lens.”
Governance	City	City / CityLab to prepare an annual public progress report on the Emissions Reduction Plan, and establish a web-based dashboard to track the Emissions Reduction Plan progress to provide information, accountability, and transparency.

Governance	City	City / CityLab to create a distinct website to propel the sustainability narrative in WS and give residents and interested parties a central place to review progress.
Governance	City	Engagement with private stakeholders: publicize, promote, and solicit input from underserved and marginalized communities (as defined in the “Advancing Equity” section) on the Emissions Reduction Plan. By actively engaging with marginalized communities and ensuring their voices are centered in climate action planning, White Salmon can develop policies and programs that prioritize equity and promote environmental justice, helping to address disparities in environmental impacts and access to resources.
Governance	City	Engagement with private stakeholders: publicize and promote the Emissions Reduction Plan to important stakeholders and civic groups such as the business community, realtors and developers, neighborhood associations, educational and medical institutions, faith communities, and social services groups. Invite stakeholder groups to endorse the plan and commit to advancing one or more goals.
Governance	City	Join the Carbon Neutral Cities Alliance (CNCA), a collaboration of leading global cities and towns working on cutting greenhouse gas emissions by 80-100% by 2050 or sooner. Among other initiatives, it funds early-stage innovation projects led by cities to cut GHG emissions.
Governance	Community & City	Conduct a comprehensive Climate Action Plan, accounting for green infrastructure; nature-based solutions; community vulnerabilities to wildfire, drought, and other extreme weather events; and other topics excluded from the scope of the present report.

Next Steps

Through ambitious goals and commitments in City planning documentation over the past few years, White Salmon has taken the first steps towards a more sustainable future. Now is the time to turn those commitments into action.

This report provides recommendations for the highest-priority, lowest-hanging fruit to begin progress towards achieving our emission reduction targets and fostering a more sustainable, equitable, and resilient community. This report is intended to be the first piece of planning documentation for climate action planning in White Salmon, to be followed by more comprehensive planning in 2025.



The prior sections' recommended initiatives lay a path forward for the immediate and near future:

- **Advancing Equity:** Ensure equitable distribution of resources and opportunities by centering racial, gender, age, and disability equity in all planning efforts.
- **Facilities and Buildings:** Implement sustainable design and construction practices, focusing on energy efficiency and green building standards.
- **Energy Independence and Resilience:** Embrace distributed renewable energy sources and energy storage technologies to enhance energy independence and resilience.
- **Transportation:** Prioritize electrification of vehicles, implementation of EV-ready infrastructure, and reduction of vehicle miles traveled through multimodal transportation planning.
- **Water Conservation:** Implement water efficiency standards and prioritize leakage reduction to conserve water and reduce related electricity and emissions.
- **Governance:** Incorporate GHG reductions into the planning and budgeting processes, establish public progress reporting, and engage stakeholders to promote accountability and transparency.

- **Comprehensive Climate Action Plan:** Develop a comprehensive Climate Action Plan accounting for green infrastructure, addressing community vulnerabilities such as wildfires, and developing a quantified drawdown plan for the City and community.

Finally, and most importantly, **this report is nothing without action.**

Those actions - that will allow us meet current needs without jeopardizing future generations' ability to do the same - will require a concerted effort and political will from City officials, residents, businesses, and stakeholders to implement these strategies effectively.

By working collaboratively and staying committed to our goals, we can mitigate our contribution to climate change, adapt to its impacts, safeguard vulnerable communities, enhance quality of life, and leave a positive legacy for future generations in the City of White Salmon.

White Salmon CityLab Board

May 2024

Appendix 1: ClimRR Climate Projection Report⁹



⁹ **Climate Projection Summary for: -121.49, 45.73**

Center for Climate Resilience and Decision Science at Argonne National Laboratory.

Accessed 11/4/23:

ClimRR Climate Projection Report

Wildfire				Precipitation					
	Historical	Mid-Century	End-of-Century		Hist.	Mid-Century RCP 4.5	RCP 8.5	End-Of-Century RCP 4.5	RCP 8.5
ANNUAL				ANNUAL					
Fire Weather Index	28.88	28.14	35.4	Days Without Precipitation (Days)	60	52.67	65.67	64.33	60.33
Fire Weather Index Class	High	High	Very High	Annual Precipitation (Inches)	41.99	42.42	41.25	53.63	40.86
AUTUMN				AUTUMN					
Fire Weather Index	21.54	21.85	20.46	Daily Precipitation (Inches)	0.08	-	0.07	-	0.08
Fire Weather Index Class	High	High	Medium	Maximum Daily Precipitation (Inches)	1.14	-	1.07	-	1.33
WINTER				WINTER					
Fire Weather Index	0.53	0.49	1.58	Daily Precipitation (Inches)	0.17	-	0.19	-	0.18
Fire Weather Index Class	Low	Low	Low	Maximum Daily Precipitation (Inches)	1.63	-	1.69	-	1.91
SPRING				SPRING					
Fire Weather Index	5.5	5.32	6.52	Daily Precipitation (Inches)	0.08	-	0.08	-	0.08
Fire Weather Index Class	Low	Low	Low	Maximum Daily Precipitation (Inches)	0.82	-	0.96	-	1.07
SUMMER				SUMMER					
Fire Weather Index	33.73	32.46	38.02	Daily Precipitation (Inches)	0.01	-	0.01	-	0.01
Fire Weather Index Class	High	High	Very High	Maximum Daily Precipitation (Inches)	0.26	-	0.33	-	0.46
				Wind Speed					
	Historical	Mid-Century	End-of-Century		Hist.	Mid-Century RCP 4.5	RCP 8.5	End-Of-Century RCP 4.5	RCP 8.5
ANNUAL				ANNUAL					
Wind Speed (Mph)	6.68	6.78	6.79	Wind Speed (Mph)	6.68	6.78	6.79	6.87	6.83

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<https://disgeoportal.egs.anl.gov/ClimRR/?page=Local-Climate-Projections&views=Wildfire>

Appendix 2: Draft Building Code Updates

1. Residential Energy Performance Rating and Disclosure

Context

To achieve its commitments as stated in City planning documents, the City will adopt a Residential Energy Performance Rating and Disclosure Requirement. The purpose is to provide information to homebuyers about residential building energy performance. This information is designed to enable more knowledgeable decisions about the full costs of operating homes and to motivate investments in home improvements that lower utility bills, reduce carbon emissions, and increase comfort, safety, and health for homeowners.

Based on research from other cities including Hillsboro, Portland and Milwaukie, the approximate cost is \$150-275 for completion of a DOE Home Energy Score (HES) with a certified HES Assessor. Other cities, including Bend and Portland, have implemented similar ordinances. Because there are, as of May 2024, a limited number of certified HES Assessors in the Columbia Gorge (though there are many in Portland), the HES could be provided at-cost or complementary through trained and certified City staff.

Relevant City Planning Objectives

[City of White Salmon Comprehensive Plan](#)

GOAL E/CA-4: Address climate change by working towards reducing greenhouse gas emissions, increasing energy efficiency, and improving infrastructure resiliency in White Salmon.

4.3: Develop infrastructure for, and promote the use of, transportation modes that reduce the use of fossil fuels, such as biking and walking.

4.4: Increase the resiliency of critical infrastructure through monitoring, maintenance, planning, investment, and adaptive technology.

[RESOLUTION 2021-03-517](#)

- Pursue local policies and reforms that promote environmental stewardship and overlapping economic sustainability;
- Initiate efforts to formulate adaptation and resilience strategies in preparation for intensifying climate impacts such as wildfires, drought, reduced water availability, and stormwater runoff;

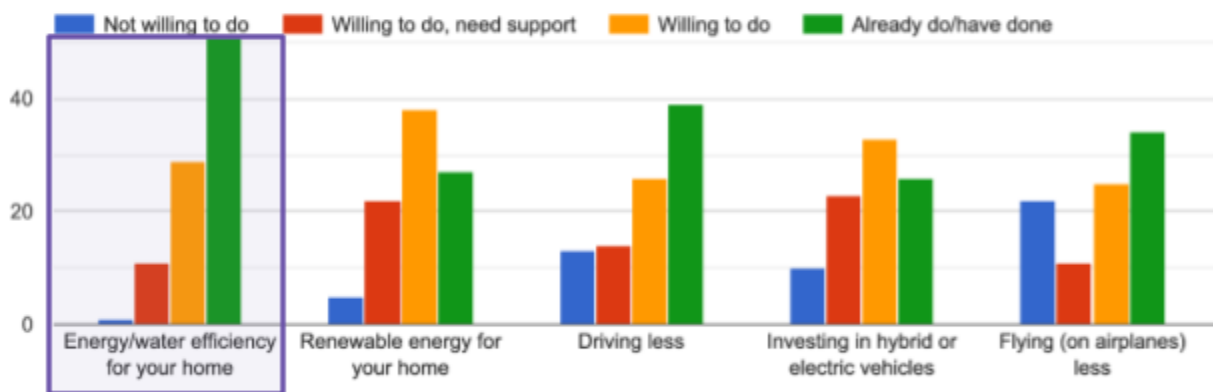
CityLab Survey: Respondents' top priorities for City government

1. Emergency preparedness
2. Wildfire prevention & preparedness

3. Make City energy/water efficiency investments
4. Support improved waste management or waste reduction
5. Support public energy/water efficiency investments

CityLab Survey: Respondents' willingness to take individual action

Rate your willingness to do the following options, as an individual.



Relevant Research

[A recent study conducted by the Lawrence Berkeley National Laboratory](#) of over 26,000 homes, which have used the DOE Home Energy Score (HES) program, findings demonstrated statistically significant results of improved energy efficiency, improved homeowner cash flow, correlation between a home's energy score and sales price and a reduction in the odds of a home loan going delinquent only when the HES assessment was required at the time of sale. From the study's abstract:

Energy-efficient homes save their occupants money through lower energy bills. These savings might be capitalized into higher home sale prices. They also improve the household's net cash flow, which might make households better able to pay mortgage debt. The U.S. Department of Energy (DOE)'s Home Energy Score (HES) assigns a 1-10 score to homes and estimates annual energy bills based on modeled energy consumption. In this paper we investigated the relationship between HES metrics and two housing market outcomes: home sale price and mortgage performance. We found that the relationship was only statistically significant in places with a mandatory HES assessment at the time of sale. **Using a sample of 26,291 home sales that occurred after HES assessments, we found that a one-point increase in HES in these locations was associated with a 0.5% increase in sale price, and an increase in \$100 of estimated annual energy bills was associated with a 0.4% decrease.** This magnitude of effect is consistent with estimated magnitudes of home sale premiums for other green or

energy-efficient home certifications in the literature. We also found that a one-point increase in HES was associated with a 5.5% reduction in the odds of a loan going 30 days delinquent if the loan originated after the assessment occurred. Similarly, we found that a \$100 decrease in estimated annual energy bills was associated with a 2.3% decrease in the odds of a loan going delinquent if it originated after the assessment occurred. Our results suggest that HES provides a valuable signal for housing market transactions in specific situations.

Relatedly, A 2019 study from a E2e, a joint initiative of the Energy Institute at Haas at the University of California, Berkeley, the Center for Energy and Environmental Policy Research at the Massachusetts Institute of Technology, and the Energy Policy Institute at Chicago, University of Chicago, examined the effects of the Energy Conservation Audit and Disclosure ordinance in Austin, Texas. **The study found that requiring home sellers to provide buyers with certified audits of residential energy efficiency increases price capitalization of energy efficiency and encourages energy-savings residential investments.**

[Additional information on the Home Energy Score can be found here.](#)

Ordinance

- I. Energy Performance Report and Disclosure for Covered Buildings. Prior to publicly listing any covered building for sale, the seller of a covered building, or the seller's designated representative, must:
 - A. Obtain a home energy performance report of such building from a state licensed home energy assessor, and;
 - B. Provide a copy of the home energy performance report:
 1. To all licensed real estate agents working on the seller's behalf; and
 2. To prospective buyers who visit the home while it is listed publicly for sale; and
 3. Maintain a copy of the home energy performance report available for review by City Manager upon request for quality assurance and evaluation of policy compliance.
 - C. Include the Home Energy Performance Score in all real estate listings, including the Home Energy Performance Report if attachments are accepted by the listing service.
- II. Home Energy Performance Report for Identical Newly Built Covered Buildings. A single home energy performance report may be obtained and replicated for covered buildings constructed during the same time period and within the same land division. The dwelling units must be constructed using the identical floor plan and with identical features including, but not limited to, type and amount of insulation, windows, attic fans, heating and cooling systems, hot water heaters, and appliances.
- III. Pre-Construction Home Energy Score. If a dwelling unit is advertised for sale before it is fully constructed, it still requires a Home Energy Score. The Home Energy Score is generated

based on design specifications and does not require an on-site inspection. The Report will note that it is a "pre-construction" assessment.

- IV. Low Income Assistance Program. With funds as established in the City's budget, the City Manager will establish a program to provide payment of the cost of obtaining a Home Energy Performance Report for a covered building (whether by a grant to the seller, a direct payment to the assessor(s), or otherwise), provided that the seller meets eligibility criteria established by the City or other government entity.

Home Energy Assessor means a person who is certified as a home energy assessor by the Oregon Construction Contractors Board or Washington State University to determine home energy performance scores for residential dwelling units.

Home Energy Performance Report means the report prepared by a home energy assessor in compliance with Oregon Administrative Rules adopted by Oregon Department of Energy for Oregon Home Energy Score Standard. The Report must include the following information:

1. The Home Energy Performance Score and an explanation of the Score;
2. An estimate of the total annual energy used in the home in retail units of energy by fuel;
3. An estimate of the total annual energy generated by onsite solar electric, wind electric, hydroelectric, and solar water heating systems in retail units of energy, by type of fuel displaced by the generation;
4. An estimate of the total monthly or annual cost of energy purchased for use in the covered building in dollars, by fuel type, based on the current average annual retail residential energy price of the utility serving the covered building at the time of the report and the average annual energy prices of nonregulated fuels, by fuel type, as provided by the Oregon Department of Energy;
5. The current average annual utility retail residential energy price in dollars, by fuel type, and the average annual energy prices of nonregulated fuels, by fuel type, provided by the Oregon Department of Energy;
6. At least one comparison Home Energy Performance Score that provides context for the range of potential scores. Examples of comparison homes include, but are not limited to, a similar home with Oregon's average energy consumption, the same home built to Oregon energy code, or the same home with certain energy efficiency upgrades;
7. The name of the entity that assigned the Home Energy Performance Score and that entity's Oregon Construction Contractors Board license number if such a license is required by law;
8. The date the building energy assessment was performed;
9. For reports that meet all requirements of Oregon Administrative Rules adopted by Oregon Department of Energy for Oregon's Home Energy Performance Score Standard, the statement "This report meets Oregon's Home Energy Performance Score standard" must be included on Home Energy Performance Reports; and
10. A disclaimer on the potential impacts of vegetation and exterior building features on energy efficiency, for example, "Trees and exterior building features may provide additional energy efficiency benefits to the building. Visit energy.gov to learn more."

11. A disclaimer on the potential for undisclosed energy efficient improvements and/or assets in the building, for example, "Additional energy efficient features may be present in the home and were not documented at time of Home Energy Score assessment."

12. Any additional Home Energy Performance Report or Home Energy Performance Score requirements as adopted by the Oregon Department of Energy.

Home Energy Performance Score means an asset rating that is based on physical inspection of the home or design documents used for the home's construction.

Home Energy Performance Score System means a system that incorporates building energy assessment software to generate a Home Energy Performance Score and Home Energy Performance Report. Examples of home energy performance score systems include, but may not be limited to, the U.S. Department of Energy Home Energy Score or the Home Energy Rating System (HERS).

Listed publicly for sale means listing the covered building for sale by printed advertisement internet posting, Regional Multiple Listing Service (RMLS) listing, or publicly displayed sign.

Real estate listings means any public real estate listing of homes for sale in the city of Bend, by a property owner, representative of a property owner, or by a licensed real estate agent. Real estate listings include any printed advertisement, internet posting, or publicly displayed sign, including but not limited to Regional Multiple Listing Service, Craigslist, Nextdoor and other social media platforms, Redfin, Zillow, Trulia and other third-party listing services. Real estate listings are required to include the Home Energy Performance Score and the Home Energy Performance Report.

Seller means any of the following:

1. Any individual or entity possessing title to a property that includes a covered building, or
2. The association of unit owners responsible for overall management in the case of a condominium, or other representative body of the jointly-owned building with authority to make decisions about building assessments and alterations.

2. Private Activity

Context

To achieve its commitments as stated in City planning documents, the City will adopt local reforms that incentivize environmental stewardship and foster resilience to wildfires and other climate change impacts.

Relevant City Planning Objectives

[City of White Salmon Comprehensive Plan](#)

GOAL E/CA-4: Address climate change by working towards reducing greenhouse gas emissions, increasing energy efficiency, and improving infrastructure resiliency in White Salmon.

4.3: Develop infrastructure for, and promote the use of, transportation modes that reduce the use of fossil fuels, such as biking and walking.

4.4: Increase the resiliency of critical infrastructure through monitoring, maintenance, planning, investment, and adaptive technology.

[RESOLUTION 2021-03-517](#) Resolutions:

- Pursue local policies and reforms that promote environmental stewardship and overlapping economic sustainability;
- Initiate efforts to formulate adaptation and resilience strategies in preparation for intensifying climate impacts such as wildfires, drought, reduced water availability, and stormwater runoff;

Ordinance

- A. “Eligible Private Projects” will meet “Building Standards”:
 - a. “Eligible Private Projects” are defined as newly constructed single-dwelling detached residential projects exceeding 1,750 square feet of total finished space.
 - b. “Building Standards” are defined as :
 - i. Achieve United States Green Building Council LEED Silver Certification, fulfilling the elective points for Electric Vehicles AND utilize all-electric heating, ventilating, and air-conditioning (HVAC) systems;
OR
 - ii. Achieve Environmental Protection Agency Energy Star certification for design AND
 1. Install Level 2 electrical vehicle supply equipment (EVSE) in 50% of required parking spaces or at least one parking spot, whichever is greater
 2. Install appliances, equipment, and processes within the project scope that meet the requirements of LEED BD+C V4.1 Indoor Water Use credit

3. Utilize all-electric heating, ventilating, and air-conditioning (HVAC) systems

OR

- iii. Achieve HERS Score of 75 OR HES Score of 7.5, AND
 1. Install Level 2 electrical vehicle supply equipment (EVSE) in 50% of required parking spaces or at least one parking spot, whichever is greater
 2. Install appliances, equipment, and processes within the project scope that meet the requirements of LEED BD+C V4.1 Indoor Water Use credit
 3. Utilize all-electric heating, ventilating, and air-conditioning (HVAC) systems

3. City Buildings

Context

To achieve its commitments as stated in City planning documents (see below), attain energy-savings costs, and maintain city buildings and infrastructure that are resilient to wildfires and other climate change impacts, the City will strive to build to Net Zero Energy wherever possible, and LEED Silver at a minimum.

Relevant City Planning Objectives

City of White Salmon Comprehensive Plan

GOAL E/CA-4: Address climate change by working towards reducing greenhouse gas emissions, increasing energy efficiency, and improving infrastructure resiliency in White Salmon.

4.1: Reduce the reliance on fossil fuels and incorporate renewable energy sources, when appropriate, in municipal operations.

4.2: Implement a resource-conservation approach for managing and developing City-operated facilities that aims to reduce energy and water usage and facility costs.

4.3: Develop infrastructure for, and promote the use of, transportation modes that reduce the use of fossil fuels, such as biking and walking.

4.4: Increase the resiliency of critical infrastructure through monitoring, maintenance, planning, investment, and adaptive technology.

RESOLUTION 2021-03-517

- Reduce reliance on fossil fuels in municipal operations;
- Pursue local policies and reforms that promote environmental stewardship and overlapping economic sustainability;
- Identify current municipal greenhouse emissions in pursuit of a target reduction in municipal net greenhouse gas emissions of at least 45% by 2030 and net zero by 2050;
- Initiate efforts to formulate adaptation and resilience strategies in preparation for intensifying climate impacts such as wildfires, drought, reduced water availability, and stormwater runoff;
- Work on climate issues in conjunction with diverse communities within the city and neighboring communities, with whom we share our fragile resources.


CityLab Survey: Respondents' top priorities for City government

1. Emergency preparedness
- 2. Wildfire prevention & preparedness**
- 3. Make City energy/water efficiency investments**
4. Support improved waste management or waste reduction
5. Support public energy/water efficiency investments

Ordinance

City departments shall apply “City Building Standards” to the planning, design and construction of “Eligible City Projects.”

- A. “Eligible City Projects” shall consist of:
 - a. City-owned building projects, including renovations and new construction, exceeding twenty-five hundred (2,500) square feet
 - b. City-owned building projects, including renovations and new construction, with budgets exceeding \$250,000
 - c. Any building projects exceeding twenty-five hundred (2,500) square feet that receive a majority of funding from the City;
- B. City Building Standards
 - a. Eligible City Projects are designed to:
 - i. Required
 - 1. United States Green Building Council LEED Silver;
OR
 - 2. Environmental Protection Agency Energy Star
 - ii. Recommended: U.S. Department of Energy Net Zero Energy
 - b. Eligible City Projects include the following required and recommended features:
 - i. Required
 - 1. Install Level 2 electrical vehicle supply equipment (EVSE) in a minimum of 5% of all parking spaces used by the project or at least two spaces, whichever is greater. Clearly identify and reserve these spaces for the sole use by plug-in electric vehicles. Make 50% of all parking spaces EV Ready. To be EV Ready, include a dedicated electrical circuit with sufficient capacity for each required space. Each circuit shall have conduit and wire sufficient to provide Level 2 charging or greater, and shall end at an electrical box or enclosure located near each required space.
 - 2. Utilize all-electric heating, ventilating, and air-conditioning (HVAC) systems and appliances, including ovens and stoves
 - 3. Install appliances, equipment, and processes within the project scope that meet the requirements of LEED BD+C V4.1 Indoor Water Use Certification.
 - 4. Landscaping components and planting plans shall be developed with all drought tolerant and native vegetation and/or fire-resilient landscaping as recommended by the State of Washington Department of Natural Resource. The landscape does not require a permanent irrigation system beyond a maximum two-year establishment period.

- 
5. All driveways and walkways be pervious
 - ii. Recommended
 1. Provide outdoor space greater than or equal to 30% of the total site area (including building footprint)

References

- [Everett Municipal Code, Chapter 16.3, Ordinance CB0705-27](#)
- [City of Edmonds Resolution 1168 & Sustainable Building Policy](#)

4. Amendment to [17.75.040 - R-PUD development standards.](#)

Context

To achieve its commitments as stated in City planning documents (see below), the City will adopt local reforms that incentivize environmental stewardship and foster resilience to wildfires and other climate change impacts.

Relevant City Planning Objectives

[City of White Salmon Comprehensive Plan](#)

GOAL E/CA-4: Address climate change by working towards reducing greenhouse gas emissions, increasing energy efficiency, and improving infrastructure resiliency in White Salmon.

4.3: Develop infrastructure for, and promote the use of, transportation modes that reduce the use of fossil fuels, such as biking and walking.

4.4: Increase the resiliency of critical infrastructure through monitoring, maintenance, planning, investment, and adaptive technology.

[RESOLUTION 2021-03-517](#) Resolutions:

- Pursue local policies and reforms that promote environmental stewardship and overlapping economic sustainability;
- Initiate efforts to formulate adaptation and resilience strategies in preparation for intensifying climate impacts such as wildfires, drought, reduced water availability, and stormwater runoff;

Ordinance

Additions/amendments in [blue text](#) below.

B. Permitted Density

4. Density bonus of up to twenty percent (rounded to the nearest whole number) over R-PUD density permitted by this subsection (see B.1. and 2. for the RL zone) [may be allowed for achievement of one the following 4.1 or 4.2 standards. Achievement of both standards allows a density bonus of up to thirty percent](#) over enhanced MU-PUD density permitted by subsection B of this section. R-PUDs in the R1 zone are also eligible for this density bonus above the base density permitted in these zones.

4.1 Provision of affordable housing for low and moderate income families (those who have family income of not more than eighty percent of Klickitat County median household income), with appropriate recorded CC&Rs and/or deed restrictions which define such affordable housing as follows and require that the housing remain

affordable.

4.2 Attainment of LEED for Neighborhood Development Silver certification

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

1. In any R-PUD a minimum of fifteen percent of the net development shall be established, maintained and preserved as open space ~~and community facilities~~ by the landowner until such obligations are vested in a R-PUD homeowners' association pursuant to RCW Chapter 64.38, or through a development agreement with an authorized and willing entity per RCW 36.70B.170. If a homeowners' association is required the landowner shall establish a Washington nonprofit corporation and within three years of R-PUD approval, ownership and maintenance of all open space, common areas and common facilities shall be vested in the homeowners' association. Common area or amenities established by easement over private lots, may be considered part of the open space and community facility calculation if such easements provide continuing irrevocable community benefits. Articles and bylaws of the homeowners' association and CC&Rs in a form acceptable to the city attorney shall be recorded with the county auditor and shall be binding on all heirs, successors and transferees of landowner, guaranteeing the following:
 - a. The continued use of such land consistent with the R-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 R-PUD approval continue to be met and maintained.
2. Open space provided in the R-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, service, or loading areas; required open space cannot enclosed by fencing or otherwise inaccessible to the public; required open space cannot overlap with any required space for green or stormwater infrastructure.
3. Direction to Plant Natives. Planting plans for common areas shall be developed with ~~a predominance of all~~ drought tolerant and native vegetation and/or fire-resilient landscaping as recommended by the State of Washington Department of Natural Resources. 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.

Appendix 3: White Salmon Climate Action Survey

Community Survey on Climate Change

In 2023, CityLab conducted a Community Climate Action Survey to better understand citizens' attitudes to climate-related risks, as well as their attitudes towards City and public mitigative and adaptive activities to climate change.

Between April - December, City Lab collected 121 responses to the survey, with approximately 60% of responses from White Salmon City residents, with another approximately 23% of responses from residents in the urban exempt area and/or Snowden. Demographic data was not collected from respondents until the fall, a critical oversight that skews the demographic data results.

How satisfied are you with your life in White Salmon along the following dimensions? *

	Extremely dissatisfied	Dissatisfied	Neutral	Satisfied	Extremely satisfied
Environment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Employment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Transportation Options	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recreation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Overall quality of life	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

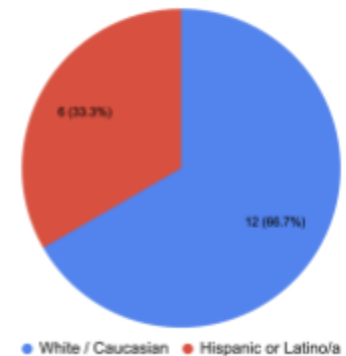
Racial / Ethnic Identity

Hispanic or Latino/a
6 (33.4%)

White / Caucasian
12 (66.6%)

This question was not added to the survey until 9/15/23. Only 16 respondents, or about 13% of all respondents, answered this question. This is not expected to be representative of total response rates.

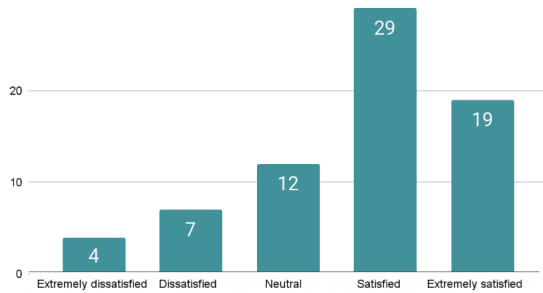
Which race or ethnicities best describe you?



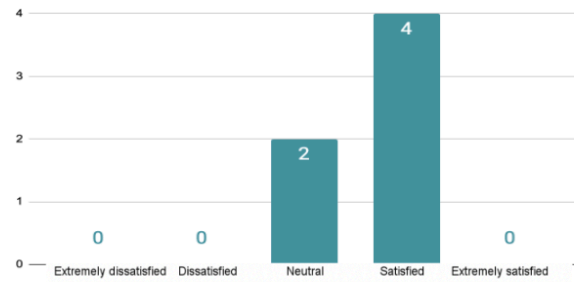
The survey included open-answer, multiple choice, and ranking questions (like the example above).

Q1. How satisfied are you with your life in White Salmon along the following dimensions?

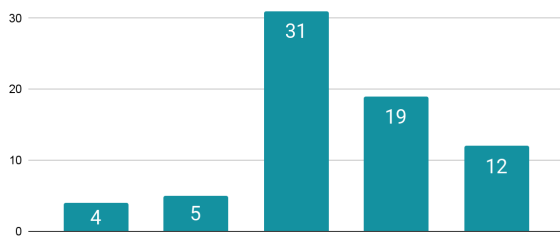
Environment: City Residents



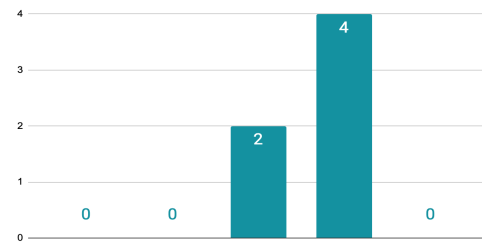
Environment: Respondents Identifying as Hispanic/Latino/a



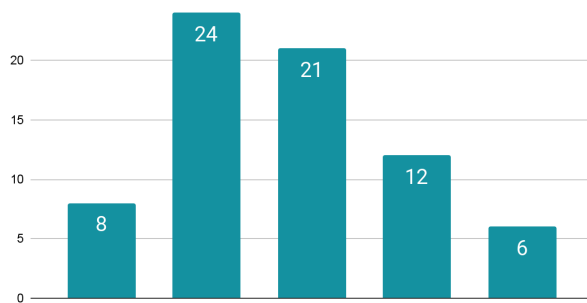
Employment: City Residents



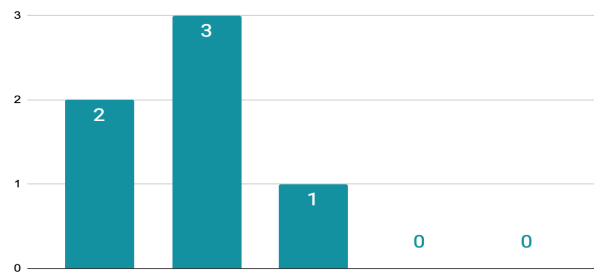
Employment: Respondents Identifying as Hispanic/Latino/a



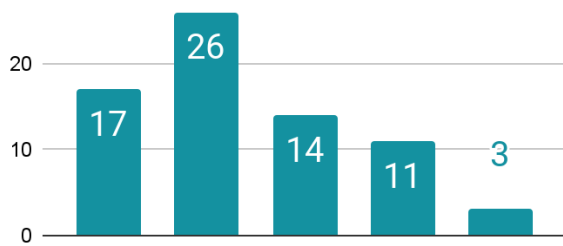
Transportation: City Residents



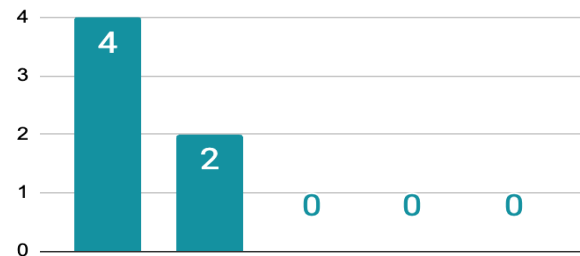
Transportation: Respondents Identifying as Hispanic/Latino/a



Housing: City Residents



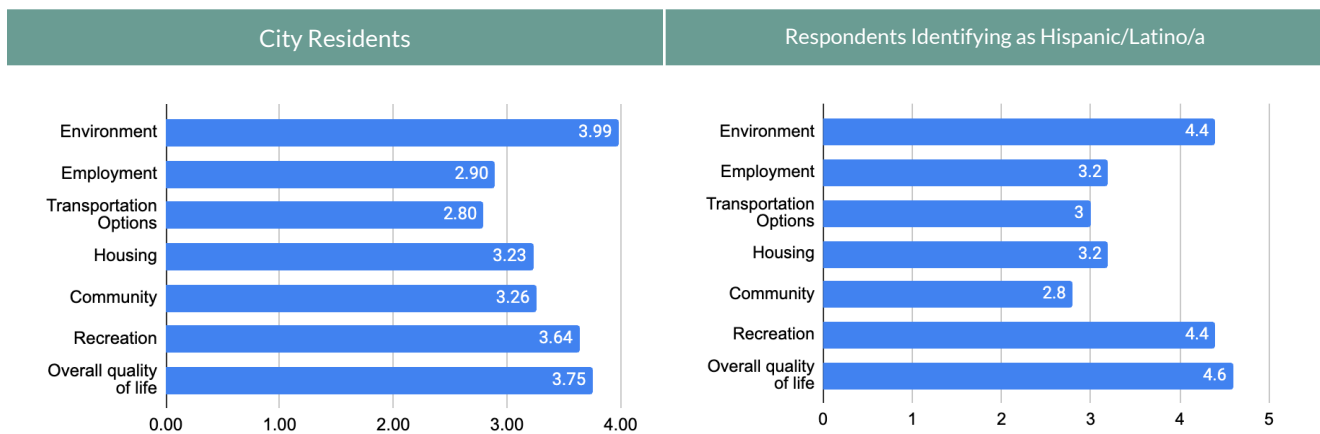
Housing: Respondents Identifying as Hispanic/Latino/a



Q1. How satisfied are you with your life in White Salmon along the following dimensions? (Cont.)



Q3. On a scale from 1 to 5, 1 being not at all concerned and 5 being extremely concerned, how concerned are you about climate change impacting the following aspects of your life in White Salmon?

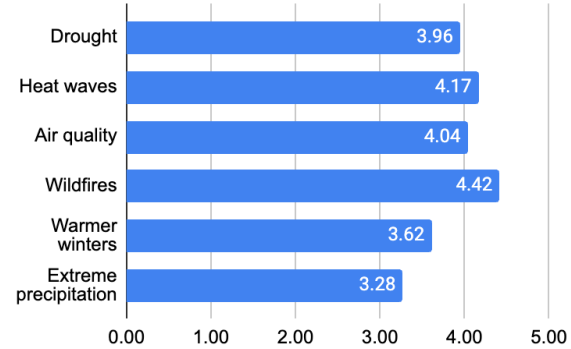


Question 2

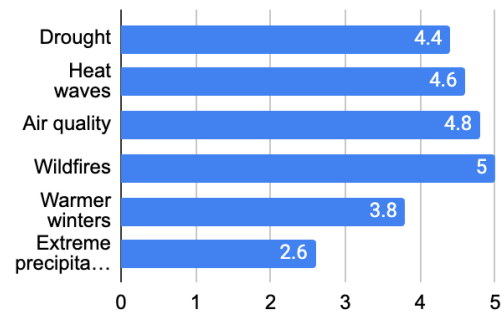
City Residents

On a scale from 1 to 5, 1 being not at all concerned and 5 being extremely concerned, how concerned are you about climate change impacting the following aspects of your life in White Salmon? *

	1	2	3	4	5
Environment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Employment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Transportation Options	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recreation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Overall quality of life	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



Respondents Identifying as Hispanic/Latino/a

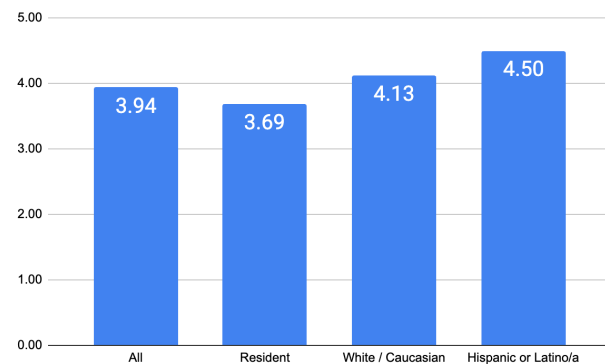


Question 4

Responses

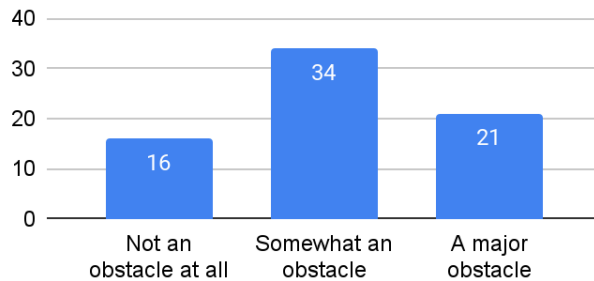
If you are raising children, on a scale from 1 to 5, how concerned are you about climate change impacting raising your children or your children's lives in White Salmon?

	1	2	3	4	5	
Not at all concerned	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Extremely concerned

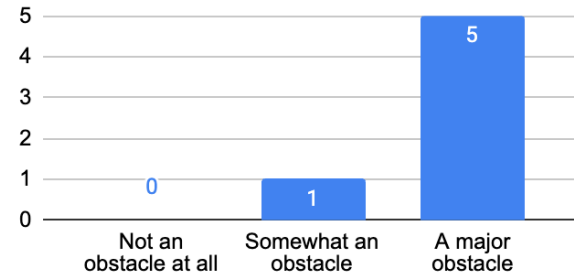


Q7. What are the biggest obstacles for you personally in addressing climate change impacts?

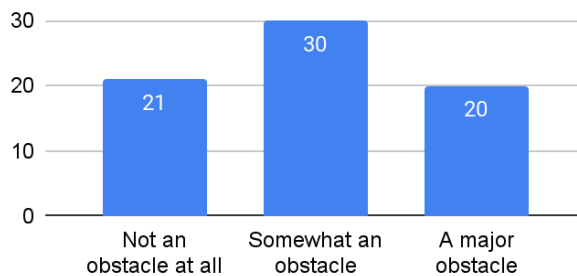
Money: City Residents



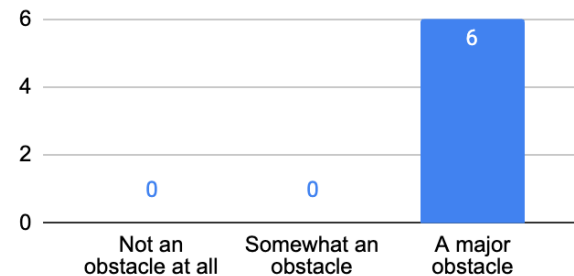
Money: Respondents Identifying as Hispanic/Latino/a



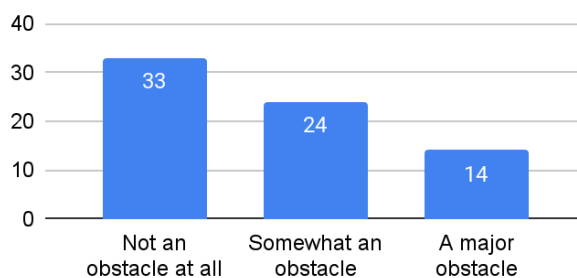
Time: City Residents



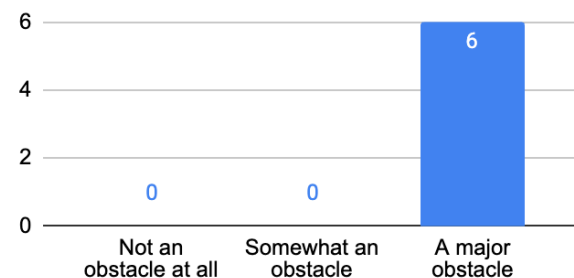
Time: Respondents Identifying as Hispanic/Latino/a



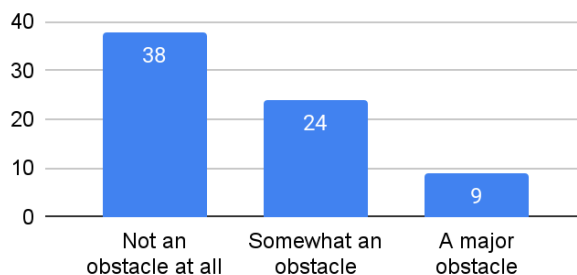
Information: City Residents



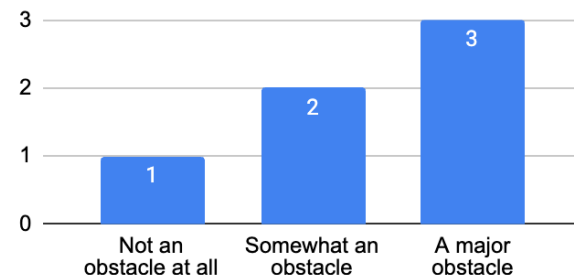
Information: Respondents Identifying as Hispanic/Latino/a



Motivation: City Residents

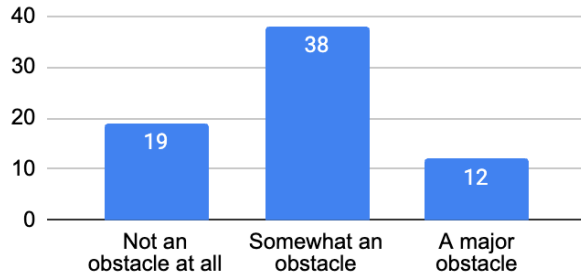


Motivation: Respondents Identifying as Hispanic/Latino/a

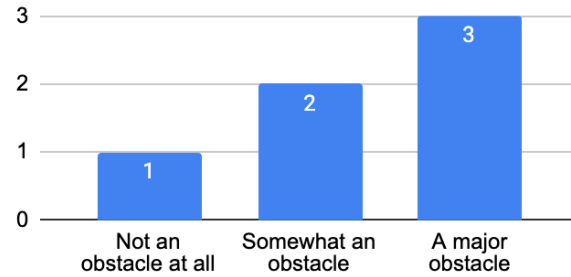


Q7. What are the biggest obstacles for you personally in addressing climate change impacts? (Cont.)

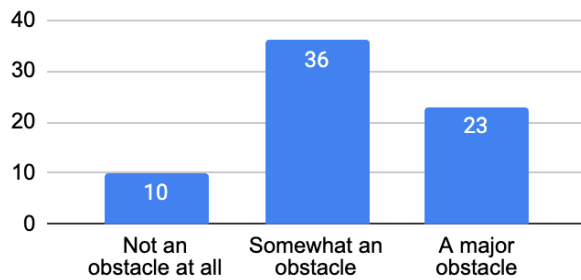
Community Support: City Residents



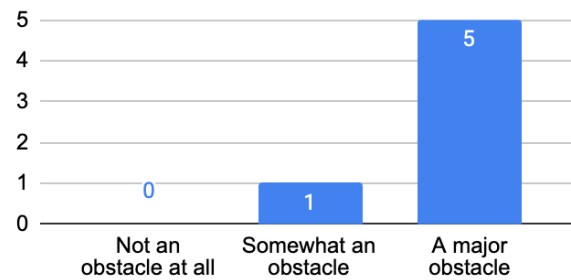
Community Support: Respondents Identifying as Hispanic/Latino/a



Government Support: City Residents



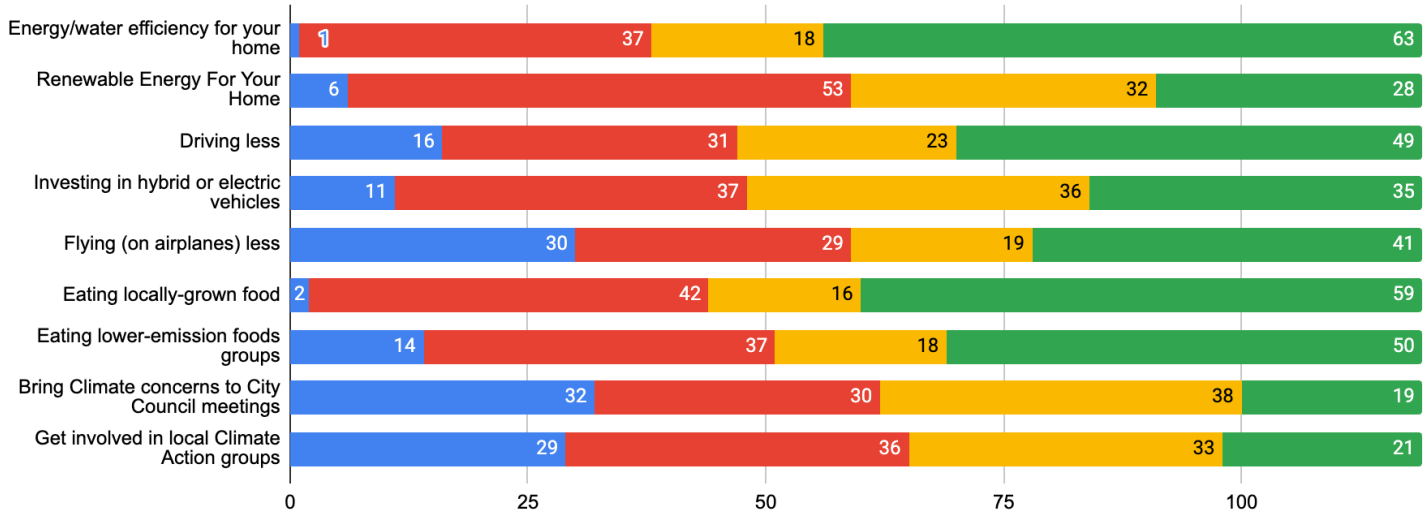
Government Support: Respondents Identifying as Hispanic/Latino/a



Question 9

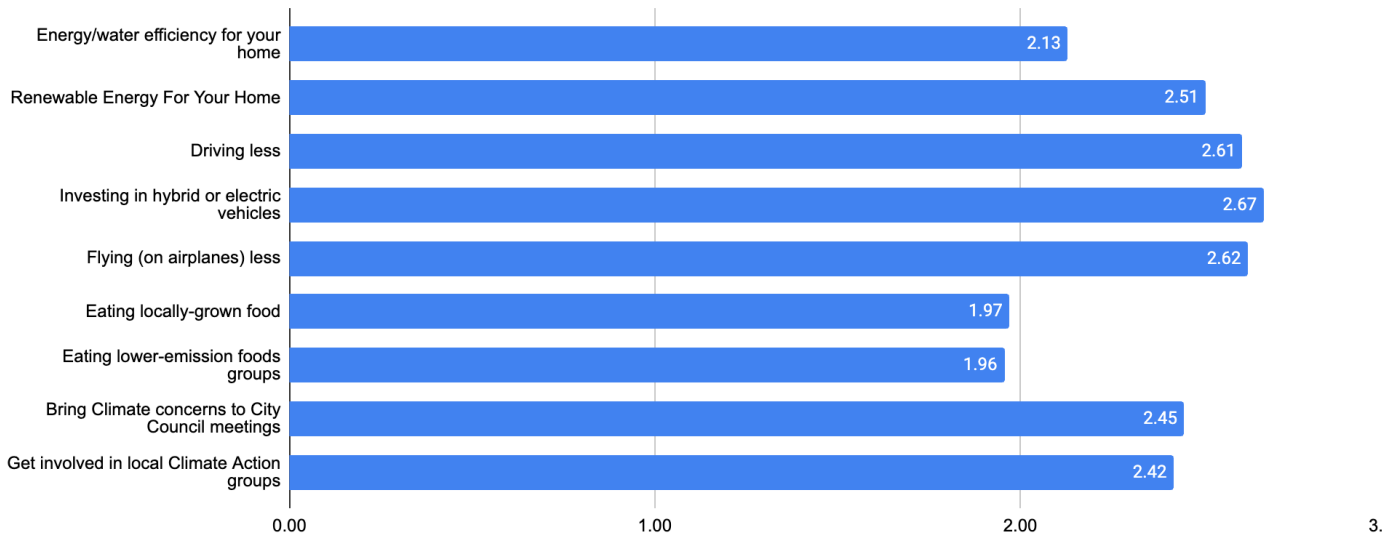
Rate your willingness to do the following options, as an individual

■ Not willing to do ■ Willing to do ■ Willing to do, need support ■ Already do/have done



Question 10

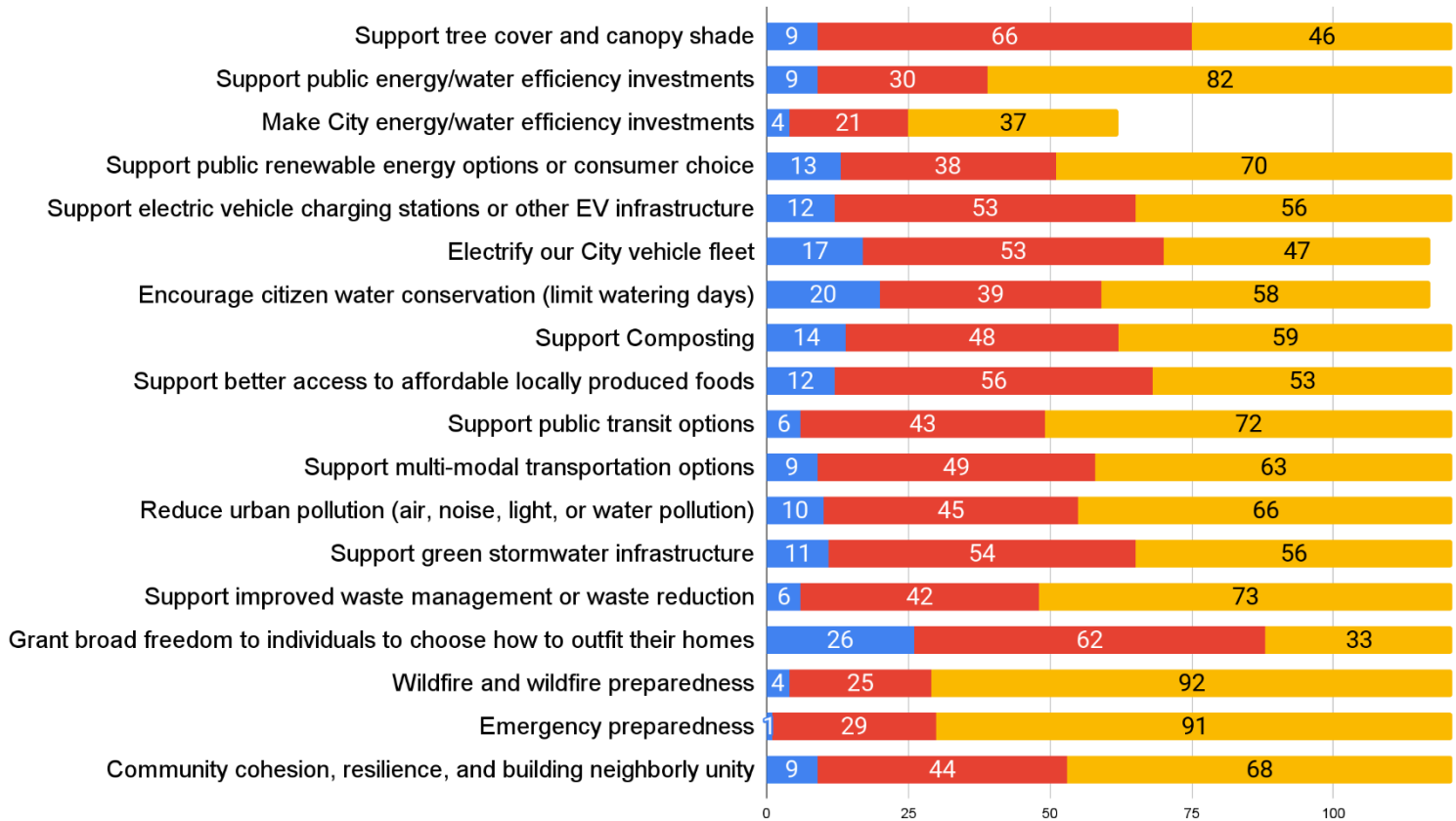
Average Respondent Response: On a scale from 1 to 5, 1 being no obstacles and 5 being insurmountable obstacles, what actions feel like they have the biggest obstacles for you personally, in addressing climate change impacts?



Question 11

What actions would you like to see White Salmon's City Government take to address climate change?

City should not do City should do City must do



Gross Emissions by Department		
Department	Total (MT CO ₂ e)	Percent of Total
General	73.48	4%
Fire	74.18	5%
Police	97.66	6%
Public Works	113.51	7%
Water	1,220.24	74%
Parks and Recreation	22.91	1%
Transportation	37.42	2%
Total	1,639.41	100%

Total Emissions by Department and Source (MT CO ₂ e)				
Department	Combustion	Electricity	Transportation	TOTAL
General	0.67	72.82	-	73.48
Fire	-	67.57	6.61	74.18
Police	-	41.63	56.04	97.66
Public Works	-	-	113.51	113.51
Water	-	1,220.24	-	1,220.24
Parks and Recreation	-	22.91	-	22.91
Transportation	-	37.42	-	37.42
Total	0.67	1,462.58	176.16	1,639.41

Continued braindump of recommendations:

Improve water use tracking with smart water meters, and make data available and actionable.

Require businesses and institutions to annually submit a waste reduction plan to the municipality and link the plan to a certificate of occupancy. Initiate voluntary quarterly energy/emissions reporting as a precursor to a Building Energy Reporting and Disclosure Ordinance.

Implement a data-driven plan to protect and expand tree canopy, monitoring its effect on carbon sequestration, water quantity, and quality; maintain an inventory of public street trees to monitor their health and survival, taking climate change into account; identify new planting areas to increase the number of public trees.

Launch a program to coordinate community education and engage the public in initiatives to support Climate Action Plan implementation.

Identify and evaluate opportunities to advocate for state laws and policies to further Climate Action Plan goals and other sustainability priorities.

Promote sustainable consumption tactics to reduce consumption-related emissions. e.g., plan before purchasing; give the gift of experiences; reuse, borrow, share, rent, swap, and fix items; and refuse single-use disposable items.



File Attachments for Item:

A. Approval of Engineering Amendment No 2 - Anderson Perry - Mainline Phase I



COUNCIL REPORT



Business Item



Consent Agenda

Needs Legal Review:

NO, Not Necessary

Meeting Date:

5.15.24

Agenda Item:

Transmission Main Replacement Phase I - Amendment No. 2 to Engineering Agreement

Presented By:

Andrew Dirks, Public Works Director

Action Required:

Approval of Transmission Main Replacement Phase I - Amendment No. 2 to Engineering Agreement not to exceed \$146,000.

Motion for Business Item / Proposed Motion for Consent Agenda:

Motion to approve Transmission Main Replacement Phase I - Amendment No. 2 to Engineering Agreement not to exceed \$146,000.

Explanation of Issue:

The completed work represents approximately 53 percent of the overall project, but the Contractor's efforts have utilized 79 percent of contract calendar days to reach substantial completion. The Contractor is significantly behind schedule. Anderson Perry (AP) has utilized 82 percent of the budgeted construction engineering contract amount managing the project, and 76 percent of the budgeted Resident Project Representative contract amount providing inspection of the work completed.

Given the remaining work to be performed and the proposed construction schedule, it is AP's assessment that there is not a sufficient budget remaining to provide construction engineering and inspection services for the remaining duration of the project along with the required project closeout documentation.

To provide the required services for the duration of the project, AP is proposing a budget amendment to the professional services agreement between AP and the City in the amount of \$146,000. Of this amount, \$68,000 is for additional construction engineering services and \$78,000 is for additional Resident Project Representative services.

Council Options:

City Council has the following options available at this time:

1. Accept the Staff Recommendation.
2. Revise the Staff Recommendation.
3. Other action as desired by council.

Fiscal Analysis:

This amendment will be funded by the existing PWB Loan.

DEI & Stakeholder Analysis:

All utility improvements made within White Salmon City Water System impact the City's DEI goals. Other Stakeholders the City of Bingen.

Policy & Plan Implications:

This project is represented in the WSP and the CFIP.

Recommendation of Staff/Committee:

Staff recommends approval of the Transmission Main Replacement Phase I - Amendment No. 2 to Engineering Agreement not to exceed \$146,000.

May 9, 2024

Andrew Dirks, Public Works Director
City of White Salmon, Washington
100 N. Main Street
White Salmon, Washington

RE: Transmission Main Replacement Phase I - Amendment No. 2 to Engineering Agreement

Dear Andrew,

As you know, the Contractor is restarting the construction of the Phase I Improvements on May 13, 2024. Thus far, the completed work represents approximately 53 percent of the overall project, but the Contractor's efforts have utilized 79 percent of contract calendar days to reach substantial completion. The Contractor is significantly behind schedule.

During that same timeframe, Anderson Perry (AP) has utilized 82 percent of the budgeted construction engineering contract amount managing the project, and 76 percent of the budgeted Resident Project Representative contract amount providing inspection of the work completed.

For construction engineering services, our duties include attending weekly construction meetings, processing application for payments, reviewing and approving submittals, answering Contractor requests for information (RFIs), handling change orders, answering general questions about the design and contract documents, and interacting with Department of Natural Resources (DNR) concerning potential easement issues. AP has also recently been dealing with unpaid suppliers and claims on the payment bond made by the Contractor's bonding company.

Resident Project Representative tasks primarily include review and documentation of the work performed by the Contractor and interacting with DNR and City staff. AP has brought on a new Resident Project Representative (i.e., Andy O'Connor) to replace Kevin English due to medical reasons. Due to existing construction issues, additional management oversight will be needed for a smooth transition of the new Project Representative on-site. We are anticipating the Resident Project Representative working a 50-hour week. This accelerated construction and extended work hours will result in overtime pay for our Resident Project Representative (anticipated 10 hours per week).

With limited time to complete the project, the Contractor is proposing to use two crews working up to five 12-hour days for the remainder of the project.

Given the remaining work to be performed and the proposed construction schedule, it is AP's assessment that there is not a sufficient budget remaining to provide construction engineering and inspection services for the remaining duration of the project along with the required project closeout documentation.

To provide the required services for the duration of the project, AP is proposing a budget amendment to the professional services agreement between AP and the City in the amount of \$146,000. Of this amount, \$68,000 is for additional construction engineering services and \$78,000 is for additional Resident Project Representative services. These additional amounts are based on the following.

- The Work being Substantially Complete in 10 weeks (from the start of construction).
- The Work being complete and ready for Final Payment in 4 weeks (after Substantial Completion).
- The Resident Project Representative hours being limited to 50 hours per week up to Substantial Completion, and 18 hours per week until the work is complete and ready for Final Payment. Additional AP staff is anticipated on-site for the first two days of construction and a daily visit once every two weeks thereafter.

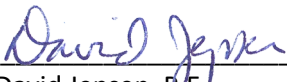
Please note that if the project extends beyond the Substantial Completion or the Final Completion dates, then AP will likely incur additional expenses above the requested additional amount. However, the Contractor's work beyond these contract dates would be subject to liquidated damages, which could help offset the cost for additional engineering services.

Attached for the City's review and approval is a copy of Engineering Amendment No. 2 for the City's review and approval. Please note that 1) AP's engineering services are on a time and materials basis and are only expended if needed, and 2) this amendment will also need to be reviewed and approved by Rural Development for the amendment to be fully executed.

AP appreciates the City's continued support for this challenging project and looks forward to completing the project later this summer. Please contact me if you have any questions about this Engineering Amendment request or the project itself.

Sincerely,

ANDERSON PERRY & ASSOCIATES, INC.

By 
David Jepsen, P.E.

Encl.

cc: Betsy Dillin, Rural Development
File No. 250-11-00

This is **EXHIBIT K**, consisting of 2 pages, referred to in and part of the **Agreement between Owner and Engineer for Professional Services** dated April 6, 2022.

AMENDMENT TO OWNER-ENGINEER AGREEMENT Amendment No. 2

The Effective Date of this Amendment is: May 15, 2024.

Background Data

Effective Date of Owner-Engineer Agreement:

Owner: City of White Salmon

Engineer: Anderson Perry & Associates, Inc.

Project: Transmission Main Replacement Phase I

Nature of Amendment: [Check those that are applicable and delete those that are inapplicable.]

 X Additional Services to be performed by the Engineer

 X Modifications to other terms and conditions of the Agreement

Description of Modifications:

1. Additional services were provided by the Engineer for general project management due to responding to Contractor numerous inquiries on acceptable construction techniques, multiple submittal reviews related to steel casing construction for creek crossing, general inquiries; for additional management due to slower than anticipated pipe installation production; for clarifications on agreements made between Contractor and Washington State Department of Natural Resources (DNR) for temporary and permanent storage of trench spoils and temporary storage of materials and trench spoils inside and outside the City's granted easement with DNR; for periodic review of Contractor compliance with DNR separate agreement conditions; to execute extended work shutdown due to weather; provide verification of existing survey staking after the extended work shutdown; correspondence with Owner, Contractor, Supplier, and Bonding Company concerning payment bond claims and late payments; and additional staff and project representative time to handle Contractor's proposed accelerated (two crews at once) and extended (up to 5 12-hour days per week) construction schedule for remainder of project.
2. Revised Standard Hourly Rates and Reimbursable Expenses Schedule dated January 1, 2024, attached.

Agreement Summary:

Original agreement amount:	\$ 353,000.00
Net change for prior amendments:	\$ 17,000.00
This amendment amount:	\$ 146,000.00
Adjusted Agreement amount:	\$ 516,000.00

Change in time for services (days or date, as applicable): N/A

The foregoing Agreement Summary is for reference only and does not alter the terms of the Agreement, including those set forth in Exhibit C.

Owner and Engineer hereby agree to modify the above-referenced Agreement as set forth in this Amendment. All provisions of the Agreement not modified by this or previous Amendments remain in effect.

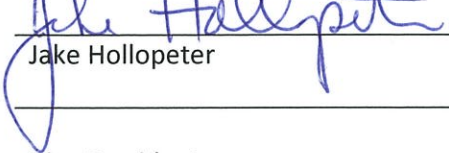
OWNER:
City of White Salmon

ENGINEER:
Anderson Perry & Associates, Inc.

By: _____
Print
name: _____

Title: _____

Date Signed: _____

By: 
Print
name: Jake Holloper

Title: Vice President

Date Signed: 5-9-24

2024 HOURLY FEE SCHEDULE

Effective January 1, 2024

PROFESSIONAL TECHNICAL STAFF

TECHNICIANS

Technician I	\$ 75.00
Technician II	\$ 80.00
Technician III	\$ 85.00
Technician IV	\$ 95.00
Technician V	\$100.00
Technician VI	\$105.00
Technician VII	\$110.00
Senior Technician I	\$120.00
Senior Technician II	\$125.00
Senior Technician III	\$135.00
Senior Technician IV	\$140.00
Senior Technician V	\$150.00
Senior Technician VI	\$155.00
Senior Technician VII	\$165.00
Senior Technician VIII	\$170.00
Senior Technician IX	\$190.00
Senior Technician X	\$200.00

ENGINEERING

Engineering Technician I	\$115.00
Engineering Technician II	\$120.00
Engineering Technician III	\$130.00
Engineering Technician IV	\$135.00
Engineering Technician V	\$140.00
Project Engineer I	\$145.00
Project Engineer II	\$155.00
Project Engineer III	\$160.00
Project Engineer IV	\$165.00
Project Engineer V	\$175.00
Project Engineer VI	\$180.00
Project Engineer VII	\$185.00
Senior Engineer I	\$195.00
Senior Engineer II	\$200.00
Senior Engineer III	\$210.00
Senior Engineer IV	\$215.00
Senior Engineer V	\$220.00
Senior Engineer VI	\$225.00
Senior Engineer VII	\$230.00
Senior Engineer VIII	\$235.00
Senior Engineer IX	\$245.00

ARCHAEOLOGY

Archaeological Technician I	\$ 75.00
Archaeological Technician II	\$ 80.00
Staff Archaeologist I	\$ 85.00
Staff Archaeologist II	\$ 90.00
Project Archaeologist I	\$ 95.00
Project Archaeologist II	\$100.00
Senior Archaeologist I	\$110.00
Senior Archaeologist II	\$125.00

PROJECT REPRESENTATIVES

Project Representative I	\$105.00
Project Representative II	\$110.00
Project Representative III	\$115.00
Project Representative IV	\$120.00

OVERTIME

Overtime Surcharge	\$ 35.00
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SURVEYORS, EQUIPMENT, AND OTHER

Survey Technician I	\$ 80.00
Survey Technician II	\$ 90.00
Survey Technician III	\$100.00
Survey Crew Chief I	\$110.00
Survey Crew Chief II	\$120.00
Survey Crew Chief III	\$130.00
Survey Crew Chief IV	\$140.00
Professional Land Surveyor I	\$150.00
Professional Land Surveyor II	\$160.00

Professional Land Surveyor III	\$170.00
Professional Land Surveyor IV	\$175.00
Professional Land Surveyor V	\$195.00
GPS Total Station	\$ 45.00
Robotic Survey Station	\$ 35.00
Total Station	\$ 30.00
Scanning Total Station	\$ 45.00
ATV (4-hour minimum)	\$ 35.00
Resource Grade GPS	\$ 25.00

Electrofischer	\$ 30.00
Unmanned Aircraft System (UAS/Drone)	\$ 50.00
GIS RTK GPS/GNSS Unit	\$ 35.00
Procore Project Management Software (\$/Month/\$1M Construction Project Cost)	\$110.00

OUT OF TOWN WORK

Mileage will be charged at the applicable IRS rate for standard highway vehicles. Mileage will be charged at \$0.80 per mile for vans and pickup trucks. Subsistence will be charged either per diem or actual cost, per contract. Lodging will be billed at actual cost.

OTHER

Other miscellaneous, direct, and outside expenses, including special Consultants, will be charged at actual cost plus 10%.

Expert Witness will be charged at two times the standard hourly rate.

All accounts unpaid 30 days after date of invoice may be charged a service fee of 1.0% per month.

This Hourly Fee Schedule is revised annually on or around January 1.

G:\APDocs\Fee Schedules\2024\2024 Hourly Fee Schedule.docx

File Attachments for Item:

B. Approval of SCADA Amendment No 2 - Coburn Electric



COUNCIL REPORT



Business Item



Consent Agenda

Needs Legal Review:

No, Not Necessary

Meeting Date:

5.15.24

Agenda Item:

Change Order No. 2- SCADA Upgrade Project

Presented By:

Andrew Dirks, Public Works Director

Action Required:

Approval of Change Order No. 2- SCADA Upgrade Project Not to exceed \$11,747.42.

Motion for Business Item / Proposed Motion for Consent Agenda:

Motion to approve Change Order No. 2- SCADA Upgrade Project Not to exceed \$11,747.42.

Explanation of Issue:

This change order is to address the following two items:

1. The purchase, installation, and programming of SCADA software that will allow remote access to the SCADA system with the use of a tablet or other mobile devices (i.e., cell phone). The proposed cost includes the upgraded software, support plan for the software, software download, programming, and integration onto the Owner's two desktops, two Owner provided tablets and mobile phones (up to three, if desired), and incorporation of a two-step verification log-in process.
2. Connection and programming to allow pH measurements on the Buck Creek WTP raw water (inlet) line to be sent to the SCADA system. The contractor's work shall include connections and cable/wire between the SCADA system and the pH device, added circuit protection, and programming of the SCADA system for this new input.

The installation of the programming on the tablets and mobile devices will allow operators to be able to access the SCADA system from home thus reducing staff time and callout costs.

The installation of pH monitoring and recording will result in less staff time in reporting and will reduce the human intervention aspect of pH monitoring, thus streamlining the treatment process.

Council Options:

City Council has the following options available at this time:

1. Accept the Staff Recommendation.
2. Revise the Staff Recommendation.
3. Other action as desired by council.

Fiscal Analysis:

Approval of this change order will require a budget amendment to the Wastewater Reserve Fund (409) in the amount of \$587.37 and the Water Short Lived Asset Fund (418) in the amount of \$11,160.05, for a total budget amount of \$11,747.42.

DEI & Stakeholder Analysis:

All utility improvements made within White Salmon City Water System positively impact the City's DEI goals. Having a reliable water system communication system allows the city to reduce expenditures for PW call out and apply those savings to additional Water Improvements. Other Stakeholders the City of Bingen.

Policy & Plan Implications:

This project is represented in the Water System Plan and the 2024-2029 Capital Facility Improvement Plan.

Recommendation of Staff/Committee:

Staff recommends approval of Change Order No. 2- SCADA Upgrade Project Not to exceed \$11,747.42.

CHANGE ORDER

Change Order No.: 2

Date of Issuance: **May 9, 2024**
 Owner: **City of White Salmon, Washington**
 Contractor: **Coburn Electric, Inc.**
 Engineer: **Anderson Perry & Associates, Inc.**
 Project: **SCADA Upgrade 2023**

The Contract is modified as follows upon execution of this Change Order:

Description of Changes (Supplemental description, Plans and Specifications attached, as applicable)		DECREASE in Contract Price	INCREASE in Contract Price
2-1	Software Upgrade and integration for Tablet and Mobile Phone Use		\$8,420.00
2-2	Addition of pH Monitoring at Buck Creek WTP		\$2,500.00
Subtotal		\$0.00	\$10,920.00
Total, Increase Less Decrease		\$10,920.00	
Sales Tax (7.5% and 7.6%)		\$827.42	
Net Change in Contract Price for this Change Order		\$11,747.42	

JUSTIFICATION:

See Attachment A to Change Order No. 2.

The amount of the Contract will be Increased for this Change Order
 by the sum of:

\$11,747.42

Total Contract Price prior to this Change Order:

\$255,786.72

The Contract Price incorporating this Change Order:

\$267,534.14

Contract Times prior to this Change Order:

Date of Substantial Completion:

September 11, 2024

Date Ready for Final Payment:

October 11, 2024

The Contract period provided for Substantial Completion will be Increased.

7 days

Revised Date of Substantial Completion:

September 18, 2024

Revised Date Ready for Final Payment:

October 18, 2024

RECOMMENDED:**ACCEPTED:**

By: _____
 Engineer (if required)

By: _____
 Owner (Authorized Signature)

Name: David Jepsen, P.E.

Name: _____

Title: Senior Engineer

Title: _____

Date: _____

Date: _____

ACCEPTED:

By: _____
 Contractor (Authorized Signature)

Name: _____

Title: _____

Date: _____

**ATTACHMENT A
CITY OF WHITE SALMON, WASHINGTON
SCADA UPGRADE 2023
CHANGE ORDER NO. 2**

2.1 SCADA Software Upgrade and Integration for Tablets and Mobile Devices

Description of Change: The purchase, installation, and programming of SCADA software that will allow remote access to the SCADA system with the use of a tablet or other mobile devices (i.e., cell phone). The proposed cost includes the upgraded software, support plan for the software, software download, programming, and integration onto the Owner's two desktops, two Owner provided tablets and mobile phones (up to three, if desired), and incorporation of a two-step verification log-in process.

Justification: The Owner would like its public works staff the capability to access the SCADA system remotely with the use of a tablet and mobile phone (primarily tablet) to reduce site visits to assess water system alarms and conditions. A different software than originally anticipated by the Contractor in their bid is needed for remote access by these mobile devices.

Cost/Time: The cost for this additional work was based on an agreed-upon lump sum price of \$8,420.00 that includes purchase of upgraded SCADA software and support plan, software download for desktops at two locations (Public Works Shop and Grand Ronde Booster Pump Station), programming on the SCADA system, download and setup of Owner provided tablets and mobile devices, incorporation of two-step verification process, and all other labor, material, and equipment cost required to complete the work in this change order item. With sales tax (7.6%), the total increase in the Contract Price is \$9,059.92. Five days will be added to the Contract Time.

CHANGE TO THE CONTRACT PRICE:	\$9,059.92
CHANGE TO THE CONTRACT TIME:	Five (5) Days

2.2 Addition of pH Monitoring at Buck Creek WTP

Description of Change: Connection and programming to allow pH measurements on the Buck Creek WTP raw water (i.e., inlet) line to be sent to the SCADA system for monitoring by City staff. The Owner will provide the pH measuring device and install this device in the control room at the WTP. The Contractor's work shall include connections and cable/wire between the SCADA system and pH device, added circuit protection, and programming of the SCADA system for this new input.

Justification: The Owner has requested pH monitoring at Buck Creek WTP to better assess raw water quality entering the WTP. The proposed pH monitoring is a new data input for the SCADA system that was not part of the original contract documents.

Cost/Time: The cost for this additional work was based on an agreed-upon lump sum price of \$2,500.00 that includes connecting to the pH device, cable and wiring from the pH device to the SCADA programmable logic controller (PLC), programming of the PLC and SCADA system for this new input and all other labor, material, and equipment cost required to complete the work in this change order item. With sales tax (7.5%, work located outside of City Limits), the total increase in the Contract Price is \$2,687.50. Two days will be added to the Contract Time.

CHANGE TO THE CONTRACT PRICE: \$2,687.50
CHANGE TO THE CONTRACT TIME: Two (2) Days

SUMMARY OF CHANGE ORDER NO. 2

Change Order Description	Change In Contract	
	Time, days	Price, \$
2.1 – SCADA Software Upgrade and Integration for Tablets and Mobile Devices	5	8,420.00
2.2 – Addition of pH Monitoring at Buck Creek WTP	2	2,500.00
Subtotal	7	10,920.00
Sales Tax @7.5/7.6%	N/A	827.42
TOTAL	7	11,747.42

File Attachments for Item:

C. Approval of Meeting Minutes - May 1, 2024



**City of White Salmon
City Council Meeting – Wednesday, May 01, 2024
In Person and Via Zoom Teleconference**

Council Members:

Ben Giant
Patty Fink
David Lindley
Jason Hartmann, Mayor Pro Tempore

Staff Present:

Mike Hepner, Police Chief
Kelly Hickok, Associate City Attorney
Stephanie Porter, Clerk Treasurer
Troy Rayburn, City Administrator

I. Call to Order, Land Acknowledgement and Presentation of the Flag

Mayor Marla Keethler called the meeting to order at 6:00p.m. There were approximately 5 members of the public in attendance in person and via teleconference.

II. Roll Call

Moved by David Lindley. Seconded by Ben Giant.

Motion to excuse Council Member Jim Ransier from the May 1, 2024 Council Meeting.

CARRIED 4-0

III. Changes to the Agenda

No changes were made to the agenda as presented.

IV. Presentations

- A. Asian Pacific Islander Heritage Month (6:03pm)
- B. Klickitat County Childcare Committee Presentation – Johanna Roe (6:20pm)
- C. Mayor's Update

V. Public Comment

Tyler Allen, White Salmon Resident (6:40pm)
Susan Ramos, White Salmon Resident (6:43pm)
Joanne Sala for Christine Matson, White Salmon Resident (6:49pm)
David Sala, White Salmon Resident (6:52pm)

VI. Consent Agenda (6:52pm)

- 1. Approval of Manhole Project Payment No 2 (\$48,499.02)
- 2. Approval of SCADA Project Payment No 2 (\$28,077.15)
- 3. Approval of Task Order PWB Funding Application - Anderson Perry (\$10,000)
- 4. Resolution 2024-05-590 Adopting the White Salmon Personnel Policies
- 5. Resolution 2024-05-591 Adopting the White Salmon Planning Commission Bylaws
- 6. Approval of Meeting Minutes-April 17, 2024
- 7. Approval of Vouchers

Vouchers audited and certified as required by RCW 42.24.080 and expense reimbursement claims as required by RCW 42.24.090 as of this 1st day of May 2024.

Type	Date			
Claims	5/1/2024	41267	41303	73,486.55
	5/1/2024	EFT	EFT	0.00
			Claim Total	73,486.55
Payroll	5/5/2024	EFT	EFT	0.00
			Payroll Total	0.00
Manual Claims	4/23/2024	41264	41266	15,326.73
	4/23/2024	EFT	EFT	11,524.39
	4/30/2024	EFT	EFT	15,052.34
VOIDED Checks				0.00
			Manual Claim Total	41,903.46
			Toal Vouchers	115,390.01

Moved by Patty Fink. Seconded by- David Lindley.

Motion to approve Consent Agenda and vouchers in the amount of \$115,390.01.

CARRIED 4-0

VII. Business Items

A. Resolution 2024-05-594 Set Time and Date for Public Hearing - Annexation Petition ANX-WS-2024-001 (7:03pm)

Stephanie Porter, Clerk Treasurer Presented.

Moved by David Lindley. Seconded by Ben Giant.

Motion to approve Resolution 2024-05-594 Set Time and Date for Public Hearing - Annexation Petition ANX-WS-2024-001.

Council questions.

CARRIED 4-0

VII. Reports and Communications

A. Department Heads (7:06pm)

B. Council Members (7:07pm)

Ben Giant, Council Member – No Update

Patty Fink, Council Member (7:07pm)

David Lindley, Council Member (7:13pm)
Jason Hartmann, Council Member (7:16pm)

IX. Executive Session (if needed)

X. Adjournment

The meeting was adjourned at 7:17p.m.

Marla Keethler, Mayor

Stephanie Porter, Clerk Treasurer

File Attachments for Item:

A. Annexation of Real Property ANX-WS-2024-001 1. Presentation2. Public Hearing3. Discussion

**City of White Salmon
Petition for Annexation**

Petitioners:

Stephen and Laurie Schmidt, Theodorus, and Johanna van Hameren

WS-ANX-2024-001

Staff Report

Stephanie Porter, Clerk Treasurer

Erika Castro Guzman, Community Development/Project Coordinator

Petition request the annexation of 1 parcel of land comprising 3.39 acres within the White Salmon Urban Growth Area (as designated by the Columbia Gorge National Scenic Area Act), Klickitat County, Washington, into the city limits of the City of White Salmon as requested by submittal of “Petition for Annexation – WS-ANX-2024-001” by the Owner(s)/Petitioner(s) as received January 2024.

Notice of Intent to Annex Approved

On February 7, 2024, the White Salmon City Council, by a vote of four to zero (0) accepted the Petitioner’s Notice of Intent to Annexation, (See Exhibit , Minutes of City Council Meeting of February 7, 2024). The City Council accepted the Notice of Intent to Annexation (See Exhibit E).

General Property Location and Tax Parcel Numbers

The proposed annexation area, encompassing Klickitat County Parcels 03102344000300, falls within the Columbia River Gorge Scenic Area White-Salmon Urban Exempt Area. To the west and south lie the outer city limits of White Salmon, defined by Klickitat County Parcels 03102341000700, 03102344000400, and 03102399009800. The northern, eastern, and southern boundaries are demarcated by the existing city limits of White Salmon.

Existing Lot Sizes

The subject parcels proposed for annexation into the City of White Salmon total approximately 3.39 acres.

Current Zoning

The subject parcel, comprising approximately 3.39 acres of urban exempt area, lies beyond the current city limits. The proposed annexation pertains to an area within the Klickitat County Open Space zone.

Parcel 03102344000300 will be zoned Single-Family Residential (R1).

Zoning Application If Annexation Approved

Upon approval of the Petition for Annexation into the City of White Salmon, the subject parcels will be zoned R1 Single-Family Residential.

The city zoning within the city limits that is adjacent to the proposed annexation area is Single-Family Residential (R1).

Determination of Petition Sufficiency

Legal Requirements (RCW 35A.01.04 and 35A.14.120):

Signers of the Petition for Annexation shall constitute owners of “of not less than sixty percent in value, according to the assessed valuation for general taxation of the property for which annexation is petitioned.”

The Petition for Annexation was submitted to the Klickitat County Assessor’s Office on February 16, 2024 for a determination of sufficiency.

On April 5, 2024, the Klickitat County Assessor determined the Petition for Annexation was sufficient with the signatures representing 100% of the assessed valuation within the proposed annexation area.

Current Land Use

The area is zoned for open space use. The proposed annexation area is adjacent to city limits with zoning that includes Single-Family Residential (R1).

Available Utility Services

A. Water and Wastewater Utilities

There is accessible water near the proposed annexation area, but there's currently no sanitary sewer infrastructure available. It's essential to note that utility connections operate on a first-come, first-served basis, and there's no assurance of utility services. Any developer must undertake necessary infrastructure improvements within the annexation area if approved. Since this is an annexation proposal, not a development plan, detailed infrastructure improvement requirements are unavailable. However, developers must adhere to the latest construction standards mandated by law, ordinance, or policy.

Water or sanitary sewer service accounts cannot be sold to any development project until final approval is granted. No property may develop in a way that deprives adjacent properties of service options. Line extensions must cover all property frontages requesting service unless all adjacent properties have alternative service options, as outlined in water and sewer policies.

B. Stormwater Utility

There is no stormwater system in this area. New developments will be required to provide for conveyance, detention and water quality protection on site.

C. Refuse Collection

Refuse collection will be provided by Republic Services. Refuse collection will be mandatory in compliance with White Salmon Municipal Code 8.08.030.

D. Electrical Utility

Electrical utilities are provided by P.U.D. No. 1 of Klickitat County.

E. Natural Gas Utility

Natural gas utilities are provided by Northwest Natural Gas Company.

F. Telephone

Landline services are provided by CenturyLink.

G. TV Cable

TV Cable is provided by Charter Communications.

H. Internet

Internet is provided by several different internet providers.

Topography

The proposed annexation area is 40% and up sloped.

Street and Road Access

Access to the proposed annexation area is provided primarily by SW Cherry Blossom Ln.

Upon approval of this Petition for Annexation, there is no portion of streets that would become the responsibility of the City of White Salmon for operations and maintenance.

SW Cherry Blossom Ln is a secondary collector that connects with SW Eyrie Rd, the primary collector. The annexed parcel is not expected to have future development but may be accessed primarily from (the north) SW Cherry Blossom Ln as opposed to (the south) State with sidewalks on both sides of the street Route 14. SW Cherry Blossom Ln is a private 30-foot-wide driveway.

Proposed Annexation Area Contiguous to City Limits Boundary

The subject parcels have common boundaries and are contiguous with the exiting White Salmon City limits along the north and east boundaries of the parcels and are deemed legally suitable for annexation into the City of White Salmon.

Wetlands and Existing Hazards

Wetlands have not been identified within the proposed annexation area. However, there is a potential for erosion on exposed slopes, which could pose hazards. Additionally, mapped critical areas exist throughout the proposed annexation areas, primarily consisting of habitat and wildlife areas such as cliffs, bluffs, talus slopes, and oak stands. Development in these areas may be restricted to comply with the City's Critical Areas Ordinance.

Police and Fire Emergency Response

A. Police Protection

The Klickitat County Sheriff's Department presently offers primary police protection for the subject parcels. Upon annexation into the City, the Bingen-White Salmon Police Department will assume jurisdictional responsibility for primary police protection. The Interlocal Agreement with the City of Bingen for Police Services will not be immediately affected. Anticipated cost impacts on the department are expected to be minimal, considering the size and location of the annexation area.

B. Fire Protection

Fire District 3 of Klickitat County presently offers primary protection to the subject parcels. Upon annexation into the City, the City of White Salmon's Volunteer Fire Department will assume jurisdictional responsibility for primary fire protection. There is no anticipated impact on the revenues received by Fire District 3.

Parks and Recreation Facilities

There are no existing park or recreation facilities located on the subject parcels and none are anticipated. The nearest City Park is Rheingarten Park.

Current Assessed Real Property Value

The Klickitat County Assessor lists the assessed valuation of the subject parcels at \$2,400 in total (as of May 10, 2024).

Assumption of City's Indebtedness

As a condition for Council's acceptance of the Notices of Intent to Annex submitted by Stephen and Laurie Schmidt, Theodorus, and Johanna van Hameren, the owners of the subject parcels earmarked for annexation, shall be obligated to assume a pro rata share of the City's outstanding indebtedness at the time of annexation. This includes any indebtedness approved by voters, contracted, or incurred prior to or existing on the date of annexation. As of May 10, 2024 there is no general obligation debt.

Estimate of Revenues

A. City Tax Assessment

The Klickitat County Assessor lists the value of the subject parcels as \$2,400. The current estimated property tax revenue the City of White Salmon could receive, based on the 2024 valuations and the 2024 tax rate, is an additional \$16.26. Once the parcel is annexed, the assessed value of the parcels may increase and therefore the amount of property tax revenue would also increase.

Note: RCW 84.09.030 provides that, "if the annexation is completed after March 1st, the City will have to wait until the following year to levy the tax to apply in the annexed area."

The current total levy rate for properties within the proposed annexation area is \$9.40083535. For a property that is assessed at \$2,400 the property taxes would be \$22.56.

The total levy rate for the city of White Salmon is \$7.87908054 per \$1000 assessed valuation (not including the Fire District 3 excess levy of \$0.32508008 per \$1000 assessed valuation.). For a property that is assessed at \$2,400 the property taxes would be \$19.69 (including the Fire District 3 Levy) which would be a savings of \$2.87 annually.

B. State-Shared Revenue

The state-shared revenues (fuel tax, liquor board profits, liquor excise tax and criminal justice (special programs) are distributed to the cities based on population. Approval of the proposed Petition for Annexation will not change the City's population as the parcel is a vacant lot. A census will take place in conjunction with the annexation process. The estimated revenue increase for state-shared revenues based on the population estimate is \$0 as there will not be an increase in the population.

C. Utility Fees and Charges Impact

1. Water/ Wastewater

The Tax Parcel 03102344000300 is currently listed as unbuildable. No water or wastewater connection is anticipated.

D. Sales Tax

Property owners that live within the city limits pay 7.6% sales tax on items they have shipped or delivered to their property or any construction or services that take place on the property. The rate in Klickitat County is currently 7.5%. Property owners will pay an additional 0.1% in sales tax for those items shipped or delivered to their property and for any construction or service that is conducted on their property.

There is no anticipated increase in sales tax the city would receive if the annexation is approved.

Summary of Total Annual Financial Impact From All Revenues Gained or Lost

Population Changes 0

Property Taxes \$1.63 (White Salmon levy rate .67764142 x (2,400/1000))

Sales Tax	\$0
State Shared Revenue	\$0

Sales taxes and state-shared revenue is placed directly into the Current Expense Fund. Property taxes are currently split between the Current Expense Fund and the Street Fund with 80% going to Current Expense and 20% going to Street.

Current Expense Fund Annual Impact	\$1.30
Street Fund Annual Impact	\$0.33
Water Utility Annual Impact	\$0
Wastewater Utility Annual Impact	\$0
Total Revenue Annual Impact	\$1.63

Additional Information

1. Livestock

Klickitat County permits agricultural activities, including livestock, on parcels zoned Suburban Residential. Within the City of White Salmon, limited livestock such as chickens, ducks, rabbits, goats, and lambs are allowed under specific conditions. It is the city's policy that property owners annexed into the city limits may retain their existing livestock until they are sold, given away, or deceased. However, the replacement of livestock is subject to compliance with city regulations. Furthermore, if the property changes ownership after annexation and the previous owner still maintains livestock, the new owner cannot inherit or continue this right unless it aligns with city ordinances.

Public Notification of Annexation

Staff has published a Public Notice of Annexation in The Enterprise on May 1 and May 8, 2024 for the WS-ANX-2024-001. Petition for Annexation and has posted such notification in three locations within the potential annexation area as per RCW 35A.14.130 – Direct Petition Method – Notice of Hearing. In addition, the notice was posted at White Salmon City Hall, White Salmon Post Office, White Salmon Community Library and on the city's webpage. Copies of the notice and staff report were mailed to all property owners within the proposed annexation area.

Exhibits

- Exhibit A Petition for Annexation (WS-ANX-2024-001) including Vicinity, Area, and Site Maps
- Exhibit B Parcel Listings, Assessed Valuations and Owner Name
- Exhibit C Minutes of City Council Meeting of February 7, 2024: Accepted Notices of Intent to Annex
- Exhibit D Notices of Intent to Annex

Exhibit A
WS-ANX-2024-001 Staff Report
Petition for Annexation including Vicinity, Area, and Site Maps

A.

PETITION FOR ANNEXATION
TO THE CITY OF WHITE SALMON

TO: The City Council
City of White Salmon
PO Box 2139
White Salmon, WA 98672-2139
(509) 493-1133

WE, the undersigned representing legal ownership of not less than sixty percent (60%) of the assessed valuation of the acreage and real property of the area legally described in Exhibit “A” and as presented in map Exhibit “B” attached hereto, lying contiguous to the City of White Salmon, Washington, by our signatures affixed hereto, request that City Council accept this instrument of notice to serve as our intention to commence Annexation proceedings of said real properties into the City of White Salmon.

Said real property described in Exhibit “A” attached hereto, lying contiguous to the City of White Salmon, Washington, do hereby petition that such territory be annexed to and made a part of the City of White Salmon under the provisions of RCW 35A.14.120, et seq., and RCW 35A.01.040, and any amendments thereto, of the State of Washington.

The territory proposed to be annexed is within Klickitat County, Washington, and is legally described and presented in Exhibit “A” attached hereto.

Evidence of legal ownership of the real properties subject to this Petition For Annexation is presented in Exhibit “C” attached hereto.

WHEREFORE, the undersigned petitions the White Salmon City Council and ask;

- a) That appropriate action be taken to entertain this petition, fixing date for public hearing, causing notice to be published and posted, specifying the time and place of such hearing, and inviting all persons interested to appear and voice approval or disapproval of such annexation; and
- b) That following such hearing, the City Council determine by Ordinance that such annexation shall be effective; and that property so annexed

A.

shall become a part of the City of White Salmon, Washington, subject to its laws and ordinances then and thereafter in force.

The Petitioners subscribing hereto agree:

- a) That all property within the territory hereby sought to be annexed shall be assessed and taxed at the same rate and on the same basis as property within the City of White Salmon for any now outstanding indebtedness of said City, including assessments, or taxes in payments of any bonds issued or debts contracted, prior to or existing at the date of Annexation;
- b) That simultaneous adoption of proposed zoning regulations be required in accordance with the requirements of the City Council of said City and as quoted herein from the Minutes Entry of the records of said City Council meeting. It is further understood the proposed zoning of said area proposed for annexation as shown on the White Salmon Comprehensive Plan as adopted by the White Salmon City Code is determined to be: (Check only those that apply).

☐ RL Single Family Large Lot Residential District
☒ R-1 Single-Family Residential District
☐ R-2 Two-Family Residential District
☐ R-2 Multi-Family Residential District
☐ MHR – Mobile Home Residential District
☐ Public Use / Public Institutional District
☐ C – General Commercial District
☐ RD – Riverfrontage District

This petition is accompanied and has attached hereto as Exhibit “B” a diagram which outlines the boundaries of the property sought to be annexed.

These pages are a group of pages containing an identical text intended by the signers of this petition to be presented and considered as one petition and may be filed with other pages containing additional signatures which cumulatively may be considered as a single petition.

WARNING: Every person who signs this petition with any other than his true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he is not a legal voter, or signs a petition when he is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

A.

PRAYER OF PETITION: (1) Annexation of area described in Exhibits “A” and “B”, and (2) assumption of indebtedness of the City of White Salmon and (3) adoption of the City of White Salmon Comprehensive Plan Zone District identified as: R-1 Single Family as determined by the City as appropriate to the properties of this proposed Annexation.

OWNER’S SIGNATURES

Note: Print name and sign your NAME, ADDRESS AND DATE

<u>Husband and Wife</u>	<u>Address</u>	<u>Date</u>
Steve Schmidt	259 SW Cherry Blossom Ln	
<small>DocuSigned by:</small>  <small>F5E0669826CE449...</small>	White Salmon, WA 98672	2/15/2024
Laurie Schmidt	259 SW Cherry Blossom Ln	
<small>DocuSigned by:</small>  <small>3851D12B41914F7...</small>	White Salmon, WA 98672	2/15/2024
Theodorus Van Hameren	257 SW Cherry Blossom Ln	
<small>DocuSigned by:</small>  <small>5C391E6CAA394F4...</small>	White Salmon, WA 98672	2/14/2024
Johanna Van Hameren	257 SW Cherry Blossom Ln	
<small>DocuSigned by:</small>  <small>B05CDB5F7430478...</small>	White Salmon, WA 98672	2/14/2024

For additional information, call the City Finance Department at (509) 493-1133 ext. 205 and/or see RCW 35A.14.120 and RCW 35A.01.040

Provide Attachments:

- Exhibit “A” – Property Legal Description
- Exhibit “B” – Boundary of Property Proposed for Annexation
- Exhibit “C” – Evidence of Legal Ownership of Property Proposed for Annexation

A.

Exhibit "A"
Property Legal Description

Tax Lot 33 in Lot 4 Less Tax Lots and Right of way in the SE1/4 of the SE1/4 of Section 23, Township 3 North, Range 10 East, W.M., Klickitat County, Washington, also Known as:

The East Half of the East Half of the portion of Government Lot 4 in Section 23, Township 3 North, Range 10 East, W.M., lying north of the Northline of the Sate Highway No. 8 and South of the South Line of the County Road Known as Coo Road. Except for the East 211 feet thereof.

Exhibit B -Map

A.

RECORD OF SURVEY IN THE SE1/4 OF SECTION 23, T 3 N, R 10 E, W.M.



GRAPHIC SCALE



(IN FEET)
1 inch = 400 ft.

LEGEND

- FOUND 3" ALUM CAP
- ⊗ SET 5/8"x24" REBAR
- ⊗ FOUND SPIKE OR PK
- FOUND EXISTING REBAR
- FENCE
- SET AL. CAP MONUMENT

REFERENCES

11157031122568, 1152830

LEGAL DESCRIPTION

TAX LOT 33 IN LOT 4 LESS TAX LOTS AND R/W SESE 23-3-10

TAX PARCEL NO.

03102344000300

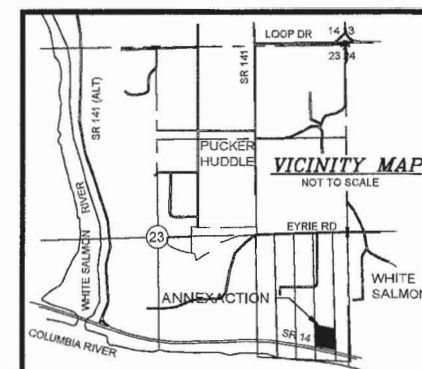
BASIS OF BEARINGS

GEODETIC BEARINGS

MONUMENTS VISITED

FEBRUARY XXXX

ANNEXATION AREA



SURVEY FOR
STEVE SCHMIDT TRUSTEE
SEC. 23, T. 3 N, R. 10 E, W.M.
KLIKITAT COUNTY, WASHINGTON

Pioneer Surveying & Engineering, Inc.
Civil Engineering and Land Planning
125 Simcoe Drive
Goldendale, Washington 99020
Phone (509) 770-4945, Fax (509) 773-5888, E-Mail psc@pse.net

DATE: 1/19/23

SCALE: 1" = 150'

DRAWN BY: DDC

SURVEYED BY: TB/TI/CT

CHECKED BY: JG

SHEET 1 OF 1

JOB NO. 2023

Accuracy Statement (WAC 332-130)

This Survey was performed with a Topcon Hyper-RFX surveying system with a relative accuracy greater than 1:5000. Mathematical analysis where required is by least squares.

Note

No warranties are made as to matters of encroachment, adverse possession, unwritten title, riparian changes or flood zones, etc.

Surveyor's Certificate

This Map correctly represents a Survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of

in 02-20.

Dustin D. Conroy, PLS 42272 Date



INDEX

1/4	1/4	SEC	T.	R.

23 3N 10E

Auditor's Certificate

Filed For Record This _____ Day of _____, 20____.

At _____ M.

In Book _____ Of Surveys At Page _____

At The Request Of Pioneer Surveying and Engineering, Inc.

Deputy Auditor

Auditor's Number

Exhibit C - Evidence of Ownership

A.

After Recording, Please Return to:
Stephen Schmidt
259 Cherry Blossom Ln
White Salmon, WA 98672

REAL ESTATE EXCISE TAX
Chapter 82.45 and Chapter 82.46, RCW

\$ 0 has been paid

Receipt 93897 Date 05/10/2021

Klickitat County Treasurer

By Jenyael Baunael Deputy

State of Washington)
) ss.
County of Klickitat)

TAX TITLE DEED

This indenture, made this 24th day of March, 2021, between GREG GALLAGHER, as Treasurer of Klickitat County, State of Washington, the party of the first part, and Stephen Schmidt party of the second part.

WITNESSETH, that whereas, at a public sale of real property, held on the 24th day of March, A.D., 2021, pursuant to a real property tax Resolution #01321 in the County of Klickitat on the 19th day of January, 2021 in proceedings to sell upon real property and an order of sale duly issued by the Board of Commissioners, Stephen Schmidt duly purchased in compliance with the laws of the State of Washington, the following described real property, to wit:

Parcel #03-10-2344-0003/00, in Klickitat County, Washington, further described as follows:

TAX LOT 33 IN LOT 4 LESS TAX LOTS AND R/W SESE 23-3-10, also known as:

The East Half of the East Half of that portion of Government Lot 4 in Section 23, Township 3 North, Range 10 East, W.M. lying North of the North line of State Highway No. 8 and the South of the South line of the County Road known as the Cook road. Except the East 211 feet thereof. ALSO known as Tax Lot 33. (Portion thereof)

and that said Stephen Schmidt has complied with the laws of the State of Washington necessary to entitle to Stephen Schmidt a deed for said real property.

NOW, THEREFORE, know ye that I, GREG GALLAGHER, County Treasurer of said County of Klickitat, State of Washington, in consideration of the premises and by virtue of the statutes of the State of Washington, in such cases made and provided, do hereby grant and convey unto, Stephen Schmidt heirs and assigns, forever, the said real property hereinbefore described, as fully and completely as said party of the first part can by virtue of the premises convey the same.

Given under my hand and seal of office this 6 day of May, 2021.

[Signature]
GREG GALLAGHER, County Treasurer

State of Washington)
) ss.
County of Klickitat)

I, Petronella M Pratt, Notary Public in and for the State of Washington, do hereby certify that on this 6 day of May, 2021, personally appeared before me GREG GALLAGHER, known to be the individual described in and who executed the within instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes herein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 6 day of

May



[Signature]
Notary Public in and for the State of Washington

My appointment expires: 10-1-2022

A.

WHEN RECORDED RETURN TO:

Stephen Schmidt
259 Cherry Blossom Ln
White Salmon, WA 98672

DOCUMENT TITLE(S)

Tax Title Deed RERECORD to correct Grantee Name

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR(S):

Klickitat County

GRANTEE(S):

Steve and Laurie Schmidt Living Trust and Theodorus Van Hameren

ABBREVIATED LEGAL DESCRIPTION:

TAX LOT 33 IN LOT 4 LESS TAX LOTS AND R/W SESE 23-3-10

TAX PARCEL NUMBER(S):

03-10-2344-0003/00

LPB 01-05

1147778 D
05/19/2021 08:46 AM Page: 1 of 2 Fees: 104.50
Brenda Sorensen County Auditor, Klickitat County WA



A.

After Recording, Please Return to:
 Stephen Schmidt
 259 Cherry Blossom Ln
 White Salmon, WA 98672

REAL ESTATE EXCISE TAX
 Chapter 82.45 and Chapter 82.46, RCW

\$ 0 has been paid

Receipt 93965 Date 05/19/2021

Klickitat County Treasurer

By Tonyal Bannock Deputy
 TAX TITLE DEED

State of Washington)
) ss.
 County of Klickitat)

This indenture, made this 24th day of March, 2021, between GREG GALLAGHER, as Treasurer of Klickitat County, State of Washington, the party of the first part, and Steve and Laurie Schmidt Living Trust and Theodorus Van Hameren party of the second part.

WITNESSETH, that whereas, at a public sale of real property, held on the 24th day of March, A.D., 2021, pursuant to a real property tax Resolution #01321 in the County of Klickitat on the 19th day of January, 2021 in proceedings to sell upon real property and an order of sale duly issued by the Board of Commissioners, Steve and Laurie Schmidt Living Trust and Theodorus Van Hameren duly purchased in compliance with the laws of the State of Washington, the following described real property, to wit:

Parcel #03-10-2344-0003/00, in Klickitat County, Washington, further described as follows:

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The East Half of the East Half of that portion of Government Lot 4 in Section 23, Township 3 North, Range 10 East, W.M. lying North of the North line of State Highway No. 8 and the South of the South line of the County Road known as the Cook road. Except the East 211 feet thereof. ALSO, known as Tax Lot 33. (Portion thereof)

and that said Steve and Laurie Schmidt Living Trust and Theodorus Van Hameren have complied with the laws of the State of Washington necessary to entitle to Steve and Laurie Schmidt Living Trust and Theodorus Van Hameren a deed for said real property.

NOW, THEREFORE, know ye that I, GREG GALLAGHER, County Treasurer of said County of Klickitat, State of Washington, in consideration of the premises and by virtue of the statutes of the State of Washington, in such cases made and provided, do hereby grant and convey unto, Steve and Laurie Schmidt Living Trust and Theodorus Van Hameren heirs and assigns, forever, the said real property hereinbefore described, as fully and completely as said party of the first part can by virtue of the premises convey the same.

Given under my hand and seal of office this 18 day of May, 2021.

G. Gallagher
 GREG GALLAGHER, County Treasurer

State of Washington)
) ss.
 County of Klickitat)

I, Petronella M. Pratt, Notary Public in and for the State of Washington, do hereby certify that on this 18 day of May, 2021, personally appeared before me GREG GALLAGHER, known to be the individual described in and who executed the within instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes herein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 18 day of May, 2021.



Petronella M. Pratt
 Notary Public in and for the State of Washington
 My appointment expires: 10-1-2022

1147778 D
 05/19/2021 08:46 AM Page: 2 of 2 Fees: 104.50
 Brenda Sorensen County Auditor, Klickitat County WA

Exhibit B
WS-ANX-2024-001 Staff Report
Parcel Listings, Assessed Valuations and Owner Name

ADMINISTRATIVE INFORMATION

PARCEL NUMBER

031000300

Parent Parcel Number

Property Address

UNKNOWN SITUS ADDRESS

Neighborhood

1010001 White Salmon Residential I

Property Class

591 5- Undeveloped land

TAXING DISTRICT INFORMATION

Jurisdiction

20

Area

001

District

41

Routing Number

1

OWNERSHIP

SCHMIDT TRUSTEE STEVE

SCHMIDT TRUSTEE LAURIE

PO BOX 1580

WHITE SALMON, WA 98672

TAX LOT 33 IN LOT 4 LESS TAX LOTS AND R/W SESE 23-3-10

TRANSFER OF OWNERSHIP

Date

05/18/2021

SCHMIDT, STEPHEN

Doc #: 93955

05/06/2021

KLICKITAT COUNTY

Doc #: 93897

05/01/1996

JENSEN DONNNA MAE

Doc #: 0

\$0

\$0

\$0

RESIDENTIAL

VALUATION RECORD

Assessment Year

01/01/2017

01/01/2018

01/01/2019

01/01/2020

01/01/2021

01/01/2022

01/01/2023

Reason for Change

Revaluation

Revaluation

Revaluation

Revaluation

Revaluation

Revaluation

Revaluation

VALUATION

L

1500

1500

1500

1650

1500

2400

2400

0

B

0

0

0

0

0

0

0

T

1500

1500

1500

1650

1500

2400

2400

VALUATION

L

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0

0

0

0

B

0

0

0

0

0

0

0

T

0

0

0

0

0

0

0

Site Description

Topography:

Public Utilities:

Street or Road:

Rating

Soil ID

-or-

Depth Factor

Neighborhood:

Actual

Effective

Effective

Depth

Prod. Factor

-or-

Square Feet

Base

Rate

Adjusted

Rate

Extended

Value

Influence

Factor

Value

Zoning:

1 Unbuildable Lot

800.00

800.00

2400

2400

Legal Acres:

3.3900

Exhibit C
WS-ANX-2024-001 Staff Report
Minutes of City Council Meeting of February 7, 2024: Accepted Notices of Intent to Annex

A.



CITY OF WHITE SALMON
City Council Meeting – Wednesday, February 7, 2024
In Person and Via Zoom Teleconference

Council and Administrative Personnel Present

Council Members:

Ben Giant
Patty Fink
David Lindley
Jim Ransier

Staff Present:

Mike Hepner, Police Chief
Marla Keethler, Mayor
Stephanie Porter, Clerk Treasurer
Shawn Mac Pherson, City Attorney
Troy Rayburn, City Administrator
Andrew Dirks, Public Works Director

I. Call to Order, Land Acknowledgement and Presentation of the Flag

Mayor Marla Keethler called the meeting to order at 6:00p.m. There were approximately 12 members of the public in attendance in person and via teleconference.

II. Roll Call (6:02pm)

Moved by Ben Giant. Seconded by Jim Ransier.

Motion to excuse Council Member Jason Hartmann from the February 7, 2024 Council Meeting.

CARRIED 4-0

III. Changes to the Agenda (6:04pm)

Staff request to remove: Consent Agenda J. Approval of January 19, 2024 Special Meeting Minutes.

Staff Request to add Consent Agenda Item L. CityLab Board Appointments.

Staff Request to add Business Item D. West Klickitat Regional Fire Authority Appointments.

Moved by Jim Ransier. Seconded by Ben Giant.

Motion to approve changes to the agenda as presented.

CARRIED 4-0

IV. Presentations

- A. Lower White Salmon Vision Plan (6:10pm)
- B. Black History Month Presentation (6:27pm)
- C. Mayor's Update (6:38pm)

V. Public Comment

No Public Comment.

VI. Consent Agenda (6:50pm)

- A. Emergency Small Work Contract - SERVPRO Disaster Recovery Team

A.

- B. Interlocal Agreement - Klickitat County - Dispatch Services
- C. Personal Services Contract Amendment - Aspect Consulting - Slow Sand Filter Project
- D. Personal Services Contract - Structura Naturals - Middle Housing Grant Consulting
- E. Resolution 2024-02-585 Declaring April Mental Health Awareness Month
- F. Resolution 2024-02-586 Declaring Sole Source Provider for Pump Maintenance
- G. Resolution 2024-02-587 Adopting the Fire Fighter Officer Pay
- H. Small Works Contract Amendment - Gorge Dirt Works - Snow Removal
- I. Small Work Contract - Park & Ride Thermostat Relocation - Coburn Electric
- ~~J. Approval of Special Meeting Minutes - January 19, 2024~~
- K. Approval of Vouchers
- L. CityLab Board Member Appointments

Vouchers audited and certified as required by RCW 42.24.080 and expense reimbursement claims as required by RCW 42.24.090 as of this 7th day of February 2024.

Type	Date			
Claims	2/7/2024	40960	41013	94,490.92
			Claim Total	94,490.92
Payroll	2/5/2024	EFT	EFT	129,095.17
	2/5/2024	40956	40959	1,343.95
			Payroll Total	130,439.12
Manual Claims	1/25/2024	EFT	EFT	11,989.46
	1/25/2024	40947	40954	35,021.66
VOIDED Checks	N/A	N/A	N/A	0.00
			Manual Claim Total	47,011.12
			Toal Vouchers	271,941.16

Moved by. Seconded by.

Motion to approve Consent Agenda as amended.

CARRIED 4-0.

VII. Business Items (7:00pm)

A. Public Meeting - Annexation WS-ANX-2024-001 - Intent to Annex

Presentation by Stephanie Porter, Clerk Treasurer.

Moved by Jim Ransier. Seconded by Ben Giant.

Motion to accept the geographical boundaries of the proposed annexation, requiring the assumption of existing indebtedness, and adopting the proposed zoning regulation of R1.

CARRIED 4-0

B. Ordinance 2024-01-1158 Amending WSMC Title 19 Administration of Land Development: Chapter 19.10 and Chapter 19.20 (7:09pm)

Presentation by City Attorney Shawn MacPherson.

A.

Mayor Marla Keethler opened the Public Hearing at 7:11pm.

No Public Comment.

Mayor Marla Keethler closed the Public Hearing at 7:12pm.

Moved by Ben Giant. Seconded by David Lindley.

Motion to adopt Ordinance 2024-04-1158 Amending WSMC Title 19 Administration of Land Development: Chapter 19.10 and Chapter 19.20.

CARRIED 4-0

C. Ordinance 2024-01-1159 Amending WSMC Chapter 17.80 Conditional Uses, Variances, and Appeals (7:13pm)

Presentation by City Attorney Shawn MacPherson.

Mayor Marla Keethler opened the Public Hearing at 7:14pm.

No Public Comment.

Mayor Marla Keethler closed the Public Hearing at 7:15pm.

Moved by Jim Ransier. Seconded by David Lindley.

Motion to adopt Ordinance 2024-01-1159 Amending WSMC Chapter 17.80 Conditional Uses, Variances, and Appeals.

CARRIED 4-0

D. West Klickitat Regional Fire Authority Appointments (7:17pm)

Presentation by Mayor Keethler.

Moved by Jim Ransier. Seconded by Patty Fink.

Motion to approve the mayor appointment of Council Members Jason Hartmann, Ben Giant and David Lindley to the West Klickitat Regional Fire Authority Board.

CARRIED 4-0

VIII. Reports and Communications

A. Department Heads (7:21 pm)

B. Council Members (7:24 pm)

IX. Executive Session

No executive session held.

X. Adjournment

The meeting was adjourned at 7:29p.m.

DocuSigned by:



361DCEFE8E64421...

Marla Keethler, Mayor

DocuSigned by:



F5160DB8A85C4B3...

Stephanie Porter, Clerk Treasurer

Exhibit D
WS-ANX-2024-001 Staff Report
Notices of Intent to Annex

NOTICE OF INTENT TO ANNEXATION

TO: The City Council
City of White Salmon
PO Box 2139
White Salmon, WA 98672-2139
(509) 493-1133

WE, the undersigned representing legal ownership of not less than ten percent (10%) of the assessed valuation of the acreage and real property of the area legally described in Exhibit "A" and as presented in map Exhibit "B" attached hereto, lying contiguous to the City of White Salmon, Washington, by our signatures affixed hereto, request that City Council accept this instrument of notice to serve as our intention to commence Annexation proceedings of said real properties into the City of White Salmon.

It is our understanding that City Council will set a date for a meeting with the initiating parties, which may occur no later than sixty (60) days after the filing of said Notice of Intent, for the purpose to:

- Accept the Annexation as proposed;
- Geographically modify the proposed Annexation (and accept the proposed Annexation as modified; or
- Reject the Annexation.

By accepting a proposed Notice of Intent to Annexation, the decision to accept merely allows the Annexation to go forward procedurally, and is not a commitment of the City Council to ultimately annex the territory proposed at such time a sufficient petition is presented.

In accepting the Notice of Intent for proposed Annexation the City Council also must decide:

- Whether it will propose a zoning regulation for the area proposed for Annexation, and;
- Whether it will require the assumption of all or any portion of existing City indebtedness by the area to be Annexed.

Further, it is our understanding that should the City Council decide to require either or both of the above, that decision will be reflected in the meeting minutes of record.

Upon City Council's acceptance of the Notice of Intent for the proposed Annexation, the initiating parties may draft and circulate a formal Petition for Annexation

Notice of Intent to Annex Form

(available at the City Planning Department) which, upon completion and submittal of all required appurtenances thereto, the City Clerk/Treasurer will determine the sufficiency thereof and prepare a Staff Report of the findings and recommendations to the City Council regarding the Petition For Annexation and its compliance with RCW 35A.01.040 – Petitions.

If, however, the City Council rejects the proposed Annexation, the initiating parties have no right of appeal.

It is our understanding that procedurally, the Petition For Annexation will be presented to the City Planning Commission at a regularly scheduled public meeting for their consideration and recommendation to the City Council.

The City Council will set a date and location for the Public Hearing at which time it will act to:

- Approve the Petition For Annexation, or;
- Reject the Petition For Annexation

Upon acceptance of this Notice of Intent To Annexation it shall be the responsibility of the parties to said “notice” to file a formal Petition For Annexation with the City Council through the office of the Director of Finance. (Petitions For Annexation are available at the Planning Department or Finance Department at City Hall.)

PROPERTY OWNER'S SIGNATURE

Note: Print name and sign your Name, Address and Legal Date

Owner(s) Name

Address

Date

Stephen John Schmidt
Signature

259 SW Cherry Blossom Ln
White Salmon, WA 98672

4/3/2023

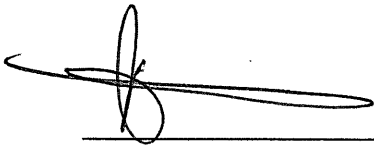
S. Schmidt
Name

Laurie Schmidt
Signature

259 SW Cherry Blossom Ln
White Salmon, WA 98672

4/3/2023

Laurie Schmidt
Name



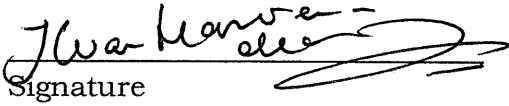
Signature

257 Cherry Blossom Lane
White Salmon - 98672 WA

4/3/2023

Theodore van Hameren

Name



Signature

257 Cherry Blossom Lane 4/3/2023
White Salmon - 98672 WA

Johanna van Hameren-de Keizer

Name

Signature

Name

Signature

Name

Signature

Name

For additional information call, write or visit City Hall at 100 N. Main, PO Box 2139,
White Salmon, WA 98672 or (509) 493-1133 ext. 205.

Provide Attachments:

- Exhibit "A" – Property Legal Description
- Exhibit "B" – Boundary of Property Proposed for Annexation
- Exhibit "C" – Evidence of Legal Ownership of Property Proposed for Annexation.

File Attachments for Item:

A. Resolution 2024-05-592 Adopting the Six Year Transportation Plan 2025-20301.
Presentation 2. Public Hearing 3. Discussion and Action



COUNCIL REPORT



Business Item



Consent Agenda

Needs Legal Review:

No, not necessary.

Meeting Date:

May 15, 2024

Agenda Item:

Resolution 2024-05-592 Adopting the Six-Year Transportation Improvement Plan for the City of White Salmon for 2025-2030

Presented By:

Andrew Dirks, Public Works Director

Action Required:

Review and approval of Resolution 2024-05-592 amending the White Salmon Six Year Transportation Improvement Plan (STIP) for the years 2025-2030.

Motion for Business Item / Proposed Motion for Consent Agenda:

Motion to approve Resolution 2024-05-592 amending the White Salmon Six Year Transportation Improvement Plan (STIP) for the years 2025-2030.

Explanation of Issue:

The City is required to update and adopt its Six-Year Transportation Improvement Program each year and submit it to the Department of Transportation by July 1st.

The attached program is an update to the previous Six-Year Transportation Improvement Program, it prioritizes 10 street/pedestrian projects with a goal set to be constructed from 2025-2030.

A public hearing is required and is scheduled for May 15th, 2024, to hear comments from the public regarding the program.

The City Operations Committee reviewed and recommended edits to the plan at their May 2nd meeting. Staff reviewed the recommendations and have provided their version attached.

Council Options:

City Council has the following options available at this time:

1. Accept the Staff Recommendation.
2. Revise the Staff Recommendation.
3. Other action as desired by council.

Fiscal Analysis:

There are no Financial Implications to the 2024 Annual Budget – Approved Projects are not required to be completed but should be considered as future budgets are created.

DEI & Stakeholder Analysis:

All transportation improvements made within White Salmon City Limits impact the City's DEI goals. Having them listed in this plan allows the city to look for grant funding and allowed the council to consider use of the Transportation Benefit District Funding to help complete the projects. Other Stakeholders that will need to be included if the projects are funded will include WSVSD and WSDOT.

Policy & Plan Implications:

Projects listed in the STIP are represented in the TSP lite and CFIP.

Recommendation of Staff/Committee:

The City Operations Committee reviewed the STIP at their May 2nd meeting and have staff recommends approval.

**RESOLUTION NO. 2023-05-592
CITY OF WHITE SALMON**

**A RESOLUTION OF THE CITY OF WHITE SALMON ADOPTING
SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM
FOR 2025-2030**

WHEREAS, pursuant to the requirements of RCW 35.77.010, the City of White Salmon did, by Resolution No.2023-06-568 adopt a Transportation Improvement Program for the ensuing six (6) years; and

WHEREAS, said law requires the City revise and extend said Transportation Improvement Program annually; and

WHEREAS, pursuant to said law, the City Council of the City of White Salmon, being the legislative body of said City, did hold a public hearing on said revised Plan at 6:00 p.m. on the 15th day of May, 2024.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY
OF WHITE SALMON, WASHINGTON as follows:**

Section 1

The Transportation Improvement Program heretofore adopted and revised as submitted to the City Council for the City of White Salmon, marked as exhibit “A”, be and the same is hereby adopted and extended for an additional six (6) year period from the date thereof.

Section 2

The City Clerk shall file a copy of said revised Transportation Improvement Program for the ensuing six (6) years, together with a copy of this Resolution, with the Secretary of Transportation of the State of Washington.

ADOPTED by the City Council of the City of White Salmon, Washington, at a regularly scheduled open public meeting thereof this 15th day of May, 2024.

CITY OF WHITE SALMON, WASHINGTON

Marla Keethler, Mayor

ATTEST:

APPROVED AS TO FORM:

Stephanie Porter, Clerk-Treasurer

Shawn MacPherson, City Attorney

Agency: White Salmon

County: Klickitat

MPO/RTPO: RTC

N Inside

Y Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
02	1	Spring Street from Estes to East City limits Spring Street Reconstruct roadway and sidewalk on one side	1553					03	SWGC	.270		No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	ALL	2025		0		0		
Totals				0		0		

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
ALL	1,736,438	0	0	0	0
Totals		0	0	0	0

Six Year Transportation Improvement Program

From 2025 to 2030

Agency: White Salmon

County: Klickitat

MPO/RTPO: RTC

N Inside

Y Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
06	2	SE Oak Street from 1st to 6th/1st Street from Jewett Blvd to Oak Street/ 2nd Street from Alley to Oak Street Oak Street Reconstruct with sidewalk on one side	1446					03		.7		No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	ALL	2025		0		0		
Totals				0		0		

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
ALL	1,389,150	0	0	0	0
Totals		0	0	0	0

Six Year Transportation Improvement Program

From 2025 to 2030

Agency: White Salmon

County: Klickitat

MPO/RTPO: RTC

N Inside

Y Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
06	3	Church Street from Jewett to Columbia Church Street Reconstruction Church Street from Jewett Blvd to Columbia Street with curb on both sides and sidewalk on the west side	1554							.4		No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	ALL	2026		0		0		
Totals				0		0		

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
ALL	0	681,500	0	0	
Totals	0		0	0	

Six Year Transportation Improvement Program

From 2025 to 2030

Agency: White Salmon

County: Klickitat

MPO/RTPO: RTC

N Inside

Y Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
06	4	NE Columbia Street from Main to Estes Columbia Street Reconstruction and sidewalk/path on one side Main Ave to Estes Ave	1435					04	CGPSTW	.1		No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	ALL	2026		0		0		
Totals				0		0		

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
ALL	0	764,033 0		0	0
Totals	0	0		0	0

Six Year Transportation Improvement Program

From 2025 to 2030

Agency: White Salmon

County: Klickitat

MPO/RTPO: RTC

N Inside

Y Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
06	5	NW Achor & Academy to End NW Achor Academy to End Reconstruction with path on one side	1444					04		.2		No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	ALL	2027		0		0		
Totals				0		0		

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
ALL	0	0	735,383	0	0
Totals	0	0		0	0

Six Year Transportation Improvement Program

From 2025 to 2030

Agency: White Salmon

County: Klickitat

MPO/RTPO: RTC

N Inside

Y Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
06	6	NE Scenic from Main to Estes NE Scenic Main to Estes Reconstruct roadway and add sidewalks to both sides	1444							.2		No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	ALL	2028		0		0		
Totals				0		0		

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
ALL	0	0	0	694,575	0
Totals	0	0	0		0

Six Year Transportation Improvement Program

From 2025 to 2030

Agency: White Salmon

County: Klickitat

MPO/RTPO: RTC

N Inside

Y Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
06	7	Grandview Blvd. from Jewett to O'Keefe Grandview Blvd. Jewett to O'Keefe Reconstruct roadway with sidewalk/path on one side	WA-14291					04		0.140		No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	ALL	2028		0		0	700,364	700,364
Totals				0		0	700,364	700,364

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
ALL	0	0	0	735,383 0	
Totals	0	0	0	0	

Six Year Transportation Improvement Program

From 2025 to 2030

Agency: White Salmon

County: Klickitat

MPO/RTPO: RTC

N Inside

Y Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
00	8	NW Spring Street from Main to Patton Dr NW Spring Street Reconstruct, sidewalk on south side, curb both sides						04		.6		No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	ALL	2028		0		0		
Totals				0		0		

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
ALL	0	0	0	700,364 0	
Totals	0	0	0	0	

Six Year Transportation Improvement Program

From 2025 to 2030

Agency: White Salmon

County: Klickitat

MPO/RTPO: RTC

N Inside

Y Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
06	9	Fields Ave from Green Street to Spring Street Fields Ave Reconstruction of road with sidewalk on one side						03		.2		No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	ALL	2029		0		0		
Totals				0		0		

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
ALL	0	0	0	0	950,000
Totals	0	0	0	0	

Six Year Transportation Improvement Program

From 2025 to 2030

Agency: White Salmon

County: Klickitat

MPO/RTPO: RTC

N Inside

Y Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
06	10	SW Waubish Street from Jewett to End SW Waubish Reconstruct roadway with sidewalk on south side	1437							.26		No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	CN	2029		0		0		
Totals				0		0		

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
ALL	0	0	0	0	1,200,000
Totals	0	0	0	0	

	Federal Funds		State Funds	Local Funds	Total Funds
Grand Totals for White Salmon	0		0	6,461,238	

File Attachments for Item:

B. Resolution 2024-05-593 Adopting the White Salmon Municipal Capital Improvement Plan 2025-20301. Presentation2. Public Hearing3. Discussion and Action



COUNCIL REPORT



Business Item



Consent Agenda

Needs Legal Review:

No, not necessary

Meeting Date:

May 15, 2024

Agenda Item:

Resolution 2024-05-593 Adopting the Capital Facilities Improvement Plan for the City of White Salmon for years 2025-2030

Presented By:

Andrew Dirks, Public Works Director

Action Required:

Review and approval of Resolution 2024-05-593 adopting the Capital Facilities Improvement Plan for the City of White Salmon for the years 2025-2030.

Motion for Business Item / Proposed Motion for Consent Agenda:

Motion to approve Resolution 2024-05-593 adopting the Capital Facilities Improvement Plan for the City of White Salmon for the years 2025-2030.

Explanation of Issue:

The City has made proposed updates to the Capital Facilities Improvement Plan. The proposed plan has removed projects that were completed in 2023 and carryover projects that are fully funded as of 2024. Capital projects that are noted in the City's numerous Master Plans have been reviewed and the proposed projects include those priority projects that still require funding. The type of funding that is being considered is included in the spreadsheet provided. Capital Projects stem from all departments (water, wastewater, streets, and parks).

A public hearing is not required for a Capital Improvement Plan, but has been scheduled per administration's desire to receive feedback on the proposed Capital Projects.

The City Operations Committee reviewed and recommended edits to the plan at their May 2nd meeting. City administration has taken those recommendations and compiled the proposed CIP for your review and approval.

Council Options:

City Council has the following options available at this time:

1. Accept the Staff Recommendation.
2. Revise the Staff Recommendation.
3. Other action as desired by council.

Fiscal Analysis:

There are no Financial Implications to the 2024 Annual Budget – Approved Projects are not required to be completed but should be considered as future budgets are created.

DEI & Stakeholder Analysis:

All transportation, utility, recreational and community-based improvements made within White Salmon City Limits impact the City's DEI goals. Calling out these projects in this plan allows the city to seek federal and state grant and loan funding to see these projects come to fruition. Additional Stakeholders that will need to be involved in the conversations will include WSVSD, WSDOT and the City of Bingen.

Policy & Plan Implications:

Projects listed in the Capital Improvement Plan are represented in the TSP lite, STIP, Park CIP Plan, Community Study Feasibility Study and WSP.

Recommendation of Staff/Committee:

The City Operations Committee reviewed the CIP at their May 2nd meeting and staff is recommending approval.

**RESOLUTION NO. 2024-05-593
CITY OF WHITE SALMON**

**A RESOLUTION OF THE CITY OF WHITE SALMON ADOPTING
SIX-YEAR CAPITAL FACILITIES PLAN/CAPITAL IMPROVEMENT
PROGRAM FOR 2025-2030**

WHEREAS, the City Council held a public hearing regarding the 2025-2030 6-Year Capital Facilities Plan/Capital Improvement Program on May 15, 2024; and

WHEREAS, those projects which directly support the achievement of the City's Comprehensive and Master Plans are considered for funding support; and

WHEREAS, a combination of potential funding sources have identified to fund capital projects;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF WHITE SALMON, WASHINGTON as follows:

Section 1.

The Six-Year Capital Facilities Plan/Capital Improvement Program for 2025-2030, attached hereto as Exhibit A and incorporated herein by reference, which sets for the project location type of improvement and estimated cost thereof, is hereby adopted and approved.

ADOPTED by the City Council of the City of White Salmon, Washington, at a regularly scheduled open public meeting thereof this 15th day of May, 2024.

Jason Hartmann, Mayor Pro Tempore

Attest:

Approved as to Form:

Stephanie Porter, Clerk-Treasurer

Shawn MacPherson, City Attorney

City of White Salmon
Capital Facilities Plan/Capital Improvement Program
2025-2030

2025 Project #	Project Name	Location	Potential Funding Source	Funded Y/N	Project Total 2025-2030	2025	2026	2027	2028	2029	2030
PARKS, RECREATION & PUBLIC FACILITIES CAPITAL PROJECTS											
1	Phase 1 Playground: Replacement	Rheingarten Park	REET, Grant, Donations	N	\$314,000	\$314,000					
2	Rheingarten Park - Irrigation Replacement	Rheingarten Park	REET, Grant	N	\$100,000	\$100,000					
3	Loop Trail Planning, Design, Easement, Permitting and Construction	SR 141 Right of Way	REET, Grant	N	\$2,554,700	\$50,000			\$2,504,700		
4	Peebles Park	Teague Reservoir	City Funded	N	\$50,000	\$50,000					
5	Phase 2 Playground: Nature Play	Rheingarten Park	REET, Grant	N	\$300,000		\$300,000				
6	Community Center - Grange Hall Upgrades	Main Ave	Grant, Loan, REET	N	\$1,055,125		\$1,055,125				
7	Community Center - Parks Center - Youth Center/Early Childhood	Lincoln St	Grant, Loan, REET	N	\$1,805,289		\$1,805,289				
	Firefighters Park - Construct Sidewalk and a stormwater facility										
8	with educational signage along E Jewett Blvd.	Jewett Blvd	REET, Grant	N	\$74,100			\$74,100			
9	Community Center - New Construction	Main Street	Grant, Loan, REET	N	\$11,246,509				\$3,748,836	\$3,748,836	\$3,748,836
TOTALS					\$17,499,723	\$514,000	\$3,160,414	\$74,100	\$6,253,536	\$3,748,836	\$3,748,836

2025 Project #	Project Name	Location	Potential Funding Source	Funded Y/N	Project Total 2025-2030	2025	2026	2027	2028	2029	2030
TRANSPORTATION CAPITAL PROJECTS *Engineer Rough Estimates											
	NE Spring St. from Estes to East City Limits Reconstruct with path on one side	NE Spring St	TIB, *TBD, Street	N	\$1,736,438	\$1,736,438					
2	Oak Street Reconstruction of road with sidewalk/path on one side	SE Oak Street from 1st to 6th and 2nd Street Alley to Oak St	TIB, *TBD, Street	N	\$1,389,150	\$1,389,150					
3	Reconstruct Church Street from Jewett Blvd. to Columbia Street with curb on both sides of road	Church Street from Jewett to Columbia	TIB, *TBD, Street	N	\$681,500		\$681,500				
4	NE Columbia Street from Main to Estes- Reconstruct and sidewalk/path on one side	NE Columbia Street from Main to Estes	TIB, *TBD, Street	N	\$764,033		\$764,033				
5	NW Achor & Academy to end with walking path on one side	NW Achor & Academy to end	TIB, *TBD, Street	N	\$735,383			\$735,383			
6	NE Scenic From Main to Estes Reconstruct with sidewalk on both sides	Scenic Main to Estes	TIB, *TBD, Street	N	\$694,575			\$694,575			
7	Grandview Blvd. from Jewett to O'Keefe - Reconstruct roadway with sidewalk/path on one side	Grandview Blvd. from Jewett to O'Keefe	TIB, *TBD, Street	N	\$735,383				\$735,383		
8	NW Spring St from Main to Patton Reconstruct, path on one side	NW Spring to Patton	TIB, *TBD, Street	N	\$700,364				\$700,364		
9	Fields Ave from Green Street to Spring Street - Reconstruct of road with sidewalk/path on one side	Fields Ave from Green Street to Spring Street	TIB, *TBD, Street	N	\$950,000					\$950,000	
10	SW Waubish St from Jewett to end Reconstruct with sidewalk on one side	Waubish from Jewett to end	TIB, *TBD, Street	N	\$1,200,000					\$1,200,000	
11	Skyline Dr Walking Path on one side	Jewett Blvd to Rhine Village Dr	TBD, SRTS	N	\$50,000		\$50,000				
TOTAL					\$6,461,238	\$0	\$1,495,533	\$1,429,958	\$1,435,747	\$2,150,000	\$0

*TBD = Transportation Benefit District

2025 Project #	Project Name	Location	Potential Funding Source	Funded Y/N	Project Total 2025-2030	2025	2026	2027	2028	2029	2030
WATER SYSTEM CAPITAL PROJECTS											
	North Main Booster Pump Station with Spring Street Water										
2	line Improvements	Spring St and N Main Ave	PWB Loan	Y	\$1,942,000	\$1,942,000					
3	Buck Creek WTP Roof Restoration and Improvements	Buck Creek	PWB, Water Res	N	\$600,000	\$600,000					
4	Meter Reading Base Station	TBD	Grant, Water Reserve, Water SLA	N	\$150,000	\$150,000					
5	Transmission Main Improvement Phase IIA	Manifold to check valve	PWB Grant and Loan	Y	\$6,840,000	\$6,840,000					
6	Transmission Main Improvement Phase IIB	Check Valve to Childs Rd	Water, Loan, Grant	N	\$4,450,000		\$4,450,000				
7	Transmission Main Improvement Phase IIC	Waterline and Connections N of Henderson	Water, Loan, Grant	N	\$1,578,000			\$1,578,000			
8	Transmission Main Improvement Phase IID	12" Dia ASR Main and Controls	Water, Loan, Grant	N	\$1,388,000				\$1,388,000		
9	1st Street, 2nd Street, and Oak St Water Main Upgrades	1st, 2nd and Oak Street	Water, Loan, Grant	N	\$530,000		\$530,000				
10	SW Childs Road Water Main Upgrade	Childs Road	Water, Loan, Grant	N	\$331,000		\$331,000				
11	Columbia, Hood, and Scenic Water Line Replacement	Columbia, Hood, and Scenic Street	Water, Loan, Grant	N	\$663,000			\$663,000			
12	New 1.0 MG Reservoir	TBD	Water, Loan, Grant	N	\$3,600,000			\$3,600,000			
13	Transmission Main for New Reservoir	TBD	Water, Loan, Grant	N	\$590,000			\$590,000			
14	O'Keefe, Center and Tohomish Water Main Improvements	O'Keefe, Center and Tohomish Street	Water, Loan, Grant	N	\$1,208,000				\$1,208,000		
15	Norby Lane-Westview Road Water Line	Westview and Norby Ln	Water, Loan, Grant	N	\$339,000					\$339,000	
16	Stauch Ave Water Line Replacement	Stuch Ave	Water, Water Reserve, Grant	N	\$160,000					\$160,000	
17	7th Street Water Line Replacement	7th Street	Water, Water Reserve, Grant	N	\$217,000					\$217,000	
18	Individual Fire Hydrant Replacement		Water, Water Reserve, Grant	N	\$72,000					\$72,000	
TOTAL					\$24,658,000	\$9,532,000	\$5,311,000	\$6,431,000	\$2,596,000	\$788,000	\$0
2025 Project #	Project Name	Location	Potential Funding Source	Funded Y/N	Project Total 2025-2030	2025	2026	2027	2028	2029	2030
WASTEWATER SYSTEM CAPITAL PROJECTS											
2	Wastewater System Plan	Full System	Wastewater Reserve	Partial	\$75,000	\$75,000					
TOTALS					\$75,000	\$75,000	\$0	\$0	\$0	\$0	\$0
						2025	2026	2027	2028	2029	2030
GRAND TOTAL					\$48,693,961	\$514,000	\$9,966,947	\$7,935,058	\$10,285,283	\$6,686,836	\$3,748,836

File Attachments for Item:

A. Department Head Reports

*5*Bingen-White Salmon Police Department

142 E Jewett Blvd / PO Box 2139
White Salmon, Washington 98672

Mike Hepner, Chief of Police

Telephone (509) 493-1177 Fax (509) 493-1007



DEPARTMENT HEAD REPORT

Department: Police

Meeting Date: May 15, 2024

Presented By: Chief Mike Hepner

Administration:

- WS Council Meeting
- Bingen Council Meeting
- Klickitat County Behavior Health meeting
- Klickitat Community Link Project (K-LINK) Meeting
A collaboration of community partners working together to better connect their services and better serve the community.
- Inmate housing – Possible changes to inmate housing, looking into options for the City of White Salmon
- Ongoing Personnel Issues
- Hired a Lateral Police Officer

Patrol Division:

The Bingen-White Salmon Police Department prides itself in reducing the incidence and fear of crime, ensuring justice, and safeguarding the rights of all, to provide for a safe and vibrant community.

The Bingen-White Salmon Police Department will accomplish this by working in partnership with the community we serve to enhance our law enforcement effectiveness.

I ask the Officers to prioritize their time by making calls for service as the top priority. Second, to be visible in the community which means driving through neighborhoods and being seen by the public and lastly speed enforcement, parking issues, or whatever the community deems important to them.

April 2023 and 2024 Activity Logs Attached

Bingen-White Salmon Police
Monthly Activity Log
April 2023

White Salmon	Bingen	
1	1	Abandoned/Disabled Vehicle
4	1	Agency Assist
7	1	Alarm
9		Animal Problem/Noise/Neglect
		Arson
		Assault
		Attempt to Locate
		Burglary
		Child Abuse/Neglect
4		Citizen Assist
1		Civil Matter
		Criminal Mischief
		Deceased
		Disorderly
	2	Domestic Violence
		Drugs
		DUI
		Fire
		Fireworks
		Forgery
		Fraud
2	1	Harassment
		Hazmat
		Homicide
		Information
		Intoxication
1		Juvenile Problem
		Kidnapping
29	6	

White Salmon	Bingen	
		Littering
1	1	Missing Person/Runaway
		Medical Emergency
	1	Mental Health
4		Motor Vehicle Accidents
		Motor Vehicle Theft
		Noise Complaint
6	1	Parking Problem
		Pornography
2		Property Lost/Found
		Prowler
		Recovered Stolen Property
		Resisting Arrest
		Robbery
		Search Warrant
		Sex Crimes
4	2	Suspicious
	2	Theft
		Threats
2	1	Traffic Complaint/Hazard
1	2	Traffic Offense
		Trespass
		Unsecure Premise
		Violation Court Order
		Wanted Person
		Weapons Offense
3		Welfare Check
1		911 Hang-up Calls
24	10	

16	Bingen
53	White Salmon
69	Total

Bingen-White Salmon Police
Monthly Activity Log
April 2024

White Salmon	Bingen	
2		Abandoned/Disabled Vehicle
19	1	Agency Assist
1	1	Alarm
7	1	Animal Problem/Noise/Neglect
		Arson
1		Assault
		Attempt to Locate
		Burglary
		Child Abuse/Neglect
10	1	Citizen Assist
	1	Civil Matter
1	2	Criminal Mischief
		Deceased
2	1	Disorderly
3		Domestic Violence
		Drugs
		DUI
		Fire
		Fireworks
		Forgery
1		Fraud
2		Harassment
		Hazmat
		Homicide
		Information
		Intoxication
2		Juvenile Problem
		Kidnapping
51	8	

White Salmon	Bingen	
		Littering
1		Missing Person/Runaway
1		Medical Emergency
	1	Mental Health
3	1	Motor Vehicle Accidents
1		Motor Vehicle Theft
1	1	Noise Complaint
4	1	Parking Problem
		Pornography
7	1	Property Lost/Found
3		Prowler
		Recovered Stolen Property
		Resisting Arrest
		Robbery
		Search Warrant
		Sex Crimes
4	1	Suspicious
1		Theft
		Threats
4		Traffic Complaint/Hazard
1	2	Traffic Offense
2	1	Trespass
		Unsecure Premise
		Violation Court Order
		Wanted Person
		Weapons Offense
7	1	Welfare Check
1		911 Hang-up Calls
41	10	

18	Bingen
92	White Salmon
110	Total



PUBLIC WORKS DEPARTMENT

Meeting Date: 5.15.24

Presented By: Andrew Dirks- Public Works Director

Daily Operations / What's Happening:

- Crosswalk/parking painting continues.
- Parklet installs.
- Hanging baskets
- Standing meetings with AP, CM and Go Forth
- Pucker Huddle waterline extension tie-ins.
- Meter change outs at Rhine Village.
- Starlink internet connection at the Booster Station.
- Met with PP&L and the Conservation Fund to discuss access to property at Well #2
- Meter reading, reporting & Samples.
- Met with NW Natural about gas line in a manhole on Jewett.
- Tested Pump C install
- Serviced Generators

Current Projects:

- Jewett Manholes
- SCADA
- Pucker Huddle Water Line Extension
- Splash Pad
- Pollinator Garden
- Phase 1
- Phase 2A

Upcoming Projects:

- N Main Booster Pump Station
- Jewett Valve Can Replacement

Completed Projects:

- Pump C Replacement



DEPARTMENT REPORT FINANCE / CLERK

Meeting Date: May 15, 2024
Presented By: Stephanie Porter, Clerk Treasurer

Daily Operations / What's Happening:

- Public Records Request – 3 request this period
- Daily Reconciliation – getting March caught up – April is in progress.
- Quarterly Taxes – Done April 30
- Monthly reporting and taxes – COMPLETE
- Send Ordinances to Municode for code update.
- Reviewing Utility Adjustments
- Review and approve Utility Billing – DUE May 30
- Review and Approve Accounts Payable
- Record Retention
- Grant quarterly reporting – DUE June 30
- Working with Anderson Perry regularly for USDA contractor reimbursements- tracking for the Main line Phase 1 Project.
- One-Time Leak Forgiveness Applications – 1 new received.
- Payment Plan Applications – 0 received.
- Low Income Utility Discount Program Application is available on website, program is active. Number of New Applications this period – 0
- Utility Grievance-0 received
- Clean up and set up of Council Chambers

Existing Projects Progress:

- 2023 Financial Annual Report DUE May 29 – completed the Springbrook Annual Report Workshop – Annual Report will go to the Personnel Finance Committee May 28
- Annual USDA Report- past due with extension; working with USDA to complete.
- Lodging Tax Annual Report DUE May 17
- ARPA/SLFRF Funds DUE April 30 - COMPLETED
- Working with Police Department to create a Scope of Work for a Janitorial Contract for City Hall and the Police Department- Scope of work created – implementing MRSC procurement review recommendation.
- Working with Springbrook to get access to the Chart of Accounts (budget) for all department heads- completed with Springbrook. Need to coordinate with Radcomp. Additional conversations need to confirm implementation. Lisa Randall has been granted access. For additional access accounts, the city will need to purchase an additional license. Awaiting quote from Springbrook.
- LOCAL Bond Program – Notice of Intent and Credit Application have been submitted. PWD Andrew and I have a meeting with the Treasury on May 13 to determine the
- ARPA Surplus Process- no update as of 5/10/2024
- Regional Fire Authority Sub Committee – HR/Finance – RFA Sub Committee Finance committee meets monthly.
- Reporting and managing of the CDBG Grant with Columbia Cascade Housing Corporation – second reimbursement provided, program is active.

- Communicating with our planning consultant to finalize Scopes for the Fee Study and Zoning Map Update – **per our conversation, the Zoning Map update scope of work will require an additional amendment if an in-house planner is not on staff for the full public process/report creation- no update as of 4/26**
- Updating contracts to reflect consultant name change: DCG Watershed to Facet- **no progress**
- NW Natural Franchise Agreement Renewal – **working with CityLab, City Attorney and City Administration to finalize an Ordinance Agreement.**
- Beginning 2024 Budget Amendment No 2 – **DUE June 2024**
- Working with PW to determine if identified Tree Maintenance can be completed by PW or if an RFP needs to be issued for bids.- **no update**
- Tribal Fishco Billing – **working with Bingen to rectify the billing for summer processing**
- Ordinance to amend WSMC 3.24 Funds
- Website Retention to prepare for migration to updated platform.
- Migrating the WorkSafe process to new AWC vendor
- Employment Security Department Paperwork related to inactive employee. – **Completed**
- Amending WSVSD Interlocal Agreement for Winter Rates
- Working with Little League to resolve meter billing issues.

Upcoming Events/Trainings:

- Tree Board Meeting – May 13, 2024 at 4:00pm
- WKRFA Finance/HR Sub Committee Meeting – May 14, 2024 at 4:00pm
- WKRFA Planning Committee Meeting – May 16, 2024 at 6:30pm
- Community Development Meeting – May 20, 2024 at 5:00pm
- CityLab Board Meeting – May 20, 2024 at 6:00pm
- Housing Office Hours – May 23, 2024 at 4:30-6:30pm
- Personnel and Finance Committee Meeting – May 28, 2024 at 4:00pm
- NW Clerks Institute – Professional Development I – June 2-7, 2024