



White Salmon Planning Commission Meeting
A G E N D A
November 13, 2019 – 5:30 PM
220 NE Church Ave, White Salmon, WA 98672

Call to Order/Roll Call

Approval of Minutes

[Minutes](#) of September 25, 2019

Discussion Items

[2.](#) Comprehensive Plan - Parks and Recreation

Public Hearing

[3.](#) Kalberg Critical Areas Ordinance Review

[4.](#) Berman Conditional Use Permit

Adjournment

Item Attachment Documents:

Minutes of Septemeber 25, 2019



CITY OF WHITE SALMON
Special Joint Meeting City Council and Planning Commission
Wednesday, September 25, 2019
DRAFT

COMMISSION AND ADMINISTRATIVE PERSONNEL PRESENT

Commission Members:

David Lindley
Anne Medenbach
Tom Stevenson
Ross Henry
Michael Morneault

Staff Present:

Erika Castro Guzman, Associate Planner
Ken Woodrich, City Attorney
Jan Brending, Clerk Treasurer

CALL TO ORDER/ ROLL CALL

Chairman David Lindley called the meeting to order at 5:30 PM. There were approximately 5 people present.

City Council members present: Marla Keethler, Ashley Post, and Donna Heimke. Note: Between 5:30 p.m. and 5:50 p.m., Marla Keethler was absent from the meeting. There was a not a quorum of the city council during that time.

MINUTES OF RECORD

1. Minutes of August 28, 2019

Moved by Anne Medenbach, seconded by Tom Stevenson.

Motion to approve minutes of August 28, 2019. CARRIED 5 – 0.

PRESENTATION

2. Comprehensive Plan Update: Status Check

Scott Keillor, WSP Inc. provided an overview of the community outreach process conducted during the summer. Steve Faust, 3J Consulting, provided an overview of the draft 2040 vision. Faust noted that the vision is written from the perspective of what White Salmon looks like in 2040.

David Lindley said he feels the vision is part statement, part prescriptive and part aspiration.

Ken Woodrich said the vision is meant to be aspirational and the planning commission and city council will then formulate policies to reach those aspirations.

Council members discussed the vision and four elements of the vision and provided the comments:

- Discuss the need for access to the Columbia River
- Focus on connectivity and accessibility of parks and recreation and need for additional parks versus focusing on the existing parks and recreation

opportunities that already exist but include preserving and improving existing opportunities

- Needs to have more specificity about the size and character of White Salmon, what is unique about White Salmon such as the ability to care for each, and the ability to care for the amenities that are important in White Salmon
- Finding words to replace “small” as a descriptor of White Salmon such as “cozy.”
- Instead of using “small character” elaborate to the personal human nature or heart of the community.
- Focusing business development on meeting the needs of the residents of White Salmon
- Focus on local residents who should be in control, want the outside to come and be part of our community.
- Highlighting the need to create more green space and provide access to green space with new developments.
- Realizing that because of the size of White Salmon every new development has an impact on the city.
- There is a tension due to supply and demand for the housing area -- there needs to be an income strata and that all the residents cannot be at the top to have a sufficient community.
- The need to watch what is happening in areas around White Salmon and then put a structure in place that is adaptable.
- The need to be proactive versus reactive.

Tom Stevenson provided to the city council, planning commission and consultants a copy of a City of Carmel document titled “Land Use and Community Character Element” noting that he feels a lot of what is in the document could be used by White Salmon.

Council and planning commissioner members noted that they like the format and layout of the vision and four elements.

Public Comment

Tao Berman, White Salmon said that everyone made excellent points. He said he continues to see contradiction in statements but that it is possible have both of some of the things causing contradiction. Berman said that the people who make White Salmon special are not only those who live here but those who came to visit. He said he wants to share White Salmon and be inclusive. Berman said that when discussing keeping local residents in control or focusing on local residents it is important to understand how that might come across to visitors. He said that in order to have more affordable housing, smaller lots with larger developments is going to be necessary. Berman said he also feels the city needs to work on things such as how existing structures look. He said he is happy with what the city council and planning commission are doing.

Ruth Olin, White Salmon said there needs to be a variety of housing types and income levels in White Salmon. She said the mix is what makes White Salmon who we are. Olin said there are a lot of examples of places that are doing things right and that she hopes the city council and planning commission will look at what those areas are doing. She said there is a need for “wild places.” Olin said it will be our kids who are saying either “what were you thinking” or “thank you for what you did.” She said that she wants to see habitat brought back and landscaping put into commercial areas.

Ken Woodrich noted that the City of Portland had a vision many years ago in constructing the Bull Run Water Reservoir and preserving Forest Park both of which continue today.

NEXT STEPS

3. The city council and planning commission agreed to provide comments to Erika Castro Guzman by Monday, October 7th at 5:00 p.m. The consultants will then take those comments and reformulate the vision and four elements. A joint work session of the city council and planning commission will be scheduled in October to meet with the consultants to refine the language of the vision and four elements.

ADJOURNMENT

4. The meeting was adjourned at 7:37 p.m.

David Lindley, Chairman

Erika Castro Guzman, Associate Planner

Item Attachment Documents:

2. Comprehensive Plan - Parks and Recreation

"I would love to see more parks, public transportation, and housing options."

"I love the friendly atmosphere and the beauty."

Parks and Recreation

Background

Vision

Through the 2040 Vision Survey, the community identified a connected parks and trail system and increased access to recreational opportunities as important components to a successful parks and recreation system. Some of the most frequent responses when asked what citizens loved about White Salmon were the natural beauty of the area, scenic views, available parks and greenspace, the local trail system, and Jewett Creek. When asked what makes White Salmon special and what the community wanted to protect and enhance, the natural beauty and access to nature and recreation were the top responses, along with the City's small-town character.

The community's vision

- Small streets and pedestrian paths
- Right-sized infrastructure
- Zoning amendments to manage growth
- Affordable housing and long-term rentals
- Small-scale, local businesses
- Connected parks and trails

Parks and Recreation Focus Area Statement

Parks and recreation is one of four key focus areas of White Salmon's comprehensive plan update. The following focus-area statement, created during the community visioning process, guides the goals and policies included in the Parks and Recreation Comprehensive Plan element.

Surrounded by natural and scenic beauty, White Salmon is at the center of a recreational wonderland. A city-protected trail system offers opportunities for hiking, mountain biking, and kayaking. Residents enjoy a variety of parks, green spaces, trails, and facilities. A network of neighborhood parks and playgrounds provide daily access for residents to enjoy. Sports fields, specialty parks, a community pool, and recreation center promote community gathering and outdoor exercise. Natural areas provide wildlife habitat and enhance local ecosystems. Health and aesthetic benefits are derived from the ample tree canopy. Access to the Columbia Riverfront is maintained so that all can appreciate this precious and defining recreational asset.

Existing Conditions

The benefits of a vibrant parks and recreation system include positive effects on human health, welfare and well-being, habitat conservation, and cultural resource protection. Providing a variety of active and passive parks and recreation opportunities is important to the community.

Parks and recreation needs vary widely among residents and visitors. Each person has a particular need for these amenities, whether it is active recreation, handicapped accessibility, or relaxation. For this reason, many types of parks and recreation opportunities are required to meet the needs of a community. Some people will use soccer fields, while others will hike or bike on a trail network, or simply sit quietly on benches to read or bird watch. It is important to assess these needs by identifying what residents and visitors value, and how they prefer to access and use recreational resources. As new recreational areas are planned, it is

equally important to protect and preserve natural, scenic, and cultural areas. The diverse habitat and landscape of the Columbia River Gorge National Scenic Area (NSA) are essential elements that provide the overall setting of White Salmon's recreational environment.

The primary source of funding for parks and recreation development and maintenance has been the City's general fund, as no dedicated source of funding exists for this purpose. The City also occasionally receives grant funding from the Washington State Recreation and Conservation Office (RCO). New residents and an increased demand for these facilities will place additional demand on City resources, requiring new funding mechanisms to adequately meet the population's current and future park and recreation facility needs. Jurisdictions that plan under the Growth Management Act (GMA) may impose impact fees on development activity as part of the financing for public facilities, per RCW 82.02.050. As White Salmon is a non-GMA community, impact fees cannot be imposed for financing park and recreation facilities. However, the City may require land dedications for parks and recreational facilities tied to new residential development and allow payment in lieu of dedication to capture the impact of new residential growth on the demand for facilities.

Inventory of Existing Facilities

White Salmon has a diverse mix of City-owned and operated park and recreation facilities and facilities owned and operated by other agencies and organizations. Figure XX identifies the existing facilities in White Salmon, followed by Table XX summarizing each facility. In addition to the City-owned parks and recreational facilities, the area has a number of privately-owned recreational facilities. These include facilities at two schools, one located within the City, the other in Klickitat County, and a privately owned and operated gun club. Additional information about these facilities can be found in the 2016 Parks, Open Space, and Recreation Comprehensive Plan Addendum (Appendix X).

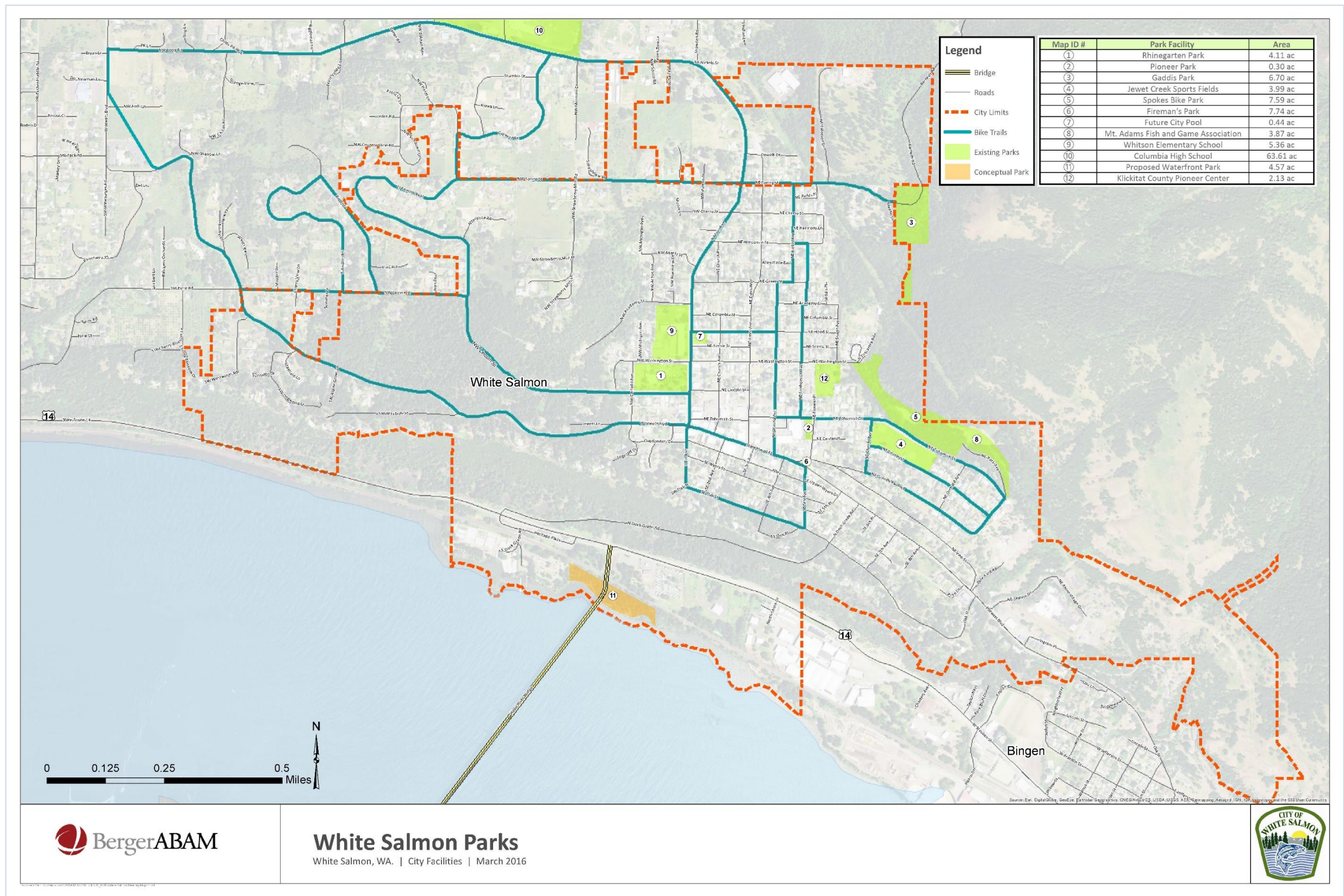


Figure 1. 2016 Parks Map

Table 1: White Salmon Parks and Recreation Facilities

Existing Facility	Description
City-Owned Facility	
Rhinegarten Park	This 4.11-acre community park is located at the intersection of North Main Avenue and Northwest Lincoln Street. The park is used for community activities such as Springfest and houses the Park Center building (Columbia High School until 1972). The location has expansive views of Mount Hood and the Columbia River Gorge. Popular features of this park include tennis courts, a play structure, open space, and picnic areas.
Pioneer Park	Pioneer Park is a small (0.39-acre) park located off Northeast Tohomish Street. It provides a grassy expanse with views of Mount Hood. Central to the park is a memorial in tribute to White Salmon's first burial ground. Pioneer Park was originally a cemetery for early pioneers and still has grave markers. The land was operated as a cemetery until 1962, when the City designated it as a memorial park.
Mamie and Francis Gaddis Memorial Park	Mamie and Francis Gaddis Memorial Park (6.70 acres) is located in a natural setting along the eastern edge of White Salmon and adjacent to Jewett Creek. This park, dedicated in 2003, was originally named in memory of Mamie Gaddis; the name was changed to Mamie and Francis Gaddis Memorial Park in July 2004 and the park was rededicated in 2007 with the completion of a kiosk. Notable features of this park include interpretive signs that provide information on native plant species, creekside picnic tables, and a trail system.
Washington Gorge Action Program Youth Center	The Washington Gorge Action Program (WGAP) Youth Center is located just east of downtown White Salmon, on property owned by the City. WGAP initiated youth programs in 1994 and over the past 25 years has provided opportunities for youth to build positive relationships through healthy activities. Activities offered at the youth center include billiards, foosball, ping pong, computers, video and board games, music, books, and places to relax.
Spokes Bike Park	Spokes Bike Park is a 7.60-acre park located adjacent to Jewett Creek and across from the Sports Fields. The park is located on City land and is maintained by volunteers. The bike park hosts a series of jumps, berms, and other challenges for riders of all skills and ages.
Fireman's Park	Fireman's Park is a small gateway park located on the corner of Jewett Boulevard and Grandview Avenue. This site welcomes visitors to White Salmon and provides views of the Columbia River Gorge and Mount Hood.
Non-City-Owned Facility	
Jewett Sports Complex	The Jewett Sports Complex is a 3.99-acre active recreation park. The White Salmon Community Youth organization constructed and maintains the complex, but the property is owned by the White Salmon Valley School District. The complex is used for community baseball, softball, and soccer. The Jewett family donated the property to the White Salmon Valley School in 1925.
Whitson Elementary	Whitson Elementary School is located across from Rhinegarten Park. The school offers amenities such as play structures, open space, and basketball courts. Columbia High School is located just outside the City limits, within the County. The high school provides recreational fields for football, soccer, baseball, and track. Basketball courts, open space, and various play structures are available as well.
Park Avenue Gun Range	The Mount Adams Fish and Game Association, which was established in 1939, owns and operates a gun range next to Jewett Creek, off Park Avenue. The range features an indoor pistol range and an outdoor 100-yard rifle range with a trap house. The gun range provides a safe place to shoot pistols, rifles, or traps for members drawn from the Columbia River Gorge area.

Outdoor Recreational Opportunities

Outdoor recreational activities abound in the White Salmon area. The Columbia River and the wild and scenic White Salmon River west of the community, provide a host of water-related activities. These include fishing, boating, whitewater rafting, windsurfing, kiteboarding, stand-up paddle boarding, and other sports.

Northwestern Lake, north of the community, also provides fishing, boating, and swimming activities. Gifford-Pinchot National Forest, the second largest national forest in the United States, lies approximately 25 miles north of White Salmon and is used by residents and visitors to the area for camping, hiking, cross-country skiing, snow shoeing, and snowmobiling. Downhill skiing is available at several ski resorts in the Mt. Hood National Forest of Oregon, located 40 miles south of White Salmon.

Future Facilities and Plans

City Pool

For much of the 20th century, the City owned and operated a public pool located on 0.43 acre next to Whitson Elementary School, at the intersection of Washington Street and Main Avenue. The City built the pool in the early 1930s to serve residents and the surrounding community and completed renovations in the early 1950s to add a bathhouse. Because of on-going maintenance needs and costly repairs, the City decided to decommission the pool in 2019. The City developed a pool feasibility study in 2015 to determine the demand for, and location of, a new pool to replace the existing facility. The White Salmon Valley Pool Metropolitan Park District is now in charge of the pool relocation and is currently deciding whether to locate the pool on a nearby parcel across the street from Whitson Elementary School or near Henkle Middle School along Loop Road.

Community Center

The City is considering the construction of a new community center located across the street from Whitson Elementary School, if the Park District chooses not to build the new pool there. The facility would also house the Washington Gorge Action Programs (WGAP) Youth Center, which would be relocated from its current location in a City-owned building built in 1950 and is in need of repair. In addition, the City Council would use the space for meetings and space would be able to be rented out for public use.

Riverfront Park

A riverfront park is currently envisioned under the existing Hood River Bridge and surrounding shoreline, which would be nearly 13 acres in size and may accommodate water-based activities such as boating, paddleboarding, kayaking, and other in-water recreation. There is a desire from the community to keep the park natural and passive in nature with a local focus. Current planning envisions park features such as two viewing platforms, benches, picnic tables, bike racks, and a rental hut for water equipment. The Hood River-White Salmon Bridge is currently proposed to be replaced which may alter the conceptual design of the park.

Providing public access to the park is a current challenge because of private property and the BNSF railroad right-of-way along the site's northern boundary. Klickitat County currently owns the park land and the City is working to obtain ownership of this land.

Loop Trail Plan

Regional multimodal transportation will be improved by developing the Loop Trail, an 11.5-mile pathway located in existing WSDOT, City of Bingen, White Salmon, and Klickitat County rights-of-way. The Loop Trail will include directional signage and visual separation between vehicles and bicycles and pedestrians. The Loop Trail includes three scenic viewpoints with views of the Columbia River Gorge, Mount Hood, and the Columbia River. The plan will provide visitors and residents with a trail connecting publicly-owned parks. The exact alignment of the trail is still being decided on by all interested parties, and construction of segments of the trail is expected in 2020 or 2021.

Goals and Policies

The following goals and policies highlight the long-term outcomes and direction for the City of White Salmon's desired parks and recreation facilities, based on the 2019 community visioning process and the 2016 Parks, Open Space, and Recreation Comprehensive Plan Addendum (Appendix X).

GOAL P&R-1: Maintain and improve access and multimodal circulation between park and recreation facilities

Policy P&R-1.1: Partner with Klickitat County, Washington State Parks, and the Columbia Gorge National Scenic Area in planning and funding efforts to link the Urban Exempt Area parks, trails, and open space system with the City of White Salmon.

Policy P&R-1.2: Continue to work with the City of Bingen and Klickitat County in developing the Loop Trail to improve the regional multimodal transportation system.

Policy P&R-1.3: Develop trails and pathways between park sites and points of interest, including developing a trail system that connects Spokes Bike Park and Mamie and Francis Gaddis Memorial Park.

Policy P&R-1.4: Improve wayfinding in parks, trails, and along roads by developing a uniform directional signage system.

Policy P&R-1.5: Continue to work with Klickitat County and the Washington Department of Transportation to improve safety along routes connecting to parks and recreation facilities with increased striping and enhanced pedestrian crossings.

Policy P&R-1.7: Access to recreational opportunities along the Columbia River shoreline shall be required while preserving the ecological environment of the shoreline, in accordance with the City's Shoreline Master Program.

GOAL P&R-2: Maintain existing park and recreation facilities and improve existing park and recreation facilities with new or improved facilities, amenities, and uses

Policy P&R-2.1: Provide modern bicycle racks in all park facilities to which a bicycle's frame and wheels can be locked.

Policy P&R-2.2: Incorporate fenced, off-leash dog parks into existing park facilities.

Policy P&R-2.3: Improve Pioneer Park with new passive recreational facilities while maintaining and respecting the historic nature of the site.

Policy P&R-2.4: Construct a new City pool that can be accessed year-round and accommodate current and future demand. Amenities at the pool may include competitive swim lanes, locker rooms, showers, and a kiddie pool.

Policy P&R-2.5: Convert the Sports Fields into multi-use fields serving both baseball and soccer.

Policy P&R-2.6: Parks and recreational facilities shall be maintained to be clean, attractive, accessible, and safe.

Policy P&R-2.7: Encourage low-maintenance and durable park facilities to reduce the City's long-term costs.

GOAL P&R-3: Develop a riverfront park

Policy P&R-3.1: Acquire the Columbia riverfront park land from Klickitat County.

Policy P&R-3.2: Establish public access to the park for all users, working with the current park design, BNSF railroad, private property owners, and the future Hood River Bridge configuration.

Policy P&R-3.3: Work with the Mount Adams Chamber of Commerce to share or build additional parking at the existing Chamber of Commerce parking area to accommodate park users.

Policy P&R-3.4: Adequately patrol the riverfront park to discourage illegal camping.

GOAL P&R-4: Ensure adequate funding opportunities, coordination, and partnerships to meet current and future park and recreation facility demands and maintenance needs

Policy P&R-4.1: Recreational uses that capitalize on the City's assets shall be encouraged.

Policy P&R-4.2: Park and recreation planning and improvements shall be coordinated within the City and the County, and with the City of Bingen, especially to provide an integrated network of parks, open space, and pedestrian connections to and through the Urban Exempt Area.

Policy P&R-4.3: Efforts shall continue to maintain the Parks and Recreation District and to support the funding of the District. The City may consider partnering with nearby communities to establish a regional parks district to acquire land for parks, recreation, and trail facilities and to maintain them.

Policy P&R-4.4: Recreational facilities should be encouraged as part of new residential and commercial development.

Policy P&R-4.5: All planned parks and recreation facilities shall be consistent with the City's capital facilities planning.

Policy P&R-4.6: Maintain and update inventories of park and recreation facilities, their physical conditions, and the anticipated need for repair and replacement in the future.

Policy P&R-4.7: Consider maintenance early in project planning and design to ensure that projects can be maintained cost-effectively.

Policy P&R-4.8: Address repair issues early before issues become significant and costs escalate.

Policy P&R-4.9: Continue to work closely with volunteers and service organizations for park maintenance.

Policy P&R-4.10: Reach out to local businesses, schools, and additional service organizations for maintenance workdays and sponsorship.

Policy P&R-4.11: Coordinate with private landowners regarding trail and conservation easements.

Policy P&R-4.12: Consider financing tools such as tax levies or a bond to fund specific capital projects and defer project costs over time.

Policy P&R-4.13: Explore grant opportunities from the State of Washington and other funding agencies or organizations for the development of park, recreation, and trail facilities; pursuing funding for projects with the greatest community support; and partnership opportunities.

Policy P&R-4.14: Update the City's development regulations to require park land dedication as part of every residential development and allow payments in lieu of dedication to capture the impact of new residential growth on the demand for new facilities.

Item Attachment Documents:

3. Kalberg Critical Areas Ordinance Review

November 13, 2019

Mr. Robert Kalberg
3567 Sky Haven Lane
Oceanside, CA 92056

Re: Critical Areas Ordinance Review (WSMC Chapter 18.10) for Short Plat application (WS-2018-009)

Dear Mr. Kalberg,

Our department has reviewed the submitted Critical Areas Habitat Study and Habitat Management Plan (habitat study/HMP), addendum memo to the habitat study/HMP, and the Geologically Hazardous Critical Area Report associated with the proposed Kalberg short plat application (WS-2018-009). Staff finds that the applicant has sustained the burden of proving the application complies with the applicable provisions of the White Salmon Critical Areas Ordinance (WSMC 18.10). Therefore, staff recommends **Approval, subject to the conditions** stated at the end of this report.

The following text summarizes our review of these documents and imposes conditions upon the applicant/developer which shall be implemented in assuring that critical area resources are protected:

I. REVIEW

White Salmon Municipal Code (WSMC) Chapter 18.10 Critical Areas Ordinance

WSMC 18.10.113 – Designation of critical areas.

A. The city has designated critical areas by defining their characteristics. The applicant shall determine and the city shall verify, on a case-by-case basis, in accordance with the definitions in this Section 18.10.1[13], whether a critical area exists and is regulated under this chapter, on or in close proximity to, the subject property that would require a setback or buffer required under this chapter.

B. The following resources will assist in determining the likelihood that a critical area exists. These resources may not identify all critical areas and should only be used as a guide. Actual field observations shall supersede information in these resources.

Response: There are two types of critical areas that have been identified on site, regulated under the White Salmon Municipal Code (WSMC): Fish and Wildlife Habitat Conservation Areas and Geologically Hazardous Areas.

According to the Washington Department of Fish and Wildlife (WDFW) Priority Habitat Species (PHS) mapping, Oregon White Oak, a priority habitat, is located on site. PHS also identified priority species that may be on site, including the California Mountain Kingsnake, Mule/Black-Tailed Deer, and Northern Spotted Owl. A senior scientist with AKS conducted a site visit on November 9, 2018 to determine if any of the habitat or species were present on site. The determination was that the California Mountain Kingsnake, Mule/Black-Tailed Deer, and Northern Spotted Owl were not present on site due to limited habitats for these species.

Oregon White Oak woodlands are considered a priority habitat by WDWF if the Oak canopy coverage within a strand of trees is greater than or equal to 25 percent. Site observations by the scientist observed small to medium diameter Oak trees with full canopies along the eastern and southern site boundaries. The applicant submitted an addendum memo to the submitted habitat study/HMP for the project that identified Oak trees on site and their associated drip lines (Exhibit B). Oregon White Oaks with trunk diameters greater than 14 inches are considered heritage trees in White Salmon (WSMC 18.10.317) and require tree protection areas equal to 10 times the trunk diameter of the tree or the average diameter of the area enclosed within the outer edge of the drip line of the canopy, whichever is greater. The protection areas are noted on the Heritage Tree Protection Plan included in the memo and all proposed building areas are outside of these protection areas as well as the heritage tree driplines.

Jewett Creek is located east of the site, at the bottom of a steep (nearly vertical) sided ravine. Jewett Creek is a fish-bearing (Type F) water, which requires a standard 200-foot riparian buffer per WSMC 18.10.312. While the site is separated from Jewett Creek by the steep slope, the 200-foot buffer area still encompasses most of the site.

The short plat application proposes to divide parcel 03113012002400 into two lots (referred to as the north lot and south lot) for the potential future development of two single-family residences on the properties. To account for the riparian buffer area on site, the applicant is requesting a buffer reduction to 150-feet (25 percent), in accordance with WSMC 18.10.313.C.3, to the whole site. Even with the buffer reduction, the riparian buffer still encompasses most of the site. As such, the applicant is requesting a variance in accordance with WSMC 18.10.125.D to allow for (1) encroachment into the reduced buffer by the future residential development and (2) encroachment within the building set back line (18.10.212), which requires a 15-foot building setback from the edge of the buffer. The proposed buffer reduction and variance are addressed in detail in those sections of this report.

The City's adopted critical areas maps show slopes 40 percent and greater covering a majority of the site, rendering the site unbuildable per WSMC 18.10.412.D. However, the submitted geotechnical report states that the site slopes range from seven percent to greater than 40 percent. As part of compiling the geotechnical report, a licensed engineer visited the site on June 15, 2018 and observed site conditions. Per WSMC 18.10.113.B., actual field observations supersede the information in the City's resources and therefore the submitted geotechnical report is assumed to be the most accurate piece of information regarding geologic hazards on site.

The highest elevation of the site (360 feet) is the most northwestern portion, with the site sloping downward west to east. A majority of the site, including the future building areas, are located on slopes less than 15 percent. The outer eastern, southern, and southwestern portions of the parcel are located in the 15 to 40 percent slope range and greater than 40 percent range. White Salmon considers steep slopes as landslide hazards (WSMC 18.10.411), which require a minimum buffer from the edge of the hazard equal to the height of the slope or 50 feet, whichever is greater (WSMC 18.10.414). The applicant is requesting a buffer reduction to 10 feet, in accordance with WSMC 18.10.414.C. Geologic hazards are discussed further in that section of this report.

WSMC 18.10.114 – Applicability.

B. The city of White Salmon shall not approve any development proposal or otherwise issue any authorization to alter the condition of any land, water, or vegetation, or to construct or alter any structure or improvement in, over, or on a critical area or associated buffer, without first assuring compliance with the requirements of this chapter.

C. Development proposals include proposed activities that require any of the following, or any subsequently adopted permits or required approvals not expressly exempted from these regulations [...]

Response: This report reviews the proposed application as it pertains to critical areas and its consistency with the purpose and requirements of Chapter WSMC 18.10, Critical Areas Ordinance. This critical areas review is associated with the proposed Kalberg short plat application (WS-2018-009).

WSMC 18.10.116 – Submittal requirements.

In addition to the information required for a development permit, any development activity subject to the provisions of this chapter may be required to submit a critical areas report as described under Section 18.10.200 General Provisions. These additional requirements shall not apply for an action exempted in Section 18.10.125.

Response: Critical areas reports for geologic hazards and fish and wildlife habitat conservation areas, including a habitat study/HMP and addendum memo, were submitted with the application and are reviewed in this report.

WSMC 18.10.117 – Bonds of performance security.

A. Prior to issuance of any permit or approval which authorizes site disturbance under the provisions of this chapter, the city shall require performance security to assure that all work or actions required by this chapter are satisfactorily completed in accordance with the approved plans, specifications, permit or approval conditions, and applicable regulations and to assure that all work or actions not satisfactorily completed will be corrected to comply

with approved plans, specifications, requirements, and regulations to eliminate hazardous conditions, to restore environmental damage or degradation, and to protect the health safety and general welfare of the public.

B. The city shall require the applicant to post a performance bond or other security in a form and amount acceptable to the city for completion of any work required to comply with this code at the time of construction. If the development proposal is subject to mitigation, the applicant shall post a performance bond or other security in a form and amount deemed acceptable by the city to cover long term monitoring, maintenance, and performance for mitigation projects to ensure mitigation is fully functional for the duration of the monitoring period.

C. The performance bond or security shall be in the amount of one hundred twenty-five percent of the estimated cost of restoring the functions and values of the critical area at risk.

D. The bond shall be in the form of irrevocable letter of credit guaranteed by an acceptable financial institution, with terms and conditions acceptable to the city or an alternate instrument or technique found acceptable by the city attorney.

E. Bonds or other security authorized for mitigation by this section shall remain in effect until the city determines, in writing, that the standards bonded have been met. Bonds or other security for required mitigation projects shall be held by the city for a minimum of five years to ensure that the mitigation project has been fully implemented and demonstrated to function. The bond may be held for longer periods upon written finding by the city that it is still necessary to hold the bond to ensure the mitigation project has meet all elements of the approved mitigation plan.

F. Depletion, failure, or collection of bond funds shall not discharge the obligation of an applicant or violator to complete required mitigation, maintenance, monitoring, or restoration.

G. Any failure to satisfy critical area requirements established by law or condition including, but not limited to, the failure to provide a monitoring report within thirty days after it is due or comply with other provisions of an approved mitigation plan shall constitute a default, and the city may demand payment of any financial guarantees or require other action authorized by the law or condition.

H. Any funds recovered pursuant to this section shall be used to complete the required mitigation.

Response: As a Condition of Approval, prior to site disturbance including vegetation removal, the applicant shall post a performance bond or other security measure to the City for completion of any work and mitigation (including long-term monitoring, maintenance, and performance standards) required to comply with this code and any conditions of this report at the time of construction. The bond or security shall be in the amount of 125 percent of the estimated cost of implementing the riparian habitat management plan and

mitigation plantings specified in the AKS Critical Areas Study and Habitat Management Plan addendum memo. The bond shall be in the form of an irrevocable letter of credit.

A maintenance and monitoring plan were included with the submitted habitat study/HMP.

WSMC 18.10.118 – Native growth protection easement/critical area tract.

A. As part of the implementation of approved development applications and alterations, critical areas and their buffers that remain undeveloped pursuant to this chapter, in accordance with the Section 18.10.200 General Provisions shall be designated as native growth protection easements (NGPE). Any critical area and its associated buffer created as compensation for approved alterations shall also be designated as an NGPE.

B. When the subject development is a formal subdivision, short subdivision (short plat), binding site plan, site plan/design review, master site plan, or planned unit development (PUD), critical areas and their buffers shall be placed in a critical areas tract in addition to being designated as a NGPE, as described in the Section 18.10.200, General Provisions, of these regulations.

C. The requirement that a critical area tract be created may be waived by the city if it is determined that all or the critical majority of a NGPE will be contained in a single ownership without creation of a separate tract.

Response: The applicant is proposing to subdivide a parcel into two lots, assuming two subsequent owners for building individual single-family residential units. Riparian and geologic hazard buffer areas will remain undeveloped on both lots, apart from the proposed encroachment into the riparian buffer area on both lots. WSMC 18.10.118.B. states that when the subject development is a short plat, buffers would need to also be placed in a critical areas tract. However, per 18.10.215.A., the responsibility for maintaining tracts shall be held by a homeowners association (HOA). Staff finds that it would be unreasonable for two future property owners to create an HOA to maintain a critical areas tract; therefore, staff finds that an NGPE will sufficiently protect the riparian area and geologic hazard buffer in this case. NGPEs, including required conditions of approval, are addressed further in that section of this report.

WSMC 18.10.119 - Notice on title.

A. To inform subsequent purchasers of real property of the existence of critical areas the owner of any real property containing a critical area or buffer on which a development proposal is submitted and approved shall file a notice with the city for review and approval as to form and content prior to recording the notice with the county.

The notice shall state:

- 1. The presence of the critical area or buffer on the property;*
- 2. The use of this property is subject to the "Title"; and*

3. *That limitations on actions in or affecting the critical area and/or buffer may exist.*

The notice shall run with the property and will be required whether the critical area is kept in a single ownership or is isolated in a separate critical area tract.

C. The applicant shall submit proof that the notice has been filed for public record prior to building permit approval or prior to recording of the final plat in the case of subdivisions.

Response: As a Condition of Approval, the applicant shall file notice with the City for review and approval of content prior to recording the notice with Klickitat County. The notice shall address all criteria highlighted in WSMC 18.10.119.A.1-3.

WSMC 18.10.120 - Inspection and right of entry.

The city or its agent may inspect any development activity to enforce the provisions of this chapter. The applicant consents to entry upon the site by the city or its agent during regular business hours for the purposes of making reasonable inspections to verify information provided by the applicant and to verify that work is being performed in accordance with the approved plans and permits and requirements of this chapter.

Response: As a Condition of Approval, the applicant shall consent to allow entry by the City or City's agent, during regular business hours, for any inspection purposes relating to the proposed development activity to ensure accordance with any approved plans and permits of WSMC Chapter 18.10.

WSMC 18.10.121 - Enforcement.

A. The provisions of White Salmon Municipal Code shall regulate the enforcement of these critical areas regulations.

B. Adherence to the provisions of this chapter and/or to the project conditions shall be required throughout the construction of the development. Should the city or its agent determine that a development is not in compliance with the approved plans, a stop work order may be issued for the violation.

C. When a stop work order has been issued, construction shall not continue until such time as the violation has been corrected and that the same or similar violation is not likely to reoccur.

D. In the event of a violation of this chapter, the city or its agent shall have the power to order complete restoration of the critical area by the person or agent responsible for the violation. If such responsible person or agent does not complete such restoration within a reasonable time following the order, the city or its agent shall have the authority to restore the affected critical area to the prior condition wherever possible and the person or agent responsible for the original violation shall be indebted to the city for the cost of restoration.

Response: As a Condition of Approval, if a violation occurs and a stop work order has been issued, construction shall not continue until said violation has been corrected and assurances have been put into place that the same or similar violation is not likely to reoccur.

As a Condition of Approval, if a violation occurs, the City or its agent shall have the power to order complete restoration of the critical area by the party responsible for the violation. If said responsible party does not complete the restoration within a reasonable time following the order, as established by the City, the City or its agent shall restore the affected critical area to the prior condition and the party responsible shall be indebted to the City for the cost of restoration.

WSMC 18.10.125 - Exceptions.

D. Variance Criteria to Provide Reasonable Use. Where avoidance of the impact in wetlands, streams, fish and wildlife habitat and critical aquifer recharge areas is not possible, a variance may be obtained to permit the impact. Variances will only be granted on the basis of a finding of consistency with all the criteria listed below. The hearing examiner shall not consider the fact the property may be utilized more profitably.

- 1. The variance shall not constitute a grant of special privilege inconsistent with the limitation on use of other properties similarly affected by the code provision for which a variance is requested;*
- 2. That such variance is necessary to provide reasonable use of the property, because of special circumstances and/or conditions relating to the size, shape, topography, sensitive areas, location, or surroundings of the subject property, to provide it with those relative rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located. The phrase "relative rights and privileges" is to ensure that the property rights and privileges for the subject property are considered primarily in relation to current city land-use regulations;*
- 3. That the special conditions and/or circumstances identified in subsection 2 of this section giving rise to the variance application are not self-created conditions or circumstances;*
- 4. That the granting of the variance will not be materially detrimental to the public welfare or injurious to the property, neighborhood, or improvements in the vicinity and zone in which subject property is situated;*
- 5. That the reasons set forth in the application and the official record justify the granting of the variance, and that the variance is the minimum variance necessary to grant relief to the applicant;*
- 6. That alternative development concepts in compliance with applicable codes have been evaluated, and that undue hardship would result if strict adherence to the applicable codes is required; and*

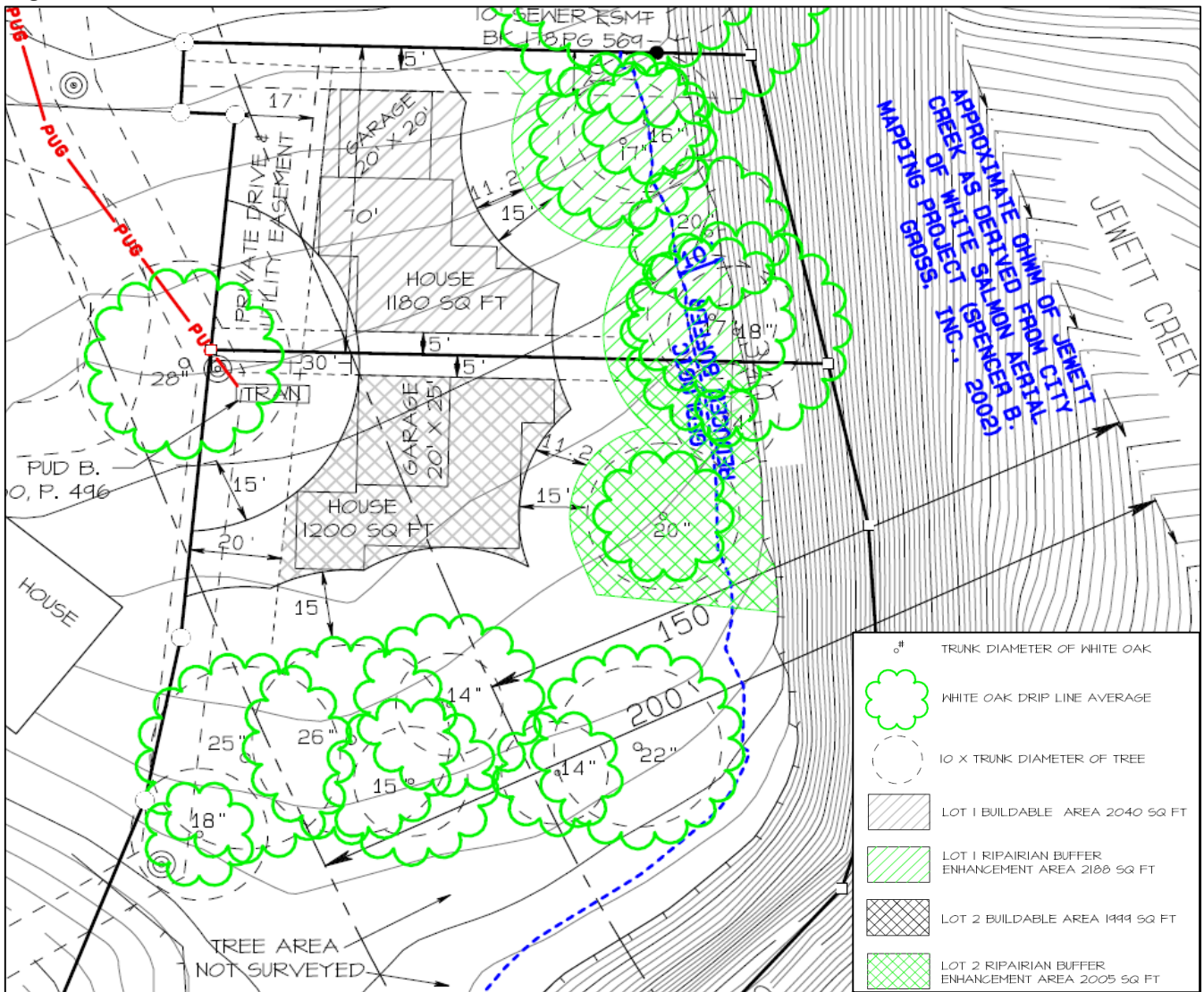
7. That the granting of the variance will not adversely affect implementation of the comprehensive plan or policies adopted thereto and the general purpose and intent of the zoning title or other applicable regulations.

8. WDFW will be notified of any proposed variance to critical areas affecting fish and wildlife sites and habitat areas. The city may require the applicant to demonstrate that WDFW is not willing or able to acquire the property before a variance to fish and wildlife, stream, or wetland conservation areas is approved.

Response: The proposal is to subdivide a parcel into two separate buildable lots. The required 200-foot riparian buffer from the adjacent Jewett Creek covers almost the entire site, including all of the future north lot and more than half of the future south lot. The applicant is requesting a buffer reduction to 150-feet (25 percent), in accordance with WSMC 18.10.313.C.3, to the whole site. Even with this reduction there will not be enough buildable area on both lots to accommodate future single-family homes due to other constraints described below (buffer reduction standards are addressed in that section of this report). As such, the applicant is requesting a variance to allow encroachment into the 150-foot buffer for the future home on both lots as well as encroachment into the required 15-foot building setback from the edge of riparian buffer (WSMC 18.10.212) on both lots.

The variance does not constitute a grant of special privilege inconsistent with the limitation on use of other properties similarly impacted by a riparian buffer. The buffer does not impose a limitation on use for the lots, rather, a denial of all reasonable use of the properties. The site is zoned Single Family Residential (R-1) for the intended purpose of single-family detached dwelling units, which would be the future intended use of the lots subsequent to the short plat approval. The location of Jewett Creek east of the site and the required 150-foot riparian buffer present a condition on the lots that deprive development rights afforded to other R-1 zoned properties. This condition is not a result of any action by the applicant. Figure 1 below portrays the reduced buffer on site and the proposed buffer encroachment on both lots. Also highlighted are the White Oak heritage trees and their driplines, which also require 15-foot building setbacks (WSMC 18.10.317.E.3). The green hatched area represents proposed buffer enhancement area.

Figure 1



The granting of a variance is not expected to be materially detrimental to the public welfare or injurious to the property, neighborhood, or improvements in the vicinity and zone in which the property is situated. According to the submitted habitat study/HMP, the steepness of the ravine separating Jewett Creek from the site provides a physical limitation to onsite riparian habitat functions and values associated with Jewett Creek. In addition, the existing conditions of the buffer encroachment area are described as being in a "degraded condition", as it lacks tree canopy and vegetation, providing minimal functional opportunities to Jewett Creek. To offset this buffer encroachment, the applicant is proposing enhancement to some of the undeveloped buffer area onsite (discussed later in this report). Staff finds that the applicant's proposed riparian buffer enhancement will result in a no net loss of ecological functions since an approximately 4,039-square-foot area of the existing buffer would be impacted, but would be offset at greater than 1:1 impact to mitigation by enhancement of 4,193 square feet. Therefore, the granting of the variance

would not be materially detrimental to the critical area functions of Jewett Creek and the public welfare associated with the protection of riparian areas.

The reasons set forth in the variance request by the applicant highlight desired relief from hardship due to the proximity of the site to Jewett Creek and required buffer, and is the minimum necessary to develop the future intended uses. The maximum lot coverage for the R-1 zone is 50 percent. The proposed total developable area of both lots is only 11 percent of the entire site, which also includes a 17-foot shared private drive/utility easement along the western portion of the north lot and various protected heritage trees and required setbacks from these trees on both lots (see Figure 1). Due to the presence of this easement and the heritage trees, the developable area is closest to the outer portion of the riparian buffer as possible. Therefore, staff finds that development impacts have been minimized.

As mentioned, the granting of the variance is in accordance with the zoning (R-1) as it would allow the development of a single-family home on the north lot. The comprehensive plan designation for the site is also Single Family Residential.

The critical areas application received comments regarding the buffer reduction and buffer encroachment from Luke and Margaret Bradford (Exhibit E). The first comment stated that they do not object to reduction in the riparian buffer from 200 feet to 150 feet, pending review and approval from WDFW. The application was sent to WDFW on July 2, 2019 and Amber Johnson had no comments regarding the buffer reduction or encroachment (Exhibit C). Under WSMC 18.10.313.C.4., the state agency shall be consulted, but the Planning Commission has final decision making authority on the application. The requirement for WDFW consultation has been met by the City (see response to WDFW comments in WSMC 18.10.313.C.4 section of this staff report).

The second comment from the Bradfords stated that the allowance of a reasonable use variance for the encroachment into the reduced buffer is an unjustified request, does not show hardship, and the proposed development is well outside any reasonable use. For the stated reasons listed above, staff recommends approval of the reasonable use variance. Staff finds that due to development constraints on the site, these conditions deny all reasonable use of the property without a variance. The property, zoned R-1, is intended for single-family development. As mentioned, the site is constrained not only by the riparian buffer, but also from the presence of an easement on site and protected heritage trees. Staff finds this to be a hardship that warrants variance relief. In addition, the applicant is mitigating for impacts to the riparian buffer at a greater than 1:1 ratio and protecting all heritage trees. The applicant's proposed mitigation is enhancement of the degraded buffer that lacks habitat function due to the steepness of the ravine, according to the habitat study.

Staff recommends approval of the requested variance to allow building encroachment into the riparian buffer and within the 15-foot buffer setbacks for buildings, pending implementation of buffer enhancements discussed later in this report.

As a Condition of Approval, The applicant shall provide easement language with the final plat specifying that the access and utility easement is shared with the southern lot.

E. Mitigation Required. Any authorized alteration to a wetland or stream or its associated buffer, or alteration to a fish and wildlife habitat conservation area, as approved under subsections A, B, or C and D of this section, shall be subject to conditions established by the city and shall require mitigation under an approved mitigation plan per [Section 18.10.221].

Response: A mitigation plan is required and was submitted with the application materials. The mitigation plan is and relevant conditions of approval are addressed in Section 18.10.221.

WSMC 18.10.210 – General approach.

Protection of critical areas shall observe the following sequence, unless part of a restoration plan for a significantly degraded wetland or stream buffer, described under [Section 18.10.211], below:

A. Confirm presence and continued function of critical areas. Information about type and location of identified fish and wildlife conservation areas is the most frequently updated information affecting the city. Fish and wildlife inventory maps also contain sensitive information and will not be provided for broad public review. The city will work with the regional WDFW representative to confirm the presence or absence of significant fish and wildlife conservation areas. Timely response by WDFW is expected in accordance with Section 18.10.113;

B. Avoid the impact by refraining from certain actions or parts of an action;

C. Where impact to critical areas or their buffers will not be avoided the applicant shall demonstrate that the impact meets the criteria for granting a variance or other applicable exception as set forth in Sections 18.10.124 and 18.10.125;

D. Minimize the impacts by limiting the degree or magnitude of the action by using affirmative steps to avoid or reduce impacts or by using appropriate technology;

E. Rectify the impact by repairing, rehabilitating, or restoring the affected environment;

F. Reduce or eliminate the impact over time by preservation and maintenance operations;

G. Compensate for the impacts by creating, replacing, enhancing, or providing substitute resources or environments.

Response: The applicant has hired experts to study the fish and wildlife habitat conservation areas and geologic hazards on site and to compile reports for these critical areas, which have been included in the application package. As previously discussed, the applicant is requesting a variance for unavoidable impacts into a riparian buffer and building setback; staff has recommended approval of this variance. To mitigate for this impact, the applicant has minimized the degree of the impact by locating proposed development as far west on the site as possible and by compensating through proposed buffer enhancement and a habitat management plan, including performance standards, maintenance, and monitoring (detailed later in this report).

WSMC 18.10.211 – Buffers.

E. Reducing Buffers. The city or its agent may reduce up to twenty-five percent of the critical area buffer requirement unless otherwise stipulated elsewhere in this regulation subject to a critical area study which finds:

- 1. The applicant has demonstrated avoidance, minimization of impact, and lastly mitigation of impact in that order;*
- 2. The proposed buffer reduction shall be accompanied by a mitigation plan per [Section 18.10.211] that includes enhancement of the reduced buffer area;*
- 3. The reduction will not adversely affect water quality or disrupt a significant habitat area; and*
- 4. The reduction is necessary for reasonable development of the subject property.*

Response: The applicant is proposing to reduce the riparian stream buffer on site by 25 percent, from 200 feet to 150 feet. The applicant has submitted a Habitat Management Plan amendment which proposes offsetting the encroachment into the buffer by enhancing undeveloped portions of the buffer at a greater than 1:1 ratio. As previously mentioned, the buffer area on the site is limited as a habitat area and the buffer reduction is necessary for reasonably developing both lots. Water quality and buffer enhancement are discussed elsewhere in this report.

WSMC 18.10.212 – Building set back line (BSBL).

Unless otherwise specified, a minimum BSBL of fifteen feet is required from the edge of any buffer, NGPE, or separate critical area tract, whichever is greater.

Response: Due to the constraints on site previously mentioned, the applicant cannot comply with the required 15-foot building setbacks from the reduced riparian buffer and has therefore requested a variance to encroach in this setback. Compliance with variance standards under WSMC is outlined above.

WSMC 18.10.213 – Land division and property line adjustment.

A. Subdivisions, short subdivisions, boundary line adjustments and planned residential developments of land in or adjacent to critical areas and associated buffers are subject to the following:

C. Land that is partially within a wetland or stream critical area or associated buffer area may be subdivided or the boundary line adjusted provided that an accessible and contiguous portion of each new or adjusted lot is:

- 1. Located outside the critical area and buffer; and*
- 2. Large enough to accommodate the intended use.*

Response: This short plat application proposes to subdivide one parcel into two lots for future single-family residential development. A riparian buffer covers most of the parcel. The applicant is proposing a buffer reduction from 200 feet to 150 feet. Even with the buffer reduction, the lots would not be meeting standards WSMC 18.10.213.C.1-2; as such, the applicant has requested a variance to encroach into the riparian buffer and provide enough area for the future intended use.

WSMC 18.10.214 – Native growth protection easements.

A. As part of the implementation of approved development applications and alterations, critical areas and their buffers shall remain undeveloped and shall be designated as native growth protection easements (NGPE). Where a critical area or its buffer has been altered on the site prior to approval of the development proposal, the area altered shall be restored using native plants and materials.

B. The native growth protection easement (NGPE) is an easement granted to the city for the protection of a critical area and/or its associated buffer. NGPEs shall be required as specified in these rules and shall be recorded on final development permits and all documents of title and with the county recorder at the applicant's expense. The required language is as follows:

"Dedication of a Native Growth Protection Easement (NGPE) conveys to the public a beneficial interest in the land within the easement. This interest includes the preservation of existing vegetation for all purposes that benefit the public health, safety and welfare, including control of surface water and erosion, maintenance of slope stability, visual and aural buffering, and protection of plant and animal habitat. The NGPE imposes upon all present and future owners and occupiers of land subject to the easement the obligation, enforceable on behalf of the public of the city of White Salmon, to leave undisturbed all trees and other vegetation within the easement. The vegetation in the easement may not be cut, pruned, covered by fill, removed, or damaged without express permission from the city of White Salmon, which permission must be obtained in writing."

Response: The site includes undeveloped riparian and steep slopes buffers, and landslide hazard areas. Additionally, each heritage tree on site requires a protection area, generally protected under heritage tree protection easements (HTPEs) WSMC 18.10.317.E.5. Rather than having two types of easements on site for critical areas protection (NGPEs and HTPEs), staff believes that all areas that require protection can be covered under a NGPE, which will encompass riparian and steep slopes buffers, landslide hazard areas, and heritage tree protection areas on site.

As a Condition of Approval, all undeveloped riparian and steep slope buffers, as well as landslide hazard areas and heritage tree protection areas on site shall be designated as native growth protection easements (NGPE) and recorded on the final short plat document and the deeds for each property. The NGPE shall state the presence of the critical area and buffer on the properties, the application of the White Salmon Critical Areas Ordinance to the properties, and the fact that limitations on actions in or affecting the critical area or buffer exist. The NGPE shall "run with the land." Other than the riparian buffer enhancement actions proposed by the applicant in the habitat study/HMP addendum, no other alterations including grading, vegetation clearing, planting of lawns or gardens, or other yard improvements may occur within the NGPE unless another critical areas permit is approved.

WSMC 18.10.216 – Marking and/or fencing.

A. Temporary Markers. The outer perimeter of a wetland, stream, fish and wildlife conservation areas, steep slopes and their associated buffer and the limits of these areas to be disturbed pursuant to an approved permit or authorization shall be marked in the field in a manner approved by the city so no unauthorized intrusion will occur. Markers or fencing are subject to inspection by the city or its agent or his designee prior to the commencement of permitted activities. This temporary marking shall be maintained throughout construction and shall not be removed until directed by the city or its agent, or until permanent signs and/or fencing, if required, are in place.

B. Permanent Markers. Following the implementation of an approved development plan or alteration, the outer perimeter of the critical area or buffer that is not disturbed shall be permanently identified. This identification shall include permanent wood or metal signs on treated wood or metal posts, or affixed to stone boundary markers at ground level. Signs shall be worded as follows:

CRITICAL AREA BOUNDARY

"Protection of this natural area is in your care. Alteration or disturbance is prohibited. Please call the city of White Salmon for more information. Removal of this sign is prohibited."

C. Sign Locations. The city or its agent shall approve sign locations during review of the development proposal. Along residential boundaries, the signs shall be at least four inches by six inches in size and spaced one per centerline of lot or every seventy-five feet for lots whose boundaries exceed one hundred fifty feet. At road endings, crossings, and other areas where public access to the critical area is allowed, the sign shall be a minimum of eighteen inches by twenty-four inches in size and spaced one every seventy-[five] feet. Alternate sign type and spacing may be approved by the city if the alternate method of signage is determined to meet the purposes of this section.

D. Permanent Fencing. The city or its agent shall require permanent fencing where there is a substantial likelihood of the intrusion into the critical area with the development proposal. The city or its agent shall also require such fencing when, subsequent to approval of the development proposal; intrusions threaten conservation of critical areas. The city or its

agent may use any appropriate enforcement actions including, but not limited, to fines, abatement, or permit denial to ensure compliance. The fencing may provide limited access to the stream or wetland but shall minimize bank disturbance.

Response: As a Condition of Approval, temporary fencing shall be placed along the outer perimeter of the riparian buffer, landslide hazard area, steep slope buffer, disturbed buffer area, and heritage tree protection area prior to commencement of any permitted development activities. Inspection by the City or its agent shall occur prior to commencement of any permitted development activities. Fencing shall remain throughout construction and shall not be removed until directed by the city or its agent.

WSMC 18.10.217 – Critical areas reports/studies.

A. Timing of Studies. When an applicant submits an application for any development proposal, it shall indicate whether any critical areas or buffers are located on or adjacent to the site. The presence of critical areas may require additional studies and time for review. However, disclosure of critical areas early will reduce delays during the permit review process. If the applicant should disclose there are no known critical areas, further studies may be required for verification.

B. Studies Required.

4. Critical area reports shall be written by a qualified professional, as defined in the definitions section of this chapter. A critical areas report shall include all information required pursuant to Section 18.10.217.[C], below. A monitoring and maintenance program shall be required to evaluate the effectiveness of mitigating measures.

Response: Two critical areas reports by qualified professionals were submitted for this application, studying the two critical areas on site: fish and wildlife habitat conservation areas and geologic hazards. An addendum was included to the habitat management plan that studied heritage tree locations, protection areas, and drip lines. The habitat study/HMP and addendum was compiled by Stacey Reed, PWS, senior wetland scientist, Taya K. MacLean, PWS, senior biologist, and Jessica Imbrie, natural resource specialist of AKS Engineering and Forestry. The geotechnical report was compiled by Devry A. Bell, PE, senior engineer at Bell Design Company.

C. General Critical Areas Report Requirements.

1. A critical areas report shall have three components: a) a site analysis, b) an impact analysis, and c) proposed mitigation measures. More or less detail may be required for each component depending on the size of the project, severity, and potential impacts. The city or its agent may waive the requirement of any component when adequate information is otherwise available.

2. In addition to the specific requirements specified under each critical area, all studies shall contain the following information unless it is already available in the permit application [...]

Response: The habitat study/HMP and addendum contains a site analysis, impact analysis, and proposed mitigation measures. The geologic hazards critical areas report provides a site analysis and geotechnical recommendations to implement; no geotechnical impacts are expected. WSMC 18.10.217.C.2 outlines additional informational requirements for each critical area report. Most of this information has been included in the two critical areas reports or the main short plat application. As no residences and associated uses are proposed at this time, some of these items are not relevant to this application.

WSMC 18.10.218 – Mitigation timing.

The buffer for a created, restored, or enhanced critical area as compensation for approved alterations shall be the same as the buffer required for the category of the critical area. For the purposes of restoration, creation, or enhancement, buffers shall be fully vegetated and shall not include lawns, walkways, driveways or other mowed or paved areas. Mitigation shall be completed immediately following disturbances and prior to use or occupancy of the activity or development, or when seasonally appropriate. Construction of mitigation projects shall be timed to reduce impacts to existing fisheries, wildlife, and water quality.

Response: Riparian buffer enhancement is proposed on the north and south lots to offset the disturbed buffer area. The existing buffer in this area is described as being in a “degraded condition”, as it lacks tree canopy and vegetation, providing minimal habitat function opportunities to Jewett Creek. The existing site is dominated by nonnative grasses and forbs, according to the habitat study/HMP. The applicant has submitted a planting plan as part of the habitat study/HMP addendum and states that plantings should preferably occur between March 1 and May 1 for bare roots and seeds and between September 1 and October 1 for containers.

WSMC 18.10.219 – General mitigation requirements.

The following section provides general mitigation requirements applicable to alteration of critical areas. Additional specific mitigation requirements are found under the sections for the particular type of critical area.

C. Compensation. The goal of compensation is no net loss of critical area/or buffer functions on a development site. Compensation includes replacement or enhancement of the critical area or its buffer depending on the scope of the approved alteration and what is needed to maintain or improve the critical area and/or buffer functions. Compensation for approved critical area or buffer alterations shall meet the following minimum performance standards and shall occur pursuant to an approved mitigation plan:

- 1. The buffer for a created, restored, or enhanced critical area as compensation for approved alterations shall be the same as the buffer required for the category of the created, restored, or enhanced critical area. For the purposes of restoration, creation,*

or enhancement, buffers shall be fully vegetated and shall not include lawns, walkways, driveways and other mowed or paved areas.

2. On-site and In-kind. Unless otherwise approved, all critical area impacts shall be compensated for through restoration or creation of replacement areas that are in-kind, on-site, and of similar or better critical area category. Mitigation shall be timed prior to or concurrent with the approved alteration and shall have a high probability of success.

6. Critical Area Enhancement as Mitigation.

a. Impacts to critical areas may be mitigated by enhancement of existing significantly degraded critical areas only after a 1:1 minimum acreage replacement ratio has been satisfied. Applicants proposing to enhance critical areas must produce a critical areas report that identifies how enhancement will increase the functions and values of the degraded critical areas and how this increase will adequately mitigate for the loss of critical area function at the impact site.

b. At a minimum, enhancement acreage, provided after a 1:1 replacement ratio has been satisfied, shall be double the acreage required for creation acreage under the "on-site" compensation section specified under each critical area. The ratios shall be greater than double the required acreage when the enhancement proposal would result in minimal gain in the performance of critical area functions currently provided in the critical area.

Response: The applicant is proposing to reduce the riparian buffer to 150-feet and encroach into the reduced buffer on both lots. The applicant is proposing to offset the encroachment in portions of the remaining undeveloped buffer area, which has been described as a poor wildlife habitat lacking tree canopy and vegetation, and containing nonnative grasses and forbs. Specifically, the applicant is proposing to install a total of 240 native shrubs (including some within the understory of the existing Oregon white oak canopy) within a total 4,193 square foot enhancement area as part of the habitat study/HMP addendum. The enhancement planting area will provide an increase in habitat functions and values over the existing "degraded" habitat. Timing of the planting enhancement will occur during the optimal planting season (see previous section) and a maintenance and monitoring plan is included in the habitat study/HMP to insure a high probability of success.

The proposed enhancement on both lots surpass the 1:1 required replacement ratio. The proposed enhancement area of the north lot is 2,188 square feet; the developable area on the north lot is roughly 2,040 square feet, equating to a roughly 1.07:1 ratio. The proposed enhancement area of the south lot is 2,005 square feet; the developable area on the south lot is roughly 1,999 square feet, equating to a roughly 1.003:1 ratio (some of this developable area and buffer enhancement is outside of the 150-foot buffer but inside the 200-foot buffer). WSMC 18.10.219.C.6.b. requires additional creation acreage under "on-site" compensation; however, this standard is referring to on-site compensation due to impacts to wetland critical areas and buffers and does not apply to fish and wildlife habitat conservation area buffers.

As a Condition of Approval, the applicant and/or developer shall implement the habitat study/HMP, including performance standards, maintenance and monitoring plan, and contingency plan, as detailed in the Kalberg Property Critical Areas Habitat Study and Habitat Management Plan, dated February 26, 2019 and the amendment to this plan, dated July 23, 2019, including the heritage tree protection plan and riparian buffer enhancement planting specifications.

WSMC 18.10.221 - Mitigation plans

C. At a minimum, the following components shall be included in a complete mitigation plan:

- 1. Baseline Information. Provide existing conditions information for both the impacted critical areas and the proposed mitigation site as described in "General critical area report requirements" and "Additional report requirements" for each critical area.*
- 2. Environmental Goals and Objectives. The mitigation plan shall include a written report identifying environmental goals and objectives of the compensation proposed and including:*
 - a. A description of the anticipated impacts to the critical areas, the mitigating actions proposed, and the purposes of the compensation measures, including the site selection criteria, identification of compensation goals, identification of resource functions, and dates for beginning and completing site compensation construction activities. The goals and objectives shall be related to the functions and values of the impacted critical area; and*
 - b. A review of the best available science supporting the proposed mitigation.*

D. Performance Standards. The mitigation plan shall include measurable specific criteria for evaluating whether or not the goals and objectives of the mitigation project have been successfully attained and whether or not the requirements of this chapter have been met. They may include water quality standards, species richness and diversity targets, habitat diversity indices, or other ecological, geological, or hydrological criteria.

E. Detailed Construction Plan. These are the written specifications and descriptions of mitigation technique. This plan should include the proposed construction sequencing, grading and excavation details, erosion and sedimentation control features, a native planting plan, and detailed site diagrams and any other drawings appropriate to show construction techniques or anticipated final outcome.

F. Monitoring and/or Evaluation Program. The mitigation plan shall include a program for monitoring construction of the compensation project, and for assessing a completed project, as detailed under [Section 18.10.222,] below.

G. Contingency Plan. This section identifies potential courses of action, and any corrective measures to be taken when monitoring or evaluation indicates projected performance standards have not been met.

Response: A habitat study/HMP and addendum were submitted with the application package to account for the encroachment into the riparian buffer. The habitat study/HMP describes existing conditions and critical areas on site, as well as performance standards, maintenance and monitoring plans, and a contingency plan (see below). The addendum describes impacts to critical areas, proposed buffer enhancement to offset these impacts, and planting specifications for the buffer enhancements. The report was composed by two qualified senior scientists and a natural resource specialist from AKS. Staff finds that replanting impacted riparian buffers is a common compensatory mitigation method widely used and supported by best available science. No construction is proposed at this time; therefore, no detailed construction plans are included in mitigation plan.

As a Condition of Approval, a detailed construction plan prior to building permit approval shall incorporate the mitigation and planting specifications outlined in the addendum to the habitat study/HMP, dated July 23, 2019, and the performance standards, maintenance and monitoring plan, and the contingency plan outlined in the Kalberg Property Critical Areas Habitat Study and Habitat Management Plan, dated February 26, 2019.

The following performance standards, monitoring and maintenance plan, and contingency plan are proposed in the habitat study/HMP:

Performance Standards: Enhancement plantings should achieve survival of 90 percent in Year 1 (following the first growing season) and at least 80 percent survival in Years 2 through 5.

Maintenance and Monitoring Plan: Plantings will be maintained and monitored for a minimum of five growing seasons following plant installation. The enhancement area is to be monitored annually by the Applicant between June 1 and September 30 in Years 1, 2, 3, and 5. Monitoring will consist of a count of live and deceased plantings at select plot locations, observations of wildlife use of the enhancement area, maintenance needs, and representative photographs taken across enhancement areas to document mitigation compliance (WSMC 18.10.222).

Annual reporting shall be conducted by the Applicant and shall include a brief memorandum with photographs of the planting area and a discussion of the number of living plants, maintenance actions (irrigation, invasive plant control), and corrective actions (replanting, mulching) that occurred during the monitoring year. Success will be achieved when monitoring results indicate that performance standards are being met at the end of the five year monitoring period. Monitoring reports will be submitted to the City by November 1 following the growing seasons of Years 1, 2, 3, and 5.

Routine maintenance of the site is necessary to ensure the integrity and success of enhancement plantings. If mortality occurs, the factor likely to have caused mortality of the plantings is to be determined and corrected if possible. Any dead plants shall be replaced and other corrective measures, such as species substitutions, mulching or irrigation, shall be implemented as needed.

Contingency Plan: The Applicant will be the responsible party for the implementation of management activities during the monitoring period, including any corrective measures taken when monitoring indicates project performance standards are not being met. Specific maintenance and management activities will be identified based on the results of each annual monitoring visit. Contingency measures may include additional or substitute plantings, irrigation, browse protection, or other measures developed to ensure success of the mitigation project.

The standards of this section are met.

WSMC 18.10.222 – Monitoring

A. The city will require long-term monitoring of development proposals where alteration of critical areas or their buffers are approved. Such monitoring shall be an element of the required mitigation plan and shall document and track impacts of development on the functions and values of critical areas, and the success and failure of mitigation requirements. Monitoring may include, but is not limited to [...]

Response: The applicant is proposing to count live and deceased plantings at select plot locations, observe wildlife use of the enhancement area, maintenance needs, and representative photograph taking across enhancement areas to document mitigation compliance. Plantings will be maintained and monitored for a minimum of five growing seasons following plant installation. The enhancement area is to be monitored annually by the applicant between June 1 and September 30 in Years 1, 2, 3, and 5. This standard is met.

WSMC 18.10.223 - Contingencies/adaptive management

When monitoring reveals a significant deviation from predicted impacts or a failure of mitigation measures, the applicant shall be responsible for appropriate corrective action. Contingency plans developed as part of the original mitigation plan shall apply, but may be modified to address a specific deviation or failure. Contingency plan measures shall be subject to the monitoring requirement to the same extent as the original mitigation measures.

Response: As mentioned, the applicant has a contingency plan for plantings and a condition has been made that requires the applicant/developer to follow that plan.

As a Condition of Approval, if a specific deviation or failure occurs that is not covered in the proposed contingency plan, modification measures shall be implemented to address the specific deviation or measure subject to the same monitoring requirements of the original contingency mitigation measures. The modification measures shall be submitted to the City as part of required monitoring plans.

WSMC 18.10.224 - Habitat management plans

A habitat management plan shall be required by the city when the critical area review of a development proposal determines that the proposed activity will have an adverse impact on wetland, stream, and fish and wildlife habitat conservation area critical areas.

A. A habitat management plan, prepared by a qualified biologist in consultation with WDFW, shall address the following mitigation measures:

- 1. Reduction or limitation of development activities within the critical area and buffers;*
- 2. Use of low impact development techniques or clustering of development on the subject property to locate structures in a manner that preserves and minimizes the adverse effects to habitat areas;*
- 3. Seasonal restrictions on construction activities on the subject property;*
- 4. Preservation and retention of habitat and vegetation on the subject property in contiguous blocks or with connection to other habitats that have a primary association with a listed species;*
- 5. Establishment of expanded buffers around the critical area;*
- 6. Limitation of access to the critical area and buffer; and*
- 7. The creation or restoration of habitat area for listed species.*

Response: An habitat study/HMP and addendum were submitted with the application package to account for the encroachment into the riparian buffer. While encroachment is occurring, the developable area on the lots is minimized due to the existing buffer and other constraints; the proposed developable area is a 4,039 square foot developable area compared to a 36,155 square foot total site area. Mitigation measures to the entire site include enhancing 4,193 square feet of riparian buffer area with 240 native shrubs. The proposed enhancement will result in a not net loss of ecological functions of the existing buffer area. The enhanced buffer on the site will be put into easements and connect to the rest of the undeveloped buffer of Jewett Creek. While habitat functions will increase on site due to buffer enhancement, habitat functions on site are mostly limited due to the steep ravine separating Jewett Creek and the site.

WSMC 18.10.300 - FISH AND WILDLIFE HABITAT CONSERVATION AREAS.

18.10.311 - Designation.

A. For purposes of these regulations fish and wildlife conservation areas are those habitat areas that meet any of the following criteria:

- 1. Documented presence of species listed by the federal government or the state of Washington as endangered, threatened, and sensitive species; or*

2. Sites containing and located within three hundred feet of habitat for priority habitat species as listed and mapped by WDFW including: [...]

3. Priority habitats mapped by WDFW including: [...]

4. All streams which meet the criteria for streams set forth in WAC 222-16-030 and based on the interim water typing system in WAC 222-16-031.

5. Heritage tree sites.

B. All areas within the city meeting one or more of the above criteria, regardless of any formal identification, are designated critical areas and are subject to the provisions of this chapter. The approximate location and extent of known fish and wildlife habitat conservation areas are shown on the critical area maps kept on file at the city. Wildlife data is sensitive, changes, and protection requirements vary depending on specific site and area characteristics. WDFW will be consulted to verify the presence of critical habitat areas. Access to the maps will be limited to a need to know basis for individual project proposals, due to the sensitivity of the information in the maps.

Response: According to the WDFW PHS mapping tool, the California Mountain Kingsnake, Mule/Black-Tailed Deer, and Northern Spotted Owl, all priority species, may exist on site. A senior scientist with AKS conducted a site visit on November 9, 2018 and determined that none of these species were present due to limited habitat conditions.

Oregon White Oak woodlands are considered a priority habitat by WDFW if the Oak canopy coverage within a strand of trees is greater than or equal to 25 percent. Site observations by the scientist observed small to medium diameter Oak trees with full canopies along the eastern and southern site boundaries. The applicant submitted an addendum memo to the submitted habitat management plan for the project that identified Oak trees on site and their associated drip lines (Exhibit B). Oregon White Oaks with trunk diameters greater than 14 inches are considered heritage trees in White Salmon (WSMC 18.10.317) and require tree protection areas equal to 10 times the trunk diameter of the tree or the average diameter of the area enclosed within the outer edge of the drip line of the canopy, whichever is greater, and 15-foot building setbacks. The protection areas and setbacks are noted on the Heritage Tree Protection Plan included in the memo and all proposed building areas are outside of these protection areas and setbacks, as well as the heritage tree driplines. Heritage tree standards are addressed below.

Jewett Creek is located east of the site, at the bottom of a steep sided ravine. Jewett Creek is a fish-bearing (Type F) water, which requires a standard 200-foot riparian buffer per WSMC 18.10.312.

18.10.312 - Buffers.

A. Riparian Habitat.

1. *Inventoried creeks in White Salmon city limits and urban growth boundary include White Salmon River, Columbia River, Jewett Creek, and Dry Creek. The following buffers are the minimum requirements for streams. All buffers shall be measured from the ordinary high water mark (OHWM).*

Response: As mentioned, Jewett Creek is a Type F water, requiring a buffer width of 200 feet. The applicant is requesting a 25% reduction of the 200-foot standard buffer on the north and south lots and a variance to impact the reduced 150-foot buffer as discussed in relevant sections of this staff report.

18.10.313 - General performance standards.

The requirements provided in this subsection supplement those identified in Section 18.10.200 General Provisions. All new structures and land alterations shall be prohibited from habitat conservation areas, except in accordance with this chapter. Additional standards follow:

A. No development shall be allowed within a habitat conservation area or any associated buffer with which state or federally endangered, threatened, or sensitive species have a primary association.

B. Whenever development is proposed adjacent to a fish and wildlife habitat conservation area with which state or federally endangered, threatened, or sensitive species have a primary association, such areas shall be protected through the application of protection measures in accordance with a critical areas report prepared by a qualified professional and approved by the city or its agent. WDFW should be consulted to provide a technical review and an advisory role in defining the scope of the habitat study.

Response: Development is proposed encroaching in a riparian buffer. According to the habitat study/HMP, two anadromous fish species are documented as occurring in Jewett Creek. The portion of the creek adjacent to the project site is mapped as providing Coho salmon spawning and rearing, as well as Steelhead trout spawning, and rearing habitat during both winter and summer seasons; both species are federally and state protected species. Oregon white oak trees are present along the top of the ravine in the riparian buffer. The applicant is applying for a reasonable use variance for encroaching into the buffer and proposing to enhance undeveloped buffer area to offset the encroachment. As highlighted in the habitat study/HMP, riparian habitat functions on site are mostly limited due to the steep ravine separating Jewett Creek and the site. Oregon white oak trees along with their driplines will be protected on site

C. Habitat Study. Development proposals or alterations adjacent to and within three hundred feet of a fish and wildlife habitat conservation area shall prepare, and submit, as part of its critical areas study, a habitat study which identifies which, if any, listed species are using that fish and wildlife habitat conservation area. If one or more listed species are using the fish and wildlife habitat conservation area, the following additional requirements shall apply:

3. The two hundred-foot buffer from "S" and "F" type streams may be adjusted down to one hundred fifty feet in specific instances with no additional review and with the concurrence of WDFW. Further modification or adjustment of buffer widths when a narrower buffer is sufficient to protect specific stream functions and values in a specific location may be achieved in consultation with WDFW subject to additional review of critical areas report and habitat study.

Response: The habitat study/HMP concluded that some of listed species identified on site by the WDFW PHS mapping tool do not actually exist on site due to poor existing habitat qualities and the steep ravine separating the site and Jewett Creek to the east. Oregon white oaks do exist on site and Coho salmon and Steelhead trout utilize Jewett Creek for spawning and rearing. The applicant is proposing to decrease the buffer down to 150 feet to reasonably accommodate a future home on the south lot. Staff recommends approval of this buffer reduction due to the poor habitat qualities of the site and the ability to place a single-family home on the south lot without encroaching into a buffer area.

4. Approval of alteration of land adjacent to the habitat conservation area, buffer or any associated setback zone shall not occur prior to consultation with the state department of fish and wildlife and the appropriate federal agency.

Response: All of the application materials were sent to the Washington Department of Fish and Wildlife (WDFW) for their review and comments on July 2, 2019. Amber Johnson with WDFW had specific comments pertaining to the submitted habitat study/HMP regarding requiring financial assurances to ensure the successful implementation of the habitat study/HMP and requiring monitoring reports on a regular basis after the work has been completed (Exhibit C).

Conditions of approval within this staff report have addressed these two issues. The applicant has been conditioned to post a performance bond or other security measure to the City for completion of any work and mitigation prior to site disturbance and vegetation removal. According to the habitat study/HMP, monitoring reports will be submitted to the City by November 1 following the growing seasons of years 1, 2, 3, and 5. The applicant has been conditioned to adhere to this schedule and the monitoring plan included in the habitat study/HMP.

D. No plant, wildlife, or fish species not indigenous to the region shall be introduced into a habitat conservation area unless authorized by a state or federal permit or approval.

Response: Only native plantings are proposed, as outlined in the addendum of the habitat study/HMP. A condition of this report is requiring adherence to this native planting plan.

F. The city or its agent shall condition approval of activities allowed adjacent to a fish and wildlife habitat conservation area or its buffer, as necessary, per the approved critical area report and habitat management plan to minimize or mitigate any potential adverse impacts. Performance bonds as defined by this chapter may also be made a condition of approval in accordance with the provisions of this chapter.

Response: Conditions of approval are outlined throughout this report and summarized at the end, including required bonds of performance security.

18.10.314 - Special provisions—Streams.

The requirements provided in this section supplement those identified in Section 18.10.200 General Provisions.

A. Type S and F Streams. Activities and uses shall be prohibited in Type S and F streams except as provided for in Sections [18.10.100] Administration, and the allowable activities and uses listed below [...]

3. Utilities. The criteria for alignment, construction, and maintenance within the wetland buffers shall apply to utility corridors within stream buffers. In addition, corridors shall not be aligned parallel with any stream channel unless the corridor is outside the buffer, and crossings shall be minimized. Installation shall be accomplished by boring beneath the scour depth and hyporheic zone of the water body where feasible. Crossings shall be contained within the existing footprint of an existing road or utility crossing where possible. Otherwise, crossings shall be at an angle greater than sixty degrees to the centerline of the channel. The criteria for stream crossing shall also apply.

4. Stormwater facilities provided that they are located in the outer twenty-five percent of the buffer and are located in the buffer only when no practicable alternative exists outside buffer. Stormwater facilities should be planted with native plantings where feasible to provide habitat, and/or less intrusive facilities should be used. Detention/retention ponds should not be located in the buffer.

Response: The applicant is proposing a utilities and access easement within the standard 200-foot buffer area on the north lot and parallel to Jewett Creek. However, the easement will be outside the buffer area subject to approval of the variance; therefore staff finds this standard is met. No stormwater facilities are proposed at this time.

As a Condition of Approval, utilities shall not be located outside of the proposed developable areas for each proposed lot.

As a Condition of Approval, with the exception of tightline drainage over the slope, stormwater facilities shall only be allowed in the buildable areas and utility easement as designated on the "Buildable Area Plan Heritage Tree Protection Plan" submitted with the habitat study/HMP addendum.

18.10.316 - Native growth protection easement/critical area tract.

A. An NGPE as defined in Section 18.10.200 General Provisions shall be designated for Type S and F streams when located within one-quarter mile of a stream with salmonids, unless the city or its agent has waived the NGPE requirements (see below), or where the alteration section expressly exempts Type N streams, when beyond one-quarter mile of a stream with

salmonids, from an NGPE. Where a stream or its buffer has been altered on the site prior to approval of the development proposal as a result of the development proposal, the area altered shall be restored using native plants and materials. The restoration work shall be done pursuant to an approved mitigation plan.

Response: According to the habitat study/HMP, a portion of the creek adjacent to the project site is mapped as providing Coho salmon and Steelhead trout spawning and rearing. Staff is requiring the applicant to place stream buffers on site in NGPEs. The buffer on both lots will be encroached upon with some buffer enhanced on site, in accordance with the habitat study/HMP addendum.

18.10.317 – Special Provisions – Heritage Trees

A. The requirements provided in this section supplement those identified in Section 18.10.200 General Provisions. All heritage trees qualifying for protection provide valuable local habitat and shall be protected as critical areas. The tree protection area shall be equal to ten times the trunk diameter of the tree or the average diameter of the area enclosed within the outer edge of the drip line of the canopy, whichever is greater.

B. Heritage trees include:

- 1. Oregon White Oaks with a trunk diameter larger than fourteen inches,*

Response: The applicant has identified various Oregon White Oaks on site with trunk diameters larger than 14-inches (see habitat study/HMP addendum, Exhibit B); classified as heritage trees under this code section. Per the heritage tree protection plan outlined in the addendum, each heritage tree has a protection area delineated and all proposed developable areas are outside of these protection areas, as well as the driplines.

E. Maintenance and preservation of heritage trees is required.

1. Any owner or applicant shall use reasonable efforts to maintain and preserve all heritage trees located thereon in a state of good health pursuant to the provisions of this chapter. Failure to do so shall constitute a violation of this chapter. Reasonable efforts to protect heritage trees include:

a. Avoidance of grading, excavation, demolition or construction activity within the heritage tree protection area where possible. The city shall consider special variances to allow location of structures outside the building setback line of a heritage tree whenever it is reasonable to approve such variance to yard requirements or other setback requirements.

b. Grading, excavation, demolition or construction activity within the heritage tree protection area shall require submittal of a tree protection plan, prepared in accordance [with] applicable guidelines for a critical area report and habitat management plan per Section 18.10.200, General Provisions.

Response: According to the submitted heritage tree protection plan, all heritage trees will be preserved and their protection areas will be outside of the proposed developable areas. All heritage trees on site are outside the required 15-foot building setback.

As a Condition of Approval, no grading, excavation, demolition or construction activity shall occur within the heritage tree protection area. If any grading, excavation, demolition, or construction activity is proposed within any heritage tree protection area, a tree protection plan shall be prepared in accordance with the applicable guidelines for a critical areas report and habitat management plan per Section 18.10.200, and a critical areas permit shall be obtained, prior to the issuance of any permit for grading or construction in the protection area.

2. The critical area report for purpose of this section shall include a heritage tree protection plan and shall be prepared by a certified arborist. The plan shall address issues related to protective fencing and protective techniques to minimize impacts associated with grading, excavation, demolition and construction. The city may impose conditions on any permit to assure compliance with this section. (Note: Some provisions in section 18.10.200, such as 18.10.211 Buffers, 18.10.214 Native growth protection easement, 18.10.215 Critical areas tracts, and 18.10.216 Marking and/or fencing requirements; may not be applicable to protection areas for heritage trees.)

Response: A heritage tree protection plan was prepared and included in the addendum to the habitat study/HMP, although it was not prepared by a certified arborist. However, a heritage tree protection plan is not required as all development activities are proposed outside of the heritage tree protection areas. Protective fencing measures and other techniques were not included in this plan. The applicant has been conditioned to provide protective fencing around the outer edge of the heritage tree protection area prior to commencement of any permitted development activities.

3. Building set back lines stipulated by subsection 18.10.212 shall be measured from the outer line of the tree protection area for heritage trees.

Response: WSMC 18.10.212 requires 15-foot building setback lines from the edge of a buffer (in this case tree protection area). As shown on the heritage tree protection plan, all proposed developable areas are set back 15-feet from the heritage tree's protection area. This standard is met.

4. Review and approval of the critical areas report and tree protection plan by the city is required prior to issuance of any permit for grading or construction within the heritage tree protection area.

Response: No work is proposed within the heritage tree protection areas. The applicant has been conditioned to complete a critical areas report and tree protection plan if any work does occur within a tree protection area.

5. In lieu of the NGPE required in subsection 18.10.214, a heritage tree protection easement (HTPE) shall be required. A HTPE is an easement granted to the city for the protection of a heritage tree protection area. HTPEs shall be required as specified in these

rules and shall be recorded on final development permits and all documents of title and with the county recorder at the applicant's expense. The required language is as follows: [...]

Response: Most of the heritage trees on site are contained within the riparian buffer, protected by a NGPE. As such, the applicant has been conditioned to extend the NGPE on site to include any heritage tree protection areas that aren't already protected with a NGPE, rather than have two types of easements on the lots.

18.10.318 - Critical areas report.

A critical areas report for fish and wildlife habitat conservation areas shall be prepared by a qualified biologist with experience analyzing aquatic and/or wildlife habitat and who has experience preparing reports for the relevant type of critical area. The city will ask the applicant to provide a scope describing the methodology of the study and the expected content of the report and mitigation plan. If provided, the scope will be forwarded to WDFW to help ensure the adequacy of work done relative to the extent of the habitat concerns present. WDFW will respond as they are able. City will not rely solely on WDFW review of report scope. Notice will be provided in the interest of ensuring consultant work proposed is in line with agency expectations.

A. In addition to the requirements of Section 18.10.200 General Provisions, critical area reports for wildlife habitat areas shall include the following additional information:

- a. An assessment of habitats including the following site and proposal related information;*
- b. Identification of any species of local importance; priority species; or endangered, threatened, sensitive or candidate species that have a primary association with habitat on or adjacent to the project area, and assessment of potential project impacts to the use of the site by the species;*
- c. A discussion of any federal, state, or local species management recommendations, including the state department of fish and wildlife habitat management recommendations, that have been developed for species or habitat located on or adjacent to the project area.*

B. A critical areas report for streams shall include the following information:

- 1. On the site map:*
 - a. The location of the ordinary high water mark;*
 - b. The toe of any slope twenty-five percent or greater within twenty-five feet of the ordinary high water mark;*
 - c. The location of any proposed or existing stream crossing;*
- 2. In the report:*
 - a. Characterization of riparian (streamside) vegetation species, composition, and habitat function;*

- b. Description of the soil types adjacent to and underlying the stream, using the Soil Conservation Service soil classification system;*
- c. Determination of the presence or absence of fish, and reference sources; and*
- d. When stream alteration is proposed, include stream width and flow, stability of the channel including erosion or aggradation potential, type of substratum, discussions of infiltration capacity and biofiltration as compared to the stream prior to alteration, presence of hydrologically linked wetlands, analysis of fish and wildlife habitat, and proposed floodplain limits.*

Response: A critical areas habitat study/HMP was established for the project, along with an addendum studying Oak tree locations and protection areas on site. The study included an assessment of the existing habitat and suitability for different species that were identified as possibly existing on site from the WDFW PHS mapping tool. Due to the lack of existing habitat features on site and the steep slopes of the ravine separating the site and Jewett Creek, it was concluded that the site was not suitable for these identified species. Soil types, the characterization of the existing vegetation and habitat functions, and the ordinary high water mark (OHWM) are provided. No stream crossings or stream alterations are proposed.

Staff finds the submitted critical areas habitat study/HMP and addendum sufficient for reviewing fish and wildlife habitat conservation areas on site.

WSMC 18.10.400 - GEOLOGICALLY HAZARDOUS AREAS.

18.10.411 - Designation.

Geologically hazardous areas include areas susceptible to erosion, sliding, earthquake, or other geological events. They pose a threat to the health and safety of citizens when incompatible development is sited in areas of significant hazard. Such incompatible development may not only place itself at risk, but may also increase the hazard to surrounding development and uses. Areas susceptible to one or more of the following types of hazards shall be designated as geologically hazardous areas:

A. Erosion hazard. Erosion hazard areas are at least those areas identified by the U.S. Department of Agriculture's Natural Resources Conservation Service (NRCS) as having "severe" or "very severe" rill and inter-rill erosion hazard.

B. Landslide hazard (including steep slopes). Landslide hazard areas are areas potentially subject to landslides based on a combination of geologic, topographic, and hydrologic factors. They include areas susceptible because of any combination of bedrock, soil, slope (gradient), slope aspect, structure, hydrology, or other factors.

C. Seismic hazard. Seismic hazard areas are subject to severe risk of damage as a result of earthquake-induced ground shaking, slope failure, settlement, soil liquefaction, lateral spreading, or surface failure. The strength of ground shaking is primarily affected by:

- 1. The magnitude of an earthquake;*
- 2. The distance from the source of an earthquake;*
- 3. The type and thickness of geologic materials at the surface;*
- 4. The type of subsurface geological structure.*

D. Other geological events including, mass wasting, debris flows, rock falls, and differential settlement.

Response: A majority of the site is located on slopes less than 15 percent. The outer eastern, southern, and southwestern portions of the parcel are located in the 15 to 40 percent slope range and greater than 40 percent range. White Salmon considers steep slopes as landslide hazards. No other geologic hazard exists on site.

18.10.412 - Prohibited development and activities.

A. On-site sewage disposal systems, including drain fields, shall be prohibited within erosion and landslide hazard areas and associated buffers.

B. Pipelines containing hazardous substances (i.e., petroleum) are prohibited in geologically hazardous areas.

C. Slopes between fifteen and forty percent are generally considered buildable, however, the city or its agent may require an applicant to provide substantial evidence that a slope between fifteen and forty percent is geologically stable if there is evidence that similarly situated slopes have demonstrated substantial instability in the past.

D. Lands with slopes of forty percent or greater are considered unbuildable and development is not allowed.

Response: No on-site sewage, drain fields, or pipelines containing hazardous substances are proposed. Slopes of 15-40 percent and greater than 40 percent are located on the outer eastern, southern, and southwestern portions of the site. According to the submitted geotechnical report, the proposed developable areas are located outside of these slope area on portions of the site with 7-10 percent slopes. However, no developable areas or building footprints are shown on the slope maps provided in the geotechnical report.

18.10.413 - Performance standards.

A. All projects shall be evaluated to determine whether the project is proposed to be located in a geologically hazardous area, the project's potential impact on the geologically hazardous area, and the potential impact on the proposed project. The city or its agent may require the preparation of a critical area report to determine the project's ability to meet the performance standards.

B. Alterations of geologically hazardous areas or associated buffers may only occur for activities that:

- 1. The city determines no other feasible alternative route or location exists.*
- 2. Will not increase the threat of the geological hazard to or need for buffers on adjacent properties beyond pre-development conditions;*
- 3. Will not adversely impact other critical areas;*
- 4. Are designed so that the hazard to the project is eliminated or mitigated to a level equal to or less than pre-development conditions; and*
- 5. Are certified as safe as designed and under anticipated conditions by a qualified geotechnical engineer or geologist, licensed in the state of Washington.*

Response: The Geologically Hazardous Critical Area Report for Robert Kalberg was prepared for the site on June 20, 2018 by Bell Design Company. Steep slopes exist on site, which require a minimum buffer equal to the height of the slope, or 50 feet, whichever is greater (WSMC 18.10.414.B). The applicant is proposing to reduce the buffer to ten feet, allowed per WSMC 18.10.414.C., when a qualified professional demonstrates that the reduction will adequately protect the proposed development, adjacent development, and the critical area. The geotechnical report states that the minimum buffer can be reduced to ten feet from the top of slope and still protect slopes along the bluff and that additional geotechnical study may apply for building in the ten foot buffer area, if desired. Staff recommends allowing the reduced slope buffer.

The geotechnical report concluded that the site is suitable for buildings with little additional risk of landslides or erosions and that there will be little additional risk to the safeguard of life, limb, health, property, or public welfare provided that the outlined geotechnical recommendations are implemented (see the design standards (WSMC 18.10.415) below.

As a Condition of Approval, the geotechnical engineer who authored the Geologically Hazardous Critical Area Report for Robert Kalberg will need to provide a current, dated stamp documenting that they are a licensed engineer in the State of Washington prior to approval of building permits.

18.10.414 - Special provisions—Erosion and landslide areas.

Activities on sites containing erosion or landslide hazards shall meet the following requirements:

A. Buffers required. A buffer shall be established for all edges of erosion or landslide hazard areas. The size of the buffer shall be determined by the city or its agent to eliminate or minimize the risk of property damage, death, or injury resulting from erosion and landslides caused in whole or part by the development, based upon review of and concurrence with a critical areas report prepared by a qualified professional.

B. Minimum buffers. The minimum buffer shall be equal to the height of the slope, or fifty feet, whichever is greater.

C. Buffer reduction. The buffer may be reduced to a minimum of ten feet when a qualified professional demonstrates to the city or its agent's satisfaction that the reduction will adequately protect the proposed development, adjacent developments and, uses and the subject critical area.

D. Increased buffer. The buffer may be increased when the city or its agent determines a larger buffer is necessary to prevent risk of damage to proposed and existing development.

E. Alterations. Alterations of an erosion or landslide hazard area and/or buffer may only occur for activities for which a geotechnical analysis is submitted and certifies that:

- 1. The development will not increase surface water discharge or sedimentation to adjacent properties beyond the pre-development condition;*
- 2. The development will not decrease slope stability on adjacent properties; and*
- 3. Such alteration will not adversely impact other critical areas.*

Response: As previously stated, the applicant is proposing a reduction of the required steep slope buffer to ten feet. A condition is included if the applicant is building in the slope buffer to update their geotechnical analysis to address the alterations to buffer standards listed above and the design standards of WSMC 18.10.415.

18.10.415 - Design standards—Erosion and landslide hazard areas.

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

A. Structures and improvements shall be clustered to avoid geologically hazardous areas and other critical areas;

B. Structures and improvements shall minimize alterations to the natural contours of the slope and foundations shall be tiered where possible to conform to existing topography;

C. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;

D. The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties;

E. The use of a retaining wall that allows the maintenance of existing natural slopes are preferred over graded artificial slopes; and

F. Development shall be designed to minimize impervious lot coverage.

Response: The applicant is proposing to develop outside of landslide hazard areas and buffers. Conditions have been included if development is proposed in landslide hazard areas or buffer to comply with the design standards listed above. In addition, the geotechnical report has geotechnical recommendations for safe building development on site, including drainage practices, stormwater setbacks, site clearing, optimal weather conditions for building, and erosion control techniques.

As a Condition of Approval, the applicant and/or developer shall implement all geotechnical recommendations outlined in the Geologically Hazardous Critical Area Report for Robert Kalberg, dated June 20, 2018.

18.10.416 - Native growth protection easement/critical area tract.

As part of the implementation of approved development applications and alterations, geologically hazardous areas and any associated buffers that remain undeveloped pursuant to the critical areas regulations, in accordance with Section 18.10.200 General Provisions, shall be designated as native growth protection easements (NGPE) and critical area tracts as applicable.

Response: A previous condition of approval requires that all landslide hazard areas and the slope buffers on site are placed into NGPEs.

18.10.417 - Critical areas report.

A. When required, a critical areas report for a geologically hazardous area shall be prepared by an engineer or geologist, licensed in the state of Washington, with experience analyzing geologic, hydrogeologic, and ground water flow systems, and who has experience preparing reports for the relevant type of hazard.

B. In addition to the requirements of Section 18.10.200 General Provisions, critical area reports are required for geologically hazardous areas shall include the following additional information:

- 1. On the site map:*
- 2. All geologically hazardous areas within or adjacent to the project area or that have potential to be affected by the proposal;*
- 3. The top and toe of slope (Note: these should be located and flagged in the field subject to city staff review);*
- 4. In the report:*
 - a. A geological description of the site;*
 - b. A discussion of any evidence of existing or historic instability, significant erosion or seepage on the slope;*

- c. A discussion of the depth of weathered or loosened soil on the site and the nature of the weathered and underlying basement soils;*
- d. An estimate of load capacity, including surface and ground water conditions, public and private sewage disposal system, fill and excavations, and all structural development;*
- e. Recommendations for building limitations, structural foundations, and an estimate of foundation settlement;*
- f. A complete discussion of the potential impacts of seismic activity on the site;*
- g. Recommendations for management of stormwater for any development above the top of slope;*
- h. A description of the nature and extent of any colluviums or slope debris near the toe of slope in the vicinity of any proposed development; and*
- i. Recommendations for appropriate building setbacks, grading restrictions, and vegetation management and erosion control for any proposed development in the vicinity of the geologically hazardous areas.*

Response: A geotechnical report was submitted for the subject site, compiled by a licensed engineer in the state of Washington. The geotechnical report includes all sloped areas less than 15 percent, between 15 and 40 percent, and greater than 40 percent on site and the top and of the slope. A geologic description of the site and soil qualities are included. Recommendations regarding building limitations, drainage practices, stormwater setbacks, site clearing, optimal weather conditions, and erosion control techniques are included. An estimated load capacity, location of the toe of the slope, and discussion of seismic activity have not been included in the geotechnical report. According to the City's critical areas maps, the site has a no seismic hazards (NEHRP seismic class of "B"; no liquefaction susceptibility due to bedrock).

As a Condition of Approval, prior to the commencement of any approved building activities, the top of slope shall be flagged and inspected by City staff or a City agent for review and approval.

As a Condition of Approval, prior to building permit approval, the applicant shall provide additional information about the load capacity of the site and how the site can accommodate the proposed uses and specific recommendations and best management practices for constructing single-family homes and associated uses on the site in relation to the load capacity.

II. CONCLUSIONS AND RECOMMENDATIONS

Staff finds the applicant has sustained the burden of proving the application complies with the applicable provisions of the White Salmon Critical Areas Ordinance (WSMC 18.10). The subject application should be **Approved, subject to the follow conditions**. The conditions below summarize all of the conditions that have been listed throughout the document:

1. Prior to site disturbance including vegetation removal, the applicant shall post a performance bond or other security measure to the City for completion of any work and mitigation (including long-term monitoring, maintenance, and performance standards) required to comply with this code and any conditions of this report at the time of construction. The bond or security shall be in the amount of 125 percent of the estimated cost of implementing the riparian habitat management plan and mitigation plantings specified in the AKS Critical Areas Study and Habitat Management Plan addendum memo. The bond shall be in the form of an irrevocable letter of credit.
2. As a Condition of Approval, the applicant shall file notice with the City for review and approval of content prior to recording the notice with Klickitat County. The notice shall address all criteria highlighted in WSMC 18.10.119.A.1-3.
3. The applicant shall consent to allow entry by the City or City's agent, during regular business hours, for any inspection purposes relating to the proposed development activity to ensure accordance with any approved plans and permits of WSMC Chapter 18.10.
4. If a violation occurs and a stop work order has been issued, construction shall not continue until said violation has been corrected and assurances have been put into place that the same or similar violation is not likely to reoccur.
5. If a violation occurs, the City or its agent shall have the power to order complete restoration of the critical area by the party responsible for the violation. If said responsible party does not complete the restoration within a reasonable time following the order, as established by the City, the City or its agent shall restore the affected critical area to the prior condition and the party responsible shall be indebted to the City for the cost of restoration.
6. The applicant shall provide easement language with the final plat specifying that the access and utility easement is shared with the southern lot.
7. All undeveloped riparian and steep slope buffers, as well as landslide hazard areas and heritage tree protection areas on site shall be designated as native growth protection easements (NGPE) and recorded on the final short plat document and the deeds for each property. The NGPE shall state the presence of the critical area and buffer on the properties, the application of the White Salmon Critical Areas Ordinance to the properties, and the fact that limitations on actions in or affecting the critical area or buffer exist. The NGPE shall "run with the land." Other than the riparian buffer enhancement actions proposed by the applicant in the habitat study/HMP addendum, no other alterations including grading, vegetation clearing, planting of lawns or gardens, or other yard improvements may occur within the NGPE unless another critical areas permit is approved.
8. Temporary fencing shall be placed along the outer perimeter of the riparian buffer, landslide hazard area, steep slope buffer, the disturbed buffer area, and the heritage tree protection area prior to commencement of any permitted development activities. Inspection by the City

or its agent shall occur prior to commencement of any permitted development activities. Fencing shall remain throughout construction and shall not be removed until directed by the city or its agent.

9. The applicant and/or developer shall implement the habitat study/HMP, including performance standards, maintenance and monitoring plan, and contingency plan, as detailed in the Kalberg Property Critical Areas Habitat Study and Habitat Management Plan, dated February 26, 2019 and the amendment to this plan, dated July 23, 2019, including the heritage tree protection plan and riparian buffer enhancement planting specifications.
10. A detailed construction plan prior to building permit approval shall incorporate the mitigation and planting specifications outlined in the addendum to the habitat study/HMP, dated July 23, 2019, and the performance standards, maintenance and monitoring plan, and the contingency plan outlined in the Kalberg Property Critical Areas Habitat Study and Habitat Management Plan, dated February 26, 2019.
11. If a specific deviation or failure occurs that is not covered in the proposed contingency plan, modification measures shall be implemented to address the specific deviation or measure subject to the same monitoring requirements of the original contingency mitigation measures. The modification measures shall be submitted to the City as part of required monitoring plans.
12. Utilities shall not be located outside of the proposed developable areas for each proposed lot.
13. With the exception of tightline drainage over the slope, stormwater facilities shall only be allowed in the buildable areas and utility easement as designated on the "Buildable Area Plan Heritage Tree Protection Plan" submitted with the habitat study/HMP addendum.
14. No grading, excavation, demolition or construction activity shall occur within the heritage tree protection area. If any grading, excavation, demolition, or construction activity is proposed within any heritage tree protection area, a tree protection plan shall be prepared in accordance with the applicable guidelines for a critical areas report and habitat management plan per Section 18.10.200 and a critical areas permit shall be obtained, prior to the issuance of any permit for grading or construction in the protection area.
15. The geotechnical engineer who authored the Geologically Hazardous Critical Area Report for Robert Kalberg will need to provide a current, dated stamp documenting that they are a licensed engineer in the State of Washington prior to approval of building permits.
16. The applicant and/or developer shall implement all geotechnical recommendations outlined in the Geologically Hazardous Critical Area Report for Robert Kalberg, dated June 20, 2018.
17. Prior to the commencement of any approved building activities, the top of slope shall be flagged and inspected by City staff or a City agent for review and approval.
18. Prior to building permit approval, the applicant shall provide additional information about the load capacity of the site and how the site can accommodate the proposed uses and specific recommendations and best management practices for constructing single-family homes and associated uses on the site in relation to the load capacity.

III. EXHIBITS

- A: Kalberg Property Critical Areas Habitat Study and Habitat Management Plan
- B: Addendum to Kalberg Property Critical Areas Habitat Study and Habitat Management Plan
- C: WDFW review comments
- D: Geologically Hazardous Critical Area Report for Robert Kalberg
- E: Public comment – Luke and Margaret Bradford

Sincerely,

Pat Munyan
City Administrator/Public Works Director

Geologically Hazardous Critical Area Report for Robert Kalberg
Parcel 03113012002400
White Salmon, Washington 98672

Prepared for:

Robert Kalberg
3567 Sky Haven Lane
Oceanside, CA 92056

Prepared by:



*PO Box 308
900 East Steuben
Bingen, WA 98605*

*Phone: (509) 493-3886
FAX: (509) 493-3885*

June 15, 2017

June 15, 2017

Geologically Hazardous Critical Area Report for Robert Kalberg
3567 Sky Haven Lane
Oceanside, CA 92056

Dear Mr. Kalberg,

Bell Design Company is pleased to submit our findings report for your property at known as Parcel 03113012002400, along Oak Street in White Salmon, Washington.

We appreciate the opportunity to serve you on this project. Please call if you have any questions regarding this report.

Sincerely,

Bell Design Company

A handwritten signature in black ink, appearing to read "Devry A. Bell". The signature is fluid and cursive, with the first name "Devry" and last name "Bell" clearly distinguishable.

Devry A. Bell, PE
Bell Design Company

Attachments

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PREFACE

Purpose

This report represents the findings of Bell Design Company's Geologically Hazardous Critical Area Report for your proposed Short Plat development located in, White Salmon, Washington, Tax Parcel No. 03113012002400, as shown on BLA 2000-0005, NW1/4 NE1/4 Section 30, T3N, R11E, W.M. This report will address concerns pertaining to the subject parcel as directed by the City Administration as being Lands that contain slopes and soil types which have been classified by the City of White Salmon as potentially Geologically Hazardous Areas described under the White Salmon Comprehensive Plan Section XIII, Critical Areas Element(s) and as designated according to the City of Whites Salmon's Municipal Code Chapter 18.10 Critical Areas Ordinance.

This report will provide recommendation regarding suitability of soil and slope stability for the development of future lots for single family residences.

Report Criteria and Scope

Report Criteria shall follow the requirements of WSMC Title 18.10.217 & 18.10.417 - Critical areas report requirements for Geologically Hazardous Critical Areas.

Summarizing the relevant issues pertaining to Geologically Hazardous Critical Areas this Report is based on the following:

- A. A Site map of the project area at a 1:20 or larger scale dimensioned, including:
 - 1. Reference streets and property lines.
 - 2. Existing and proposed easements, right-of-ways, trail corridors and structures.
 - 3. Contour intervals (two feet); steep slope areas to be highlighted.
 - 4. Hydrology: show surface water features both on and adjacent to the site; show any water movement into, through, and off the project area; show stream and wetlands classifications, show seeps, springs, and saturated soil zones; label wetlands not found on the city inventory maps as un-inventoried.
 - 5. Identification of all site preparation, grading activities and dimensioned location of proposed structures, roads, stormwater facilities, impervious surfaces, and landscaping to critical areas.
 - 6. All drainage plans for discharge of stormwater runoff from developed areas.
 - 7. Location of buffer and building setback lines (if required or proposed).
 - 8. Location of sensitive area tract and/or easement.
- B. A Written report detailing:
 - 1. How, when, and by whom the report was performed (including methodology and techniques);

2. Weather conditions during and prior to any field studies if relevant to conclusions and recommendations;
3. Description of the project site and its existing condition including degraded critical areas;
4. Description of existing critical area and buffer functions and values;
5. The total acreage of the site in each type of critical area(s) and associated buffers;
6. The proposed action; including but not limited to description of filling, dredging, modification for storm water detention or discharge, clearing, grading, restoring, enhancing, grazing or other physical activities that change the existing vegetation, hydrology, soils or habitat;
7. When alteration to a critical area or its buffer is proposed provide an explanation why the impact is unavoidable and how it meets the criteria for a defined exception;
8. Description of potential environmental impact of the proposed project to the critical area(s) and demonstration of mitigation sequencing approach, and description of any proposed mitigation measures;
9. Habitat and native vegetation conservation strategy that addresses methods to protect and enhance on-site habitat and critical area functions;
10. The mitigation measures proposed to avoid or lessen the project impacts (during construction and permanently);
11. When alteration to the critical area or its buffer is proposed, include a mitigation plan as specified by this chapter;
12. A discussion of ongoing management practices that will protect habitat after the project site has been developed; including proposed monitoring and maintenance programs;
13. A discussion of any evidence of existing or historic instability, significant erosion or seepage on the slope;
14. A discussion of the depth of weathered or loosened soil on the site and the nature of the weathered and underlying basement soils;
15. An estimate of load capacity, including surface and ground water conditions, public and private sewage disposal system, fill and excavations, and all structural development;
16. Recommendations for building limitations, structural foundations, and an estimate of foundation settlement;
17. A complete discussion of the potential impacts of seismic activity on the site;
18. Recommendations for management of stormwater for any development above the top of slope;
19. A description of the nature and extent of any colluviums or slope debris near the toe of slope in the vicinity of any proposed development; and recommendations for appropriate building setbacks, grading restrictions, and vegetation management and erosion control for any proposed development in the vicinity of the geologically hazardous areas.

C. Additional information on the site map:

1. All geologically hazardous areas within or adjacent to the project area or that have potential to be affected by the proposal;
2. The top and toe of slope (Note: these should be located and flagged in the field subject to city staff review);
3. In the report:
4. A geological description of the site;
5. A discussion of any evidence of existing or historic instability, significant erosion or seepage on the slope;
6. A discussion of the depth of weathered or loosened soil on the site and the nature of the weathered and underlying basement soils;
7. An estimate of load capacity, including surface and ground water conditions, public and private sewage disposal system, fill and excavations, and all structural development;
8. Recommendations for building limitations, structural foundations, and an estimate of foundation settlement;
9. A complete discussion of the potential impacts of seismic activity on the site;
10. Recommendations for management of stormwater for any development above the top of slope;
11. A description of the nature and extent of any colluviums or slope debris near the toe of slope in the vicinity of any proposed development; and
12. Recommendations for appropriate building setbacks, grading restrictions, and vegetation management and erosion control for any proposed development in the vicinity of the geologically hazardous areas.

Introduction of the Author

This report will be authored by Devry A. Bell, PE. He is a senior licensed professional engineer and major stock holder of Bell Design Company. In 1989, Mr. Bell graduated in Civil Engineering from Washington State University where he studied under Dr. Rick Fragazi and Dr. Carlton Ho in the field of Geotechnical Engineering. He continued his Geotechnical Engineering studies in post graduate course work at Washington State University and the University of Idaho where he specialized in soil strength evaluations, using Triaxial Testing under a NSF grant. After leaving the university, he began his practical career working for Skamania County. In 1994, he and his brother founded Bell Design Company. Mr. Bell was licensed in Washington as a Civil Engineer in 1994.

Mr. Bell has been active in providing geotechnical evaluations for residents in Klickitat County, and the Columbia River Gorge, for over 20 years. Mr. Bell was active and present during the historic 1996 Maple Hill Landslide in Skamania County. He provided guidance and service to local residents during and after the event. Mr. Bell has provided over 150 geological assessments within the Columbia Gorge, and over 100 being within Skamania and Klickitat County, including private residence, subdivision and short plat evaluations.

Mr. Bell also provides design and review for residential structures as well as various other civil engineering projects. He is licensed both in Washington and Oregon.

PROJECT INFORMATION AND SITE DESCRIPTION

Project Information

The subject parcel is located at on Oak Street in White Salmon, Washington, Tax Parcel No. 03113012002400, as shown on BLA 2000-0005, SW1/4 NW1/4 Section 30, T3N, R11E, W.M. Access to the parcel is from public road Oak Street. See Figure 1 for Vicinity map showing location and orientation of the Parcel.

The subject lot is approximately 300 feet long and 150 feet wide with an approximate elevation drop of 80 feet; with an average slope of 35 percent. The lot has an approximate elevation range from 360 feet to 280 feet. The parcel site is located East of Oak Street along the Columbia River Bluff. The parcel's legal description defines the east and south boundary as the "Bluff Face". The Columbia River Bluff drops approximately 150 feet to the toe at this location. The parcel slopes range from less than 20 percent to greater than 39 percent. The building sites will be on the upper portion of the parcel with a 7 to 10 percent slope.

The parcel is situated east of and south of existing residential dwellings.

The parcel has been vacant with no dwellings on it. No information was discovered for the purpose of this report that indicated that a residential dwelling has ever existed on the parcel. The parcel is rimmed by oak trees along the bluff rim. Grasses and shrub vegetation inhabit the parcel.

The building site is located in an area identified by City Personnel as affecting critical areas protected by the City's Comprehensive plan. The intent of identifying and establishing more stringent construction and land use standards in critical area's is to protect people and property from natural hazards, protect the environment, enhance the quality of life for residents and preserve environmentally sensitive areas valuable for their ecological function. According to City personnel the construction site is located in a critical area identified as a Geologically Hazardous Critical Area, however, the actual building locations are not in areas classified as Erosion Hazard, Landside Hazard or Seismic Hazard as defined by Section 18.10.411 and 412.

A city sewer line and easement runs along the western boundary of the parcel over the bluff. Connections to public water and sewer services are planned.

Regional Geology

The Cascade Mountains were formed with eruptions from a chain of volcanoes originating just east of the Willamette Valley Trough. Large accumulations of lava and ash built-up the western Cascade Mountains;

years of erosion moved much of the mountain materials to the ancient coastlines. As North American landmasses continued to uplift near the Cascade Mountains, the coastline continued to move westward. The Miocene and Pliocene geologic time periods marked the Cascades with folding and tilting of land masses with continued volcanic eruptions and mass building. Eventually the Cascades were tilted creating a steep face along their eastern side. Continued volcanic activity created the volcanic cones known today, such as Mount Adams, Mount St Helens, Mount Hood, and others. Continued volcanic activity together with landmass movement caused troughs and grabens to form which typify the many ups and down seen today throughout the Cascade Mountain Range. The Pleistocene ice ages produced glaciers and carved out many valleys, dammed lakes and eroded volcanic peaks such as Mt. Washington. It is believed that during this time not many years ago, geologically speaking, catastrophic floodwaters originating near Lake Missoula flowed over western Idaho and eastern Washington and down the Columbia River trough. These flood waters scoured the Columbia River and cut the Columbia River Gorge as we know it today. (Orr et al, 1992)

Site Surface Conditions

Site Surface and limited Site Subsurface exploration was conducted on June 15, 2018. On site observations were made by site visit and visual investigation of the bluff face. Localized in-situ shear tests were conducted by the Engineer. Exposed earth areas were utilized for the determination of in-situ soil characteristics. Exposed slopes were observed for subsurface drainage and indications of exposed water tables. No indications of perched ground water were present along the areas explored on the date observed.

Visual evaluations of the soil were made and were field classified. See Table 1.

TABLE 1
Soil Classifications

NRCS Soils

90A	Hood loam, 8 to 15 percent slopes	0.2	7.2%
721	Rock outcrop-Rubble land-Haploxerolls complex, 30 to 90 percent slopes	1.9	75.0%
725	Cauley silt loam, 5 to 10 percent slopes	0.4	17.7%
Totals for Area of Interest		2.5	100.0%

Slope Stability Analysis

After visual observation of site there was no indication of site instability. There are large block failures adjacent to the Apparent Top of Slope but visible signs of movement or instability are apparent. The parcel is located on the upper layer of the Columbia basalt flow. No formal slope stability analysis was conducted.

CONCLUSIONS

Slope Stability Analysis

Based on the results of our investigations, and site assessments, the approximately 1 acre site has little concern for slope instability or erosional concerns. None of the steep slopes observed appeared to present imminent or probable slope instability warnings based on general geometric considerations with soil types and configuration. No additional slope or erosional stability studies are required for normal residential activities provided the recommendations of this report are followed.

Landslide and Erosion Hazards

The proximity to the steep slopes observed do not appear to present imminent landslide dangers required for normal residential activities provided the recommendations of this report or followed.

No evidence of erosional gullies or significant cutting of soils was observed within the proposed building site. No abnormal or aggressive cutting of banks along existing seasonal water course was observed. No observation of significant rill or sheet-wash erosion was observed. A custom soil resource report, generated by Natural Resources Conservation Service (NRCS), was generated for the site. No significant warnings or irregular soils were indicated in the report. See recommendations following. See Appendix C.

General Conclusion

Based on the review of the surface of the parcel and its adjacent properties, there is little reason to believe that the parcel is in any more danger from abnormal or untimely geological and geotechnical failure than any other buildable site located within the area. No adverse geo-hazardous or erosional impacts are expected due to drainage systems or drain fields. In the opinion of Bell Design Company, the current site is suitable for additional lots and construction of residences. The new lot will be suitable for building with little additional risk of landslides and erosion. There will also be little additional risk to the safeguard of life, limb, health, property, or public welfare, providing the following recommendations are utilized.

GEOTECHNICAL RECOMMENDATIONS

Following are the recommendations by Bell Design Company for successful development of the proposed site.

Building Caution Setback Area

As per Special Provisions Section 18.10.414(C) the Minimum Buffer can be reduced to 10' from the Apparent Top of Slope in order to protect slopes along the bluff on the east and south side of the property. Additional Geotechnical stipulations may apply in the 10' Buffer area if development is desired.

Stormwater Setback

A *Stormwater Setback* of 5feet from all property lines should be established. Maintain a minimum distance of 10 Feet from the Apparent Top-Of-Slope along the east and south edge of the property. This safety setback applies to all in-ground infiltration or above ground Raingarden type stormwater treatment or storage areas. Otherwise no specific setbacks or easements from non-hazardous slopes are required, by this report, due to geohazardous areas or erosion hazards.

General Setbacks

In areas not governed by the *Building Caution Setback Area* or *Stormwater Setback* s follow normal setback requirements, set forth by the *International Building Code* (IBC), from slopes for residential buildings and parking structures. See IBC Figure 1805.3.1 Foundation Clearances from Slopes for details

Other setbacks from property lines may be required. Verify setbacks as appropriate.

Drainage Requirements

Perimeter footing drains should be utilized and drained away from dangerous slopes. Roof and gutter drains should be drained away from footing drains in water tight pipes and directed away from steep slopes over 30% and not terminated in the *Building Caution Setback Area*.

All surface water near steeper slopes should be controlled to minimize top-slope degradation and erosion. Provide control structures, such as curbs, ditches or non-leaking piping to minimize run-off potential.

Existing and proposed roadways and parking areas should be grades to prevent run-off from concentrating or spilling over steeper slopes.

Site Clearing

All topsoil, grass, wood vegetation, and other organic materials should be removed from areas where building will occur. Such materials should be chipped, burned, or otherwise removed. Stripping of 6 to 9 inches of organic topsoil below foundations and road surfaces will generally be sufficient. Larger roots and stumps should be over excavated, and completely removed to prevent settlement. Do not use removed topsoil for fill material. Additional stripping may be required in low or wet areas, to insure that unsuitable materials are completely removed. Depth of stripping, for these areas, may vary depending on the encountered materials.

Dry Weather Conditions

When soils encountered on site are wetter than their optimum dry density. After completion of stripping activities, it may be required that aeration and scarification of native soils be required to “dry-out” soils. Scarification of soils, for re-use, will only be feasible during periods of fair weather. Clean non-organic non-saturated soils may be relocated and re-used immediately if weather conditions are favorable. Stock piled soils will be prone to wind erosion or run-off; therefore, piles should be protected from “errant” or wind blown conditions by use of covered piles, or other suitable vegetative covering.

Wet Weather Conditions

In all areas, development should occur with consideration for wet weather and possible saturated soils. Consideration of saturated soils should be made whenever soil stripping has occurred. When wet weather is expected, or likely, excavations or open soil conditions should be limited to minimum sized areas that can be controlled for stormwater runoff. During wet weather months, all construction activities should consider stormwater erosion control with the utmost of importance. Never leave the site unprepared for heavy rainfall activities. Utilize all appropriate *Best Management Practices* for the type of construction being conducted.

Native or imported soils that have become saturated, or contaminated by run-off borne materials, should be removed after careful examination by a qualified engineer, who should determine the depth of required undercutting. Continuous monitoring during wet weather conditions, below foundations, may be required to insure that soils are not compromised. Alternative wet-weather stabilization methods may be required in areas with extensive compromised soils, during wet weather.

Cover all stock piles during wet or potentially wet weather, with plastic. High winds in the area make it necessary to secure all covers. Saturation of stock piles of native or imported soils, due to wind driven rain, is common during winter storms.

Consider utilizing geosynthetic soil-stabilizing fabric under areas prone to pumping or wetness.

Fill Placement and Compaction Requirements

Suitability of Native Materials for Fills

Native material may be reused, as structural compacted fill, under roadways, slabs and non-foundations. It should be noted that no building or foundation should be placed on any non-engineered non-compacted fill. Careful monitoring of in-situ moisture content should be made to determine that re-used native soils are within optimum dry conditions when placed beneath slabs or placed as subgrades of pavement sections. Fine graded silt-clay materials are very sensitive to fluctuations of moisture content. It may be impractical, during periods of wet weather, to re-use native materials as fills.

Erosion Protection of Site

General

All Disturbed areas should be protected against stormwater run-off and wind borne erosion. Plant disturbed areas with grasses, shrubs, or suitable ground cover, as soon as practical. During construction, provide adequate drainage to eliminate ponding or over-saturation of excavated areas.

Roof drain water should be tight-line piped away from foundations and directed away from fill, and slopes. Provide water bars in ditches or other energy dissipating devices. Open roadway ditches should be protected with rock for energy dissipation. Headwalls of cross culverts should be protected by stacked rock or concrete poured abutments. Roadways and driveways surfaces should be limited to grades less than 20%.

Sediment Fence (silt fence): If required by local agencies, the client should install and maintain a Sediment Fence along streams or wetlands, or as directed by the Engineer. A temporary sediment (silt) fence shall be made of standard or heavy-duty filter fabric with ultraviolet ray inhibitors suitable for 6-month duty. Filter Fabric Materials shall be 36-inch minimum width material. Material shall have pre-stitched loops spaced not more than 6-ft on center. Use 2x2-inch pine, fir or steel fence posts 4-foot in length. Bury the bottom 6-inches of the fabric below grade. Stitched loops shall be installed uphill of slope. Always angle ends, or termini of the Sediment fence, uphill to assure that soil is trapped. Compact all areas of filter fabric trench. Be responsible for immediate clean-up of mud or debris on paved surfaces that will result in run-off or tracking from vehicles.

LIMITATIONS

Bell Design Company makes these recommendations, based solely on evidence as seen in the visual inspections and testing, as described of the premises on the date stated above. No other information, data, soil borings, slope indicator reports, slippage monitors, density tests, or any other test other than

specifically noted was performed by Bell Design Company in order to produce this memorandum. Bell Design Company feels that the information provided and the recommendations made are adequate under generally accepted soil and foundation engineering practices. Bell Design Company cannot, and does not, guarantee that this parcel will never experience slope instability caused by natural catastrophes. No warranties are expressed or implied.

REFERENCES

Geological map of Southwest Washington Quadrangle. Washington Division of Earth Resources, GM-34 Dated 1987 by Walsh, Korosec, Phillips, Logan, and Schasse.

Geology of Oregon, (4th Ed.) by William N Orr, Elizabeth Orr and Ewart M Baldwin, Dated 1992

Geological Hazardous Critical Area Report for Kim Berry - 601 Grandview BLVD, White Salmon, Washington for the City of White salmon, Washington, Dated July 15th 2017 by Devry A Bell

FIGURES

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BELL DESIGN COMPANY

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 belldesigncompany.com



CRITICAL AREA SLOPE HAZARDS

ROBERT KALBERG

WHITE SALMON WASHINGTON

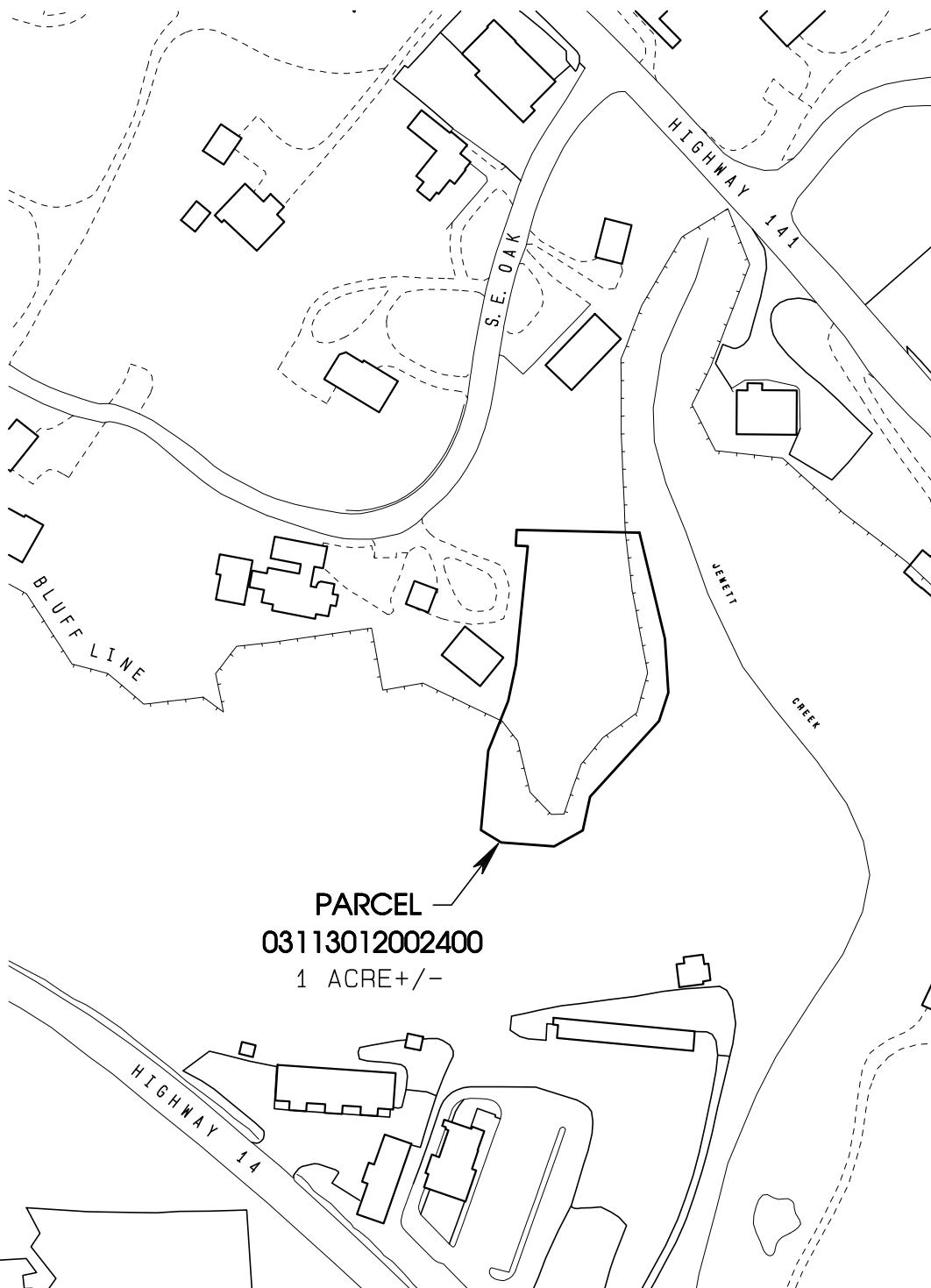
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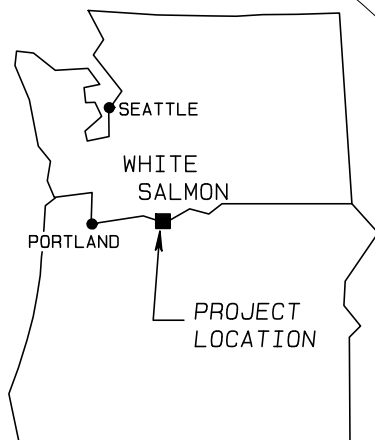
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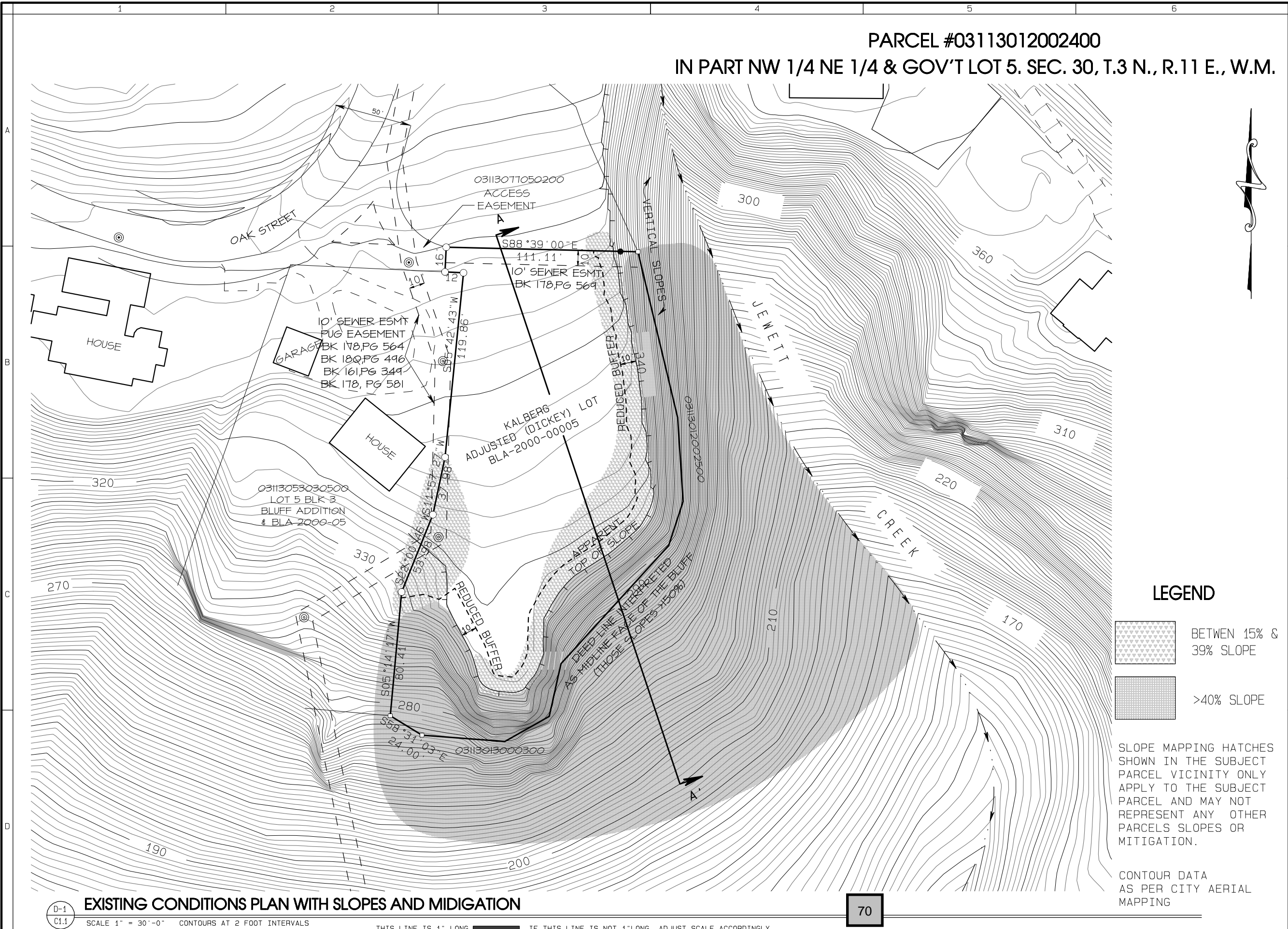
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 1 ACRE +/-



D-1
 C1.0

VICINITY MAP

IN PART NW 1/4 NE 1/4
 & GOV'T LOT 5. SEC. 30,
 T.3 N., R.11 E., W.M.



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CRITICAL AREA SLOPE HAZARDS

ROBERT KALBERG
WHITE SALMON WASHINGTON

JOB NO. 188125
DATE 5/29/2018
DRAWN BY IRB CHECKED BY ARB
REVISIONS DATE

SHEET NO. **C1.1**
OF SHEETS

D-1
C1.1

EXISTING CONDITIONS PLAN WITH SLOPES AND MIDIGATION

SCALE 1" = 30'-0" CONTOURS AT 2 FOOT INTERVALS

THIS LINE IS 1" LONG. IF THIS LINE IS NOT 1" LONG, ADJUST SCALE ACCORDINGLY

70

0:\B125\188125_A.pro

PARCEL #03113012002400
IN PART NW 1/4 NE 1/4 & GOV'T LOT 5. SEC. 30, T.3 N., R.11 E., W.M.

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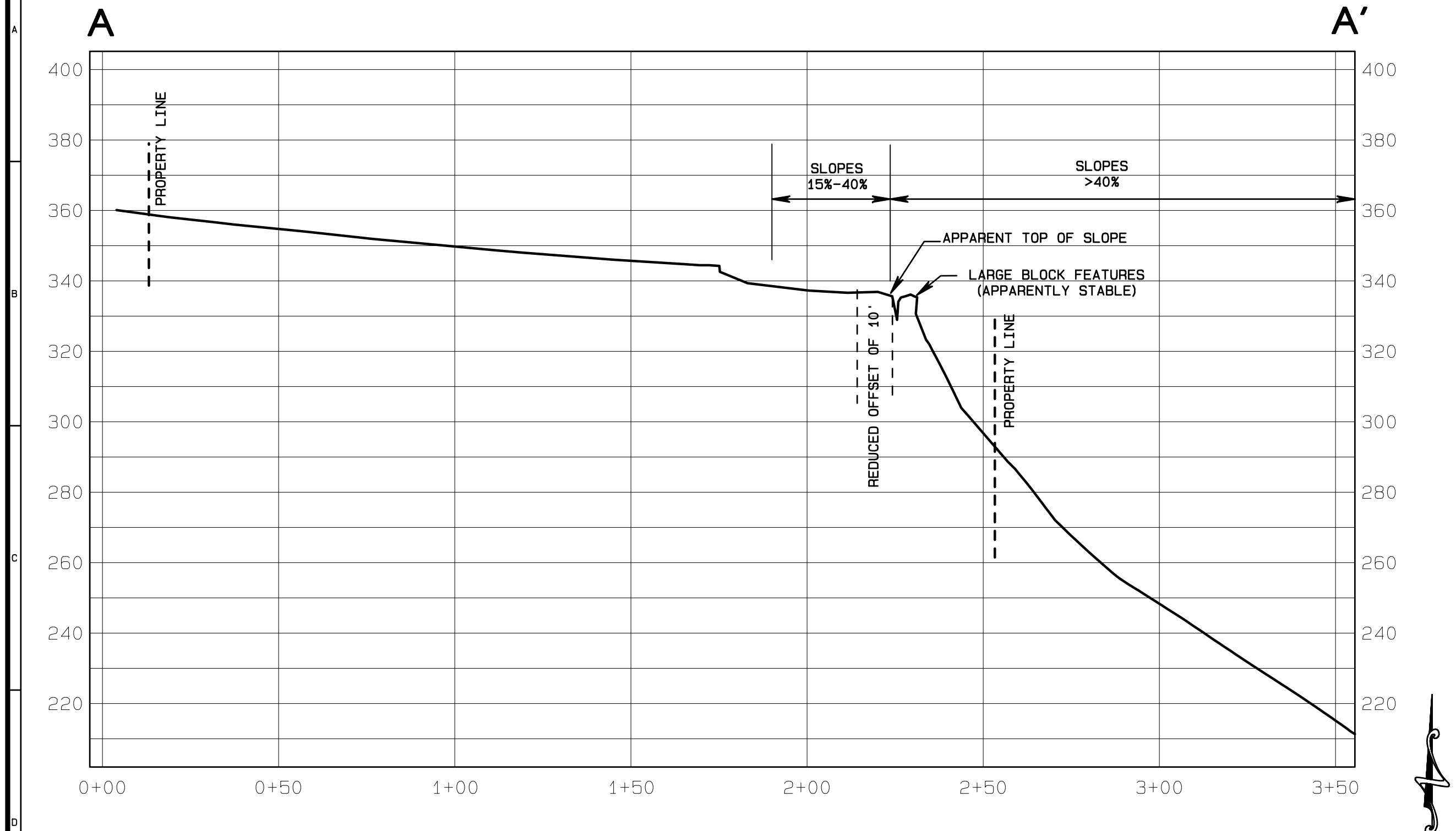
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CRITICAL AREA SLOPE HAZARDS
ROBERT KALBERG
WHITE SALMON WASHINGTON

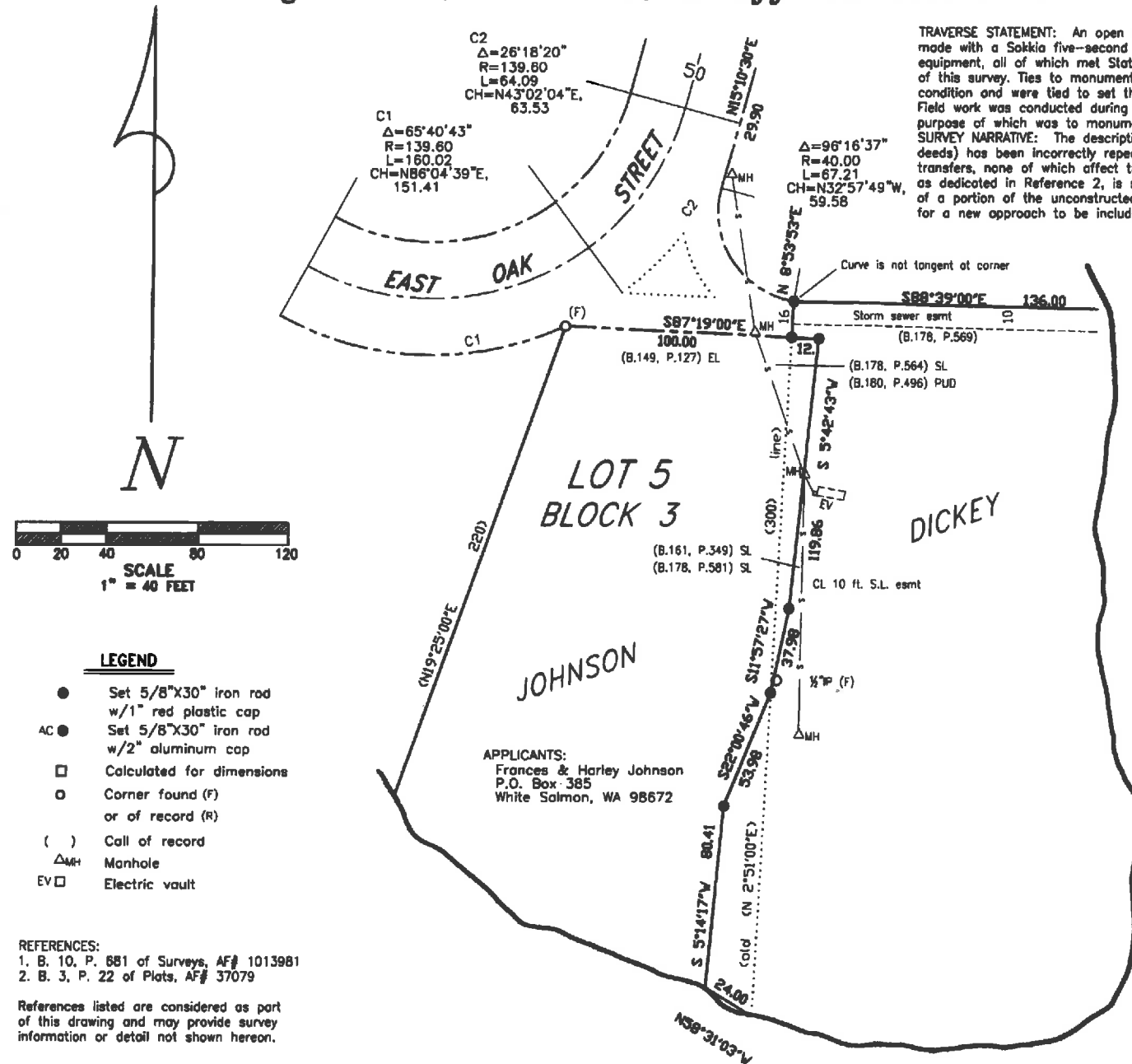
JOB NO. 188125
DATE 5/29/2018
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REVISIONS DATE

SHEET NO. C1.2
OF SHEETS



D-1 CROSS SECTION A-A'
C1.2 HORIZONTAL 1"=30' VERTICAL 1"=30'

CITY OF WHITE SALMON BLA-2000-00005
in part NW $\frac{1}{4}$ NE $\frac{1}{4}$ & Gov't Lot 5, Sec. 30, T.3 N., R.11 E., W.M.
including Lot 5, Block 3, Bluff Addition to White Salmon



- LEGEND**
- Set 5/8\"X30\" iron rod w/1\" red plastic cap
 - AC ● Set 5/8\"X30\" iron rod w/2\" aluminum cap
 - Calculated for dimensions
 - Corner found (F) or of record (R)
 - () Call of record
 - ΔMH Manhole
 - EV □ Electric vault

REFERENCES:
 1. B. 10, P. 581 of Surveys, AF# 1013981
 2. B. 3, P. 22 of Plats, AF# 37079
 References listed are considered as part of this drawing and may provide survey information or detail not shown hereon.

Trantow Surveying makes no warranty as to matters of unwritten title; environmental concerns; the accuracy or position of features shown without dimension.

TRANTOW SURVEYING, INC.
 412 W. Jefferson-P.O. Box 287
 Bingen, WA 98605-0287
 Ph 509/493-3111 Fx 509/493-4309
 Member of Land Surveyor's Assoc. of Washington #1845



DESCRIPTION of new parcels: A strip of land situated in part NW $\frac{1}{4}$ NE $\frac{1}{4}$ and Government Lot 5, Section 30, T3N, R11E, W.M., in Klickitat County, Washington, and described as follows:
North parcel: Commencing at the Northwest corner of Lot 5, Block 3, BLUFF ADDITION TO WHITE SALMON as shown on the map thereof recorded August 25, 1947 in Book 3 at Page 22 of Plats, AF# 37079; thence S 87°19' E, 100 feet to the Northeast corner thereof and the Point of Beginning; thence on an extension of said line, S 87°19' E, 12.00 feet; thence S 05°42'20\" W, 119.85 feet; thence S 11°57'27\" W, 37.98 feet to a point on the east line of said Lot 5; thence N 02°51'00\" E, 157.16 feet to the Point of Beginning.
South parcel: Commencing at the Northeast corner of Lot 5, Block 3, BLUFF ADDITION TO WHITE SALMON as shown on the map thereof recorded August 25, 1947 in Book 3 at Page 22 of Plats, AF# 37079; thence S 02°51' E, 157.16 feet along the East line thereof and the Point of Beginning; thence continuing along said line S 02°51' W, 142.83 feet to the bluff line and the Southeast corner of said Lot 5; thence Northwesterly along said bluff line (the chord of which bears N 58°31'04\" W, 24 feet); thence leaving said bluff, N 05°14'17\" E, 80.41 feet; thence N 22°00'46\" E, 53.98 feet to the Point of Beginning.

TRAVERSE STATEMENT: An open field traverse for the parcel shown was made with a Sokkia five-second total station and related measuring equipment, all of which met State standards of WAC 332-130 at the time of this survey. Ties to monuments from Reference 1 were found in good condition and were tied to set the monuments for this project as shown. Field work was conducted during the period of October 10-11, 2000, the purpose of which was to monument the new line and clarify some items.
SURVEY NARRATIVE: The description of the Dickey parcel (V.102, P.142 of deeds) has been incorrectly repeated in a number of related documents and transfers, none of which affect this boundary adjustment. East Oak Street, as dedicated in Reference 2, is soon to be reconstructed, and the vacation of a portion of the unconstructed access to the Dickey parcel would allow for a new approach to be included in that project.

I, Terry N. Trantow, registered as a land surveyor in the State of Washington certify that this boundary line adjustment is based on an actual survey conducted by me or under my supervision, during the period of October 10-11, 2000; that the distances, courses and angles are shown thereon correctly; and that monuments have been set and the adjustment lot line is staked on the ground as depicted on this drawing.

Terry N. Trantow 10/23/00
 Licensed Land Surveyor LS 15673 WA Date

I hereby certify that the Boundary Line Adjustment shown hereon has been examined by me and that it is in conformity with the city standards as to streets, water and sewage.

Mike Kysar 11-15-00
 Superintendent of Public Works Date

I hereby certify that the Boundary Line Adjustment shown hereon has been examined by me and that said lot line adjustment will not cause a violation of county health department requirements.

n/a
 Klickitat County Health Officer Date

I hereby certify that the Boundary Line Adjustment shown hereon has been examined by me and that it is in conformance with City standards of survey data, access and easements.

Mike Kysar 11-15-00
 White Salmon City Engineer Date

I hereby certify that the Boundary Line Adjustment shown herein has been examined by me and that it conforms with the City of White Salmon Ordinances, laws and/or policies.

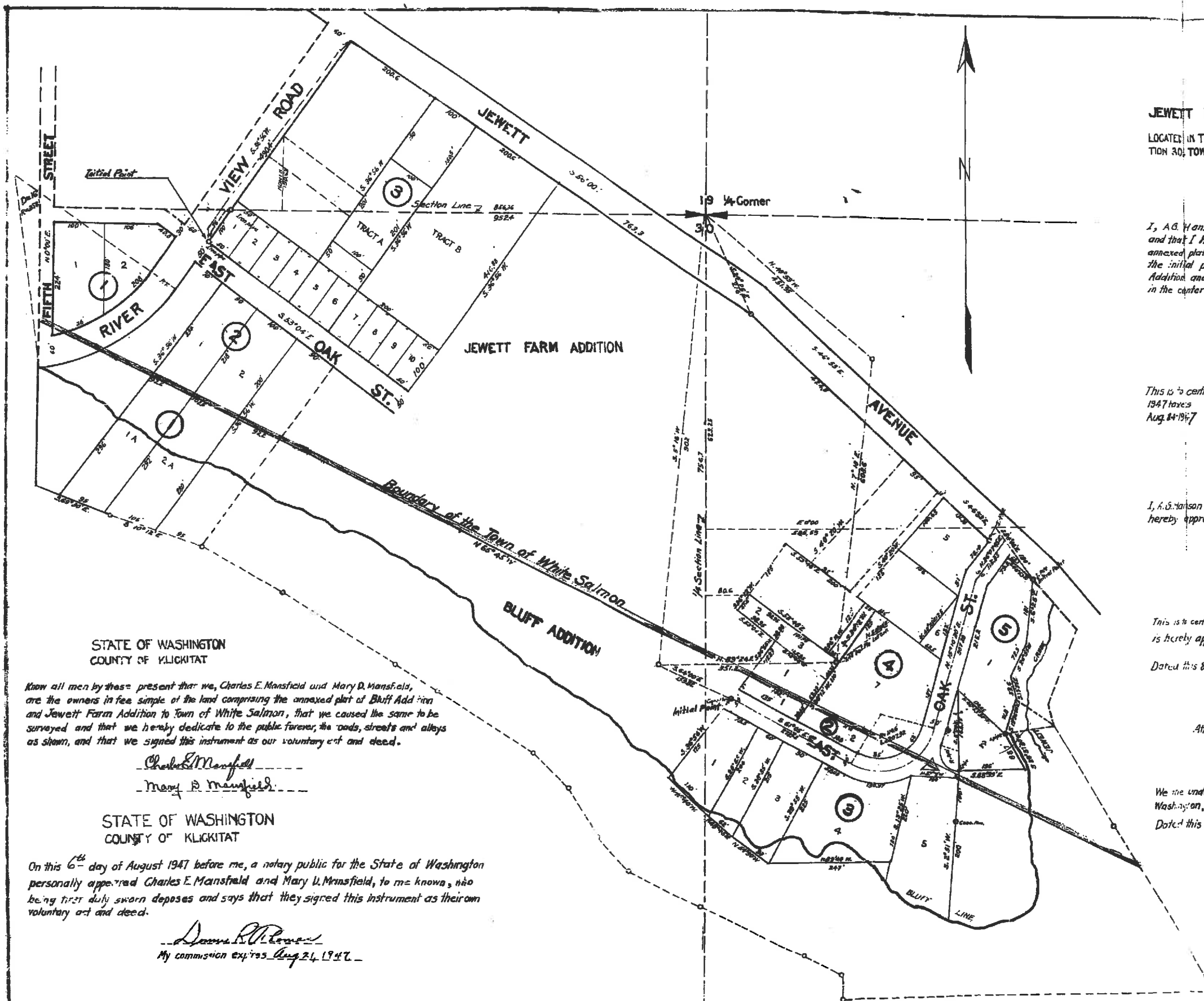
Mike Kysar 11-15-00
 City Planner

Examined and approved this 16 day of November, 2000 by City of White Salmon.

Logan Holm
 Mayor
 Attest: *Kelly A. Ingraham, CPA*
 City Clerk

BOUNDARY LINE ADJUSTMENT FILED FOR RECORD AT THE REQUEST OF TRANTOW SURVEYING ON THIS 17th DAY OF NOVEMBER, 2000, AT 3:42 PM AND RECORDED IN VOLUME I OF BOUNDARY LINE ADJUSTMENTS AT PAGE 146. RECORDS OF KICKITAT COUNTY, WASH.

Diana Housden 11/17/00
 Klickitat County Auditor Date



BLUFF ADDITION

AND

JEWETT FARM ADDITION TO TOWN OF WHITE SALMON

LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 19 AND NORTH HALF OF SECTION 30, TOWNSHIP 3 NORTH, R. 11 E. W.M. KLICKITAT COUNTY, WASHINGTON.

SCALE: 1 INCH = 100 FEET

I, A.G. Hanson, of Goldendale, Washington, hereby certify that I am a professional civil engineer and that I had surveyed and marked with proper monuments the land represented in the annexed plat of Bluff Addition and Jewett Farm Addition to Town of White Salmon and that the initial points of the survey is an iron pipe in the ground, which is the S.W. corner of Block 3 of said Addition and an iron pipe in the ground in the NE corner of Block 5 of said Addition, and a concrete monument in the center of East Oak Street extension between Blocks 2 and 3 of Bluff Addition.

A.G. Hanson

TREASURER'S CERTIFICATE

This is to certify that all taxes upon lands within accompanying plat has been paid in full and including 1947 taxes
Aug. 24-1947

L. W. Johnson
County Treasurer
Klickitat County, Washington.

I, A.G. Hanson, the duly qualified and acting County Engineer for Klickitat County, State of Washington, hereby approve the annexed plat of Bluff Addition and Jewett Farm Addition to Town of White Salmon.

August 1947

A.G. Hanson
County Engineer.

This is to certify that the annexed plat of Bluff Addition and Jewett Farm Addition to Town of White Salmon is hereby approved

Dated this 8 day of August 1947

Teel Mayor
R. J. Johnson Clerk
Attest:

We the undersigned members of the Board of County Commissioners of Klickitat County, State of Washington, hereby approve the annexed plat of Bluff Addition and Jewett Farm Addition to Town of White Salmon.
Dated this day of August 1947

J. W. Dressel
M. J. Ziegler
C. A. Matrice

Attest: *Verita J. Jell*
Clerk of Board.

STATE OF WASHINGTON
COUNTY OF KLICKITAT

Know all men by these presents that we, Charles E. Mansfield and Mary D. Mansfield, are the owners in fee simple of the land comprising the annexed plat of Bluff Addition and Jewett Farm Addition to Town of White Salmon, that we caused the same to be surveyed and that we hereby dedicate to the public forever, the roads, streets and alleys as shown, and that we signed this instrument as our voluntary act and deed.

Charles E. Mansfield
Mary D. Mansfield

STATE OF WASHINGTON
COUNTY OF KLICKITAT

On this 6th day of August 1947 before me, a notary public for the State of Washington personally appeared Charles E. Mansfield and Mary D. Mansfield, to me known, who being first duly sworn deposes and says that they signed this instrument as their own voluntary act and deed.

James R. Brown
My commission expires Aug. 24, 1947.

**BLUFF ADDITION
AND
JEWETT FARM ADDITION TO TOWN OF WHITE SALMON**

LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 19, AND NORTH HALF OF SECTION 30, TOWNSHIP 3 NORTH, R. 11 E. 11 M. KLUCKITAT COUNTY, WASHINGTON.
SCALE: 1 INCH = 100 FEET

I, A.G. Hanson, of Goldendale, Washington, hereby certify that I am a professional civil engineer and that I had surveyed and marked with proper monuments the land represented in the annexed plat of Bluff Addition and Jewett Farm Addition to Town of White Salmon and that the initial points of the survey is an iron pipe in the ground, which is the SW corner of Block 3 of said Addition, and an iron pipe in the ground in the NE corner of Block 5 of said Addition, and a concrete monument in the center of East Oak Street extension between Blocks 2 and 3 of Bluff Addition.

A.G. Hanson



TREASURER'S CERTIFICATE

This is to certify that all taxes upon lands within accompanying plat has been paid in full and including 1947 taxes
Aug. 24-1947

Edna J. Sporn

County Treasurer
Klickitat County, Washington.

I, A.G. Hanson, the duly qualified and acting County Engineer for Klickitat County, State of Washington, hereby approve the annexed plat of Bluff Addition and Jewett Farm Addition to Town of White Salmon.

August 16, 1947

A.G. Hanson
County Engineer



This is to certify that the annexed plat of Bluff Addition and Jewett Farm Addition to Town of White Salmon is hereby approved.

Dated this 8 day of August 1947

Edna J. Sporn Mayor

Roy H. Clark Clerk

We the undersigned members of the Board of County Commissioners of Klickitat County, State of Washington, hereby approve the annexed plat of Bluff Addition and Jewett Farm Addition to Town of White Salmon.
Dated this day of August 1947

File # 31021

J.W. Drazzel
W.H. Zippert
A.M. Mattheis

Attest:

Edna J. Sporn
Clerk of Board

STATE OF WASHINGTON
COUNTY OF KLUCKITAT
Filed for record this 19th day of August 1947
at 10:00 A.M.
and being the original of the
Bluff Addition and Jewett Farm Addition to Town of White Salmon
Record of Klickitat County, Washington at
Page 240
County Auditor
W. Spalding



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Klickitat County Area, Washington

Kalberg



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map


The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map




MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)


Soils


 Soil Map Unit Polygons


 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit


 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop


 Saline Spot

 Sandy Spot

 Severely Eroded Spot


 Sinkhole


 Slide or Slip

 Sodic Spot


 Spoil Area

 Stony Spot


 Very Stony Spot

 Wet Spot

 Other


 Special Line Features

Water Features

 Streams and Canals


Transportation

 Rails


 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Klickitat County Area, Washington
Survey Area Data: Version 12, Sep 7, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 5, 2014—Sep 21, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
90A	Hood loam, 8 to 15 percent slopes	0.2	7.2%
721	Rock outcrop-Rubble land-Haploxerolls complex, 30 to 90 percent slopes	1.9	75.0%
725	Cauley silt loam, 5 to 10 percent slopes	0.4	17.7%
Totals for Area of Interest		2.5	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Klickitat County Area, Washington

90A—Hood loam, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 2knl

Elevation: 100 to 1,000 feet

Mean annual precipitation: 30 to 45 inches

Mean annual air temperature: 46 to 50 degrees F

Frost-free period: 115 to 130 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Hood and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hood

Setting

Landform: Terraces

Parent material: Lacustrine deposits

Typical profile

H1 - 0 to 15 inches: loam

H2 - 15 to 60 inches: silt loam

Properties and qualities

Slope: 8 to 15 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: High (about 12.0 inches)

Interpretive groups

Land capability classification (irrigated): 4e

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: B

Ecological site: Grand fir/Vine maple (F006XY940WA)

Other vegetative classification: grand fir/vine maple (CWS551)

Hydric soil rating: No

Minor Components

Husum

Percent of map unit: 5 percent

Hydric soil rating: No

Mcelroy

Percent of map unit: 5 percent

Hydric soil rating: No

721—Rock outcrop-Rubble land-Haploxerolls complex, 30 to 90 percent slopes

Map Unit Setting

National map unit symbol: 2kk5

Elevation: 100 to 3,000 feet

Mean annual precipitation: 9 to 15 inches

Mean annual air temperature: 46 to 50 degrees F

Frost-free period: 110 to 150 days

Farmland classification: Not prime farmland

Map Unit Composition

Rock outcrop: 45 percent

Rubble land: 30 percent

Haploxerolls and similar soils: 25 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Rock Outcrop

Setting

Landform: Escarpments

Properties and qualities

Slope: 30 to 90 percent

Depth to restrictive feature: 0 inches to lithic bedrock

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8s

Hydric soil rating: No

Description of Rubble Land

Setting

Landform: Escarpments

Typical profile

H1 - 0 to 60 inches: fragmental material

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8s

Hydric soil rating: No

Description of Haploxerolls

Setting

Landform: Escarpments

Parent material: Colluvium and residuum derived from basalt mixed with loess

Typical profile

H1 - 0 to 13 inches: gravelly sandy loam

H2 - 13 to 60 inches: very cobbly silt loam

Properties and qualities

Slope: 30 to 70 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 10 percent

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water storage in profile: Low (about 4.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7e

Hydrologic Soil Group: B

Ecological site: COOL STONY 10-16 PZ (R008XY203WA)

Hydric soil rating: No

725—Cauley silt loam, 5 to 10 percent slopes

Map Unit Setting

National map unit symbol: 2kkb

Elevation: 100 to 600 feet

Mean annual precipitation: 18 to 25 inches

Mean annual air temperature: 46 to 48 degrees F

Frost-free period: 100 to 140 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Cauley and similar soils: 95 percent

Minor components: 5 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Cauley

Setting

Landform: Terraces

Parent material: Floodwater alluvium mixed with loess

Typical profile

H1 - 0 to 15 inches: silt loam

H2 - 15 to 60 inches: gravelly silt loam

Properties and qualities

Slope: 5 to 10 percent

Custom Soil Resource Report

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: High (about 10.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: B

Ecological site: Oregon white oak/bluebunch wheatgrass - Geyer's sedge (F006XY949WA)

Other vegetative classification: Oregon white oak/bluebunch wheatgrass (HOG111)

Hydric soil rating: No

Minor Components

Wind river

Percent of map unit: 5 percent

Hydric soil rating: No

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Custom Soil Resource Report

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Kalberg Property Critical Areas Habitat Study and Habitat Management Plan

Date: 2/26/2019
To: City of White Salmon Planning Department
From: Stacey Reed, PWS, Senior Wetland Scientist and Jessica Imbrie, Natural Resource Specialist
Project: Kalberg Property
Subject: Habitat Study and Habitat Management Plan /
Request for Type IV Reasonable Use Variance
Site Location: SE Oak Street, White Salmon, Klickitat County, Washington
Parcel No. 03113012002400 (0.83 acres in size)

Introduction

AKS Engineering & Forestry, LLC (AKS) was contracted by Mr. Robert Kalberg (Applicant) to prepare a Critical Areas Habitat Study and Habitat Management Plan to support a short plat for the potential development of two single-family residences on the property located on SE Oak Street in White Salmon, Klickitat County, Washington (Parcel 03113012002400; Figures 1 and 2 of Attachment 1).

Jewett Creek, a fish-bearing (Type F) water, is present off-site to the east. Per City of White Salmon Municipal Code (WSMC), Type F streams require a standard 200-foot wide fish and wildlife habitat conservation area (ie riparian buffer), which consumes the majority of the site. Per WSMC Chapter 18.10.313.C.3, the 200-foot wide riparian buffer can be reduced up to 150 feet in width, with Washington State Department of Fish and Wildlife (WDFW) concurrence.

The short plat will divide the property into two lots (referred to as the north lot and south lot). With the reduction in riparian buffer width, potential development of the south lot can avoid encroachment into the 150-foot wide riparian buffer. However, the reduced 150-foot riparian buffer still consumes the majority of potential developable area in the north lot. Therefore, the Applicant is requesting a Type IV reasonable use variance (WSMC 18.10.125.C) to allow for minor encroachment into a portion of the reduced 150-foot wide riparian buffer to allow for development of a home.

A stand of Oregon white oak (*Quercus garryana*) trees is present along the southern and eastern edges of the site. The oak stand may be considered a priority oak woodland habitat, protected by the City under WSMC 18.10.311.A.3.d. Impact to this priority oak habitat on the site is not expected.

AKS has prepared the following Habitat Study and Habitat Management Plan in compliance with the City's Chapter 18.10 Critical Areas Ordinance to ensure no net loss of riparian habitat functions and values will occur as a result of the variance request or reduced buffer width.

Site Background

The study area is undeveloped, consisting of a field. The southern and eastern perimeter of the site consists of a steep sided ravine. Jewett Creek, a perennial fish-bearing tributary to the Columbia River, flows southerly at the bottom of the ravine to the east of the site. The field is dominated by nonnative grasses and forbs.

According to the Natural Resource Conservation Service (NRCS) soil survey and hydric soil list for Klickitat County Washington area, the following soil units are mapped on the site (Figure 3, Attachment 1):

- Unit 90A – Hood loam, 8 percent to 15 percent slopes; Non-hydric
- Unit 721 – Rock Outcrop-Rubble Land-Haploxerolls Complex, 30 percent to 90 percent slopes; Non-hydric

According to the United States Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) mapping, no wetlands or linear riverine features are mapped on-site (Figure 4, Attachment 1).

According to WDFW's Priority Habitat and Species (PHS) mapping (Figure 5, Attachment 1), oak/pine mixed forest, California mountain kingsnake (*Lampropeltis zonata*), mule and black-tailed deer (*Odocoileus hemionus*), and northern spotted owl (*Strix occidentalis*) priority habitats and species are mapped extending onto the site.

Site Analysis

Methods

Stacey Reed, PWS (Senior Wetland Scientist) conducted a site visit on November 9, 2018, to assess the condition of the on-site riparian buffer and determine if any of the PHS habitat or species and other critical area resources (wetlands or waters) were present on the site. The temperature throughout the duration of the site visit varied between 40 and 50 degrees Fahrenheit, and the weather was sunny with no clouds. Representative site photographs are included in Attachment 2.

Results

Priority Habitats and Species

Oregon White Oak Woodland

Oregon white oak woodlands and oak/conifer associations are considered a priority habitat by WDFW if the oak canopy coverage within a stand of trees is greater than or equal to 25 percent. On-site oak habitat includes small to medium diameter oaks with full canopies along the eastern and southern site boundaries. The semi-open oak canopy on the site consists of ±40 percent contiguous tree canopy cover and therefore may be considered a WDFW oak woodland priority habitat (WSMC 18.10.311.A.3.d). The tree canopy/drip line associated with the oaks were not delineated under this study. There was no evidence of Western gray squirrel nesting or occupancy within the on-site oaks.

California Mountain King Snake

The California mountain kingsnake requires moist, riparian habitats. These snakes are typically found under rocks and rotting logs near the stream corridor. This habitat is not present on the site but may be present off-site adjacent to Jewett Creek. If present along Jewett Creek, the site is not accessible to the California mountain kingsnakes due to nearly vertical slopes between Jewett Creek and the site. No evidence of this species was observed during our November 2018 site visit. There was no woody debris or downed wood on the site. There were no talus slopes or rock outcrops. This species is not likely to occur on the site.

Mule Deer/Black-Tailed Deer

Mule and black-tailed deer are considered priority species in Washington due to their recreational, commercial, and/or tribal importance. Areas considered to be priority for conservation by WDFW include breeding areas, migration corridors, and regular concentrations in winter. Preferred habitats include brushy, logged lands and coniferous forests. Habitat use is relatively conspicuous, with droppings, antler rubbing sites, and "browse lines" of ragged twig ends demonstrating deer presence. While deer are known to occur in the vicinity, no evidence of deer activity was found on-site during the November 2018 site visit. The site is surrounded by development and nearly vertical bluffs, lacking suitable habitat for breeding, winter concentrations, or migratory corridors for deer. Therefore, habitat on the site does not meet the PHS definition for mule and black-tailed deer nor do this species warrant protection by the City (WSMC 18.10.311.A.2.p).

Northern Spotted Owl

The northern spotted owl requires mature and old-growth coniferous forests with structural complexity for nesting, roosting, and foraging. Northern spotted owls have a limited diet to species associated with late-successional forests, including flying squirrels (*Glaucomys sabrinus*) and red tree voles (*Arborimus longicaudus*). Suitable habitat for northern spotted owl is not present on the site.

Riparian Habitat

No hydrophytic vegetation or landforms likely to sustain water to develop wetland conditions were not observed on or immediately adjacent (within 200 feet) to the site. Jewett Creek is present at the bottom of the steep sided ravine off-site to the east. The approximate off-site ordinary high water mark (OHWM) for Jewett Creek was mapped by Bell Design Group (as shown on attached Figures 6 and 7, Attachment 1).

According to StreamNet.org, two anadromous fish species are documented as occurring in Jewett Creek. The portion of the creek adjacent to the project site is mapped as providing Coho salmon (*Oncorhynchus kisutch*) spawning and rearing, as well as Steelhead trout (*Oncorhynchus mykiss*) spawning, and rearing habitat during both winter and summer seasons.

Habitat within the on-site 200 foot riparian buffer generally consists of a flat field dominated by non-native grasses and forbs. Oregon white oak trees are present along the top of the ravine in the riparian buffer. The understory in the oak woodland area generally consists of grasses and poison oak (*Toxicodendron diversilobum*), lacking structural diversity of native woody shrubs. The steepness of the ravine separating Jewett Creek from the site provides a physical limitation of functions and values associated with Jewett Creek.

Riparian Habitat Buffer Modification

The majority of the site is consumed by the required 200 foot riparian buffer. Jewett Creek is separated from the site by a nearly vertical ravine which limits movement of wildlife from Jewett Creek to the site. The reduction of the 200 foot riparian buffer to 150 feet is not expected to result in a loss of functions and values within Jewett Creek.

Per WSMC 18.10.313 C.3, this buffer width reduction is allowable with WDFW concurrence (it is assumed the City will coordinate approval with WDFW habitat biologist for Klickitat County). The narrower buffer width is not expected to have an effect on the stream functions and values of off-site Jewett Creek. Jewett Creek is located at the bottom of a steep (nearly vertical) sided ravine. The on-site riparian habitat functions are limited due to this steep sided ravine.

Reasonable Use Variance Request

The property is zoned R-1 Single Family Residential. Lots within this zone must meet or exceed 5,000 square feet and are designated for single-family detached units. The Applicant intends to develop two single family homes to meet the demand for new homes within the City limits.

The WSMC does not allow subdividing in a riparian buffer, unless there's enough area outside of the buffer to accommodate the intended use (WSMC Chapter 18.10.213). The reduced 150 foot riparian buffer encompasses the majority of the northern half of the site, leaving insufficient developable area to allow for development of two residences otherwise allowable per the City's zoning requirements. There is sufficient area outside of the 150 foot riparian buffer on the south lot to allow for residential development. However, the majority of the north lot is still constrained by the reduced riparian buffer.

The developed property to the north on SE 10th Avenue has two buildings which are located less than 150 feet from Jewett Creek (Parcel 03113077050100). The majority of properties along the bluff contain residential development and this project is not likely to be detrimental to the welfare of the neighborhood or general public.

A habitat management plan is proposed to adequately mitigate for the encroachment into the reduced 150 foot wide buffer on the northern lot. The habitat management plan includes enhancement of a portion of the remaining riparian buffer, including preservation of remaining habitat in a conservation easement. Allowing a variance would not constitute a grant of special privilege to the Applicant. Therefore, the project is consistent with required variance criteria identified in WSMC 18.10.125.D to allow for reasonable use of the property.

Riparian Habitat Impact Analysis

The project will not have an impact on the functions and values associated with the priority oaks on the site. No documented occurrences of listed species are utilizing the on-site fish and wildlife habitat conservation area (ie riparian buffer). Both home footprints can be positioned to avoid impacts to oaks.

Development of the northern lot requires encroachment into the 150 foot riparian buffer. The existing condition of the encroachment area can be described as being “degraded condition”, as it lacks tree canopy and vegetation, providing minimal functional opportunity to Jewett Creek. To offset the buffer encroachment, enhancement of a portion of the remaining on-site buffer will be conducted.

Riparian Habitat Management Plan

Enhancement to a portion of the remaining on-site *degraded* condition riparian buffer with native tree and shrub plantings is proposed to offset the riparian buffer encroachment. Enhancement will consist of installing a total of 150 native shrubs (including within the understory of the existing Oregon white oak canopy) and 10 additional Oregon white oak trees within a 6,388 square foot area on the northern parcel. The enhancement area is shown on attached Figures 6 and 7. Since there is adequate developable area outside of the reduced 150-foot wide reduced riparian buffer on the southern lot, no enhancement is proposed on the southern lot.

The planting area will provide an increase in habitat functions and values over the existing “degraded” habitat. The existing condition of the enhancement area consists does contain a canopy of Oregon white oak trees, but the understory generally lacks woody vegetation and structural diversity.

A detailed planting plan, including a list of species and quantities to be installed and specific planting instructions, is included in Attachment 3.

Performance Standards

Enhancement plantings should achieve survival of 90 percent in Year 1 (following the first growing season) and at least 80 percent survival in Years 2 through 5.

Maintenance and Monitoring Plan

Plantings will be maintained and monitored for a minimum of five growing seasons following plant installation. The enhancement area is to be monitored annually by the Applicant between June 1 and September 30 in Years 1, 2, 3, and 5. Monitoring will consist of a count of live and deceased plantings at select plot locations, observations of wildlife use of the enhancement area, maintenance needs, and representative photographs taken across enhancement areas to document mitigation compliance (WSMC 18.10.222).

Annual reporting should be conducted by the Applicant and should include a brief memorandum with photographs of the planting area and a discussion of the number of living plants, maintenance actions (irrigation, invasive plant control), and corrective actions (replanting, mulching) that occurred during the monitoring year. Success will be achieved when monitoring results indicate that performance standards are being met

at the end of the five year monitoring period. Monitoring reports will be submitted to the City by November 1 following the growing seasons of Years 1, 2, 3, and 5.

Routine maintenance of the site is necessary to ensure the integrity and success of enhancement plantings. If mortality occurs, the factor likely to have caused mortality of the plantings is to be determined and corrected if possible. Any dead plants shall be replaced and other corrective measures, such as species substitutions, mulching or irrigation, should be implemented as needed.

Signage and Fencing

Prior to and during construction, markers or fencing will be in place around the outer edges of the riparian buffer. Single-family residential development is not expected to result in intrusion into the critical area; therefore, permanent fencing around critical areas and buffers is not necessary (18.10.216.D).

Contingency Plan

The Applicant will be the responsible party for the implementation of management activities during the monitoring period, including any corrective measures taken when monitoring indicates project performance standards are not being met. Specific maintenance and management activities will be identified based on the results of each annual monitoring visit. Contingency measures may include additional or substitute plantings, irrigation, browse protection, or other measures developed to ensure success of the mitigation project.

Long-term Protection and Financial Assurance

Per Chapter 18.10.214, the remaining on-site riparian buffer, including the enhancement area, will be placed in separate Native Plant Growth Protection Easements (NGPE). This easement is granted to the City and shall be recorded on final development permits.

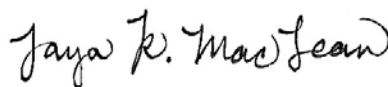
Prior to issuance of a building permit, the City may require financial assurance for successful implementation of the habitat management plan. Security should be provided by the Applicant in the form of a bond or other security for 125 percent of the amount estimated to ensure mitigation is fully functional for the duration of the monitoring period. Bonds or other security authorized for mitigation will be required until the City determines, in writing, that the project has been fully implemented and demonstrated to function.

Statement of Preparation

Fieldwork and preparation of this memorandum were completed by the following professionals qualified to conduct critical area species and habitat assessments and mitigation planning within the City (WSMC 18.10.217.B and 18.10.800.36.a):



Stacey Reed, PWS
Senior Wetland Scientist
Fieldwork, Report QA/QC



Taya K. MacLean, MS, PWS
Senior Biologist
Report Preparation



Jessica Imbrie
Natural Resource Specialist
Report Preparation

Attachments

Attachment 1. Figures

Figure 1. USGS Vicinity Map

Figure 2. Parcel Map

Figure 3. NRCS Soil Survey Map

Figure 4. USFWS National Wetland Inventory (NWI) Map

Figure 5. WDFW Priority Habitat and Species (PHS) Map



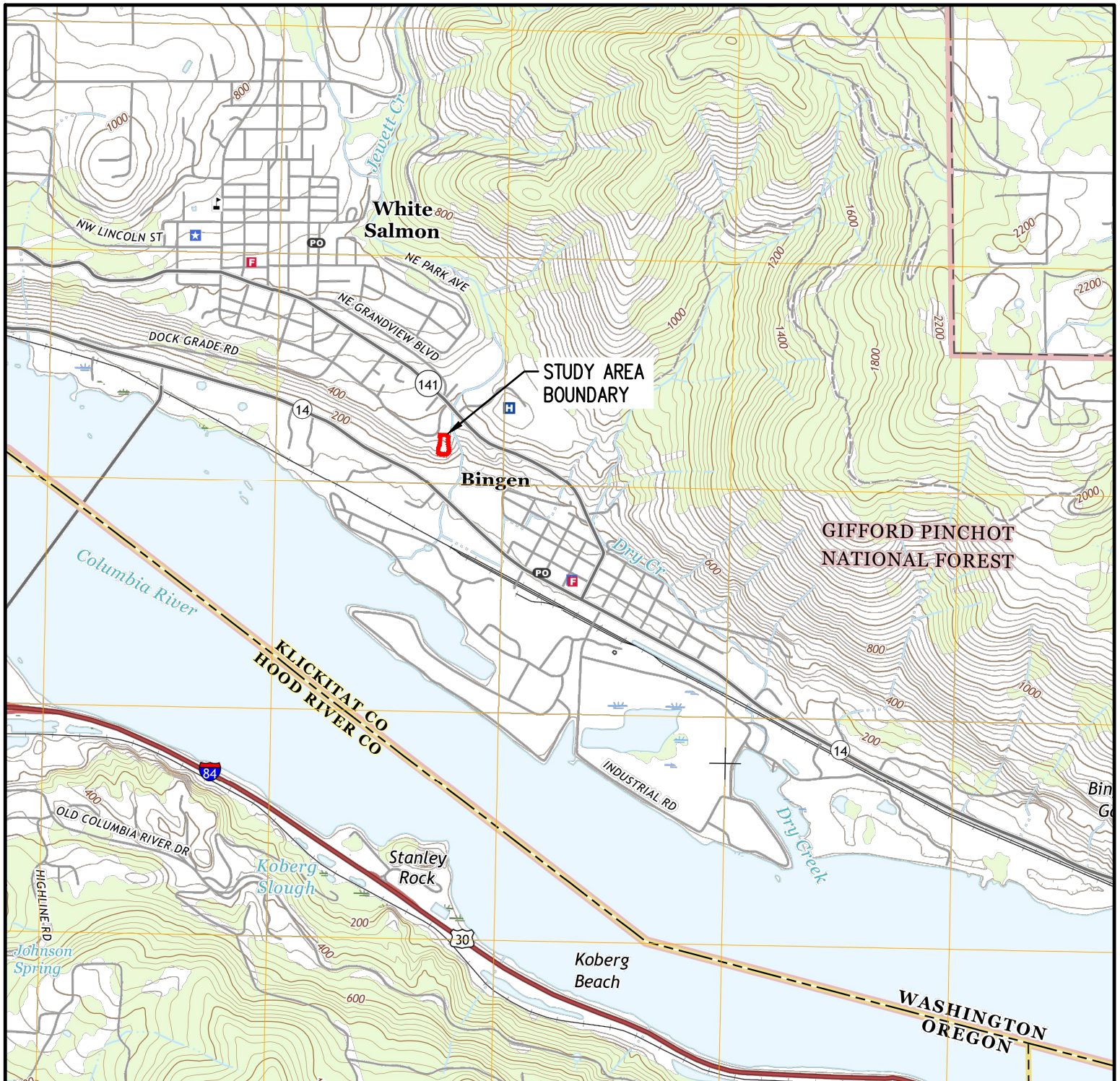
Figure 6. Existing Conditions and Site Plan

Figure 7. Existing Conditions and Site Plan Overlaid on Aerial Photo

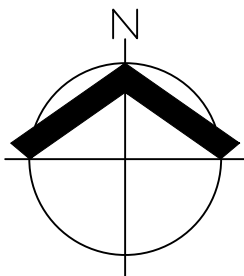
Attachment 2. Representative Site Photographs

Attachment 3. Buffer Enhancement Planting Plan

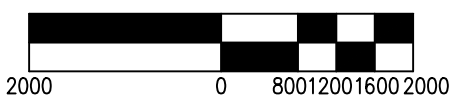
Attachment 1. Figures



USGS 7.5' TOPOGRAPHIC SERIES
QUADRANGLE: WHITE SALMON, WA (2017)



SCALE: 1" = 2000 FEET



DATE: 01/23/2019

USGS VICINITY MAP
KALBERG PROPERTY CRITICAL AREAS REPORT & HABITAT STUDY

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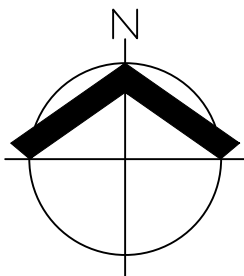
FIGURE
1

DRWN: JRI
SAR: 100

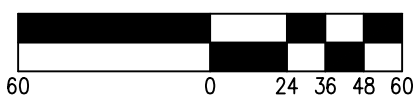
7162



KLICKITAT COUNTY
PARCEL NO. 03113012002400



SCALE: 1" = 60 FEET



DATE: 01/23/2019

PARCEL MAP
KALBERG PROPERTY CRITICAL AREAS REPORT & HABITAT STUDY

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FIGURE
2

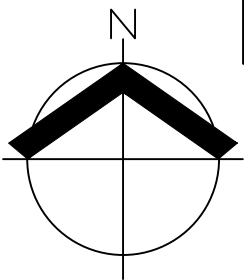
DRWN: JRI
101
BAR

7162

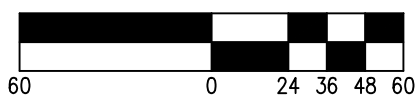


MAP UNIT SYMBOL	MAP UNIT NAME
90A	HOOD LOAM, 8%-15% SLOPES; NON-HYDRIC
721	ROCK OUTCROP-RUBBLE LAND-HAPLOXEROLLS COMPLEX, 30%-90% SLOPES; NON-HYDRIC

NRCS WEB SOIL SURVEY FOR
Klickitat County



SCALE: 1"= 60 FEET



DATE: 01/23/2019

NRCS SOIL SURVEY MAP
KALBERG PROPERTY CRITICAL AREAS REPORT & HABITAT STUDY

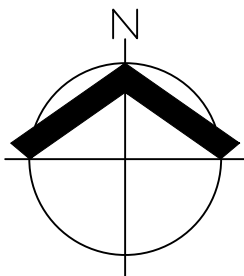
AKS ENGINEERING & FORESTRY, LLC
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TUALATIN, OR 97062
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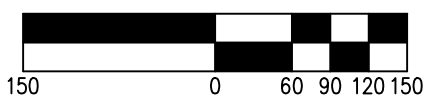
FIGURE 3
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US FISH & WILDLIFE SERVICE
NATIONAL WETLAND INVENTORY (NWI)



SCALE: 1" = 150 FEET



DATE: 01/23/2019

**NATIONAL WETLAND INVENTORY MAP
KALBERG PROPERTY CRITICAL AREAS REPORT & HABITAT STUDY**

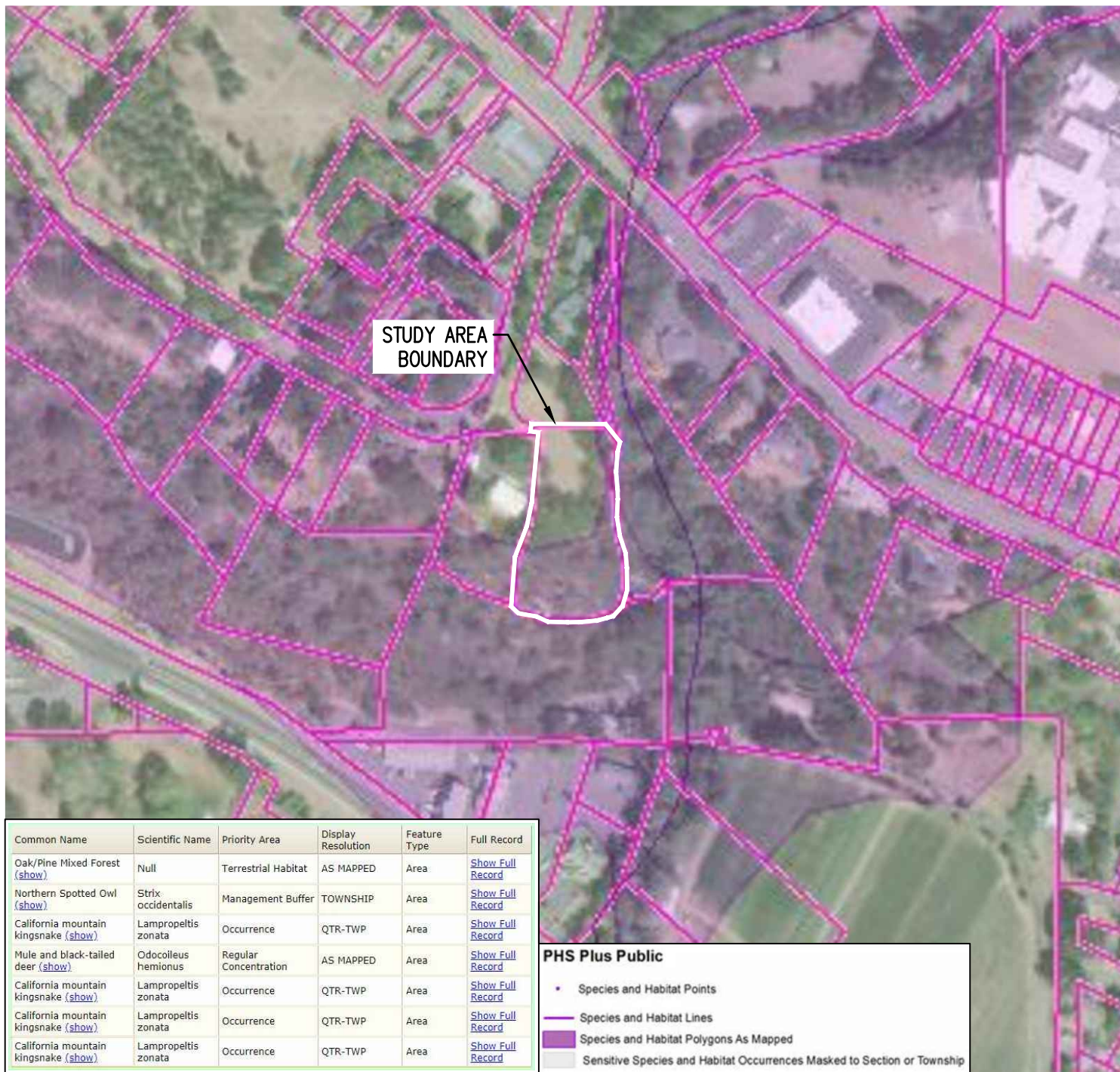
**FIGURE
4**

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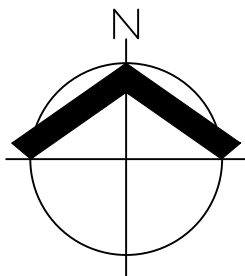


DRWN: JRI
103
SAR

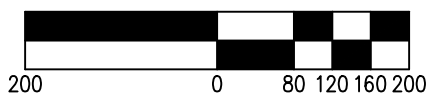
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WASHINGTON DEPARTMENT OF FISH & WILDLIFE (WDFW)
PHS ON THE WEB (2017)



SCALE: 1" = 200 FEET



DATE: 01/23/2019

**PRIORITY HABITAT AND SPECIES MAP
KALBERG PROPERTY CRITICAL AREAS REPORT & HABITAT STUDY**

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P: 503.563.6151 F: 503.563.6152 aks-eng.com



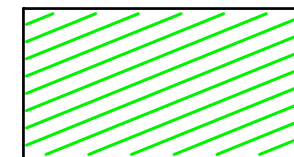
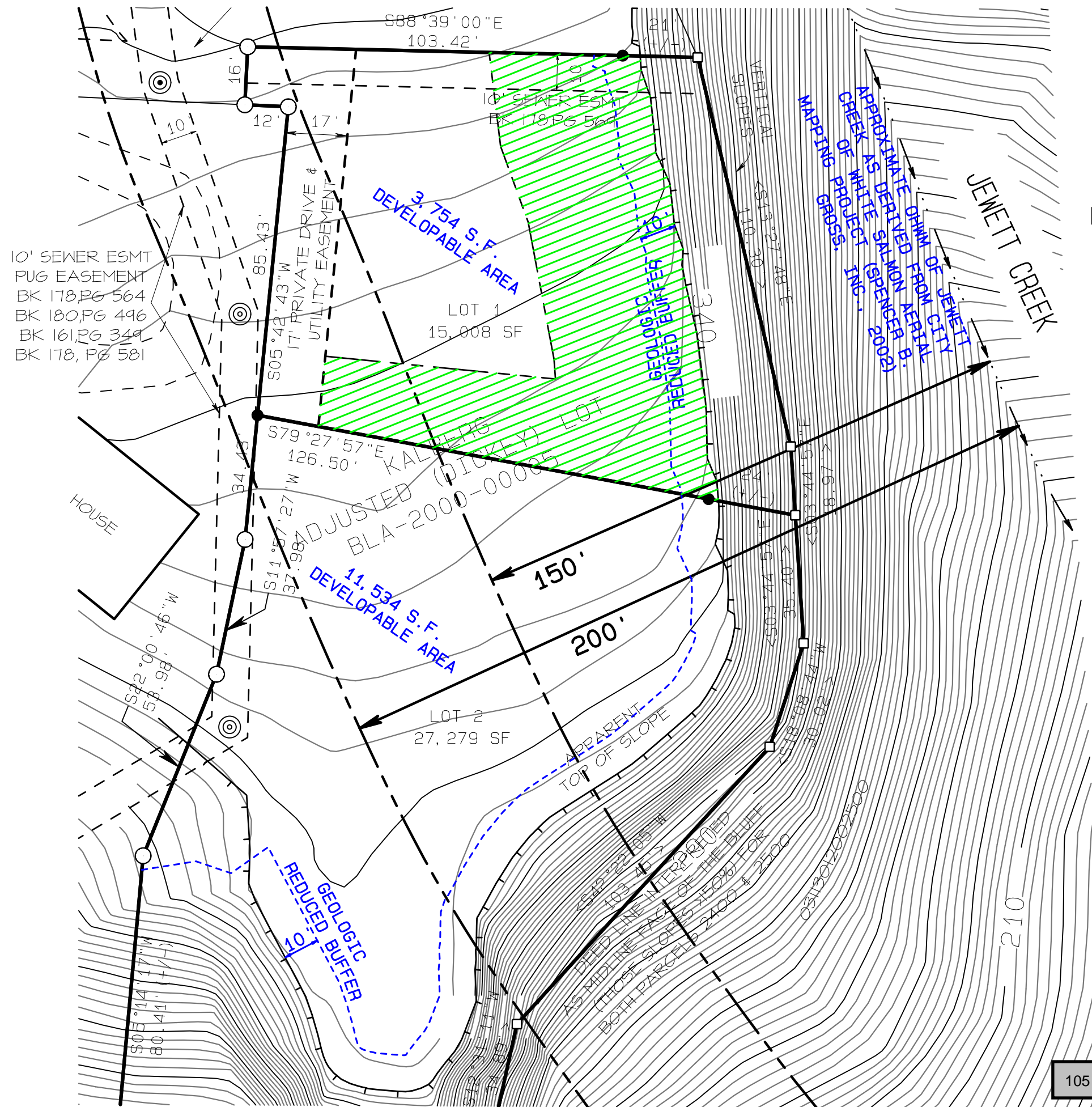
FIGURE
5

DRWN: JRI
104

7162

KALBERG PROPERTY SITE PLAN & HABITAT MANAGEMENT PLAN

IN THE NW1/4NE1/4 & GOV'T LOT 5, SECTION 30, T3N, R11E, W.M.
CITY OF WHITE SALMON, WASHINGTON



RIPARIAN BUFFFER
ENHANCEMENT AREA
(6,388 S.F.)

FIGURE 6 - EXISTING CONDITIONS AND SITE PLAN

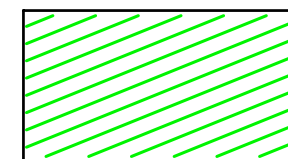
SCALE 1"=30'



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**IN THE NW1/4NE1/4 & GOV'T LOT 5,
SECTION 30, T3N, R11E, W.M. CITY OF WHITE
SALMON, WASHINGTON**

**IN THE NW1/4NE1/4 & GOV'T LOT 5,
SECTION 30, T3N, R11E, W.M. CITY OF WHITE
SALMON, WASHINGTON**



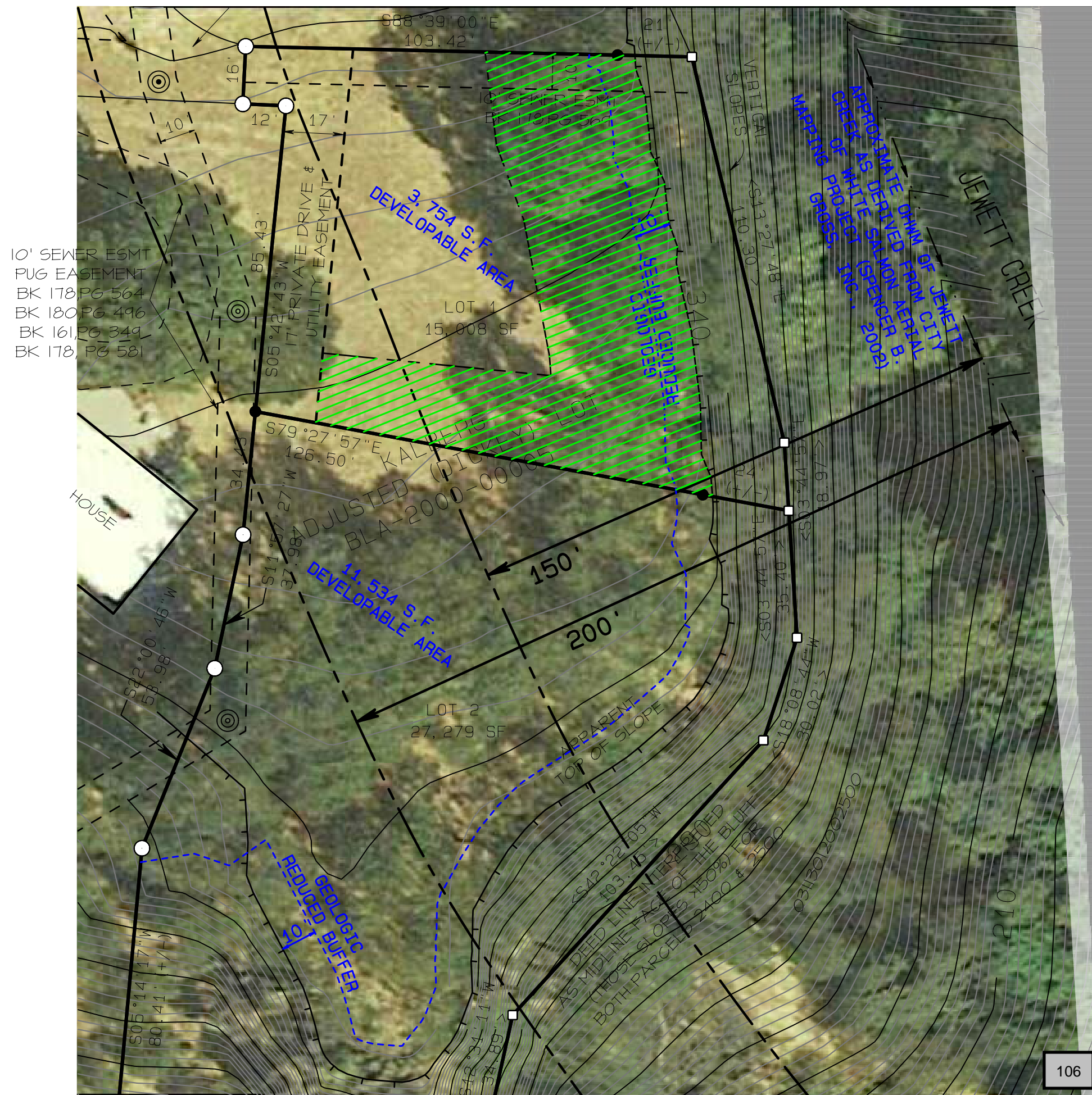
RIPARIAN BUFFFER
ENHANCEMENT AREA
(6,388 S.F.)

FIGURE 7 - EXISTING CONDITIONS AND SITE PLAN ON AERIAL

SCALE 1"=30'



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Attachment 2. Representative Site Photographs



Photo A. View facing south of field with oaks along the top of the bluff and enhancement area. Open field in vicinity of planned southern parcel residence.



Photo B. View facing north. Open field in vicinity of planned northern parcel residence.



Photo C. View facing west towards SE 10th Street/SE Oak Street access.



Photo D. View facing east, down the nearly vertical bluff towards off-site Jewett Creek.

Attachment 3. Riparian Buffer Enhancement Planting Plan

Kalberg Property Buffer Enhancement Planting Specifications

Planting specifications for the enhancement of 6,388 square feet of existing riparian buffer understory.

Scientific Name	Common Name	Size*	Spacing (on-center)	Quantity
Trees (10)				
<i>Quercus garryana</i>	Oregon white oak	2 gallon	12 feet	10
Shrubs (150)				
<i>Amelanchier alnifolia</i>	Saskatoon service-berry	1 gallon	4-5 feet	30
<i>Arctostaphylos uva-ursi</i>	red bearberry	1 gallon	4-5 feet	30
<i>Holodiscus discolor</i>	creambush	1 gallon	4-5 feet	30
<i>Mahonia aquifolium</i>	holly-leaf Oregon grape	1 gallon	4-5 feet	30
<i>Symphoricarpos albus</i>	common snowberry	1 gallon	4-5 feet	30

**Bare root plants may be substituted for container plants based on availability. If bare root plants are used, they must be planted during the late winter/early spring dormancy period.*

Planting Notes:

- 1) Plantings should preferably be installed between March 1 and May 1 for bare roots and seeds and between September 1 and October 1 for containers. Plants may be installed at other times of the year; however, additional measures may be necessary to ensure plant survival during the two-year maintenance period. Bare root plants must be installed during the late winter/early spring dormancy period.
- 2) Irrigation may be necessary for the survival of the enhancement plantings. Irrigation is recommended during the first three years or until plants become established. Watering shall be provided at a rate of at least one inch per week between June 15 and October 15.
- 3) Plantings shall be mulched a minimum of three inches in depth and 18 inches in diameter to retain moisture and discourage weed growth around newly installed plant material.
- 4) Shrub plantings shall be protected from wildlife damage by installing tree-protector tubes or wire mesh cylinders around newly installed plantings.



BEND, OR
2777 NW Lolo Drive, Suite 150
Bend, OR 97703
(541) 317-8429
www.aks-eng.com

KEIZER, OR
3700 River Road N, Suite 1
Keizer, OR 97303
(503) 400-6028

TUALATIN, OR
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-6151

VANCOUVER, WA
9600 NE 126th Avenue, Suite 2520
Vancouver, WA 98682
(360) 882-0419

Date: 7/23/2019
To: Patrick Munyan Jr, City of White Salmon Public Works Director
CC: Robert Kalberg
From: Stacey Reed, PWS, Senior Wetland Scientist
Project: WS-2018-009
AKS Job No.: 7162
Site Location: SE Oak Street, White Salmon, Klickitat County, Washington
Subject: **Amendment to Critical Areas Study and Habitat Management Plan**

This memorandum was prepared as a supplement to the February 26, 2019 *Kalberg Property Critical Areas Habitat Study and Habitat Management Plan*, prepared by AKS Engineering & Forestry, LLC (AKS) to address June 21, 2019 comments from the City of White Salmon.

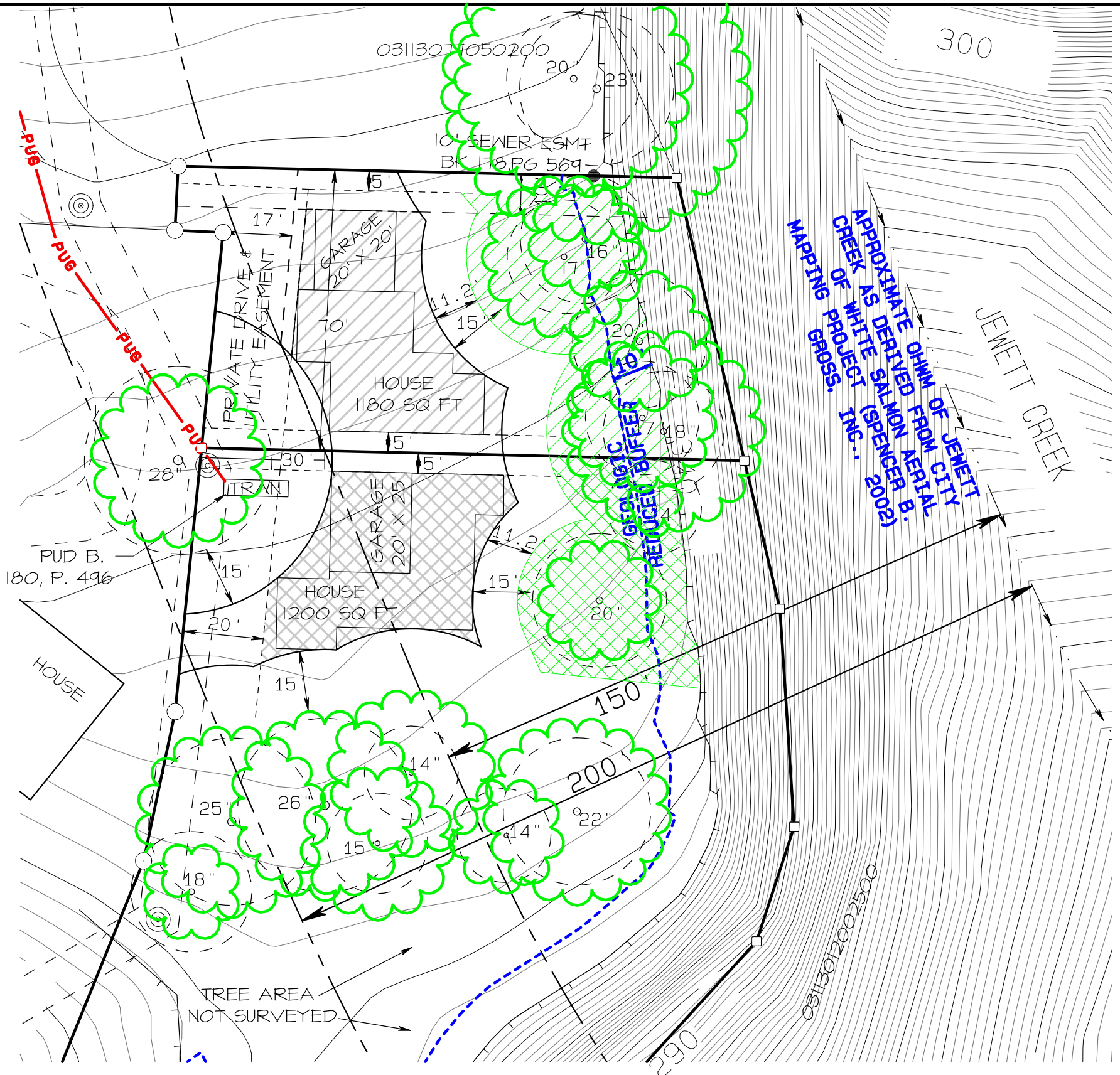
WSMC 18.10.211.E - Buffer Enhancement: The attached revised site plan (referred to as Buildable Area Plan Heritage Tree Protection Plan) includes on-site enhancement to both north (referred to on site plan as Lot 1) and south (referred to as on site plan as Lot 2) lots to off-set potential buildable area permanent riparian buffer impacts at a minimum 1:1 ratio (per WSMC 18.10.219). The attached revised riparian buffer enhancement planting plan reflects the change in plant quantities per revised planting area.





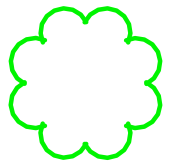


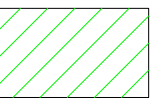
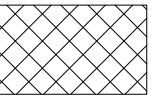
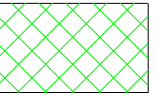
WSMC 18.10.212 - Building setback line: The attached revised site plan illustrates the approximate potential location and size of future buildings (each two-car garage with 1200 SF single family detached dwellings), which complies with the 15-foot building setback from the edge of the NGPE.

WSMC 18.10.311 – Fish and Wildlife Habitat Conservation Areas Designation: The dripline for Oregon white oaks trees within the closest proximity to the proposed development were surveyed by Bell Design Company, as shown on the attached revised site plan. The site plan avoids impacts within the Oregon white oak dripline; therefore, a variance for development within the driplines is not necessary.

BUILDABLE AREA PLAN HERITAGE TREE PROTECTION PLAN

IN THE NW1/4NE1/4 & GOV'T LOT 5, SECTION 30, T3N, R11E, W.M.
CITY OF WHITE SALMON, WASHINGTON




-  MAN HOLE
-  TRANSFORMER
-  POWER UNDER GROUND
-  TRUNK DIAMETER OF WHITE OAK
-  WHITE OAK DRIP LINE AVERAGE
-  10 X TRUNK DIAMETER OF TREE
-  LOT 1 BUILDABLE AREA 2040 SQ FT
-  LOT 1 RIPARIAN BUFFER ENHANCEMENT AREA 2188 SQ FT
-  LOT 2 BUILDABLE AREA 1999 SQ FT
-  LOT 2 RIPARIAN BUFFER ENHANCEMENT AREA 2005 SQ FT

SCALE 1" = 30'-0"

Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.

O:\2018\B125\18B125_A.pro



**BELL DESIGN
COMPANY**

belldesigncompany.com
509-493-3886

CIVIL ENGINEERING LAND SURVEYING

DATE	DESCRIPTION	BY
7/19	DRAFT	JED
7/19	REVIEWED	ARB

CRITICAL AREA
FOR ROBERT KALBERG
CITY OF WHITE SALMON, WA

SHEET: 1 OF 1
PROJECT: 18B125
DATE: Jul 2019

Kalberg Property Riparian Buffer Enhancement Planting Specifications

Lot 1- Planting specifications for the enhancement of 2,188 square feet of existing riparian buffer understory.

Scientific Name	Common Name	Size*	Spacing (on-center)	Quantity
Shrubs (120)				
<i>Amelanchier alnifolia</i>	Saskatoon service-berry	1 gallon	4-5 feet	30
<i>Holodiscus discolor</i>	creambush	1 gallon	4-5 feet	30
<i>Mahonia aquifolium</i>	holly-leaf Oregon grape	1 gallon	4-5 feet	30
<i>Symphoricarpos albus</i>	common snowberry	1 gallon	4-5 feet	30

Lot 2 – Planting specifications for the enhancement of 2,005 square feet of existing riparian buffer understory.

Scientific Name	Common Name	Size*	Spacing (on-center)	Quantity
Shrubs (120)				
<i>Amelanchier alnifolia</i>	Saskatoon service-berry	1 gallon	4-5 feet	30
<i>Holodiscus discolor</i>	creambush	1 gallon	4-5 feet	30
<i>Mahonia aquifolium</i>	holly-leaf Oregon grape	1 gallon	4-5 feet	30
<i>Symphoricarpos albus</i>	common snowberry	1 gallon	4-5 feet	30

**Bare root plants may be substituted for container plants based on availability. If bare root plants are used, they must be planted during the late winter/early spring dormancy period.*

Planting Notes:

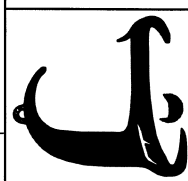
- 1) Plantings should preferably be installed between March 1 and May 1 for bare roots and seeds and between September 1 and October 1 for containers. Plants may be installed at other times of the year; however, additional measures may be necessary to ensure plant survival during the two-year maintenance period. Bare root plants must be installed during the late winter/early spring dormancy period.
- 2) Irrigation may be necessary for the survival of the enhancement plantings. Irrigation is recommended during the first two years or until plants become established.
- 3) It is recommended that plantings be mulched a minimum of three inches in depth and 18 inches in diameter to retain moisture and discourage weed growth around newly installed plant material.
- 4) It is recommended that plantings be protected from wildlife damage by installing tree-protector tubes, wire mesh cylinders, or similar around newly installed plantings.

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 BELL DESIGN COMPANY is unlawful
 and subject to criminal prosecution.

BELL DESIGN COMPANY

CIVIL ENGINEERING LAND SURVEYING

400 WEST STEUBEN STREET, P.O.B. 308, BINGEN, WA. 98605
 PHONE (509) 493-3886, FAX (509) 493-3885
 belldesigncompany.com



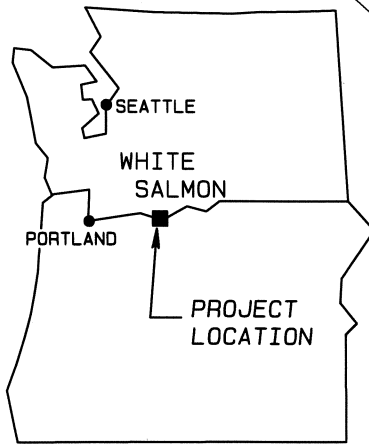
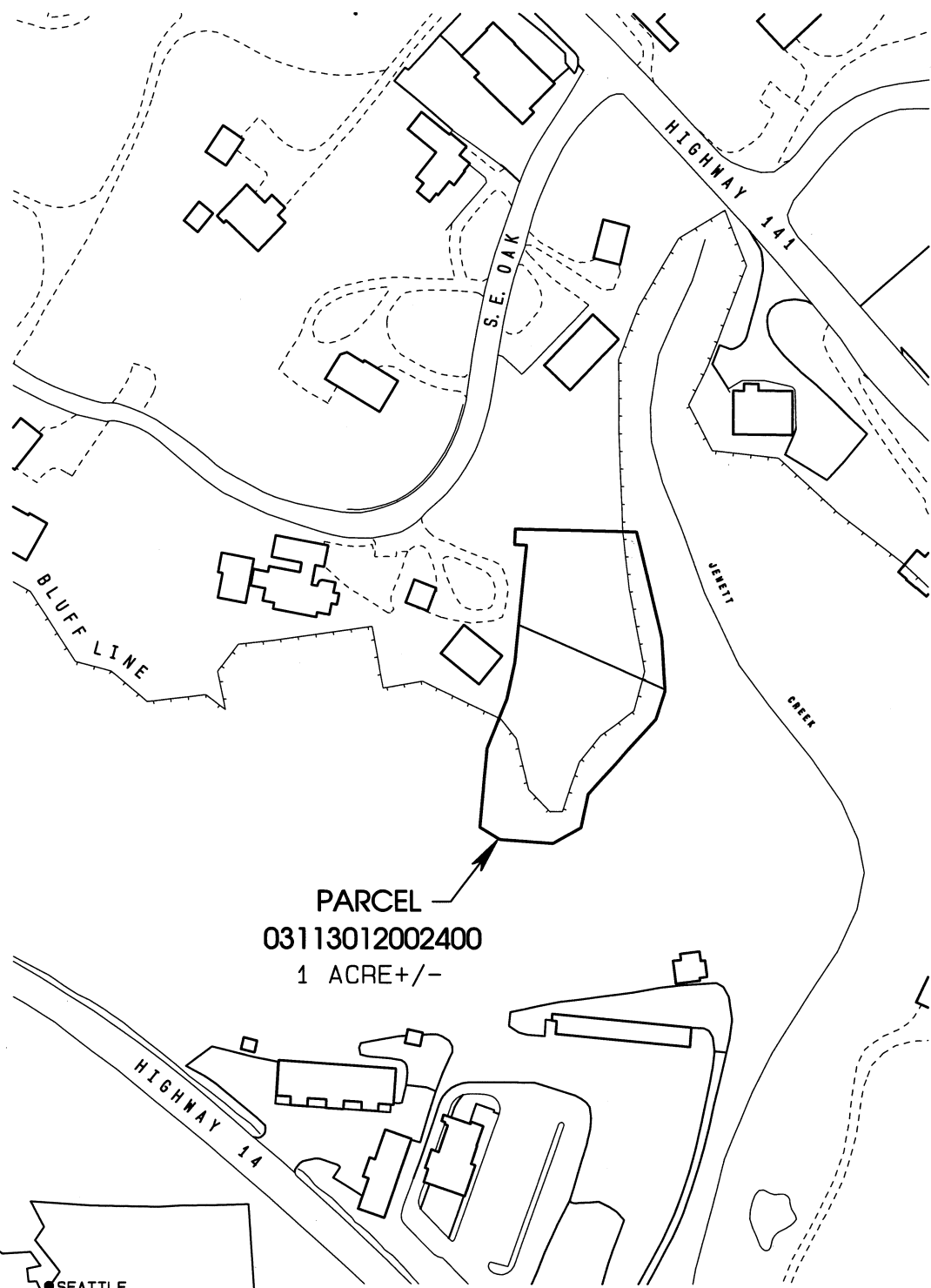
CRITICAL AREA SLOPE HAZARDS

ROBERT KALBERG

WHITE SALMON WASHINGTON

JOB NO.	18b125
DATE	9/18/14
DRAWN BY	ARB
CHECKED BY	DAB
REVISIONS	DATE
RECORD DRAWING	DATE

SHEET NO. 114
 OF C1.0 SHEETS



D-1
 C1.0
 VICINITY MAP

PROPOSED SHORT PLAT

IN PART NW 1/4 NE 1/4
 & GOV'T LOT 5. SEC. 30,
 T.3 N., R.11 E., W.M.

CITY OF WHITE SALMON SHORT PLAT SPL XXXX-XX
IN THE NW1/4NE1/4 & GOV'T LOT 5, SECTION 30, T3N, R11E, W.M.
CITY OF WHITE SALMON, WASHINGTON

NOTES

1. SEE CRITICAL AREA REPORT FOR GEOHAZARD, RIPARIAN AREA & HERITAGE TREE CONSIDERATIONS.
2. BUILDING ENVELOPE SEE HERITAGE TREE REPORT.

LEGAL DESCRIPTION

PARCEL DESCRIBED IN QUITCLAIM DEED 1069887
& CITY OF WHITE SALMON BLA-2000-00005
TAX PARCEL No. 03113012002400

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE TWO LOTS IN TAX PARCEL 03113012002400 AS SHOWN. FOUND MONUMENTS WERE HELD FOR BOUNDARY CONTROL.

REFERENCES

- 1) 1947 BLUFF ADD'N TO WHITE SALMON
- 2) 1999 TRANTOW SURVEY, AFN 1013981
- 3) CITY OF WHITE SALMON BLA-2000-00005, AFN 1020676
- 4) 2007 TRANTOW SURVEY, AFN 1070685

TRAVERSE & ACCURACY STATEMENT

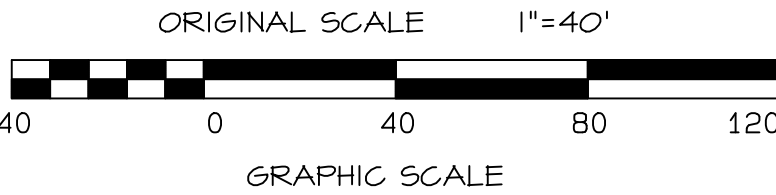
RADIAL TIES TO EXISTING MONUMENTATION FOR THE PARCEL SHOWN WAS MADE WITH A FIVE-SECOND TOTAL STATION AND RELATED MEASURING EQUIPMENT, OF WHICH MEET STATE STANDARDS (NAC 332-130-090,-100) AT THE TIME OF THIS SURVEY.

EASEMENT NOTE

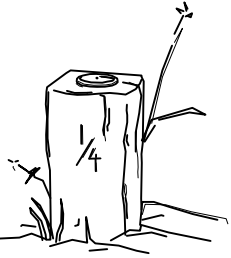
10' SEWER EASEMENTS & PUG EASEMENTS DESCRIBED IN:
BK 178, PG 564
BK 180, PG 496
BK 161, PG 349
BK 178, PG 581

LEGEND

- ⊙ MANHOLE
- REF. 3 MONUMENT FOUND
- CALCULATED CORNER; NOT SET OR FOUND.
- () PLAT OR DEED CALL
- SET RED PLASTIC CAP (RPC) ON 5/8" REBAR
- S12°31'11"W 34.89 APPROXIMATE BEARING & DISTANCE FOR AREA CALCULATIONS



BASIS OF BEARING
THE NORTHERNMOST LINE OF
BLA-2000-00005 (REF.1)
S88°31'00"E



PRELIMINARY

PRELIMINARY

WE, OWNERS OF PLAT SHOWN HEREIN, HEREBY DECLARE THAT THIS DIVISION OF LAND HAS BEEN MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRE. FURTHER, WE DEDICATE ALL ROADS AS SHOWN, NOT NOTED AS PRIVATE, AND WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AGENCY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF SAID ROADS.

OWNER DATE

NOTARY PUBLIC DATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND THAT IT CONTAINS ADEQUATE PROVISIONS FOR WATER SUPPLY AND SEWAGE DISPOSAL FOR DOMESTIC/ COMMERCIAL USE.

SUPERINTENDENT OF PUBLIC WORKS DATE

I, AUSTIN R. BELL, A REGISTERED LAND SURVEYOR IN THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE PERIOD OF _____, 20____ THROUGH _____, 20____, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY, THAT MONUMENTS HAVE BEEN SET AND THE ADJUSTMENTS OF LOT LINES ARE STAKED ON THE GROUND AS DEPICTED ON THE THIS DRAWING.

AUSTIN . BELL (PLS 41954) DATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME ANT THAT IT CONTAINS ADEQUATE SAFE PROVISIONS FOR WATER SUPPLY AND ACCESS FOR PURPOSES OF FIRE PROTECTION.

WHITE SALMON FIRE MARSHAL DATE

I HEREBY CERTIFY THAT THIS PLAT SHOWN HEREIN HAS BEEN EXAMINED BY ME AND THAT IT CONFORMS WITH CITY OF WHITE SALMON STANDARDS FOR SURVEY DATA, LAYOUT OF ROADS, EASEMENTS AND OTHER IMPROVEMENTS AS REQUIRED.

CITY ENGINEER DATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND THAT IT CONFORMS WITH THE CITY OF WHITE SALMON ORDINANCES, LAWS AND/OR POLICIES.

CITY PLANNER DATE

I HEREBY CERTIFY THAT ALL TAXES, AND COMPENSATING TAXES AND/OR PENALTIES AND PROPERTY CONTAINED WITHIN THE PLAT SHOWN HEREIN HAVE BEEN PAID, DISCHARGED OR SATISFIED.

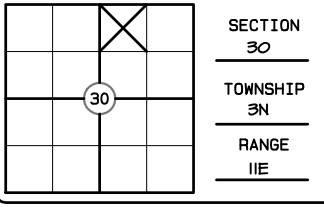
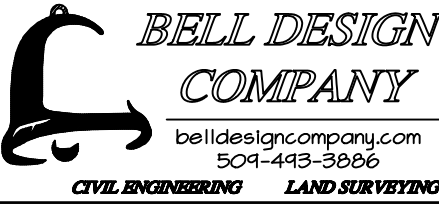
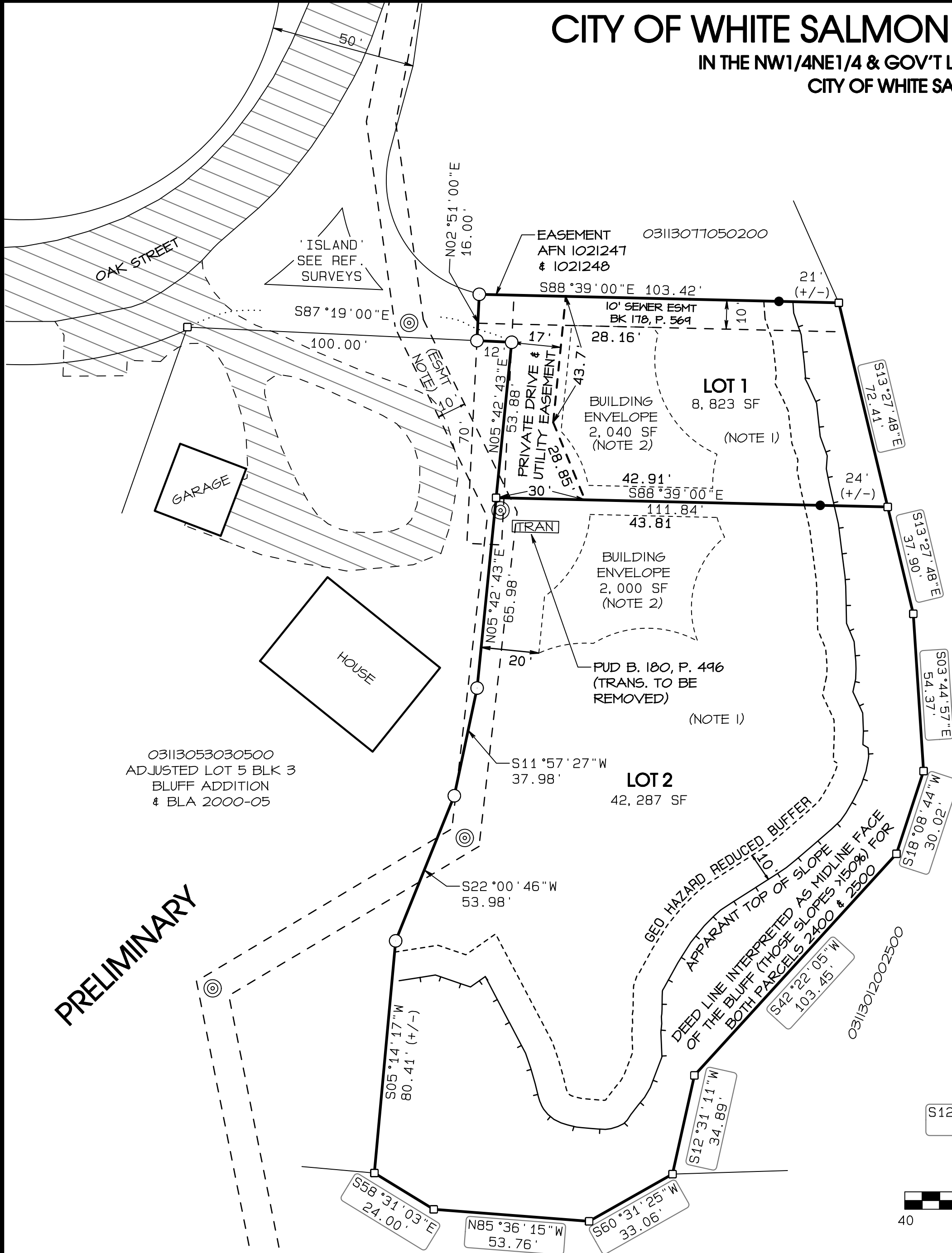
Klickitat County Treasurer DATE

APPROVED THIS _____ DAY OF _____, 20____
WHITE SALMON CITY COUNCIL.

MAYOR ATTEST: CITY CLERK

SHORT SUBDIVISION FILLED FOR RECORD AT THE REQUEST OF _____ ON THIS DAY OF _____, 20____ AT _____ AND RECORDED IN VOL. _____ OF SHORT PLATS, PAGE _____ RECORDS OF KICKITAT COUNTY WASHINGTON.

Klickitat County Auditor DEPUTY AUDITOR NO. _____



DATE	DESCRIPTION	BY
6/18	DRAFT	HDK
6/18	CHECK	ARB

SHORT PLAT
FOR ROBERT KALBERG
CITY OF WHITE SALMON, WASHINGTON

SHEET: 1 OF 1
PROJECT: 188125
DATE: Aug 2019

From: [Erika Castro-Guzman](#)
To: [Spoo, Ethan](#)
Subject: Fwd: City of White Salmon: Kalberg, Draft Staff Report
Date: Wednesday, July 10, 2019 11:14:24 AM
Attachments: [image001.png](#)

Hello Ethan,

Please see below for Amber's comments.

Kindly,

Erika Castro Guzman, *Associate Planner*
City of White Salmon (509) 493-1133 ext 209
100 N Main Street, White Salmon WA 98672

----- Forwarded message -----

From: **Johnson, Amber M (DFW)** <Amber.Johnson@dfw.wa.gov>
Date: Wed, Jul 10, 2019 at 8:49 AM
Subject: RE: City of White Salmon: Kalberg, Draft Staff Report
To: Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>
Cc: Patrick Munyan <patm@ci.white-salmon.wa.us>

Hello,

I like the plan but my only concern is with “follow through”, the report mentions that the City **may** require financial assurances to ensure the successful implementation of the habitat management plan before issuing the building permit. Is this the standard practice? Do you actually collect money? Can you require the landowner to file monitoring reports on a regular basis after the work has been completed, etc?

Thank you,

Amber

Amber Johnson

Habitat Biologist

Washington Department of Fish & Wildlife

PO Box 484

White Salmon, WA 98672

Cell: 360-701-2738



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

Sent: Tuesday, July 02, 2019 12:02 PM

To: Johnson, Amber M (DFW) <Amber.Johnson@dfw.wa.gov>

Cc: Patrick Munyan <patm@ci.white-salmon.wa.us>; Spoo, Ethan <ethan.spoo@wsp.com>

Subject: City of White Salmon: Kalberg, Draft Staff Report

Hello Amber!

For your review, please see attached the draft Kalberg critical areas staff report. The subject property is located on parcel #03113012002400 and the critical area report is for the purpose of short-platting. Additionally included is the following background documentation:

- Geological Hazardous Critical Area Report
- Proposed Short Plat
- Habitat Study and Habitat Management Plan
- Incomplete Letter

If we may please collect any comments within two weeks, it would be appreciated. If you have further questions, please contact Pat Munyan at 509-493-1133 x202.

Thank you,

Erika Castro Guzman, *Associate Planner*

City of White Salmon (509) 493-1133 ext 209

100 N Main Street, White Salmon WA 98672

DATE: September 30, 2019

TO: City of White Salmon Planning Department

FROM: Luke & Margaret Bradford

SUBJECT: Planning Commission Public Hearing

RE: Critical Area Review No: WS-CAO-2019-001
Robert Kalberg
1027 SE Oak Street
Klickitat County Parcel: 03-11-3012-0024/00

Thank you for the opportunity to comment on this application for our neighbor's property, and two separate requests contained in it.

Regarding the "Riparian Habitat Buffer Modification," we do not object to Mr. Kalberg's application for a variance of the riparian buffer from 200 to 150 feet, **pending due diligence and approval by Washington State Dept. of Fish & Wildlife**. If this is necessary for him to be able to build a single family home, it seems reasonable.

Regarding the "Reasonable Use Variance Request," we feel this is an unjustified request and well outside any "reasonable use." In order for Mr. Kalberg to build a single family home on his lot, the buffer reduction variance seems reasonable. However, this further variance request, which requires encroachment on that reduced 150 foot buffer in order to subdivide the lot, does not fit the "Type IV reasonable use variance (WSMC 18.10.125.C)" or any "hardship" clause that reasonable use variances were designed for.

We urge the City to consider the necessity of allowing subdivision of this property, and we intend to follow up with Washington State Dept. of Fish and Wildlife to ask for their opinion on this application.

Thank you again for the opportunity to comment.

Luke & Margaret Bradford
1045 SE Oak St
White Salmon

RE: Kalberg Short Plat WS-2018.009

Submitted by Crissy Trask, White Salmon, WA

As White Salmon grows, it needs to be especially mindful to protect critical areas pursuant to White Salmon Municipal code 18.10, including denying short plats within, adjacent to, or that will affect ecologically imperative areas.

Short plats double a parcel's current, intended impact to the land and watershed, so they are ill advised if they will affect critical areas. Some of those impacts are immediate, but there are also impacts that will last for the life of the homes:

- More non-native garden plants introduced
- More yard chemicals applied, polluting the soil and water through runoff
- More—presumably—illegally dumped yard debris over the edge of the ravine, suffocating tree roots and eroding the stability of the ravine
- More paved surfaces, increasing contaminated runoff

With between 69 and 81 homes for sale in White Salmon today (depending on the source), there does not appear to be a housing shortage. I concede there is a long-term rental shortage; but short platting that will affect critical areas is not the solution, in my opinion. Rather, the solution—or part of it-- could be to encourage qualifying land and home owners to construct Accessory Dwelling Units. Limited to 300-900 sf, ADUs could be the answer to truly affordable housing for the rental market. Portland successfully ushered in a wave of ADU development by waiving fees associated with ADU development. Property owners who participate in the program receive a waiver of fees as long as they sign a covenant stating that neither the ADU nor the house will be rented as a short-term rental for 10 years. You can read all about the program online.

Please deny this particular short plat, but if you do approve it, I urge you not to do so on Wednesday, but to think about conditions that would be attached like limiting home size; requiring permeable driveway, parking area and patio surfaces; requiring a significant buffer of native plants and grasses; requiring an increased setback from the ravine; forbidding the application of yard chemicals that harm aquatic species, and strict no-dumping rules.

Thank you.

Item Attachment Documents:

4. Berman Conditional Use Permit

CITY OF WHITE SALMON PLANNING COMMISSION

PUBLIC HEARING

November 13, 2019

**Conditional Use Application
WS-CUP-2019.003**

**APPLICANT:
Tao Berman
Mt. Hood View Apartments LLC
115 N Main Street
White Salmon, WA 98672**

STAFF REPORT

November 13, 2019

CONDITIONAL USE APPLICATION

WS-CUP-2019.003

The Applicant's property located at 115 N Main Avenue is within a General Commercial Zoning District. The current apartment building use is a grandfathered non-conforming use within the General Commercial District. The Applicant is seeking to obtain a Conditional Use Permit (CUP) to construct a new long-term apartment complex combined with a mix of short-term vacation rentals and other retail space on the same lot. Short-term rentals and retail space are an out-right permitted use in a General Commercial Zoning District. This staff report focuses on the conditional use request for the long-term apartment portion of the project, and the potential impacts on public facilities and neighboring property use.

LEGAL DESCRIPTION:

115 N Main Street
Tax Parcel 03-11-1968-0101/00
Lots 1, 2, and 3 Block A of Groshon's Addition to White Salmon. NW ¼ SW ¼,
Section 19; Township 3; Range 11

DIMENSION OF ACREAGE PROPERTY:

155-feet by 125-feet; 19,375 lot square footage, approximately 0.44 acres

CURRENT ZONING:

C General Commercial

SURROUNDING USES:

Westerly — C General Commercial
Southerly — C General Commercial
Easterly — C General Commercial
Northerly — C General Commercial

MUNICIPAL STATUTE(S) OF BEARING

WSMC 17.48.030 - Conditional uses.

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

- A. Residential - Condominium, apartment, and other dwelling types including balconies, outside courts or patios and constructed or renovated to be included as an integral part of a commercial or retail structure with the following conditions:
 - 1. The dwelling units shall have a minimum living area of six hundred square feet and a maximum of one thousand five hundred square feet.
 - 2. Residential uses shall not be more than sixty percent of the total square footage of the structure(s).
 - 3. The design of commercial establishments which include dwellings shall be a matter subject to review and approval by the planning commission.
 - 4. If located on or along a commercial street front the building design shall be required to support and contribute to street front commerce; or stand-alone dwellings incidental to and used in conjunction with the primary permitted use when found to be compatible with and clearly incidental to the primary use and surrounding uses, e.g., care taker cottage or housing for family or others principally engaged in the primary business. This provision is intended for application in conjunction with a business that is not located in an area characterized by typical commercial street frontage. The planning commission specifically reserves the right to disapprove construction of dwellings in conjunction with commercial development on the basis of health, safety and welfare of potential occupants or if location of dwelling units displaces or is likely over time to displace the street front commercial presence of a retail structure.
- B. Light manufacturing, repair, and storage - Including equipment repair, and machine shop uses such as:
 - 1. Assembly, fabrication and distribution of metal products, electrical appliances, electronic instruments and devices;
 - 2. Research and development including testing sites for instruments and devices developed for proprietary use or sale;

3. Repair, reconditioning, or rebuilding of fleet vehicles, farm equipment, heavy commercial equipment; Wholesale distribution of fuel or foodstuffs including: heating oil or natural gas, brewery, distillery, winery, cereal mill;
 4. Equipment storage of contractors' or loggers' equipment and truck storage yard, plant, repair, rental; storage of materials and parking of vehicles integral to the principal uses permitted outright; storage and parking; contained within an enclosed building or screened in a manner to avoid conflicts with surrounding permitted uses.
 5. Other storage conducted within an enclosed building or otherwise screened and shielded in a manner to achieve compatibility with surrounding uses.
- C. Small animal hospitals, veterinary facilities or offices.
- D. Any other uses judged by the planning commission to be no more detrimental to adjacent properties than, and of the same type and character as, the above-listed uses. In addition to conditions applied in response to conditional use permit criteria; design standards listed in the commercial zone will be applied and included as conditions of approval when necessary to achieve compatibility with existing and permitted uses in the area.

WSMC 17.48.075 - Development and design standards.

- A. Property development standards—All new development shall conform to Chapter 17.81, Site and Building Plan Review, and to any and all architectural and design standards which may be adopted by the city.
- B. Roof standards/surfacing:
1. Finished roof material shall meet Class "C" roof standards. Dark and non-reflective roofing material shall be used for all visible roof surfaces.
- C. Roof standards/mechanical equipment and venting:
1. All mechanical equipment located on roof surfaces such as, but not limited to, air conditioners, heat pumps, fans, ventilator shafts, duct work, or related devices or support work, shall be screened from view when possible and visible equipment shall be of a matte and/or non-reflective finish, unless reviewed and determined by the planning commission to be compatible with or a positive addition to the design and character of the commercial area. This restriction shall not apply to radio/television antennas or dishes (see Chapter 17.78).

2. All exposed metal flashing, roof jacks and plumbing vents shall be matte finishes/non-reflective.
-
- D. Drainage—All storm water concentrated by the structure and related impervious surfaces must be handled on site. Concentration of roof drainage shall not be shed by drip or overflow at points that cross pedestrian walkways or paths. A plan of the roof and surface drainage shall insure that pedestrian walkways and paths remain free from concentrated water shedding. Such plans shall be included in the proposed site drainage plan required for site and building plan review in Chapter 17.81.
 - E. Exterior walls/siding—Acceptable siding shall be of lap, plank, shingle, board and batten style. Siding with brushed, sanded or rough sawn texture may be permitted, if approved by the planning commission. Siding shall be finished in natural or earth-tone colors. Other colors or styles may be permitted if approved by the planning commission. All other composition materials shall be carefully reviewed for visual compatibility by the planning commission.
 - F. Exterior walls/masonry—Masonry walls or walls with masonry veneer may be native or cultured stone or standard-sized brick of natural or earth-tone colors. Ceramic tile, manufactured concrete block or slabs may be permitted, but shall be subject to review by the planning commission to insure use of earth-tone colors, matte finish, and compatible relationship to native materials.
 - G. Exterior walls/metal—Metal walls, panels, partitions, facing or surfacing of any type is subject to review by the planning commission and must be found to be compatibly designed and intentionally applied rather than relied on solely as a less expensive option. Window panel fillers, exterior metal doors, door casings and windows shall be allowed.
 - H. Windows and doors—All window and door frames shall be dark or earth-tone in color. Doors may be painted graphic colors as a part of the ten percent graphic color and signing limitation.
 - I. Garbage and refuse areas—Building plans shall include provisions for the storage of garbage containers. Garbage containers shall be fully enclosed and covered. Disposal and storage of hazardous or toxic substances in garbage or refuse receptacles is strictly prohibited. On-site hazardous waste treatment and storage facilities shall conform to State Siting Criteria, RCW 70.105.210.
 - J. Orientation of entry and display space—Entry and window display area shall be oriented toward the city street. Parking may and will often be provided behind and/or under the rear or side portion of a new commercial structure. In this case additional entry may be oriented toward the parking area but such additional entry area will be in addition to rather than in place of window display and entry area addressing the street and sidewalk.

- K. Utilities—All electrical, telephone, and other utilities shall be brought underground into the site and to the buildings.
- L. Loading—All loading must be on-site and no on-street loading is permitted. All truck loading aprons and other loading areas shall be paved with concrete or asphalt, be well-drained and of strength adequate for the truck traffic expected.
- M. Parking—All vehicles must be parked on the site unless otherwise provided for in accordance with [Chapter] 17.72. No on-street parking is permitted. Minimum parking stall width should be eight feet, six inches and length nineteen feet. All parking areas shall be paved with concrete or asphalt and shall conform to all regulations hereinafter in effect.
- N. Outside storage—All storage and refuse shall be visually screened by landscaping barriers, walls or coverings and be included in plans and specifications. Such barriers, walls or coverings shall not restrict access to emergency exits.
- O. Noxious effects:
 - 1. No vibration other than that caused by highway vehicles or trains shall be permitted which is discernible at the property line of the use concerned.
 - 2. Except for exterior lighting, operations producing heat or glare shall be conducted entirely within an enclosed building. Exterior lighting shall be directed away from adjacent properties.
 - 3. All materials, including wastes, shall be stored and all grounds shall be maintained in a manner which will not attract or aid the propagation of insects or rodents or create a hazard.

WSMC 17.80.055 - Conditional use permit purpose and criteria.

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

- 1. Purpose. The purpose of the conditional use permit process is to provide flexibility in the city's land use regulations in order to accommodate uses which may be appropriate in an established zone under certain circumstances, but inappropriate in the same zone under others. At the time of application, a review of the location, design, configuration, and potential impact of the proposed use shall be conducted by comparing the use to the goals and

policies established in the city's comprehensive plan and the purpose of the zoning designation and this regulation. This review shall determine whether the proposed use should be permitted by weighing the public need or the benefit to be derived from the use, against the impact which it may cause.

2. Scope. This section shall apply to each application for a conditional use permit including both primary and accessory uses.
3. Application Submittal and Contents.
 - a. The application for a conditional use permit shall be submitted to the city on forms provided by the city, along with the appropriate documentation and signatures. The application shall include all materials required pursuant to city regulations.
 - b. Specific submittal requirements determined to be unnecessary for review of an application may be waived by the city.
4. Permit Review Process. Applications for conditional uses shall be processed as a type I-B decision by the administrator for simple applications or as a type II decision where in the administrator's discretion additional public input or planning commission review is necessary or appropriate according to procedures set forth in Title 19.
5. Approval Criteria. The city may approve or approve with modifications an application for a conditional use permit if the following criteria are satisfied:
 - a. The conditional use is harmonious and appropriate in design, character and appearance with the existing or intended character and quality of development in the immediate vicinity of the subject property and with the physical characteristics of the subject property;
 - b. The conditional use will be served by adequate public facilities including streets, fire protection, parking, water, sanitary sewer, and storm water control;
 - c. The conditional use will not be materially detrimental to uses or property in the immediate vicinity of the subject parcel;
 - d. The conditional use has merit and value for the community as a whole;
 - e. The conditional use is consistent with the goals and policies of the city of White Salmon's comprehensive plan;

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

- b. A conditional use permit automatically expires and is void if the applicant fails to file for a building permit or other necessary development permit within three years of the effective date of the conditional use permit unless:
 - (i) The applicant has received an extension of time for the conditional use permit subject to city extension requirements.
 - (ii) The conditional use permit approval provides for a greater time period.
- 10. Extension of Time.
 - a. The city may extend a conditional use permit, not to exceed one year, if the applicant demonstrates good cause to the city's satisfaction that:
 - (i) Unforeseen circumstances or conditions necessitate the extension of the permit;
 - (ii) Termination of the permit would result in unreasonable hardship to the applicant, and the applicant is not responsible for the delay; and
 - (iii) An extension of the permit will not cause substantial detriment to existing use in the immediate vicinity of the subject property.
 - b. The director of the development services department may grant no more than two extensions. A second extension may be granted only if:
 - (i) The criteria listed in this subsection are met;
 - (ii) The applicant has demonstrated reasonable diligence in attempting to meet the time limit imposed; and
 - (iii) Conditions in the immediate vicinity of the subject property have not changed substantially since the conditional use permit was first approved.
- 11. Modification of Conditional Use Permit. The city may initiate a modification to an approved conditional use permit. A modification will be processed as a new conditional use permit but will consider only the impacts and mitigation related to the proposed modification. Through the modification procedure, the city may delete, modify or impose additional conditions upon finding that the use for which the approval was granted has been intensified, changed or

modified by the property owner or by person(s) who control the property without approval so as to significantly impact surrounding land use.

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

WSMC 17.72.060 - Parking spaces—Expanded or enlarged uses.

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

WSMC 17.08.040 - Apartment house.

"Apartment house" means a building or portion thereof used or intended to be used as a home with three or more families or householders living independently of each other.

WSMC 17.80.010 - Policy and intent.

It is the policy of the city to provide for standard review, the relief in cases of hardship, and a process of appeal to govern situations in which implementation of these regulations requires or benefits from the broader perspective represented by an appointed panel of representatives or in which parties affected by these zoning regulations allege improper administrative actions.

WSMC 17.76.050 - Change or enlargement of uses.

No nonconforming use of land shall be changed to another nonconforming use. The lawful use of land existing at the time of the adoption of the ordinance codified in this title may be continued after the provisions of subsection B of Section 17.76.040, although such use does not conform to this title for the district in which the land is located; provided, further, that no such nonconforming use shall be enlarged or increased, nor shall any nonconforming use be extended to occupy a greater area of land or building than that occupied by such use at the time of the

adoption of said ordinance, unless by such moving it brings the use closer to conformance with this title.

APPROVAL CRITERIA

Pursuant to WSMC 17.80.055 - Conditional use permit (CUP) purpose and criteria, Section (5) Approval Criteria; the city may approve or approve with modifications an application for a conditional use permit if the following criteria are satisfied:

Fact WSMC 17.80.055 (5)(a). The conditional use must be harmonious and appropriate in design, character and appearance with the existing or intended character and quality of development in the immediate vicinity of the subject property and with the physical characteristics of the subject property.

Finding Approval of a conditional use permit does not eliminate the appropriate zoning design standards provided for in WSMC 17.48.075. Pursuant to WSMC 17.80.055—Conditional Use Permit Purpose and Criteria, the Planning Commission may impose additional conditions on a particular use if it is deemed necessary for the protection of the surrounding properties, the neighborhood, or the general welfare of the public.

The proposed development would be consistent with the immediate vicinity and physical characteristics of the subject property. The current use of the property is a nonconforming residential/commercial mix, which is similar to several of the commercial/residential mixes located in the commercial district on Jewett Boulevard.

Fact WSMC 17.80.055 (5)(b). The conditional use will be served by adequate public facilities including streets, fire protection, parking, water, sanitary sewer, and storm water control.

Finding The proposed development property is served by adequate public facilities such as street, water, and sanitary sewer. Upgrades to the onsite water and sanitary sewer lines will be necessary to accommodate the new structure. The proposed structure would be required to have an internal fire sprinkler system. At this time, the Applicant has not provided staff with a stormwater analysis; however a stormwater analysis report prepared by a Washington State licensed Engineer is required before construction for any development project and generally handled by the Building Department. Pursuant to WSMC 17.48.075—Development and design standards, all storm water from the new structure and related impervious surfaces, must be handled on site. Stormwater from roof drainage shall not be shed by drip or overflow at points that cross pedestrian walkways or paths. A

plan of the roof and surface drainage shall insure that pedestrian walkways and paths remain free from water shedding. Such plans shall be included in the proposed site drainage plan required for site and building plan review in Chapter 17.81—Site And Building Plan Review.

Pursuant to WSMC 17.48.075 (M)—Development and design standards; Parking, all vehicles must be parked on the site unless otherwise provided for in accordance with Chapter 17.72—Off-Street Parking and Loading. No on-street parking is permitted. Minimum parking stall width should be eight feet, six inches and length twenty feet. All parking areas shall be paved with concrete or asphalt and shall conform to all regulations hereinafter in effect.

Pursuant to WSMC Chapter 17.72.060—Parking spaces-Expanded or Enlarged Uses, whenever any building is enlarged in height or in-ground coverage, off-street parking shall be provided for expansion or enlargement, in accordance with the requirements of the schedule set out in Section 17.72.090—Number of Spaces for Designated Uses; provided, however, “that no parking space need be provided in the case of enlargement or expansion where the number of parking spaces required for such expansion or enlargement since the effective date of the ordinance codified in this title is less than ten percent of the parking space specified in the schedule for the building. Nothing in this provision shall be construed to require off-street parking spaces for the portion of such building existing as of September 12, 1973.”

Pursuant to WSMC 17.80.055, the purpose of the conditional use permit process is to provide flexibility in the City's land-use regulations in order to accommodate uses that may be appropriate in an established zone under certain circumstances, but inappropriate in the same zone under others. WSMC 17.80.055 (5)(b), which is the more direct code provision in a conditional use permit process provides the Planning Commission the authority and flexibility to determine if the Applicant's proposed 43 off-street parking spaces for the current and proposed structure are adequate. The Applicant proposes approximately 1 ½ parking spaces per residential dwelling unit, in which 3 out of the 43 off-street parking spaces would be dedicated to the 10 short-term rental uses, leaving a shortage of 7 off-street parking lots for the project as a whole. In consideration of the current and proposed residential use that provides one and two-

bedroom facilities, the proposed parking plan could be determined to be minimal if managed correctly.

In addition, the Applicant is requesting a reduction from the 8½-ft x 20-ft parking stall standard to a 8-ft x 16-ft compact car parking standard. While the municipal code does not clearly define how many parking spaces are required for an apartment residential dwelling structure in a C General Zone, it does define two off-street parking spaces per singular residential structure or condominium and one for each short-term rental commercial use, for a total of approximately 62 parking spaces.

In consideration of the code provisions above, the Applicant's nonconforming residential building existed as of September 12, 1973, and included the current parking facilities. As stated previously, under a conditional use process, the Planning Commission has the authority and flexibility pursuant to WSMC 17.80.055(b) to determine if the Applicant's parking plan is adequate to avoid negative impacts on the surrounding area.

Fact

WSMC 17.80.055(5)(c). The conditional use will not be materially detrimental to uses or property in the immediate vicinity of the subject parcel.

Finding

The focus of this conditional use application is to determine if the proposed long-term residential use in a C General zoning would be materially detrimental to uses or other properties in the immediate area. Because the Applicant's property currently has long-term residential use, it would be difficult to claim the proposed long-term residential use would be materially detrimental to other users or property in the immediate vicinity.

However, parking in the downtown portion of the C General zoning district is always a concern. While the Applicant's proposal may provide for minimum adequate parking to serve the proposed long-term residential portion of the project if managed correctly, it does not address potential impacts of overflow caused by visitor parking, short-term renters parking, residential users owning additional vehicles and non-compact cars parking.

Fact

WSMC 17.80.055 (5)(d). The conditional use has merit and value for the community as a whole.

Finding The Applicant's proposal would provide an affordable option for housing to the working class community that cannot afford to purchase a home within the White Salmon community or the surrounding area; therefore, it could be determined the proposed project would add merit and value to the community.

Fact WSMC 17.80.055 (5)(e). The conditional use is consistent with the goals and policies of the City of White Salmon's comprehensive plan.

Finding To meet the housing demands between 2007 and 2030, Section X of the White Salmon's Comprehensive Plan forecasted that 20% of the community's housing demands would need to come from multi-family housing developments. To date, approximately 5% of the housing demand comes from multi-family housing. The above information clearly illustrates a shortage in meeting the community's forecasted multi-family housing needs. While forecasting is objective, it is the administrations' opinion that there is a multi-family housing shortage within the White Salmon community.

Fact WSMC 17.80.055 (5)(f). The conditional use complies with all other applicable criteria and standards of the White Salmon Municipal Code.

Finding The purpose of the conditional use permit process is to provide flexibility in the City's land-use regulations in order to accommodate uses which may be appropriate in an established zone under certain circumstances, but inappropriate in the same zone under others. At the time of application, a review of the location, design, configuration, and potential impact of the proposed use shall be conducted by comparing the use to the goals and policies established in the City's comprehensive plan, the purpose of the zoning designation and the conditional use permit regulation. This review shall determine whether the proposed use should be permitted by weighing the public need or the benefit to be derived from the use, against the impact which it may cause; and not necessarily whether the conditional use complies with all other applicable criteria and standards of the White Salmon Municipal Code.

The only apparent potential impact would be caused by insufficient parking. *(See Fact and Finding below for further information)*

Fact WSMC 17.80.055 (5)(g). That the public interest suffers no substantial detrimental effect. Consideration shall be given to the cumulative impact of similar actions in the area.

Finding As stated in the paragraph above, the Planning Commission shall review and determine whether the proposed use should be permitted by weighing the public need or the benefit to be derived from the use, against the impact which it may cause; not whether the conditional use complies with all other applicable criteria and standards of the White Salmon Municipal Code.

On-street parking in a commercial district is commonly intended for customers visiting businesses and for a short period of time. While Staff finds that the long-term residential use in itself does not affect surrounding property owners, the proposed parking plan may cause adverse impacts within the commercial district if not managed correctly.

Fact WSMC 17.76.050. No nonconforming use of land shall be changed to another nonconforming use. The lawful use of land existing at the time of the adoption of the ordinance codified in this title may be continued after the provisions of subsection B of Section 17.76.040, although such use does not conform to this title for the district in which the land is located; provided, further, that no such nonconforming use shall be enlarged or increased, nor shall any nonconforming use be extended to occupy a greater area of land or building than that occupied by such use at the time of the adoption of said ordinance, unless by such moving it brings the use closer to conformance with this title.

Finding The Applicant's proposed residential/commercial mixed-use would move closer to conformance.

RADIAL SEARCH CONDUCTED AND NOTIFICATION

A radial search has been conducted to identify parties located within 300-feet of the property. Letters of project notification and the Public Hearing for consideration of this Conditional Use Permit Application have been sent to each of the parties identified within the radial search as of October 23, 2019. At the writing of this Staff Report, 14 letters of commentary response have been received.

AGENCY NOTIFICATION

Letters of notification of the Public Hearing for this Conditional Use Permit Application have been sent to the various public agencies and public safety departments with a request to provide commentary relative to this Application as of October 23, 2019. At the writing of this Staff Report, one letter of commentary response has been received. Staff reserves the right for the receipt of commentary from public safety agencies until the hour and date of this Public Hearing before the City Planning Commission.

STAFF DETERMINATION

The purpose of the conditional use permit process is to provide flexibility in the City's land-use regulations in order to accommodate uses which may be appropriate in an established zone under certain circumstances, but inappropriate in the same zone under other circumstances. This review intends to provide information to the Planning Commission to assist them in determining whether the proposed use should be permitted by weighing the public need or benefit to be derived from the use, against the impact which it may cause.

While Staff believes there is a need for additional affordable multi-family living dwelling units within the community; the question is, would approval of the conditional use permit add merit and value to the community without cumulative impacts that would be considered substantially detrimental to other commercial business within that area.

Staff has determined that approval of the Conditional Use Permit could be substantially detrimental to other businesses within the area without a comprehensive parking management plan. Therefore, staff would recommend approval with the following conditions.

CONDITIONS OF APPROVAL

1. The Applicant shall provide a comprehensive parking management plan and traffic study that is acceptable to the administration as to how it will resolve and manage the parking concerns. The document must address:
 - a. Potential parking impacts caused by the residential use to surrounding commercial businesses.
 - b. How is the Applicant going to identify, manage, and ensure residents are not parking additional vehicles on the streets (*vehicles other than compact cars, short-term renters, and guest parking*).
2. In the future, the city may impose additional conditions on a particular use if it is deemed necessary for the protection of the surrounding properties, the neighborhood, or the general welfare of the public. The conditions may:
 - a. Increase requirements in the standards, conditions criteria or policies established by this chapter;
 - b. Stipulate an exact location as a means of minimizing hazards to life, limb, property damage, erosion, landslides or traffic;
 - c. Require structural features or equipment essential to serve the same purposes as set forth in subsection b. of this section;
 - d. Impose conditions similar to those set forth in subsections b. and c. of this section, as deemed necessary to establish parity with uses permitted in the same zone with respect to avoiding nuisance generating features in matters of noise, odors, air pollution, wastes, vibration, traffic, physical hazards and similar matters;

- e. Require reporting by the applicant or operator on a regular basis sufficient to demonstrate continued compliance with all conditions of approval.

(NOTE: If accepted by the administration, the comprehensive parking management plan and study will be considered part of this conditional use as well as any and all potential changes as stipulated that may be added over time pursuant to Part 2 of Conditions of Approval found in this conditional use report.)

Staff Report

City Planning Department
Patrick R. Munyan Jr., City Administrator
Erika Castro Guzman, Associate Planner

Attachments

Application and its submitted documents
Agency and adjacent property owner letters of commentary

Conditional use application

I am proposing to build an 18 unit apartment building with 1 commercial unit at street level. 6 of the 18 apartments will be short term rentals to meet the commercial zoning requirement. I will have 3750 sf of short term (commercial) rentals and 648 sf of commercial at street level. So the total commercial square feet will be 4398. The total new building square feet will be 12,648. This would more than meet the required 60/40 residential, commercial split.

There will be 26 parking spots under the new building with a width of 8.5ft and a depth of 16ft. This is bigger than a compact parking stall. The existing building currently has 13 parking spots on the northside of it. I plan to add two parking spots on the east side of the existing building and one additional parking spot of the south side. I also have a one car garage. This will give me a total of 43 parking spots.

Our code does not outline the number of parking spots required under a conditional use permit application. Perhaps the reason our code does not outline the parking requirement is because it recognizes that each conditional use permit application is unique, and the parking requirement needs to be decided on a case by case analysis of what is reasonable.

I would not be trying to build an apartment building on this site if I did not believe it passed what I call, my practicality test. Practically speaking, is it reasonable to provide one parking spot for a small one bedroom apartment. Some of the existing apartments are about 300 square feet. All the apartments in the new building would only be about 625 square feet. Our code, not under the conditional use permit, currently has the same parking requirement for a 625 square feet apartment as we do for a 6000 square foot house. This makes no sense as obviously a big house has a greater need for more parking. Our code requires more parking for residences than many other municipalities.

Some cities have no parking required for apartments. As an example, Portland has areas with no parking requirement for apartment buildings. They have other areas that require one parking spot per ten apartments. Even Hood River, with far more parking issues than we have, only requires 1.5 parking units per apartment. Part of the logic for this policy is to create an environment where people can ride bikes or walk instead of having to drive every time they leave their residence. Another reason for this is because cities and towns recognize that if they want housing to be built downtown, they need to create a parking policy that will encourage this to happen.

To put this into perspective, in areas of Portland I could build this building and provide zero parking. In other areas of Portland I would need to provide just 2 parking spots for the entire building. Even in Hood River, I could build this building and would need less parking than I am providing, which again is 43 parking spots total.

That being said, if you grant my conditional use permit, I will still be providing enough parking so that all of my two bedroom units, along with one three bedroom unit in the existing building will have two parking spots per unit. The proposed new building would also have two parking spots per two bedroom unit for all the long term rentals. So effectively, the only units that would have one parking spot would just be studios and one bedroom units, along with several short term units that the code says only require one parking spot anyway. I would also direct all tenants to have their guests park in the city parking lots. I think this is reasonable to not have much, if any, parking spillage onto the street.

I would like to note the planning commission has granted applicants a reduction for parking under the variance process. The White Salmon Baking Company got a variance for less parking than required when they applied to have a residential unit attached to the bakery. Based on my calculation the WSBC had about a 33% reduction of their parking requirement.

When Everybody's Brewing built their new building, they did not have to provide any parking.

The new building would be consistent and compatible with what is around the proposed building. To the south of the building is a 16,000 sf mixed use apartment building with 15 apartments and 2 commercial units (5880sf of commercial with 1400sf of it being storage) at ground level. To the North of the building is an old car wash that was converted to office/storage space along with a residence that was built over a three car garage. For this reason I believe that what I am proposing is in character to its surroundings, and will be considered an improvement to the surrounding property owners.

There are no trees that will need to be cut down.

We will collect storm water under parking.

Currently the plan is to use hardy board siding. However, that may change.

Obviously, the building will comply with all building codes.

This conditional use is consistent with the goals and policies of the city's comprehensive plan. On page 35 of the comprehensive plan it states, "it is evident that additional low-income housing is needed within the White Salmon planning area." I anticipate rents between \$800-\$900. But this will vary based on market demand. White Salmon's median household income is 46,600 dollars. Based on this data, I would estimate my rents to be 23% of salary. Banks use a ratio of up to 33% of income to rent as affordable.

Based on the lack of affordable housing in our community, I believe that an apartment building will have tremendous merit and value to the community as a whole. I would like to offer my long term rentals to employees of our local businesses. I also believe that the 6 short term rentals will provide value to the community and local businesses for several reasons. First, short term rentals provide more tax dollars to the city than many other types of commercial businesses. Second, it's important to try to capture some of the tourism dollars in the Gorge. By providing short term rentals, I will help provide options for tourists to stay in our community and spend

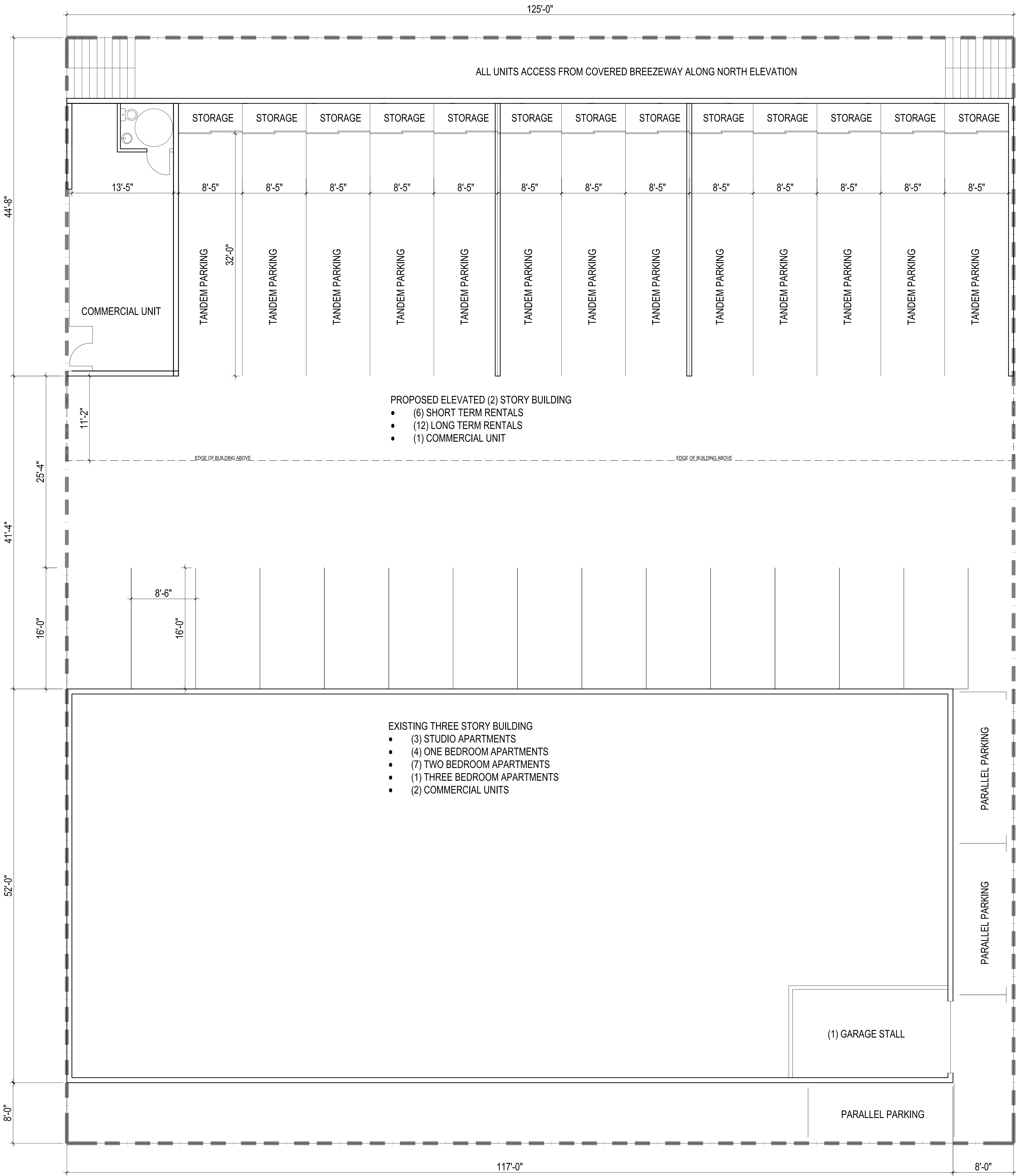
their money at our restaurants, coffee shops, etc. But most importantly, as a community we have been stating for years that we need more affordable housing options. There is a reason we have not had any apartment buildings built in over the past 50 years in our community. Land costs and the cost to build have simply been too high relative to the rent roll.

As an investor I believe I can achieve a higher return investing my capital elsewhere. This project is fraught with risk that may compress my yield. But as an investor I also believe it is possible to build an apartment building without curb grants, tax abatements, or any other government assistance, all the while providing affordable housing options for people that work, and want to live in the community that I love and call home. You have heard the expression, buy local. I would like to also invest local!

As the planning commission you provide and play a vital role in the development and planning of our community's future. You now have the opportunity for the first time to achieve a long stated need in our comprehensive plan, which is more affordable housing! Voting to approve my application will increase the entire housing stock of White Salmon by roughly 1.5 percent! Doug and Kristine from Everybody's have stated they need more housing for their employees. Elaine with the Enterprise told me their new employee had a terrible time finding housing. It is my hope that you also see the great need to create more affordable housing options for members of our community. I believe based on the criteria of the conditional use process that I have met the threshold needed to be granted an approval.

Thanks,

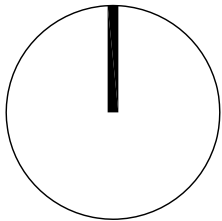
Tao Berman



(31) PROPOSED PARKING STALLS

PRELIMINARY SITE PLAN AND PARKING CONCEPT

8 OCTOBER 2019



White Salmon Apartments
115 Main Street, White Salmon Washington

Drawn By:	_____	-	_____
Checked By:	_____	-	_____
Job No.	_____	-	_____
Revisions:			
No.	Date		By
_____	_____		_____
_____	_____		_____
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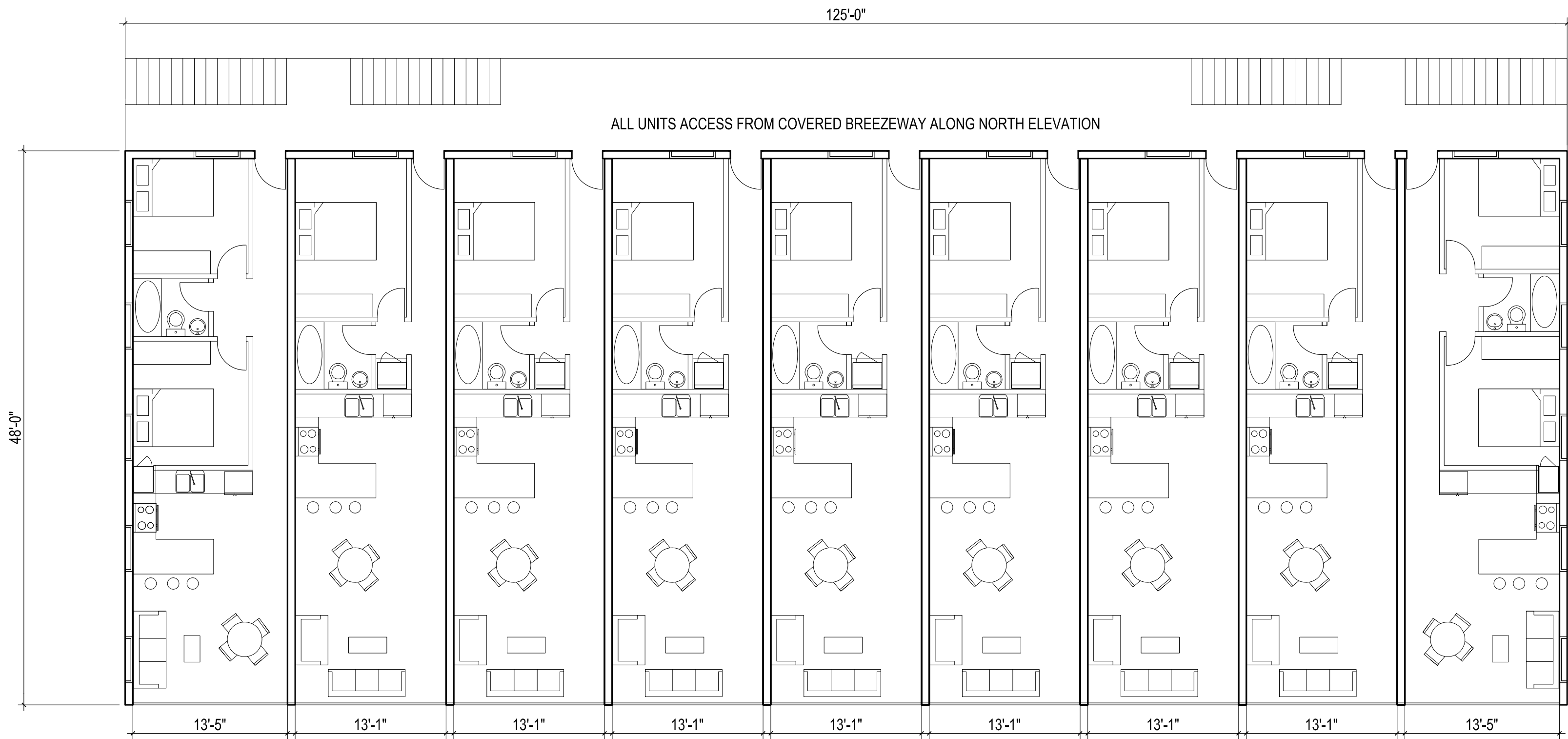
NOT FOR CONSTRUCTION

30 May 2019

Concept Plan

Floor
Plans

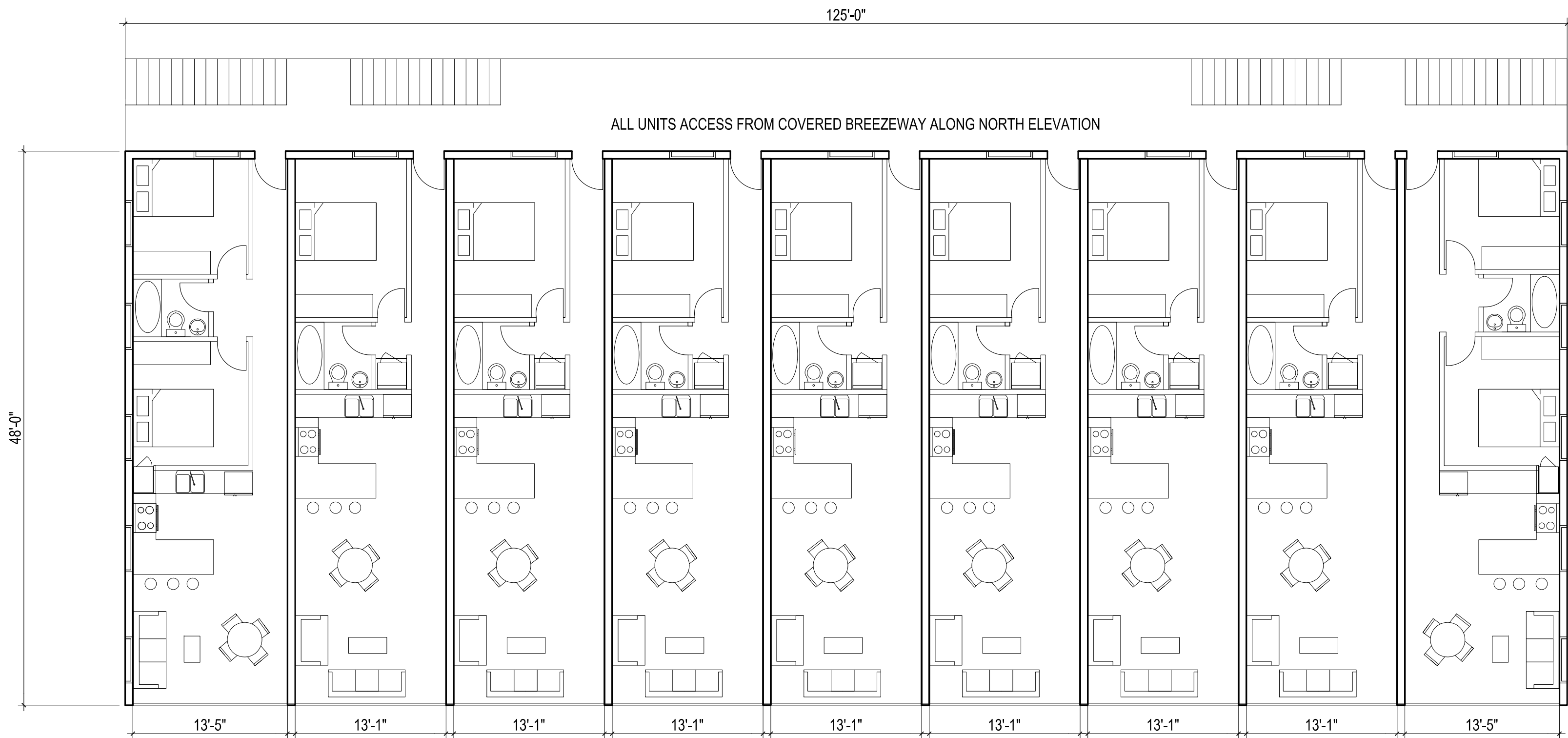
A2.2



2
A2.2

LEVEL THREE FLOOR PLAN

1/8" = 1'-0"



1
A2.2

LEVEL TWO FLOOR PLAN

1/8" = 1'-0"

White Salmon Apartments
115 Main Street, White Salmon Washington

Drawn By: _____
Checked By: _____
Job No. _____

Revisions:		
No.	Date	By

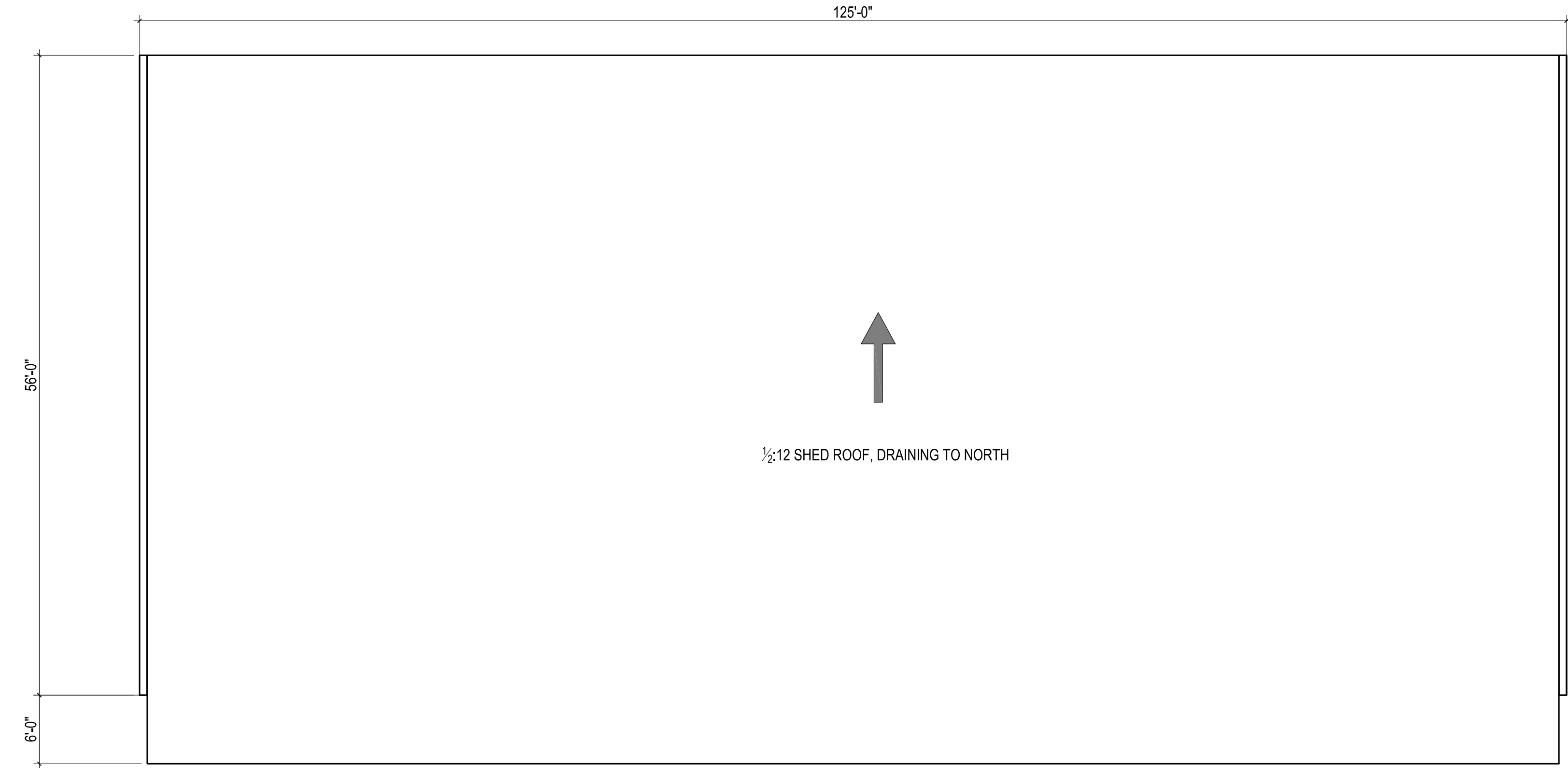
NOT FOR CONSTRUCTION

30 May 2019

Concept Plan

Roof
Plan

A2.3



1
A2.3

ROOF PLAN

1/8" = 1'-0"

White Salmon Apartments
115 Main Street, White Salmon Washington

Drawn By: -
Checked By: DJ -
Job No. -

Revisions:		
No.	Date	By

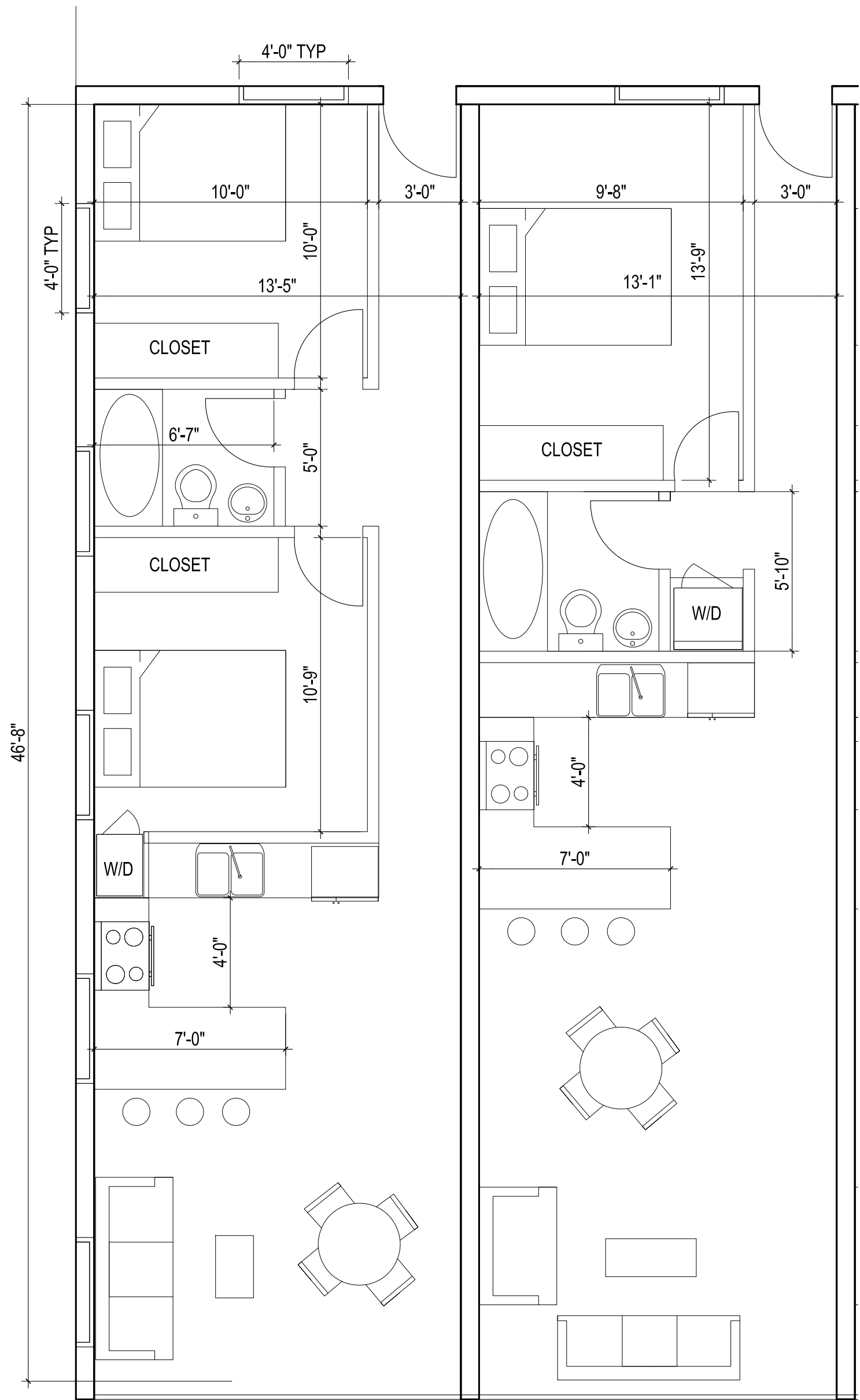
NOT FOR CONSTRUCTION

30 May 2019

Concept Plan

Enlarged
Plans

A2.4



TYPICAL TWO-BED UNIT PLAN

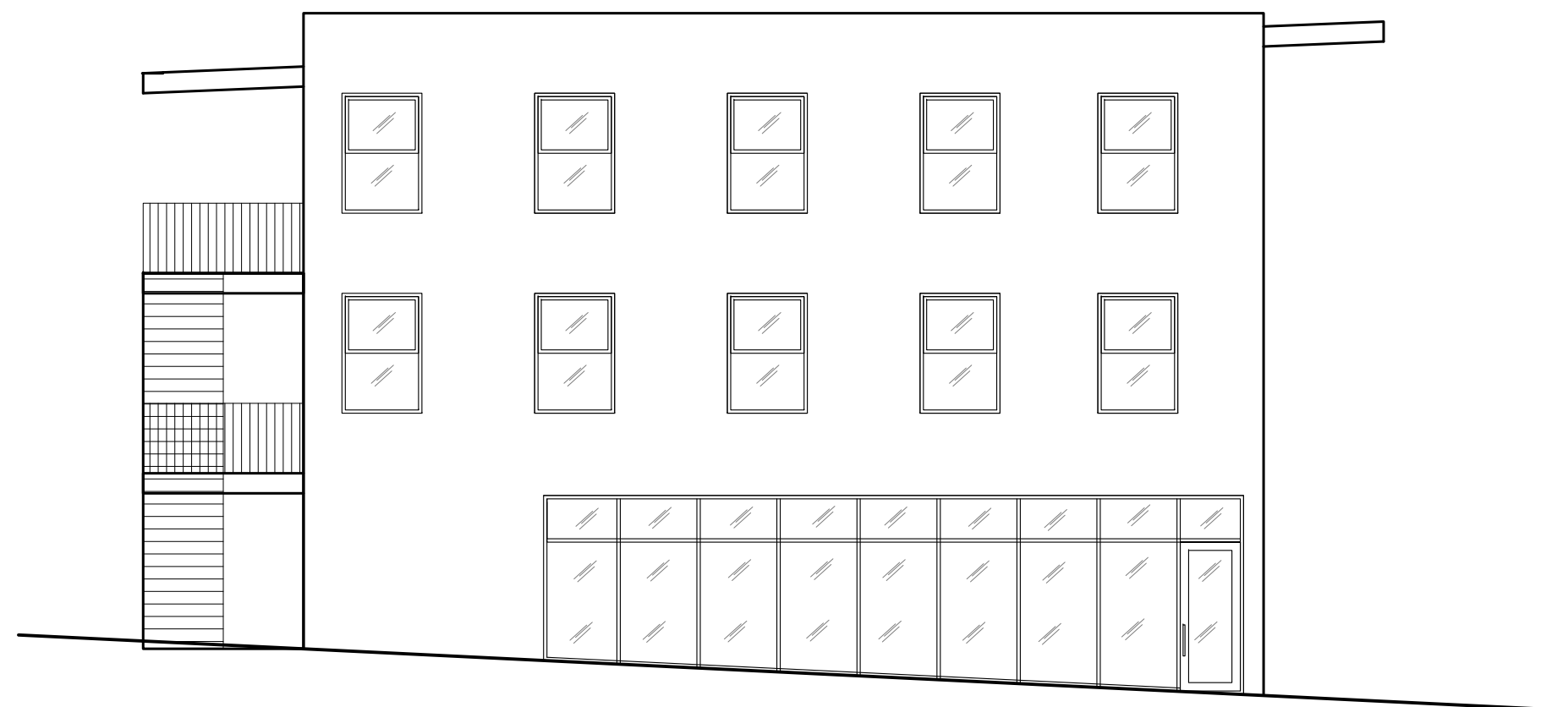
TYPICAL ONE-BED UNIT PLAN

1
A2.4

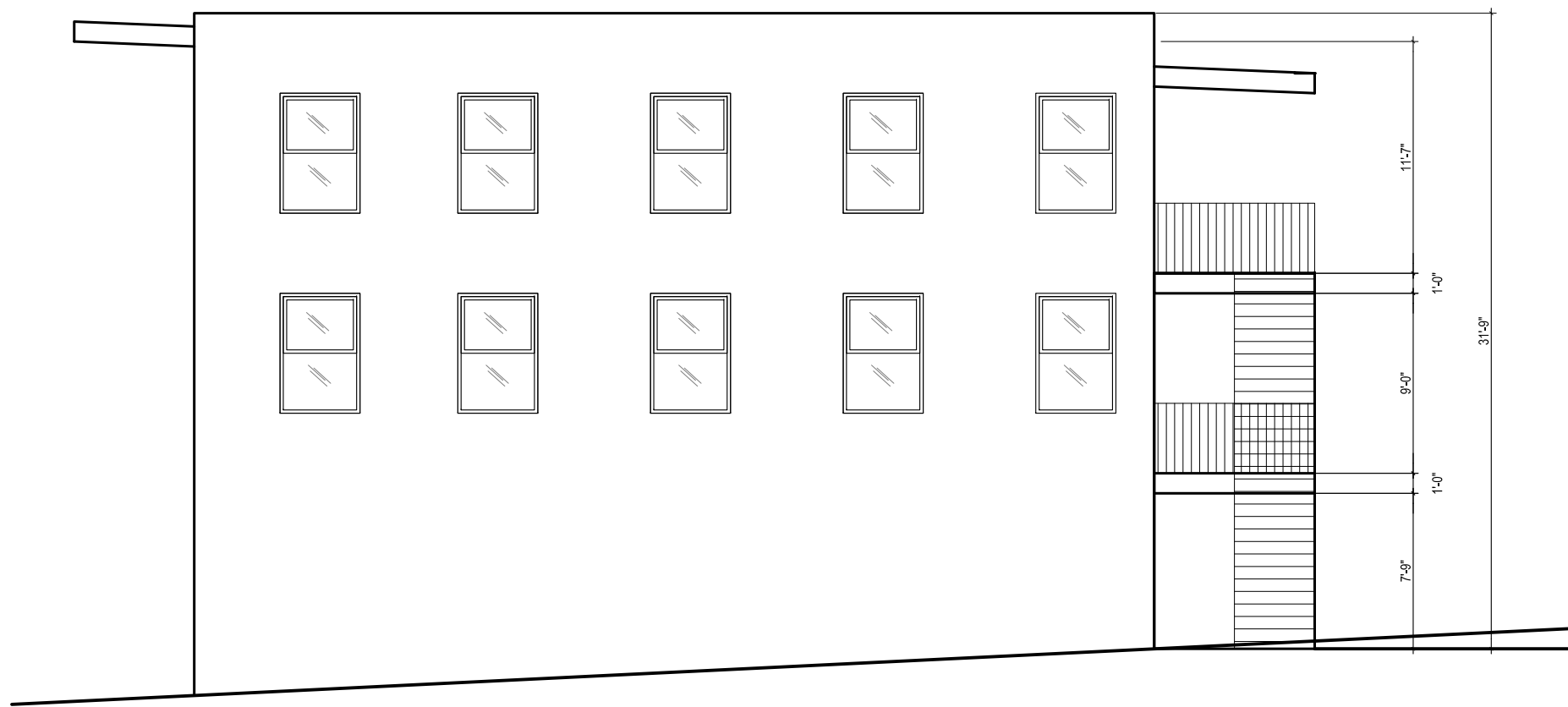
ENLARGED TYPICAL APARTMENT PLANS

1/4" = 1'-0"

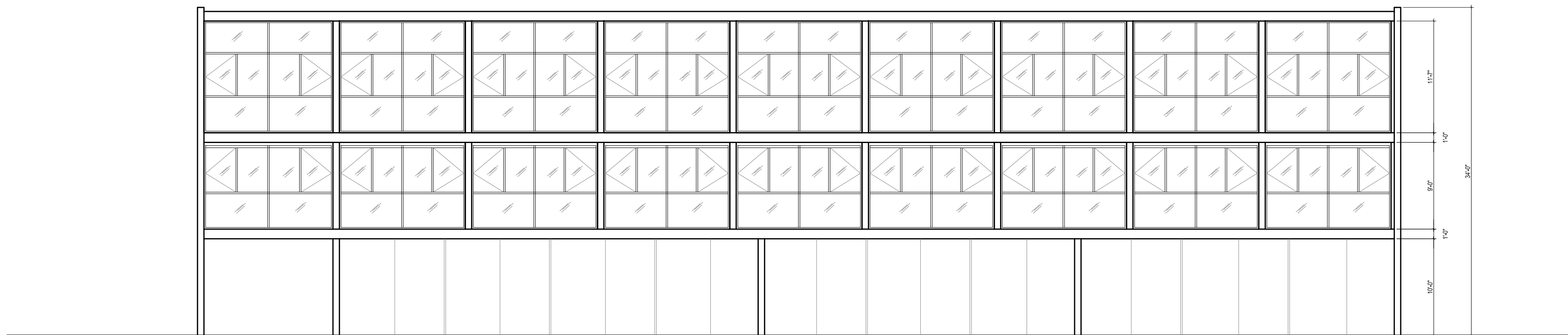
1



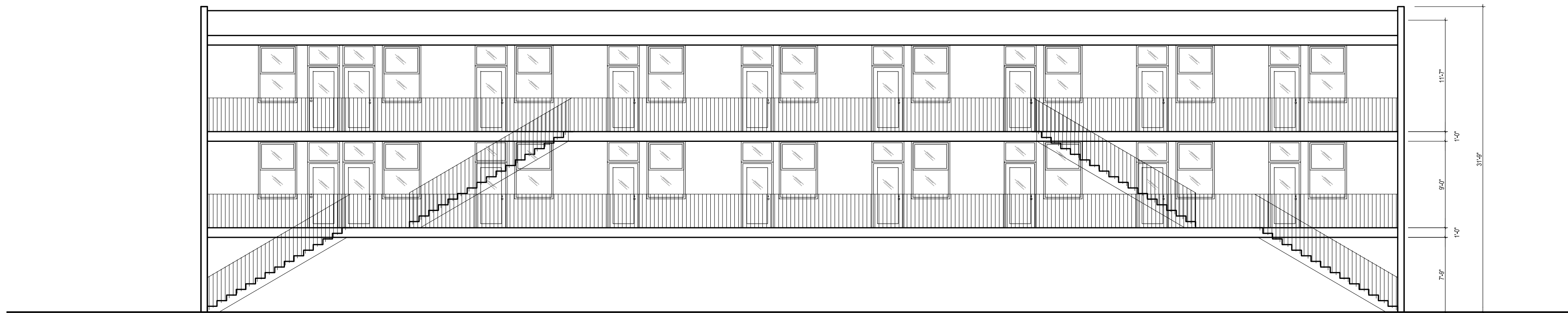
3
A3.1
WEST ELEVATION
1/8" = 1'-0"



4
A3.1
EAST ELEVATION
1/8" = 1'-0"



2
A3.1
SOUTH ELEVATION
1/8" = 1'-0"



1
A3.1
NORTH ELEVATION
1/8" = 1'-0"

White Salmon Apartments
115 Main Street, White Salmon Washington

Drawn By: .
Checked By: .
Job No. .

Revisions:
No. Date By

NOT FOR CONSTRUCTION

30 May 2019

Concept Plan

Exterior
Elevations

A3.1



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

City of White Salmon: Conditional Use Permit WS-CUP-2019.003

2 messages

Brumley, Tonya <tlb@nwnatural.com>
To: Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>
Cc: "tao@taoberman.com" <tao@taoberman.com>

Tue, Oct 22, 2019 at 3:47 PM

Hello Erika-

NW Natural has reviewed the request with no objections. I have included Mr Berman in this email as well. Our comment is more informative in nature. Please note that if any parking areas are near the gas meters, then NW Natural may need to install guard posts to protect any unexpected vehicle damage. NW Natural installs the guard posts at our discretion to protect the meters and does not charge property owners for this. If review is needed, Mr Berman can call or email.

It is also of comment that Mr Berman be aware that gas main lines are located in the alley to the east of the future building and in Main street to the West of the future building project. If gas services are desired for the new building, then NW Natural can work to discuss details with the developer and which main would best serve the new site.

Best,

Tonya Brumley

NW Natural – Community Affairs Manager

Columbia Gorge Region

1125 Bargeway Rd, The Dalles Or 97058

w: 800-422-4012 x8610 m: 541-993-8889

f: 503-721-2500 email: tlb@nwnatural.com

From: Erika Castro-Guzman [mailto:erikac@ci.white-salmon.wa.us]

Sent: Friday, October 18, 2019 4:55 PM

To: Lisa George; Jan Brending; Bill Hunsaker; City of White Salmon Utility Clerk; realproperty@klickitatcounty.org; gregg@klickitatcounty.org; Mgarner@klickpud.com; Kim Gleason; Johnson, Amber M (DFW); msag@charter.com; Brumley, Tonya; Ross Lambert; Russ Avery Public Works Operations Manger

Cc: Patrick Munyan

Subject: [External]City of White Salmon: Conditional Use Permit WS-CUP-2019.003

November 5, 2019

City of White Salmon

Re: Tao Berman's Application for Variance

To Whom It May Concern:

I am writing this letter in response to the request for a variance with respect to the parking requirements filed by Tao Berman. I manage multiple properties that are within 300 feet of Mr. Berman's subject property. Apparently, Mr. Berman is attempting to obtain a parking variance with respect to an existing multi-use building (the "existing building"). It appears that this variance is needed in order for the construction of a new second building on the same lots (the "second building"). Essentially, the location of the second building would eliminate what is currently one-half of the parking spaces provided for the existing building. The information I did not see was how many units and what type of units exist in the existing building. It is difficult to address the parking needs of the existing building absent this information. In lieu of having that information, I have independently walked by the property numerous times documenting the parking of vehicles to get a better understanding of the actual parking needs for the existing building. The area north of the parking lot and the area east and west of the parking lot is currently being used by occupants of that building. The results of my observations are reflected on the last page of this letter. Basically, about half of the cars in the lot park on one side of the lot and the other half in the lot park on the other side. There is not enough room for all cars in the lot to park on just one side. In addition, there is typically 4-6 cars that park in the areas mentioned that are outside of the lot. Two of the areas outside of the lot used for parking would be eliminated by the second building. In addition, the applicant has represented that he will be adding additional parking spots on the east side of the property. Those spots already exist and are being used. So, technically, he is stating that they will be added when they already exist and are being used for parking. The end result is if all of the cars in the lot will not fit on one-half of the lot, all the cars in the lot plus the six vehicles outside of the lot won't fit either.

Apparently, the variance is being requested in order to enable Mr. Berman the ability to construct a second building on the same lots. I have seen the proposed plans for the second building. I understand that we have a housing shortage in our area. Specifically, affordable housing is a big issue. Affordable housing should not be substandard housing. Housing that does not provide the basic needs that exist in most households is to me substandard. For instance, the proposed second building has very small units, absent any sufficient storage for anything. There is not even an area to place a barbeque or chair to sit outside. For that matter, the ability to have natural daylight is limited. The units look more like college dorms or hotel rooms verses housing. Furthermore, the providing of "tandem parking" is not reasonable. There

would have to be a parking attendant 24/7 with all the keys in order for tandem parking to work. Otherwise, to expect tenants to have to deal with the delays and difficulties in locating owners of vehicles blocking them in is ludicrous. It will not work and tenants will not park if they can be prohibited from leaving independent of the moving of other vehicles.

The applicant has suggested that Portland allows new buildings such as his to be erected with the requirement of only one parking spot. Supporting documentation was not included. Any suggestion that a lack of sufficient parking will serve to promote the use of bicycles or walking is irrelevant. If that were the case, that does not mean people will not need a place to park their cars because they will. They will also need a place to park their bikes when they are not riding them. There will not be enough space for cars let alone bikes with respect to these lots. This will continue to be true even if the applicant was granted a variance. Absent digging out parking garage, it isn't possible. One only needs to observe the current parking situation to make this conclusion and the best time to do that is very late at night when everyone is at home. You cannot eliminate 50 % of the parking that is now available to the existing building, construct a second building with more parking demands than the first, and have the expectation that the demands of either building will be met because they won't.

The applicant's request for a variance and his proposed construction of a second building reflect that his main interest is maximizing his potential profits and minimizing his costs and obligations. If his variance is granted and his second building constructed, it will be the city who will be providing parking for a large number of occupants of both buildings. Mr. Berman can only avoid his obligation to provide parking if the City agrees to assume it. This decision will be irreversible and place yet another property into the same status as those in the downtown corridor. I sincerely hope that this does not happen. This matter does not involve just a few cars, it involves a lot of cars.

I have been managing 4 separate rental properties owned by my family for over 19 years and a fifth property for over 10 years. If you provide parking, then you get to manage it. Even when parking is provided, as a landlord, you end up dealing with parking issues. Those issues arise from guests of tenants, children of tenants, and sometimes tenants. Sometimes tenants have vehicles to haul their sports gear in. Sometimes they are assigned a vehicle from work. And sometimes, they have a roommate who has a car or a relative from out of town that stays a week. So, even if you provide adequate parking, there are a hundred different reasons why that parking will not always be adequate. If you do not provide adequate parking, there is just one reason why that parking will not be adequate...it never was.

Thank you for your consideration.

Sincerely,

Geri Chaton, Executrix of the
Estate of Verda Bargabus

Summary of Vehicles Parked at Subject Property

Date	Time	# in Lot	# North of Lot	# West (on City Street)	# East (in alley)	TOTAL
9-25-19	11:00 pm	19	Did not include	Did not include	Did not include	19
9-26-19	6:00 am	14	Did not include	Did not include	Did not include	14
10-3-19	10:30 pm	10	2		3	15
10-7-19		14		2	3	19
10-12	2:00 pm	12	Did not include	Did not include	Did not Include	12
10-12-19	6:15 pm	17	Did not include	Did not include	1	18
10-13-19	1:30 am	13		1		14
10-14-19	1:00 am	15		1	2	18
10-26-19	5:00 am	15	2	1	3	21
10-27-19	10:30 pm	17	1	1	2	21
11-3-19	10:00 pm	13	2		3	18
11-4-19	11:00 pm	12	2	1	3	18
11-5-19					TOTAL	151
	151 divided by 9 = 16.7					

Because the vehicles parked outside of the parking lot were not included on multiple occasions, the average number of vehicles is considerably low.

10/30/2019

To the White Salmon Planning Commission,

I am writing in support of Tao Berman's Condition Use Application for an 18-unit apartment building with 1 commercial unit at street level. I believe his plan to have 43 parking spots which exceeds a 1:1 parking ratio is more than fair considering the current 2:1 ratio is an outdated zoning requirement.

Here are a few reasons their request should be granted:

- There are no trees that will need to be cut down thus minimizing impact on the land.
- They will collect storm water under parking.
- Their parking spaces per unit ratio more than exceeds the parking requirements from many cities, such as Portland and Hood River.

This development will bring great value to the community as it is low-income housing but will also bring in new local businesses that will help capture the tourism from the Gorge.

Sincerely,

Aaron Jones

As a downtown business owner, former member and chair of the planning commission, I have serious reservations about the attempt to allow a CUP of residential Uses in the Commercial district that do not meet the plainly stated conditions of 17.48.030.

The code is clear in multiple places in this section that residential uses (plural) shall not displace commercial uses and gives four very clear conditions where a CUP for “Residential Uses” is allowed. *This project does not meet the letter or the spirit of this code.*

It is not obvious how Short Term Residences (Short Term Rentals) have suddenly risen to the level of pure commercial activity so that they qualify for Commercial zone status. It seems that earlier this year city-staff allowed a developer to submit an application asserting that they did qualify and, without any Planning commission or City council input, the staff allowed it. That project was not built. To my knowledge, no other project or applications but this one has been submitted asserting that Short Term Residences are allowed to qualify as pure commercial activity.

On the other hand, at least three CUPs have been allowed that built roughly 8,000sqft of apartments (both short and long term) in the commercial district in recent memory. these have all met the code provisions as written.

-New Commercial Building next to Harvest Market	4 Apartments
-White Salmon Guitar Works	2 Apartments
-Artisans Jewelry	2 apartments

These projects, as well as the new commercial building for Everybody’s Brewing show that the code is working as intended and the commercial district is growing and vibrant. As commercial projects are developed, residential uses are added within the 60% / 40% rule.

The recent rise of Short Term Residences has blurred many zoning lines. Homeowners who want to rent out their houses say that this is not a commercial use but that it is a compatible residential use and should be allowed in any residential district.

In this case, the applicant is submitting that Short Term Residence (rentals) is purely a commercial use *yet should not* be subject to Hotel and motel standards, which beyond the increased standards for health, safety, and licensing, have additional standards that ensure the facilities do not discriminate against people covered by the Americans with Disabilities Act. This project does none of these.

There is so much gray area where Short Term Residencies are concerned. The concept is being stretched and molded to meet the needs of the applicant and project. This concept needs to be integrated into the planning codes before being included as a major part of a built project.

As it is, there are no mechanisms or boundaries to shape the direction of projects like this. There is no mechanism to prevent all of the units in this building from becoming Short Term Residencies or all of them from changing to long term apartments after it is built. The lack of code enforcement mechanisms has the effect of making any zoning rule impotent.

I am certain that in the near future the City Council will address this topic and provide a better framework to deal with the complexities of Short Terms Residences and the different zoning areas.

This is not a small thing. Short Term Residences (Rentals) have the power to dilute the integrity of both the residential and commercial zones if they are to be allowed to be implemented without the forethought of policy process and decisions.

White Salmon has been blessed with a beautiful and compact downtown commercial that is widely admired. Any project built in it will have a 100-year effect. It is vitally important that the city put processes and regulations in place to protect this fragile and important commercial ecosystem before letting profit-driven projects define or defile the codes.

Questions to consider:

Does the code, as written, allow more than 60% of residential uses?

17.48.030.2 uses the plural in “Residential uses” What are the multiple residential uses that it intends? Is a Short Term Residence (Rental) a residential use?

Can the six promised STR units be turned into regular apartments over the next century?

Is there a mechanism to stop or control the owner from leasing all of the units as STRs in an ad hoc hotel?

Does an ad hoc hotel-type building serve everyone it should? Should the city abandon the code description of “Hotels” and “Motel” and let STRs meet this need?

Have you ever stayed in a building with a similar floorplan to this application? Was it a hotel or Apartment?

Does the WS Planning commission have the power to allow a CUP that does not meet stated code requirements without a variance?

Is effective planning policy best created through variance and precedent or consideration beforehand?

17.48.030 - Conditional uses.

(Underlines Added by Commenter)

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

A. Residential - Condominium, apartment, and other dwelling types including balconies, outside courts or patios and constructed or renovated to be included as an integral part of a commercial or retail structure with the following conditions:

1 The dwelling units shall have a minimum living area of six hundred square feet and a maximum of one thousand five hundred square feet.

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

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

4. If located on or along a commercial street front the building design shall be required to support and contribute to street front commerce; or

Stand alone dwellings incidental to and used in conjunction with the primary permitted use when found to be compatible with and clearly incidental to the primary use and surrounding uses, e.g., caretaker cottage or housing for family or others principally engaged in the primary business. This provision is intended for application in conjunction with a business that is not located in an area characterized by typical commercial street frontage.

The planning commission specifically reserves the right to disapprove construction of dwellings in conjunction with commercial development on the basis of health, safety and welfare of potential occupants or if location of dwelling units displaces or is likely over time to displace the street front commercial presence of a retail structure.

17.08.240 - Hotel.

"Hotel" means a building in which lodging is provided and offered to the public for compensation and which is open to transient guests, guests who occupy a unit for a short duration visit or stay rather than residing in a unit, establishing a residency, residing at the address and inhabiting the unit subject to a month to month rental or long term lease.



The Enterprise

PO Box 218, (220 E. Jewett Blvd.) White Salmon, WA 98672

FED ID#93-0475209

509-493-2112

July 30, 2019

To Whom It May Concern:

It has come to my attention that Tao Berman is hoping to build an apartment complex in White Salmon. This letter is in support of that move for several reasons.

First, and foremost, it will provide affordable housing for White Salmon's workforce. I know firsthand how difficult it is for the business community, the schools, the hospital, and even the police department to hire employees from outside the area due to the lack of affordable housing.


Case in point, we recently hired a reporter to replace one who relocated to the Seattle area. Our new hire has been searching diligently for a place to live, to no avail. I've contacted various individuals who own rentals, as well as WGAP. The answer I keep getting, everything is full. He may find a rental in The Dalles or maybe Goldendale. It seems stupid that he will have to commute that far, simply because White Salmon/Bingen can't offer him a place to live. In fact, three of our last 4 employees (over a period of 8 years) have lived in Hood River and Carson because there was nothing for them here.

Secondly, I am pleased that Mr. Berman, a White Salmon resident, is planning on investing into the community, for the community. Sure, he's planning on making a profit, but that profit also will give back in so many other ways.

In conclusion, I hope that he is allowed to construct the complex and help alleviate the housing crunch faced in the area.

Sincerely

Elaine Bakke
Publisher

To: City of White Salmon Planning Commission
From: David M. Dierck 
Date: November 4, 2019
Topic: WS-CUP-2019-003

Members of the White Salmon Planning Commission,

Thank you for the opportunity to comment on an important decision regarding an application for a CUP, (conditional use permit). As a filter in your review and decision process, I ask that the following be considered:

1. What, if anything, in this request for a CUP demonstrates a “hardship case”. Has the applicant demonstrated that our White Salmon Code(s) cause a “hardship case” or is the real concern of the Applicant a concern for “profitability of investment”? And, if this is the case, the guidelines of decisions for the Planning Commission are very clear: “profitability and return of investment shall not be a consideration in the review and granting of CUP’s.”
2. The Applicant currently owns the apartment building to the south of the proposed project and requested CUP. Residents and guests of this apartment enjoy the use of assigned parking spaces. A site visit by any member of the Planning Commission will bring to light the use and imperative need to keep parking on-site for the current apartment building. The proposed new building will force current residents of the “South Apartment” to park their cars, and their guests’ cars along the City street. Even if the Applicant proposes to keep some current parking for the “South Apartment”, a flaw of access is very apparent – vehicular traffic will have too tight of a turning radius to gain entry to the current, “South Apartment.”
3. More on parking: Planning Commissioners, please don’t be tricked, into a poor decision by comparing the on-site parking requirements of Hood River and, surely, not Portland! Notations from the Applicant with on-site and off-site parking issues of these comparables are not relevant.
4. Affordable Housing: The Applicant desires to convince the Planning Commission that this project and CUP will bring affordable housing to White Salmon. Really? If this is the case, the Applicant should request a rezone of this site from Commercial to R-3. A rezone will allow an apartment building to be constructed out-right with no need for a CUP. Perhaps this should be explored by the Applicant.



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

Mt Hood View Apartments Conditional Use Permit

Mark Watterson <markw@sports-unlmted.com>

Sun, Nov 3, 2019 at 10:26 AM

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

Cc: "DAVID CECCANTI (davidc@activeconstruction.com)" <davidc@activeconstruction.com>, "GWEN CECCANTI - HORT SERVICES (gwenceccanti@gmail.com)" <gwenceccanti@gmail.com>

To: City of White Salmon

From: Mark Watterson

Date: Nov 5th 2019

RE: Mt Hood View Apartments

Hello

Thank you for taking comments on this project, unfortunately I will be out of town during the public meeting. I would request that this letter be read into the public record. In the early 90's I moved to the White Salmon area, and have seen many changes, both positive and negative. Myself I am pro development but pro development in a thoughtful way without further taxing the local resources or taking advantage of the zoning regulations.

Locally I am partners in the two buildings south of Tao's property, our buildings are two stories with 4 apartments on the 2nd floor and commercial space on the ground level which is home to Henni's. Over the past +10 yrs. we have renovated the building both inside and out. Our tenants are all locally employed in either the trades or service industry, and we don't take part in the short term rental market. One of the single largest issues that we face as a property owner with the apartments and with Henni's is parking for both tenants, staff & customers. When we purchased the property we knew this was going to be an issue, and was part of owning a business in the core of downtown with no parking structure. We did not consider it a hardship and never used this as a lever or position when redeveloping the property, we worked within the limits of the property.

White Salmon as you know past 10 years had plenty of parking as there was a limited downtown core business, so parking was not an issue. But now day to day this is one of the single largest issues we face +6 months a year. It's a consideration that any land owner or developer should review & consider prior to purchasing a building in the core of downtown White Salmon. Tao has been a longtime resident of White Salmon and was on the city council and has been a part of these discussions while in office.

Development in White Salmon's core is important, we do need additional housing but not at the expense of making White Salmon undesirable. The property Tao is looking to develop certainly has its challenges even with 27 units of parking on the site there are parking problems. Adding 18 additional units, 6 units of which are short term rentals (which is 33% of the units being purposed for the project) and one additional commercial unit to this property without properly addressing the current parking issues on site just moves the burden from the landowner to the local community & streets.

Tandem parking, narrower parking stalls, increased density and short terms rentals in the core of downtown only adds to the current & future parking issues. Although I am not involved in the short term rental business, it would be pretty evident to anyone who walks down Jewett, May thru Sept and overserves what the short term renters are driving into White Salmon with, van's, sprinter van's and extended cab trucks none of which would be able to fit into the purposed parking structure, but will be parked on the streets & s

Additionally there is no mention in the proposal on how to manage & accommodate the parking for the commercial space which will also a part of the purposed structure on the first floor. This unit will also add 2 to 3 additional cars on the side streets for parking.

Tao over the past 3 to 4 months has completed some nice upgrades to the outside of the current buildings, he is very experienced with commercial real estate and calculated in the way he manages his properties. But to knowingly purchasing a building with an adjacent parking lot outside that services that building which is outside the core of the downtown business district and then claim that the property is a hardship then asking for a variance based on wanting to over develop the site is not a reason for a variance to be granted. Tao has done his homework and knew this prior to the purchase of the building and understood the properties issues.

Again I am pro development but only if the development does not place additional stress or burden on the local resources, if the development does not fit the property then the project should be right sized to conform to what the property can accommodate within the current zoning.

Regards

Mark

Mark Watterson

275 SW Robbins RD

White Salmon WA 98672

206-953-7446

markw@sports-unlmted.com

Att. Ericka C. @ Associate planner:

We reside @ 195 N. MAIN and Lincoln St.
We are writing in response to an upcoming
meeting concerning 2nd Berman's Conditional
Use Permit.

Any given day or eve, there is alot of
Cars parked on main and Lincoln on both
sides of Street. We ~~feel~~ we don't need to
add more to problem.



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

Proposed Conditional Use Permit WS-CUP-2019-003

2 messages

Kelly Cooper <krcathome@gmail.com>
To: ErikaC@ci.white-salmon.wa.us

Wed, Oct 30, 2019 at 2:16 PM

Hi my name is Kelly Cooper,
I am the co owner of the property directly north of the proposed MT Hood View Apartments.
After reviewing the proposed project and the request for the conditional use permit I would like to voice my objections to the parking variance for several reasons.

The existing 17 unit apartment complex currently has a parking lot with 27 parking spaces. There are 2 additional accessible parking spots located adjacent to my property which belong to the existing apartment complex. That is a total of 29 parking spaces currently located on the existing apartment buildings property. According to the information provided there are currently 17 units, 2 of them are commercial. If this is accurate the existing complex comes very close to meeting White Salmon's Municipal Code 17.72.090.

Currently the apartment buildings existing 27 parking spots are being 100% utilized. In addition there are multiple vehicles parked in the alley way next to the Elks. (see attached photo).

The proposed future development of 19 additional units would be located on the existing apartments parking lot. Im having a difficult time understanding the information that was supplied in relation to the number of new parking spots they propose to supply. 1/2 of the proposed parking spaces located under new development have no Ingress or egress. These parking spots are not just sub standard they are clearly useless to the tenants, venders and guest and should not be considered as parking spaces. The other 13 spaces located under the new development are already being utilized by the current apartment dwellers and should be maintained as such to meet the cities Municipal Code.

The reality is, the proposed development of 19 more units provides 3 less parking spaces than currently exist. These are the 2 spaces that are adjacent to my property to the North. They would be eliminated when the new structure is built. Also the new proposed commercial unit would eliminate 1 more space. This is an indisputable fact. I urge the City planners to visit the site and take a look for yourselves. Just because someone draws a couple of lines representing a virtual parking space on a piece of paper does not make it a parking space in reality.

Please, I strongly suggest that this conditional use permit be denied. **The proposed residential development has zero parking.** The negative impact of not having adequate parking effects the entire community. Proposing to add and additional 19 residents in the downtown area with zero parking is irresponsible.

Sincerely,
Kelly Cooper
PO Box 123 Underwood WA 98651
541-490-8546
kcooper@gorge.net

Cars parked in alleyway adjacent to existing apartments



Proposed conditional use permit WS-CUP-2019-003

2 messages

Susan Mack <smack@gorge.net>
To: ErikaC@ci.white-salmon.wa.us

Mon, Oct 28, 2019 at 9:55 AM

>
>
>
> To the City of WS Planning Dept.,
>
> This letter is to show STRONG opposition to the idea of Tao Berman's request to put an 18 unit apartment building in downtown White Salmon.
> This is a bad idea, especially in this particular location of town at 115 Main St.
>
> I am a licensed contractor in WA state and have been working in WS on several occasions (for many years) in that area of town.
> Each time has been met with aggravating and inconvenient results in parking.
> I have been ticketed by the police, and harassed by nearby business owners to "park somewhere else" while working.
> The existing business owners along Main St. have literally come out of their stores and have asked me to move as they needed the space "for a" potential customer".
> This location is exactly where Tao wants to put his high-rise.
>
> The police have ticketed me, and have told me to move my vehicle every hour, or whatever the allotted time is, to keep within the "parking rules", or to park blocks away from where I am working.
> This was on Jewett!
> This certainly has all interrupted my work quality as a professional and performance while working downtown.
> I need my vehicle close by as I am constantly in need of different tools and materials within.
>
> But also as a local, I find it extremely frustrating to come to town for a meal, or shopping, with the current parking situation all along Jewett and Main.
>
> Tao's "vision" to me is to cram in a bunch of apartments in an already congested area.
> And his "parking plan" is not going to help the already ridiculous situation we have in our community.
> I have read Mr. Berman's letter of conditional use application, and found much irrelevance to the actual situation at hand.
>
> I believe the city would be making a huge mistake to allow this structure to be built at this location.
>
> Thank you,
>
> Sincerely,
> Susan Mack
>
>
>
> Susan M Mack
> Master Electrician
> Tru Ridge LLC #TRURIRLL80LA
> 541-490-3325
>
>
>
>
>
>

Kathryn Bustle
KS Real Estate, LLC

PO Box 71
White Salmon, WA 98672
415-902-5215
kswhitesalmon@gmail.com

October 23, 2019

City of White Salmon Planning Department
PO Box 2139
White Salmon, WA 98672

Dear Planning Department Official,

I write in response to a City of White Salmon Memorandum dated October 23, 2019, regarding a conditional use application submitted by Tao Berman for property located at 115 N. Main Avenue.

My concerns are as follows:

- 1) Applicant is making a request for variance in WSMC parking regulations based on construction of a building that, according to White Salmon zoning regulations, ought not to be built as currently envisioned. According to the applicant, the new construction intended for 115 N. Main is to be 12648 square feet with only 648 sq. ft. of commercial and the rest residential. Zoning rules for area C allow for no more than 60% residential in a new structure. This proposed structure does not comply with the Municipal Code.
- 2) Assuming a variance is granted and this apartment building gets built as currently envisioned, the parking requirements ought to be examined very carefully before any variance is allowed. What would be the City's rationale in granting a variance to the required number of parking spaces as well as to the size of each space? What's going to be the impact on our downtown businesses if 18 new residential units are built without adequate parking? It is one thing to grant variances for existing structures on a case by case basis, e.g. the bakery; or for buildings built before 1973. It is a completely different matter to allow new construction, especially an apartment building downtown, to side-step parking requirements unless we have a complete and thorough understanding of how it will impact our commercial core. Once the structure is built our city will "own" the parking issues.

Respectfully,

Kathryn Bustle



October 24, 2019

City of White Salmon Planning Dept.
PO Box 2139
White Salmon, WA. 98672

Emmett Sampson
PO Box 388
White Salmon, WA. 98672

SUBJECT: Application: Proposed Conditional Use Permit WS-CUP-2019-003
Applicant: Mt. Hood View Apartments
Location: 115 N. Main Avenue
Klickitat County Parcel: 03111968010100

In regarding to any type of alterations or additions to the property I would urge The Planning Dept. to consider weather conditions that can affect parking. White Salmon at times is stressed for spaces for vehicles to park, adverse winter snow conditions can make it worse. Inadequate snow removal from the parking lot may force on street parking and create snow removal problems for The City of White Salmon and adjacent property owners.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'Emmett Sampson', with a long horizontal flourish extending to the right.

Emmett Sampson



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

Support for Apartment Building

1 message

Amanda Lawrence <lawrence.amandar@gmail.com>
To: erikac@ci.white-salmon.wa.us

Thu, Nov 7, 2019 at 4:32 PM

Hi Erika,

My name is Amanda Lawrence and I am the Executive Director of the White Salmon Valley Education Foundation. Prior to that I coordinated AmeriCorps programs in Trout Lake--in both jobs finding local, affordable housing options for the groups I worked with was a top priority. I am writing to express my support for the new apartment building proposal in White Salmon. As you are well aware, we have a housing crisis in White Salmon, and this affects our ability to recruit outside talent for many of our industries. As someone who works closely with the schools, I know affordable housing is a pressing concern for the district as a teachers retire and they look to cast a wide net for recruiting the best teachers possible for our kids. We have plenty of short-term housing opportunities, and I would love to see more diversity in our long-term housing options for White Salmon.

Thank you, and please let me know if you have any questions.

All the best,

Amanda

--

Amanda Lawrence
541-490-3466



Proposed Conditional Use Permit WS-CUP-219-003

Darach Foscett <darach@phaedrus.com>
To: ErikaC@ci.white-salmon.wa.us
Cc: Amber Nelson <Ambernelson82@yahoo.com>

Mon, Nov 4, 2019 at 8:05 PM

While we genuinely appreciate Mr. Tao Berman effort to address the housing market in White Salmon, we are very concerned about his application for Proposed Conditional Use Permit WS-CUP-219-003 (Klickitat County Parcel: 03111968010100).

As retail business owners, one of the constant challenges we deal with is the lack of downtown parking, especially along Jewett Blvd and its immediate vicinity. We are concerned that Mr. Berman's building will add significant parking pressure to the already limited parking.

His is effectively proposing to reduce the size of the existing parking lot that currently serves his 15 unit building, and he plans to squeeze parking for 18 more units into that smaller space.

The proposed parking is predicated on all of the vehicles being "compact" which is a very stringent requirement for the type of people that live in the Gorge. It is also worth noting that many of the vehicles of those currently living in the existing 15 unit building are not small enough to fit in the proposed parking spaces.

As a point of reference, a Prius is almost 15' long and thus two of them parked in the proposed tandem spots would not leave enough room to allow someone to pass between their bumpers (let alone to access the planned storage spaces). In the proposed plan, there is no parking for vehicles larger than a Prius. We believe it is reasonable to assume that if someone has a vehicle that doesn't conveniently fit in the proposed spaces, they will park on the street.

In our opinions, residential buildings downtown must not add to the parking crunch. Our business is dependent upon the easy availability of parking and future businesses will likely depend upon it as well.

We would also like to express our concern about the apparent looseness of the definition of "short term rentals" and we wonder if they would indeed meet the commercial use requirement. If "short term rentals" are considered appropriate commercial use, how will the town prevent their use from changing (etc)?

The decision to allow this variance is not simply about this building; it is also about setting a precedent that will survive for decades and thus help define how the downtown is built out.

In short, we believe that allowing this conditional use permit at this time may have a long term unintended detrimental impact on the town. Please slow the process down to allow more time to consider in depth how to handle the complexity of such proposed uses.

thank you,

Darach Foscett and Amber Nelson
Owners, North Shore Cafe

October 25, 2019

RE: Planning Commission – Variance Request. WS-VAR 2019-006
Proposed Conditional Use Permit WS-CUP-2019-003

To whom it may concern:

I have previously submitted requested letters to the Planning Commission concerning this CUP and Parking Variance. This is the third time that I have received a request, leading me to believe that neither the applicant or the City has properly reviewed the applications, and indeed this could easily go on with several more changes for many months, meaning a continuous review process for any persons interested in this application. This is taking up far too much of my time when the proposal is constantly changing.

I would like to go on record as being opposed to the Conditional Use Permit and Parking Variance applied to by Tao Berman for his property at 115 N. Main St. in White Salmon for the following reasons:

1. Presently the property has seventeen (17) dwelling units and two (2) commercial spaces, and has twenty-seven (27) sub-standard (8' wide x 17' long = 136 sq ft) parking spaces. [Minimum size by code is 161 sq ft.]. Applicant proposes to add eighteen (18) more dwelling units and one (1) commercial space for a total of thirty-five (35) residential units and three (3) commercial spaces with just forty (40) sub-standard parking spaces with inadequate maneuvering space. It is unclear just where and how he intends to add three (3) additional spaces on the east and south since his plans already call for using every inch of the existing lot.

The capacity of just the residential units will be up to one-hundred ninety (190) persons (two persons each for twenty-three (23) studio and one-bedroom units, plus four persons each for twelve (12) two-bedroom units). If only 25% of the potential residents have vehicles, this would mean at least forty-eight (48) vehicles would need a parking space (not including the commercial units). Obviously the parking he has proposed is woefully inadequate.

2. Applicant proposes to make the new parking spaces only 16' long which is clearly not long enough for any truck or large SUV (probably 20% of the vehicles around White Salmon). The average truck is 19' long x 6'4" wide. Considering the reduced turning area between the existing parking lot and the new proposed building, these new spaces would only work for a Smart Car or Mini Cooper. The entire parking lot is only 62' wide, leaving just 24' between the parking rows (barely enough for a 19' truck to turn into). In addition, the eighteen (18) "new" parking spaces are actually "tandem" parking spaces (one car parked in front of another in a garage). Reality dictates that very few if any of these will be used for two cars.

I can't imagine the chaos when even a few tenants want to enter or exit the parking area while shuttling their "tandem" garaged cars around. Between the small size of the garages and parking spaces, the tiny turn-around area, the fact that there is only one entrance/exit, and the potential for at least twenty percent of the vehicles being too large for this arrangement, the only foreseeable result is forcing numerous tenants to park on the street.

To grant a variance (as originally applied for) to go to 7'1" wide is absurd, especially just so the applicant can add extra units (and profits) to his project. Any reasonable person would allow that going from twenty-seven (27) parking spaces serving seventeen (17) dwelling units [1.5 spaces per unit], to thirty-seven (37) units served by just forty (40) parking spaces [1.1 spaces per unit], means a net decrease of 26% and a huge burden on the already packed parking spaces all along Jewett and Main Streets.

3. Applicant states that his "variance is necessary because of the special circumstances relating to the size of the property, it does not allow for 2 parking spots per apartment". I would therefore conclude that if the property "does not allow" for 2 parking spots per apartment then the number of proposed apartments needs to be reduced in order to meet the legal requirements for parking (rather than simply overlook the requirements).
4. Applicant states that not granting the variance would constitute an "unnecessary hardship". The only reason that this might constitute an "unnecessary hardship" is that the applicant is proposing to stuff as many units as possible into an extremely small piece of land under the guise of "supplying affordable housing" and "benefit to the public welfare". There is no reasonable conclusion that this project will in any way benefit the community—indeed it will only make the already deteriorating parking situation in White Salmon worse—and the only "hardship" would be on the profits the developer hopes to make.
5. Applicant compares the parking regulations in Portland and Hood River to those in White Salmon with the conclusion that the White Salmon regulations are far more restrictive than these other areas. Thankfully, this is the case. I'm sure that members of the White Salmon City Council and Planning Department know that the traffic and parking situation in Portland is completely out of control (as acknowledged by the Portland City Council as well). Hood River is only slightly better (and getting worse); the Hood River City Council has been struggling with this situation for several years. Why would anyone want White Salmon to emulate the mistakes that other communities have made and exacerbate our looming problem? We need to learn from the mistakes of other towns that were hell-bent on growing only to find out that their planning, regulations and infrastructure were poorly conceived and implemented.
6. Applicant has stated that according to city code "a building in existence before 1973 does not need to provide parking." This, of course, includes the majority of downtown White Salmon buildings. In 1973—and up until 2003—this was not really a problem.

Now it is a problem, and getting worse. Because the older buildings (and their businesses) do not provide any parking, there is far more demand for street parking than the supply. Adding additional dwelling units with insufficient parking will only increase the problem.

7. I'm not aware of the status of a new Master Plan for the City of White Salmon but before the City Council can address any current requests for a variance, they need to take a step back and see if granting the variance will potentially lead to more problems in the future. Applicant brings up two other White Salmon businesses that were apparently granted a parking variance. Does this mean that now anyone can request a variance with the expectation that it will automatically be granted because it was granted to someone else? This is a very slippery slope and I do not believe that the applicant has shown any credible reasons for his request.

BOTTOM LINE.

White Salmon is in the midst of a dramatic growth spurt. Unfortunately White Salmon now has a traffic and parking problem. No, it is nothing like a big city, or even Hood River. Do we want it to be that bad? Is that the goal? Keep stuffing more and more into an already tight place? Is that what we're striving for by granting variances to our already reasonable requirements?

Just because there have been many mistakes regarding permitted buildings and parking in Portland, Hood River and yes, White Salmon, doesn't mean that this is now the accepted standard that can be used to rationalize future mistakes. These instead should be used as examples of what *not* to do in the future.

I would like to request a moratorium of the City granting *any* variance or Conditional Use Permit for similar proposals until there is a reasonable, long-term vision and master plan for what we want this community to be. Clogged streets and ugly, tightly packed buildings? Traffic jams and idling trucks spewing diesel fumes? Frustrated locals and tourists? Aggressive drivers jockeying for their turn at intersections and parking spaces?

I suggest that the City Council members take a stroll over to this property to get a better idea of the proposal. It will immediately become clear that this entire project is NOT a good idea for the city, and certainly not one worthy of the city making zoning exceptions.

White Salmon does not need a large, ugly, three-story box building with inadequate parking in the downtown area (or anywhere else, for that matter). You have the opportunity to make White Salmon better. Different. Charming. Unique. Please take it.



Eric Sanford. d/b/a Antler Brothers LLC
White Salmon

TRUCK IN EXISTING 8' WIDE PARKING SPACE



Welcome to quaint, charming White Salmon



Do we really want more of these in downtown White Salmon?