



White Salmon Planning Commission Meeting
A G E N D A
May 22, 2019 – 5:30 PM
220 NE Church Street, White Salmon WA 98672

Call to Order/Roll Call

Approval of Minutes

- [1.](#) Minutes of May 8, 2019

Public Hearing

- [2.](#) White Salmon Variance 2019.002

Discussion Items

3. Comprehensive Plan Update: Planning Commission Priorities

Adjournment

Item Attachment Documents:

1. Minutes of May 8, 2019



CITY OF WHITE SALMON
Planning Commission Meeting - Wednesday, May 8, 2019
DRAFT

COMMISSION AND ADMINISTRATIVE PERSONNEL PRESENT

Commission Members:

David Lindley
Anne Medenbach
Tom Stevenson
Ross Henry

Staff Present:

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

CALL TO ORDER/ ROLL CALL

Planning Commissioner Chairman David Lindley called the meeting to order at 5:30 PM.

MINUTES OF RECORD

1. Minutes of April 24, 2019.
Moved by Anne Medenbach, seconded by Tom Stevenson.
Motion to approve minutes of April 24, 2019. CARRIED 3 – 0

- a. Amendment of Minutes of April 24, 2019.
Moved by Tom Stevenson, seconded by Anne Medenbach.
Discussion: Commissioner Stevenson considered amending the minutes to add his conversation concerning annexation process. Recalls requesting for zoning not to be decided at the time of annexation. Suggests zoning to be done through due process thereafter an annexation has been approved. Chairman Lindley stated that his suggestion may be best discussed with staff, with no need to amend the meeting minutes of record.
Tom Stevenson withdrew motion to amend, seconded by Anne Medenbach.

CHANGE TO THE AGENDA

Commissioner Stevenson requested changing the agenda to add visioning scope with BergerABAM. Staff clarified WSP is BergerABAM. Commissioner Stevenson withdrew request to change agenda.

DISCUSSION ITEMS

2. Visioning scope from WSP

Jan Brending, Clerk Treasurer, reviewed the scope of work prepared by BergerABAM/WSP. She stated this proposal is a fair cost for a full contract and staff supports it; and notes visioning elements may increase price. Commissioner Stevenson believes there are important pieces that can be prioritized for the comprehensive plan instead of a full blown comprehensive plan update. Staff strongly recommends the complete comprehensive plan be revised. Scott Keillor, WSP Senior Planner, explained that the elements are similarly prioritized in the proposed timeline and minor changes to accommodate the planning commission desires.

After further discussion of the major tasks could be, the planning commission agreed the elements of Month 4 (regarding review draft introduction, history and community profile, and historic sites and structures elements) be moved to Month 10. Furthermore, Commissioner Medenbach requested to not have a joint meeting at Kickoff to allow Commissioners to collect their thought and identify the best manner to present progress. Keillor confirmed community engagement and outreach will be from the beginning to the end. He further discussed potential social platforms and physical locations to gather community thoughts.

Moved by Anne Medenbach, seconded by Tom Stevenson.

Motion to recommend to City Council to approve WSP's proposal to provide professional planning services to update the White Salmon Comprehensive Plan with the following changes: (1) List top four elements prioritized by the planning commission, (2) remove City Council joint meeting from Month 1, (3) Allow for flexibility in schedule, (4) Push back Month 4 tasks to Month 10, and (5) meeting with only the planning commission to start kickoff. As amended. CARRIED 3-0.

Moved by Tom Stevenson, seconded by Anne Medenbach.

Motion to amend to include flexibility in the timeline and the ability to amend upon agreement of both parties.

Discussion: Staff clarified a change task order may provide the flexibility the planning commission seeks, in legal contract with the city council. Chairman Lindley requests Staff to explore no cost task reordering and notify timeline delays. Staff will consult with WSP to keep the comprehensive plan update on track. Kickoff to be June 12, 2019.

3. Comprehensive Plan Update: Planning Commission Priorities

The Planning Commission reviewed and has consensus with the Comprehensive Plan Update: Element Priority Ranking. Commissioner Stevenson clarified his thoughts on ranking "zoning" as #2, meaning distinction between commercial versus residential.

The Planning Commission further discussed identifiable stakeholders, in and outside city limits. The planning commission identified potential neighborhood leaders and commissioners will seek to organize a few members willing to participate to represent their neighbors.

Commissioners briefly brain-stormed their thoughts on how to strategically reach out to the public and its potential avenues, and their vision of a variety elements.

Commissioner Henry summarized the previous Community Development Committee Meeting.

ADJOURNMENT

The meeting was adjourned at 7:30 p.m.

David Lindley, Chairman

Erika Castro Guzman, Associate Planner

Item Attachment Documents:

2. White Salmon Variance 2019.002

CITY OF WHITE SALMON PLANNING COMMISSION

PUBLIC HEARING

MAY 22, 2019

VARIANCE: WS-VAR-2019.002

REQUEST:

The Applicant is requesting relieve from WSMC General Commercial parking requirements for the proposed mixed Commercial/Residential use. The Applicant applied for and was permitted, a conditional use permit which established a condition of approval to install a total of 15 parking stalls. The request is to provide a parking variance for the reduction of 3 required parking stalls.

APPLICANT:

**Chris Taylor
80 NE Estes Avenue
White Salmon, WA 98672**

STAFF REPORT

May 22, 2019

VARIANCE APPLICATION

WS-VAR-2019.002

The applicant is seeking to obtain a Variance from the White Salmon Municipal Code for a lot located at 80 NE Estes Street, White Salmon Washington. The applicant is seeking a three parking stall relieve from the minimum 15 parking stall requirement established by the conditional use permit pursuant to WSMC 17-72-090.

Note: The dimension of the lot is 85-feet by 92 ½-feet; approximal 0.18 acres. The required parking for the existing bakery is 2,708 square-feet that requires one parking stall for every 200 square-feet, meaning 13 parking stalls; there are only ten existing parking stalls.

LEGAL DESCRIPTION:

80 NE Estes Avenue
Tax Parcel 03-11-1972-0111/00
North 97, lot 12 of block 1, original white salmon in SW ¼, SW ¼; Section 19
Township 3, Range 11, Klickitat County

DIMENSION OF ACREAGE OF PROPERTY:

85-feet by 92 ½-feet; 17,852.5 lot square footage, approximately 0.18 acres

CURRENT ZONING:

C Commercial

SURROUNDING USES:

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

MUNICIPAL STATUTE(S) OF BEARING:

WSMC 17.80.058 Variance Criteria (4) “Permit Review Process.”

Variance applications shall be processed as a Type II decision pursuant to the procedures set forth in Title 19. WSMC 19.10.040 (1) A Variance is a Type II Action “Planning Commission” review. Notice and open record hearing before the Planning Commission. Planning Commission makes the final decision subject to a right of appeal.”

WSMC 17.48.080 – Off-street parking space:

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

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 17.72.070 - Joint use—Authorized when.

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

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

WSMC 17.72.090 – Number of spaces for designated uses:

The following table sets out minimum standards for parking spaces

Use	Original Area
Residential Structures	2 for each dwelling unit unless otherwise specified
Food and beverage places with sale and consumption on premises	1 for every 200 square feet of gross floor area

WSMC 17.80.058 – Variance Purpose and criteria (1): “The purpose of the variance process is to provide a mechanism whereby the city may grant relief from the provisions of this chapter where practical difficulty renders compliance with the provisions of this chapter an unnecessary hardship, where the hardship is a result of the physical characteristics of the subject property and where the purpose of this chapter and of the White Salmon Comprehensive Plan can be fulfilled.

APPROVAL CRITERIA:

WSMC 17.80.058 - Variance purpose and criteria – (5) Approval Criteria: “The decision makers may approve or approve with modifications an application for a variance from the provisions of this chapter if:”

Fact: WSMC 17.80.058 - Variance purpose and criteria (5)(a): A variance will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zoning district in which the subject property is located;”

Finding: *The applicant is seeking a 3 parking stall relieve from the minimum 15 parking stall requirement established by the conditional use permit pursuant to WSMC 17-72-090. Other permanent commercial use structures in the surrounding Commercial District, for the most part, comply with the minimum off-street parking with one exception along NE Estes Avenue.*

Pursuant to WSMC 17.48.080 park stall relieve is flexible in the Jewett Street Commercial front and in most cases, no additional parking stalls are required. While no relieve is specifically address in WSMC for parking stall relieve on Estes Avenue, similar request have been authorized by the PC over the past 30 years outside the Jewett Commercial front as long as reasonable efforts were made to comply and some level of off-street parking was provided. In consideration of the stated findings, Staff concludes approval of this variance would not grant a special privilege.

Fact: WSMC 17.80.058 - Variance purpose and criteria (5)(b): The Variance is necessary because of special circumstances relating to the size, shape, topography, location or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zoning district in which the subject property is located;

Finding: *The variance is necessary because of special circumstances relating to the lot size, shape, location, and topography of the subject property. The subject property is a corner lot. While a parking lot has been constructed, it can only be used in fair weather because most of the parking stall exceeds slopes greater than 15%. A second storage will be added to accommodate the proposed residential use and will not additional footprint to the lot that would impact parking stall placement for compliance.*

Staff finds that a variance would be necessary to allow similar uses enjoyed by other Commercial users in the C District.

Fact: WSMC 17.80.058 - Variance purpose and criteria (5)(c): The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zoning district in which the subject property is located;

Finding: *The granting of the variance is not found to be detrimental to the public welfare. Conditions of approval will be established to eliminate public safety concerns that are in existence.*

Fact: WSMC 17.80.058 - Variance purpose and criteria (5)(d): The special circumstances of the subject property make the strict enforcement of the provisions of this chapter an unnecessary hardship to the property owner;

Finding: *In consideration of the lot challenges that are outside the control of the Applicant, the strict enforcement of the parking provision would prevent uses that are enjoyed by other commercial uses in the zoning district that do not fully comply and have been granted similar relieve.*

Fact: WSMC 17.80.058 - Variance purpose and criteria (5) (e): The special circumstances of the subject property are not the result of the actions of the applicant;

Finding: *The special circumstances were not the result of actions taken by the Applicant. However, that does not mean the parking requirements are null and void. The applicants may be required to adhere to the required parking stalls, regardless of their wants or desires and equal opportunity is not guaranteed through a variance process.*

However, Staff concludes there is a special circumstance that has been identified by the Applicant and in the Staff Report.

Fact: WSMC 17.80.058 - Variance purpose and criteria (5)(f): The variance is the minimum necessary to fulfill the purpose and the need of the applicant;

Finding: *If the PC determines that the facts and findings presented in the Staff Report constitute a hardship; the variance, with the established condition, is the minimum necessary to fulfill the purpose and the need of the applicant.*

Fact: WSMC 17.80.058 - Variance purpose and criteria (5)(g): The variance is consistent with the purposes and intent of this chapter:

Finding: *Under WSMC 17.80.58 the variance process is to provide a mechanism whereby the city may grant relief from the strict enforcement of provisions where practical difficulty renders compliance with the provisions of this chapter an unnecessary hardship, where the hardship is a result of the physical characteristics of the subject property.*

Provision of WSMC Chapter 17.48 cannot be met without a variance. The Applicant is requesting relief from Chapter 17.72 - OFF-STREET PARKING AND LOADING, which requires an additional two parking spaces for a dwelling unit. Within the last ten (10) years, PC authorized a previous commercial/residential use on the Applicant's site. In consideration of an explained commercial business, the Applicant vacated the use to promote additional retail sales for a growing business. Staff has determined that the variance request would not be inconsistent with the intent of WSMC Chapter 17.80 and past practices of the PC.

Fact: WSMC 17.80.058 - Variance purpose and criteria (5)(h): The variance is consistent with the goals and policies of the White Salmon Comprehensive Plan; and..."

Finding: *Pursuant to RCW 35A.63.080 from the date of approval by the legislative body the comprehensive plan, its parts and modifications thereof, shall serve as a basic source of reference for future legislative and administrative action: PROVIDED, That the comprehensive plan shall not be construed as a regulation of property rights or land uses: PROVIDED, FURTHER, That no procedural irregularity or informality in the consideration, hearing, and development of the comprehensive plan or a part thereof, or any of its elements, shall affect the validity of any zoning ordinance or amendment thereto enacted by the code city after the approval of the comprehensive plan.*

The Municipal Statute(s) of Bearing applicable to the Applicant's variance was adopted after the ratification of the City's comprehensive plan; therefore, the applicable municipal statutes shall be used to make a determination(s).

In consideration of the intent of the applicable ordinances, Staff has determined that the applicant's variance requested is consistent with the City Comprehensive Plan and the intent of the ordinances.

Fact: WSMC 17.80.058 - Variance purpose and criteria (5)(i): The fact that property may be utilized more profitably will not be an element of consideration before the decision maker.

Finding: *The property owner seeks permission to reduce their property's required parking for commercial and proposed dwelling. Neither approval nor denial of this request is reliant on the applicant's desire to use the property more profitable due to the granting of the variance.*

RADIAL SEARCH CONDUCTED AND NOTIFICATION:

A radial search has been conducted to those parties located adjacent to the property. Letters of project notification and of the Public Hearing for consideration of this Variance Application have been sent to each of the parties identified within the radial search as of April 9, 2019. At the writing of this Staff Report, one letter of commentary response has been received.

AGENCY NOTIFICATION:

Letters of notification of the Public Hearing from this Variance Application have been sent to the various and usual public agencies and public safety departments with a request to provide commentary relative to this Variance Application as of April 9, 2019. At the writing of this Staff Report, no letters of commentary response have been received. Staff reserves the right for the receipt of commentary from the public safety agencies until the hour and date of this Public Hearing before the City Planning Commission.

STAFF DETERMINATION:

The purpose of the variance process is to provide a mechanism where the city may grant relief from the strict enforcement provisions of WSMC 17.72 where a hardship is a result of the physical characteristics on the subject property. Staff has reviewed the Applicant's variance and has found that hardship does exist and is not a direct result or causes taken by the Applicant.

Staff concludes the strict enforcement would not be inconsistent with the intent of WSMC 17.72 as established by past determination authorized by the PC. However, when moving away from the strict enforcement of WSMC 17.72, the past practice of the PC has been set strict conditions of approval.

In addition, granting of the variance request would be the minimum necessary to provide the applicant with reasonable use of their property for shared commercial and residential use.

Staff recommends approval with the following conditions:

CONDITIONS

1. In consideration that current site, and proposed addition, cannot meet onsite storm discharge requirements, the applicant will be required to make off-site storm-water improvement as directed by the Public Works Director to promote public safety and ensure protection of the public right-of-way and surrounding property owner.
2. Pursuant to WSMC 12.16.010 - Owner responsibility and liability- it shall be the duty of the owner of real property abutting or adjoining the streets within the city to maintain the sidewalks and curbs extending along, in front of, abutting or adjoining such streets in a conditions that is serviceable safe and to promptly remove snow, ice or debris; and all such owners are declared to be liable for any and all damages to persons or property resulting or arising from the owner's failure to maintain such sidewalks and curbs in a serviceable and safe condition.

The sidewalk boarding the east side of the property shall be replaced to comply with current City standards. An ADA ramp, in full compliance with the ADA Act, shall be installed on the southeast corner of Tohomish and Estes. A roll curb, constructed to City Standards, shall be installed on the north side of the property boarding Tohomish Street.

3. The Applicant shall comply with all other conditions established by Condition Use Permit 2018-002.

Staff Report:

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

Attachments:

Adjacent property owner commentary
Application and its submitted documents
PowerPoint visual



CITY OF WHITE SALMON

STAFF REPORT

PROPOSED CONDITIONAL USE PERMIT 2018.002

Applicant Chris Taylor
80 NE Estes Avenue
White Salmon, WA 98672

Representative Todd Douthit, Gorge Design Build
PO Box 880
White Salmon, WA 98672

Location

The subject property, owned by Chris Taylor, is located at 80 NE Estes Avenue. Described as Klickitat County Parcel #03-11-1972-0111/00; North 97` Lot 11; North 97` Lot 12 of Block 1 Original to White Salmon in SW ¼ SW ¼; Section 19, Township 3, Range 11, Klickitat County. The property is approximately 0.18 acres or 7,820 square feet in size; the existing commercial structure is 2,708 square feet.

Description of Proposal

The present commercial space is occupied by the White Salmon Banking Company, whose purpose is preparing and selling of bakery goods and café. The current commercial is a single floor, “L” shaped structure of 2,708 square feet. The proposal is to build, on site, an upper-level addition for residential use on the south half portion of the existing commercial structure. The illustrated upper-level addition is proposed for one new construction, residential dwelling unit of 800 square feet and deck of 214 square feet. A future building total of 3,508 square feet.

Zoning

The subject property is zoned Commercial (C). The adjacent zoning to the North, East, West, and South is Commercial (C). The Comprehensive Plan designates the property as Commercial.

Public Notice

Notice of the proposed dwelling unit was sent via USPS Mail to 16 property owners of record adjacent to the subject property on April 2, 2018, allowing a 10 calendar day to comment in accordance of White Salmon Municipal Code (WSMC) 16.65.060(3)(G). The comment period ended on April 12, 2018.

Notice of the proposed dwelling unit was sent via e-mail to affected agencies and City departments on April 2, 2018, allowing 10 calendar days to comment according to WSMC 19.10.120 (A). The comment period ended on April 12, 2018.

Upon the conclusion of the commentary period, no letter or commentary had been received by either adjacent property owners nor affected agencies and City departments.

White Salmon Comprehensive Plan

XI. Land Use Elements, 6. General Commercial District (C), states:

“The Commercial zone is designed for primarily retail establishments selling groceries, living needs, personal services, and convenience goods for the local residential districts, neighboring communities, and visitors alike. Such uses would include groceries, drugs, laundry and personal services, banks, restaurants, and other businesses. All storage and business must be completely contained within an enclosed building. (Exceptions can be made for gas stations). There are two areas designated in the City and one area in the Urban Exempt Area as General Commercial Districts. The two inside the City are extensively developed and primarily changing commercial uses, infill and re-development are expected to be seen over the years. The Urban Exempt Area C-1 zoning has been slightly expanded to accommodate existing commercial businesses and to support job creation and retention.”

White Salmon Conditional Use Permit Purpose and Criteria Ordinance

White Salmon Municipal Code 17.80.055(5) states,

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

Finding: The City Administrator has authority to decide on the application as the commercial conditional use application is in accordance with Chapter 19 of the White Salmon Municipal Code; please reference to the finding in Section 17.48.030(3).

- “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;”

Finding: In general, the intended character is harmonious in appearance with the existing quality of the development in the immediate vicinity of the subject property as the new construction is indicated to be Hardiplank siding; that is appropriate in design and will be compatible with the masonry of the existing structure. The City Administrator, Patrick Munyan, and the Code Enforcement Officer, Bill Hunsaker, has approved the roofing style as sloped, Class C, roofing as it better deflects weather events as opposed to flat roofs.

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

Finding: The existing property is served by public facilities. Stormwater control will be a Condition of approval to assure water shall be collected, retained and disposed of on-site (please reference Section 17.48.075(D)). One 1-inch water meter is at the location with two accounts active; Suite A has the fee at a commercial rate and Suite B has a fee at the residential rate that shall remain.

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

Finding: The subject proposal is not materially detrimental to the immediate vicinity.

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

Finding: The subject proposal adds value to the community as the additional dwelling unit will assist in relieving the Gorge’s housing concern.

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

Finding: The subject proposal identified White Salmon’s policy to allow up to 60% residential space to be a part of a commercial structure; please refer to Section 17.48.030(A)(2) of the White Salmon Municipal Code.

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

Finding: The subject proposal generally complies with criteria and standards of the Code, except identifying on-site parking; please refer to Section 17.72.090 of the White Salmon Municipal Code. It shall be a Condition of approval to create the appropriate parking and indicate so on the site plan.

“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: A 300-foot radius search around 80 NE Estes Avenue was conducted and identified 16 real property owners (not including City-owned real property) that were mailed notice of the proposed project. No comment was received, therefore no substantial detrimental effect was assumed by the public and none foreseen by Staff.

White Salmon Municipal Stature of Bearing

1. Business Licenses, Taxes and Regulations

White Salmon Municipal Code 5.04.070 states:

“All annual business licenses issued pursuant to the provisions of this chapter shall be valid until December 31st of the year for which they are issued, and all renewals thereafter shall be for a period of one year commencing January 1st of the year for which the license is issued and terminating and expiring December 31st of that year.”

Finding: The White Salmon Baking Company does not have a renewed 2018 City Business License, nor the owner, Chris Taylor. There were two notices for renewal stating due on January 31, 2018; therefore every month after that, a \$10.00 per month penalty may apply. It shall be a Condition of approval for the business owner, and the real property owner to obtain a current City business license before the issuing of any permits. The applicant’s representative, Todd Douthit with Gorge Design Build Inc, does have an active license with the City of White Salmon.

2. C General Commercial Districts

White Salmon Municipal Code 17.48.020 states:

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

- A. Retail - Retail stores and shops providing goods and services, including hardware, dry goods, apparel, home appliances, jewelry, photographic studio, furniture and boat sales; gift shop;
- B. Service and Professional Space - Cafe, tavern, theater (including outdoor), radio and television, bank, business or professional office;

- C. Repair and Sales - Automobile, truck and machinery dealer (new and used), garage, and automobile, truck and other passenger vehicle repair reconditioning, painting, upholstering, motor rebuilding, body and fender work; refrigerated locker rental, shoe repair, bakery, supermarket, tailoring;
- D. Preparation and Sales - Formulating and preparing for sale such products as bakery goods, candy, cosmetics, dairy products, drugs, food and beverage products; including brewer, distillery, or winery in conjunction with a pub eatery or tasting room;
- E. Hospitality - Hotel, motel and tourist facilities; places of public assembly; commercial recreation;
- F. Artisan Manufacture and Sales - Boatbuilding; instruments, dishware, candles, glassware; metal work and welding; other items assembled from various raw materials such as wood, bone, cellophane, canvas, cloth and glass; spinning or knitting of cotton, wool, flax or other fibrous materials; stone, marble and granite monument works;
- G. Other commercial uses determined to be similar to the above uses may be permitted, subject to approval of the planning commission.”

Fact: The present commercial space is occupied by the White Salmon Banking Company, whose purpose is preparing and selling of bakery goods and café. A permitted outright in Section 17.48.020(D) of the White Salmon Municipal Code.

White Salmon Municipal Code 17.48.030(A) states:

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

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

Finding: The proposed unit is approximately 800 square feet; meeting the intended dwelling size requirements.

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

Finding:

Original Structure	Original Area	Proposed Area of Addition	Proposed Area/ Percentage
Commercial	2,708 Sq. Ft.	0 Sq. Ft.	2,708 Sq. Ft. / 77%
Residential	0 Sq. Ft.	800 Sq. Ft.	800 Sq. Ft. / 23%

The submitted site plans do not portray the current interior of the building. A Change of Occupancy was completed by the Building Inspector, Bill Hunsaker, March 2, 2018, to transform Unit A into additional kitchen space; ultimately expanded the commercial area and eliminated the residential dwelling. The percentage of the proposed addition meets the indicated residential use allowable. The plans provided for the proposed addition will not be sent forward for plans review; it shall be a Condition of approval that a current set is brought forth to reflect the existing conditions accurately.

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

Finding: Under Section 19.10.040 of the White Salmon Municipal Code (WSMC), it identifies a conditional use permit to be a Type I-B. Therefore the City Administrator, Patrick Munyan, shall have a final decision. Chapter 19 is direct and rules over Section 17.48.030(3) of the WSMC.

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

Findings: The subject property has frontage along a commercial strip of street, specifically on the east side of NE Estes Avenue. The proposed addition has direct access from the said street.

White Salmon Municipal Code 17.48.060, states:

“Density provisions for the C district are as follows:

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

Findings: The proposed unit addition will cause an increase in the height of the structure by 11'-10 3/4", therefore creating a two story structure that is approximately 22'-3" tall. The building height complies with the indicated code in Section 17.48.060(A). The 2nd story addition will not affect the lot size or any setbacks.

White Salmon Municipal Code 17.48.070, states:

“Prohibited uses:

- A. Industrial and manufacturing uses or services unless limited in nature and permitted in accordance with uses listed above.
- B. Warehouses and storage facilities unless limited in nature and permitted in accordance with uses listed above.
- C. Junk and salvage yards, automobile or truck wrecking yards.
- D. Open storage areas.
- E. Any business, service, repair, processing or storage not conducted wholly within an enclosed building, except for off-street parking, off-street loading, automobile service stations and limited outside seating for restaurants and cafes.
- F. Processes and equipment and goods processed or sold determined to be objectionable by reason of odor, dust, smoke, cinders, gas, noise, vibration, refuse matter, water-carried waste, or not in compliance with the fire code.”

Findings: The business currently offers limited outside seating for restaurant/café use; that is an exception listed in Section 17.48.070(E). Prohibited uses listed in Section 17.48.070, are tentatively met as no indication of said prohibited uses are evident in the application, site plans, nor site visit. The White Salmon Fire Chief, Bill Hunsaker, identified the following fire and building codes that are a recommendation for the Condition of approval:

- 2015 International Fire Code (IFC), Section 308.1.4—Open Flames states, “Open-flame cooking devices. Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet (3048 mm) of combustible construction. Exceptions: 1. One- and two-family dwellings. 2. Where buildings, balconies, and decks are protected by an automatic sprinkler system. 3. LP-gas cooking devices having LP-gas container with a water capacity not greater than 21 /2 pounds [nominal 1 pound (0.454 kg) LP-gas capacity].” (In relation to the proposed second story decking, more information may be found in 2015 IBC, Section 903.3.1.2.1.)
 - 2015 International Building Code (IBC), Section 903.3.1.2—NFPA 13R Sprinkler Systems states, “Automatic sprinkler systems in Group R occupancies up to and including four stories in height in buildings not exceeding 60-feet (18 288 mm) in height above grade plane shall be permitted to be installed throughout in accordance with NFPA 13R.”
 - 2015 IBC, Section 903.3.1.2.1—Balconies and decks states, “Sprinkler protection shall be provided for exterior balconies, decks and ground floor patios of dwelling units and sleeping units where the buildings are of Type V construction, provided there is a roof or deck above. Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within 1-inch (25 mm) to 6-inches (152 m) below the structural members and a maximum distance of 14 -inches (356 mm) below the deck of the exterior balconies and decks that are constructed of open wood joist construction. The number of stories of Group R occupancies constructed in accordance with sections 510.2 and 510.4 shall be measured from the horizontal assembly creating separate buildings.”
- 2015 IBC, Section 508.4—Mixed Use and Occupancy states, “Separated occupancies. Buildings or portions of buildings that comply with the provisions of this section shall be considered as separated occupancies.” Additionally Table 508.4—Required Separation of Occupancies (Hours), illustrates where Residential (R[Ⓜ]) and Business Occupancy (B[Ⓜ]) meet, Identifies a required 1 hours of separation where buildings are equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 2 hour separation where building is not equipped thought out with an automatic sprinkler system installed in accordance with section 903.3.1.1.”
- 2015 IBC, Section 903.1.1 NFPA 13 Sprinkler Systems states, "Where the provision of this code requires that a building or portion thereof be equipped throughout with an automatic sprinkler system in accordance with this section, sprinkler system shall be installed throughout in accordance with NFPA 13 except as provided in Section 903.3.1.1.1 and 903.3.1.1.2.”
 - 2015 IBC, Section 903.3.1.1.1—Exempt locations states, “Automatic sprinklers shall not be required in the following rooms or areas where such rooms or areas are protected with an approved automatic fire detection system in accordance with Section 907.2 that will respond to visible or invisible particles of combustion. Sprinklers shall not be omitted from a room merely because it is damp, or fire-resistance-rate construction or containers electrical equipment. (1) A room where the application of water, or flame and water, constitutes a serious life or fire hazard. (2) A room or space where sprinklers are considered undesirable because of the nature of the contents, where approved by the fire code official. (3) Generator and transformer rooms separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours. (4) Rooms or areas that are of noncombustible construction with wholly noncombustible contents. (5) Fire service access elevator machine rooms and machinery spaces. (6) Machine rooms, machinery spaces, control rooms and control spaces associated with occupant evacuation elevators designed in accordance with Section 3008.”
 - 2015 IBC, Section 903.3.1.1.2—Bathrooms states, “In Group R occupancies other than Group R-4 occupancies, sprinklers shall not be required in bathrooms that do not exceed 55 square-feet (5 m²) in area and are located within individual dwelling units or sleeping units, provided that wall

and ceilings, including the walls and ceilings behind a shower enclosure or tub, are non-combustible or limited-combustion materials with a 15-minute thermal barrier rating.”

White Salmon Municipal Code 17.48.075, states:

“Development and design standards.

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

Findings: Section 1505.4 of the 2015 International Building Code states, “Class C roof assemblies are those that are effective against light fire-test exposure. Class C roof assemblies and roof coverings shall be listed and identified as Class C by an approved testing agency.” The applicant is proposing to use metal roofing that shall meet the dark and non-reflective standard as it is a visible, sloped roof surface that shall be in compliance with Section 17.48.075(B)(1). The proposed roof pitch is 2/12, dropping off towards the west-end (back of the east-facing structure).

“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.”

Findings: The mechanical equipment for the residential portion of the building will have fascia board to match existing and CCX Plywood Soffit Type with a 2-inch screen for a ventilation system.

“3. All exposed metal flashing, roof jacks and plumbing vents shall be matte finishes/non-reflective.”

Findings: This note and requirement have been taken into consideration by the applicant and representative. It shall be a Condition to approval that all exposures are non-reflective.

“D. Drainage—All storm water concentrated by the structure and related impervious surfaces must be handled on site. Concentration of roof drainage shall not be shed by drip or overflow at points that cross pedestrian walkways or paths. A plan of the roof and surface drainage shall insure that pedestrian walkways and paths remain free from concentrated water shedding. Such plans shall be included in the proposed site drainage plan required for site and building plan review in Chapter 17.81.”

Findings: Under 13.01.050(B) WSMC, the subject property proposes a commercial/residential structure, a Condition of approval shall be to acquire a Stormwater Analysis. The property slightly slopes towards the south and the goal of the Stormwater Analysis is to minimize impact due to surface water run-off and preserve/maintain water quality. A Stormwater/ Erosion Control Plan shall be submitted to the City Planning Department. The plan shall ensure that stormwater run-off from the additional unit does not exceed pre-development rates and shall include appropriate treatment for run-off from impervious areas before discharge to the natural drainage areas of

the property. The plan shall provide for individual lot on-site collection, retention and release to either surface (hydrological) or subsurface (geophysical) receivers. The analysis is to consider the hydrology generated by a 25-year storm event of 15 minutes duration. Lot grading and other stormwater drainage improvements shall be completed before the Certificate of Occupancy. The Stormwater Analysis is to be completed by a qualified Washington Licensed Professional Engineer.

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

Findings: The current exterior is composed of C.M.U Block. The exterior of the new addition is a typical wall composed of 5/16” x 8 ¼” Hardi-Plank Siding, 7” face over approved building wrap, ½” CDX Plywood, 2” x 6” @16” O.C., R-21 Insulation, and 5/8” Type X Drywall. Gorge Design-Build LLC has taken the exterior wall design criteria and color into consideration, and shall be Condition of approval that a dark or earth-toned color is defined upon submitting a building proposal.

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

Findings: A covered trash enclosure was not depicted on the site plan as the applicant’s focus was to propose a second story addition. Upon the site visit, an enclosed and roofed refuse area is located near the northwest corner of the existing building; therefore meeting the on-site hazardous waste treatment requirement.

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

Findings: The floor plan indicates the existing entry and display space of the public is facing NE Estes Avenue, meeting intentions outlined in Section 17.48.75(J). Parking is located on the sides of the building entrance as there is limited space at the rear of the structure.

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

Findings: The structure’s extended utilities shall come from underground connections.

“L. Loading—All loading must be on-site and no on-street loading is permitted. All truck loading aprons and other loading areas shall be paved with concrete or asphalt, be well-drained and of strength adequate for the truck traffic expected.

M. Parking—All vehicles must be parked on the site unless otherwise provided for in accordance with [Chapter] 17.72. No on-street parking is permitted. Minimum parking stall width should be eight feet, six inches and length nineteen feet. All parking areas shall be paved with concrete or asphalt and shall conform to all regulations hereinafter in effect.”

Findings: The subject’s property provides existing paved on-site parking and loading area. Minimal parking size requirements are identified in 17.48.075(M); the 11 existing spaces meet the outlined parking size.

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

Findings: Within the submitted site plan nor site visit, was there an outside storage identified.

“O. Noxious effects:

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

Findings: The property does not anticipate additional vibrations, and lighting shall be planned accordingly to code by Gorge Design Build, INC. All materials shall be handled appropriately during and after construction to not create propagation of animals or hazards.

White Salmon Municipal Code 17.48.080

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

Findings: The subject property is not exempt from meeting the off-street parking standards and limitations, but site plan and applicant do identify three on-street parking spaces on NE Estes Avenue. Roads of access include NE Estes Avenue and NE Tohomish Street (a major and secondary arterial road of White Salmon, WA).

3. Number of Spaces for Designated Uses

White Salmon Municipal Code 17.72.090 states:

“Number of spaces for designated uses.

The following sets out minimum standards for parking spaces:

<u>Use</u>	<u>Spaces Required</u>
Residential Structures	2 for each dwelling unit unless otherwise specified
Food and Beverage Places	1 for each 200 square feet of gross floor area”

Findings: The existing use is commercial space (2,708 square-feet) and the proposed addition is one dwelling unit (800 square feet). The commercial space requires 13 parking spaces (2,708 / 200 = 13.5) and the proposed unit requires two parking spaces. The illustrated parking spaces at the on-site entrance near NE Estes Avenue will accommodate the unit’s parking necessities. The commercial parking for the primary structure will remain in-tact and on-site near NE Tohomish Street. All existing parking is paved as parking spaces all meet a public road and comply with the minimum dimensional standards provisions in 17.48.075(M) of the White Salmon Municipal Code. Additionally, parking shall be reserved for the primary dwelling occupants, employees and customers. No boat or RV with an overall length of more than 30-feet shall be stored or parked on the site.

As depicted on the site plan, there are 11 existing parking spaces when a minimum of 13 parking spaces are required. That is with facilitating the dwelling unit's two parking spaces the may be proposed for joint use according to Section 17.72.080 of the White Salmon Municipal Code that states, “the applicant shall show that there is no substantial conflict in the principal operating hours of the two buildings or uses for which joint use of off-street parking facilities is proposed.” A Condition of approval shall be that the adequate parking spaces shall be provided on-site.

4. City of White Salmon Departments

1. Public Works/ Utilities

In-city water and wastewater are provided to the existing structure. Existing plan drawings indicate telephone, electricity, gas, water, and sewer are available.

2. Police/ Fire Safety

White Salmon Police and Fire Department are available for emergency response to 80 NE Estes Avenue. The Fire Chief has reported that an acceptable fire flow is available in the nearest fire hydrant located approximately 50-feet north across the street at the intersection of NE Tohomish Street and Estes Avenue; on the same side of the street of the subject parcel.

DETERMINATION AND CONDITIONS

The facts and findings support administrative approval of the proposed Conditional Use Permit 2018.002, with the following conditions:

1. Business Licenses

White Salmon Municipal Code 17.48.030(A)(2)

Business owner and the real property owner shall obtain and maintain a current City business license prior to the issuing of any permits. The failure to maintain a business license may result in the cancellation of the Conditional Use Permit.

2. Conditional Uses

White Salmon Municipal Code 17.48.030(A)(2)

With the Change of Occupancy granted on March 2, 2018, the proposed addition meets the indicated residential use; but a condition of approval shall be to update the building plans for an accrual illustration prior to building plans review conducted by the City's Plans Examiner.

3. Prohibited Uses

White Salmon Municipal Code 17.48.070(E)

The City Administrator accepted the Fire Chief's code recommendations as a condition of approval, including: 2015 International Fire Code (IFC), Section 308.1.4 and 2015 International Building Code (IBC), Section 903.3.1.2, 903.3.1.2.1, 508.4, 903.1.1, 903.3.1.1.1, and 903.3.1.1.2. These codes outline the appropriate Fire Alarm and Sprinkler System that shall be required for the structure.

4. Roofing Standards/ Mechanical Equipment and Venting

White Salmon Municipal Code 17.48.070(C)(3)

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

5. Drainage

White Salmon Municipal Code 17.48.075(D)

In accordance with Section 13.01.050(B), a stormwater analysis is required to ensure that this additional unit does not cause an increase in peak surface water runoff to downstream properties. The Stormwater Analysis is to be completed by a qualified Washington Licensed Professional Engineer. Stormwater related to the build-out of the lots shall be collected, retained and disposed of on-site.

6. Exterior Walls, Windows, and Doors

White Salmon Municipal Code 17.17.48.075(E-H)

Exterior wall design criteria and color shall coincide with the code and is defined upon submitting the building plans.

7. Number of Spaces for Designated Uses

White Salmon Municipal Code 17.72.090

The minimum space required for a dwelling unit is two permanently maintained, on-site parking spaces. The minimum space that is necessary for a food and beverage place calculates as one permanently kept, on-site parking space for every 200 square feet of gross floor area of the structure. Adequate parking spaces shall be provided on-site for the dwelling, employees and restaurant, and illustrated on the revised site plan. The minimum parking space size is provided in Section 17.28.050 of the WSMC; each space shall not be less than 10-feet wide and 20-feet long.

Date: 20 April 2018

Prepared by: Patrick R. Munyan, City Administrator
Erika Castro Guzman, Associate Planner

**PHILLIPS REYNIER SUMERFIELD & CLINE, LLP
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All licensed in Oregon and Washington

April 22, 2019

City of White Salmon
P.O. Box 2139
White Salmon, WA 98672

Re: Variance Request - 80 NE Estes Street
Application: WS-VAR-2019-002
Klickitat County Parcel: 03-11-1972-0111/00

Dear City of White Salmon:

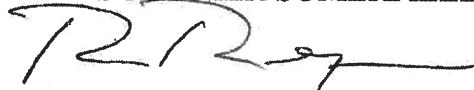
Thank you for the opportunity to comment on the proposed variance application. I own property directly south at 72 NE Estes Street. I do not object to the variance request. However, I ask the city to mitigate drainage problems from the applicant's property that affect my property.

During winter months the runoff from the applicant's existing gravel parking lot and building deflects and runs down his sidewalk directly into my building under both front doors. I brought this to the attention of the applicant in 2017 and brought this to the city's attention in 2018, but over two winters no remedial action has been taken. The excess water also creates a severe pedestrian hazard when it freezes.

The problem was created by the prior owner, but it is a problem in need of repair. Thank you for the opportunity to comment.

Very Truly Yours,

PHILLIPS REYNIER SUMERFIELD & CLINE, LLP



Ronald H. Reynier, P.C.

RHR/rsw



Taylor Project

80 NE Estes Street
White Salmon, WA 98672
4/1/19

Parking Variance Request / Commercial with ADU

The proposed project located at 80 NE Estes Street, White Salmon, WA. The existing lot size is approx. .18ac / 7,872.0 sf with an existing commercial bakery building, located in a C zone.

The proposal consists of the renovation and construction of an existing one-story building serving as an existing bakery business with a proposed 803sf ADU located on the 2nd floor. The required parking for the existing bakery is 2,708sf/200 or 13 std parking stalls, with the construction of the proposed ADU, requiring an additional 2 residential parking spaces, for a total of 15 required off-street parking spaces per WSMC Table 17.72.090.

The existing lot area creates a hardship to provide the required parking due to its physical size, location of the existing building, and sloping topography.

After reviewing different parking options and configurations, the site will only provide for a maximum of 12 off-street parking stalls including an ADA parking stall. The existing site layout creates a 3-stall deficit to comply with the WSMC parking requirement of 15.

To obtain the required amount of parking outlined in the WSMC, the building would need to be demolished, and completely redesigned, creating an extreme financial hardship for the owner for 3 additional parking stalls.

The owner requests a Variance to WSMC Table 17.72.090 to allow for the reduction of off-street parking required, also request utilizing WSMC Sec. 17.72.080, to use near-by parking at another building or parking facilities to eliminate this parking hardship.

Respectfully,

Jan Klimas
Wilson Architects, PLLC



WILSON
ARCHITECTS, PLLC
404 E 15TH ST. #7
VANCOUVER, WA.
98663
(360) 696-4722

11895
Jan Wilson
STATE OF WASHINGTON

PROJECT COMPLETION
CD SUBMITTAL
100%

Variance Submittal
(04/01/19)

CHRIS TAYLOR
80 NE ESTES AVE.
WHITE SALMON, WA 98672
TAYLOR PROJECT - ADU

DATE	3/28/2019	SCALE	SEE PLAN
JOB NO.	519	DRAWN BY	JMK
SET ISSUED/ PLAN REVISIONS:			
SUBMITTAL TO WHITE SALMON VARIANCE - 04/01/19			
1			
2			
3			
4			
5			
6			

A.01
SITE PLAN



SITE INFO

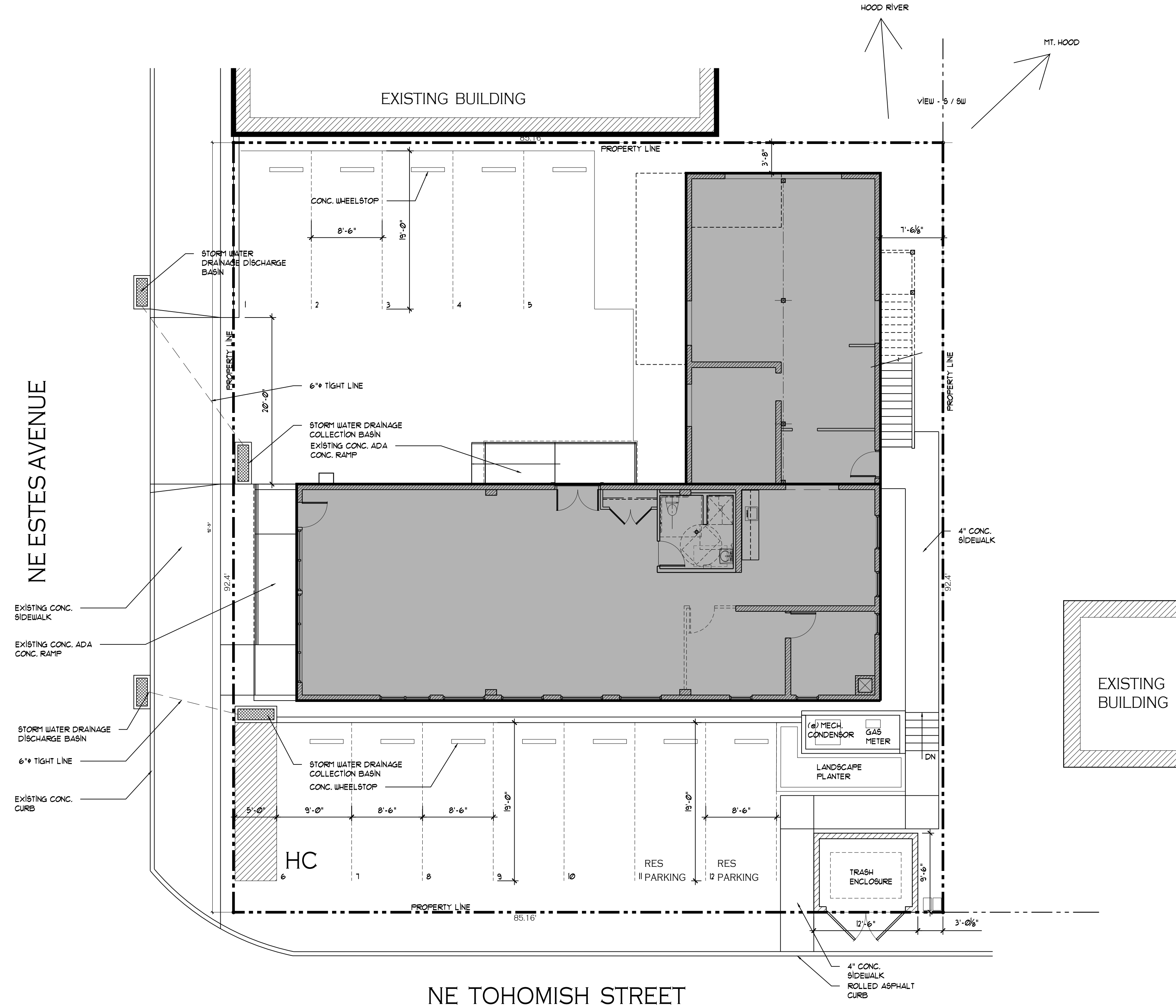
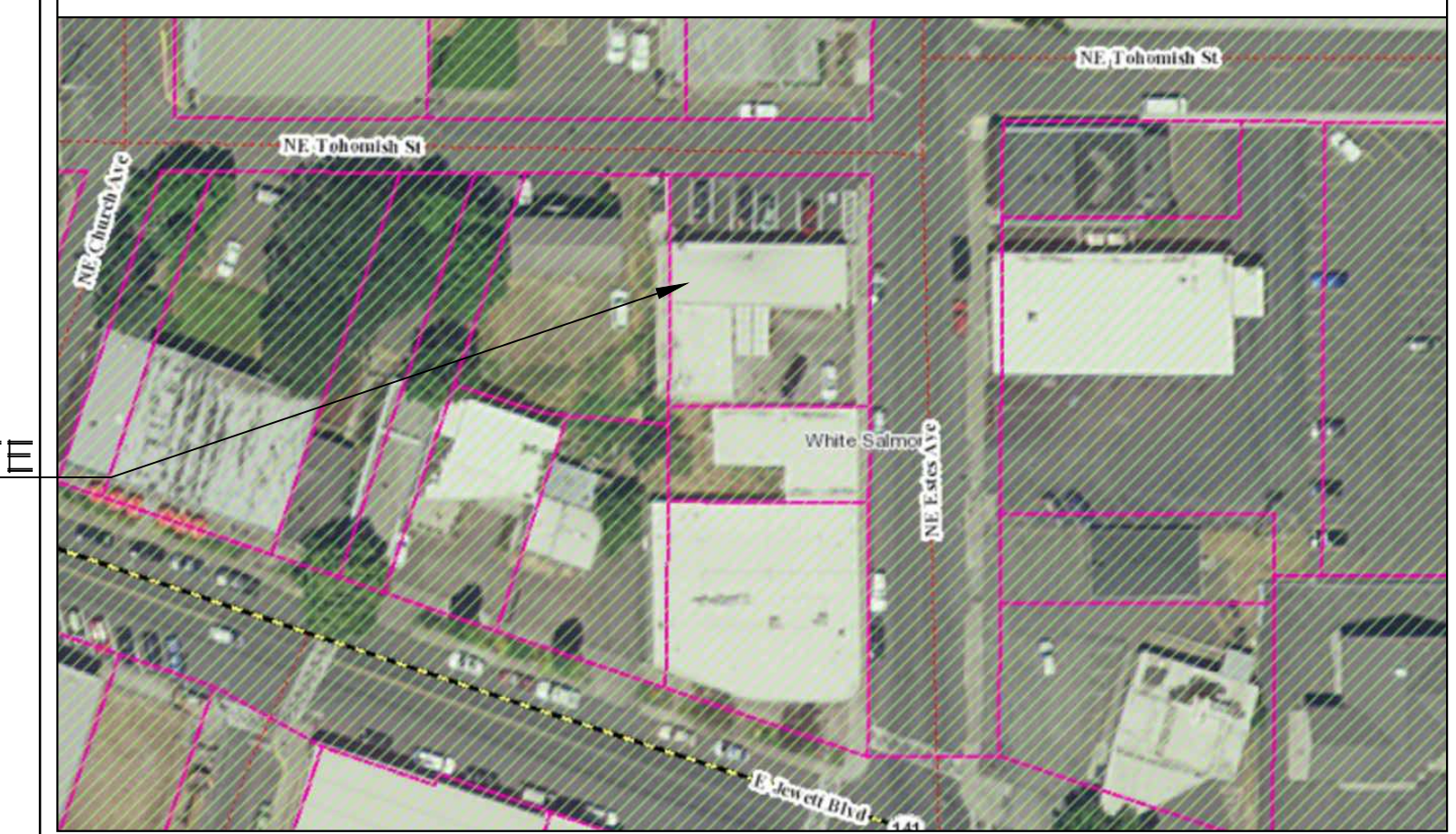
PROPERTY OWNER CHRIS TAYLOR 80 NE ESTES AVE WHITE SALMON, WA, 98672	APPLICANT WILSON ARCHITECTS, PLLC ATTN: JAN KLIMAS 404 E 15th ST. #7 VANCOUVER, WA, 98663 P: (360) 696-4722 F: (360) 696-0392 jan@wilsonarchitects.us
PROPERTY ADDRESS: TAX ID #:	80 NE ESTES AVE #03-11-1912-011100
LEGAL:	North 97, lot 12 of block 1, original White Salmon in SW 1/4, SW 1/4: Section 19, Township 3, Range 11, Klickitat County
ZONING: COMP PLAN: COMP. OVERLAY(s):	C COM NONE
SITE AREA:	1.8625 SF (0.18ac)

PROJECT DATA

PROJECT SUMMARY

ZONE DISTRICT:	C
MAX. LOT COVERAGE:	100%
MIN. LOT SIZE:	NONE
ACTUAL LOT SIZE:	.18 ac / 1,862.5 sf
SETBACKS:	FRONT - 0'-0" REAR - 0'-0" SIDE - 0'-0"
DENSITY:	N/A
COMP PLAN: COMP. OVERLAY(s):	COM NONE
LANDSCAPE:	(REQUIRED 0%)
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY:	OFFICE: B APARTMENT: R2
ALLOWABLE HEIGHT: (TABLE 504.3)	3 STORIES (60'-0")
MAX. BUILDING HEIGHT:	35'-0" (WSMC 17.48-.060)
ACTUAL BUILDING HEIGHT:	28'-0"
ALLOWABLE FLOOR AREA:	3,000 SF
OCCUPANCY: B	1,000 SF
OCCUPANCY: R2 (TABLE 506.2)	
FLOOR 1:	BAKERY (EXISTING) 2,700 SF
FLOOR 2:	APARTMENTS 803 SF
TOTAL AREA:	3,511 SF
FIRE SPRINKLERS: YES	(NFFA 13) BAKERY (NFFA 13) APARTMENTS
PROPOSED PROJECT PARKING:	
COM. BAKERY (1/200) FLOOR AREA:	2,700 SF
RESIDENTIAL FLOOR AREA:	803 SF
COM. PARKING REQUIRED (1/200):	2100 SF
ADA / VAN ACCESSIBLE:	1 SPACE PROVIDED
RESIDENTIAL PARKING REQ'D:	2 SPACE PER DWELLING UNIT
TOTAL PARKING REQUIRED:	15 PARKING STALLS

VICINITY MAP



SITE PLAN - EXISTING CONDITIONS

SCALE: 1/8" = 1'-0"

PROJECT SITE
80 NE ESTES AVE.
WHITE SALMON, WA



CITY OF WHITE SALMON

VARIANCE PERMIT

VARIANCE APPLICATION INSTRUCTION

A variance is a method by which property owners are granted modifications to the strict application of the specific provision of *Chapter 17.80.058 of the White Salmon Municipal Code* due to a hardship beyond the control of the applicant. Variances do not permit property to be used in a manner other than that provided in the codes. This process is intended to review situations where uniform zoning application would unduly burden one property more than other properties in the area.

Please complete all portions of the attached application. You may provide any additional information you desire to support your application, i.e.: pictures, maps, letters etc. Your application will be reviewed by City Staff and upon completion, notice of the public hearing on the variance application will be advertised in “The Enterprise” and mailed to adjacent land owners. The public hearing will be scheduled with the Planning Commission within three to five weeks after submittal of the completed application.

The following is a list of the information to be submitted for a variance application:

1. Application form
2. Impact Fee - \$750.00 plus twice the actual cost of postage per letter of notification.
3. Environmental Review Fee - \$400.00, if applicable.
4. Area sketch – Show location of property and contiguous properties.
5. Plot Plan – Shows location on property including adjacent driveways, buildings, and easements. Dimensions of all improvements to property lines.
6. Radius Search – A list of names and mailing addresses of all adjacent property owners that abut the subject property of the variance location.

Date: 4/1/19 Physical Address: 80 NE Estes Street, White Salmon, WA

Applicant: Wilson Architects, PLLC

Representative for Applicant: Jan Klimas

Telephone: 360 696-4722

Mailing Address: 404 East 15th Street, Suite 7 Vancouver, WA 98663

Email: jan@wilsonarchitects.us

CHAPTER 17.80.058 – VARIANCE PURPOSE AND CRITERIA

Application for variances from the terms of this title; provided, that any variance granted shall be subject to such conditions as will assure compliance with the following purpose and criteria:

1. Purpose. The purpose of the variance process is to provide a mechanism whereby the city may grant relief from the provisions of this chapter where practical difficulty renders compliance with the provisions of this chapter an unnecessary hardship, where the hardship is a result of the physical characteristics of the subject property and where the purpose of this chapter and of the city comprehensive plan can be fulfilled.
2. Scope. This section shall apply to each application for a variance from the provisions of this chapter.
3. Application Submittal and Contents. The application for a variance shall be submitted to the city on forms provided by the city, along with the appropriate fees established by city fee regulations. The application shall include all materials required pursuant to application requirements.
4. Permit Review Process. Variance applications shall be processed as a Type II decision according to the procedures set forth in Title 19.
5. Approval Criteria. The decision maker may approve or approve with modifications an application for a variance from the provisions of this chapter if:
 - a. The variance will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zoning district in which the subject property is located;
 - b. The variance is necessary because of special circumstances relating to the size, shape, topography, location or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zoning district in which the subject property is located;
 - c. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zoning district in which the subject property is located;
 - d. The special circumstances of the subject property make the strict enforcement of the provisions of this chapter an unnecessary hardship to the property owner;
 - e. The special circumstances of the subject property are not the result of the actions of the applicant;
 - f. The variance is the minimum necessary to fulfill the purpose and the need of the applicant;
 - g. The variance is consistent with the purposes and intent of this chapter;
 - h. The variance is consistent with the goals and policies of the city comprehensive plan; and
 - i. The fact that property may be utilized more profitably will not be an element of consideration before the decision maker.

VARIANCE APPLICATION

To the White Salmon Planning Commission...

Describe the Modification of the terms of the White Salmon Zoning Ordinance requested: _____

Request modify min. amount Off-Street Parking requirement due the limited lot size

with an existing building. WSMC 17.72.090

Purpose of the variance: To reduce the amount of Off-Street parking required, and allow use of curb side parking or unused parking located on nearby public parking facilities. Total amount of parking spaces required is 15 std stalls, existing lot size allows for a max. of 12 parking stalls.

The request is to provide a parking variance for the reduction of 3 required parking stalls.

Complete legal description of property: Klickitat County Parcel #03-11-1972-0111/00; North 97, lot 12 of block 1, orginial White Salmon in SW 1/4, SW 1/4; Section 19, Township 3, Range 11, Klickitat County

Common discretion of the property: The property would be shared by an existing bakery on the ground floor level with a new proposal residential unit located above on the second floor.

Address of the property involved: 80 NE Estes Street, White Salmon, WA

Zone in which property is located: Commercial

Dimensions of the land: 85'-0" x 92'-6" (approx.)

Current Land Use of Site: Existing commercial bakery

Current land use to the:

North: Commercial East: Commercial

South: Commercial West: Commercial

Floor space of buildings:

Existing: 2708 sf Additional: 803 sf Entire: 3511 sf

VARIANCE APPLICATION (CONTINUED)

How many cars may be parked off the street on these premises: The existing lot size allows for 12 cars to be parked off-street.

Other Parking Provisions, Describe: Additional parking maybe available at another building or nearby public parking or curbside parking in front of the commercial property. Sec. 17.72.080

Name of each owner of the property involved and mailing address: _____

Chris Taylor

80 NE Estes Street

White Salmon, WA 98672

Mailing address: 366 SE 44th Ave, Portland, OR 97215

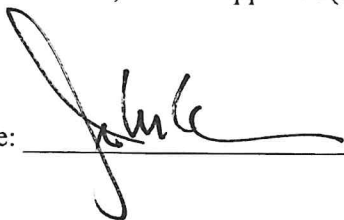
What are the exceptions or extraordinary circumstances which lead to applicant to believe this is entitled to a variance?

A request for a reduction of Off-Street Parking required per WSMC 72.72.090 due to existing limited lot size area and sloping topography. The existing lot configuration and existing building only provides for a maximum of 12 parking stalls including the required ADA accessible space.

WSMC sec.17.72.080 allows or provides for the use of off-street parking at another building or at other near-by public parking facilities. See attached narrative.

The applicant(s) hereby certifies that all the above statements and the statements in any exhibit and plot plans transmitted herewith are true; and the applicant(s) acknowledge that any permit issued on such statements are false.

Applicant Signature: _____





Taylor Project

80 NE Estes Street
White Salmon, WA 98672
4/1/19

Parking Variance Request / Commercial with ADU

The proposed project located at 80 NE Estes Street, White Salmon, WA. The existing lot size is approx. .18ac / 7,872.0 sf with an existing commercial bakery building, located in a C zone.

The proposal consists of the renovation and construction of an existing one-story building serving as an existing bakery business with a proposed 803sf ADU located on the 2nd floor. The required parking for the existing bakery is 2,708sf/200 or 13 std parking stalls, with the construction of the proposed ADU, requiring an additional 2 residential parking spaces, for a total of 15 required off-street parking spaces per WSMC Table 17.72.090.

The existing lot area creates a hardship to provide the required parking due to its physical size, location of the existing building, and sloping topography.

After reviewing different parking options and configurations, the site will only provide for a maximum of 12 off-street parking stalls including an ADA parking stall. The existing site layout creates a 3-stall deficit to comply with the WSMC parking requirement of 15.

To obtain the required amount of parking outlined in the WSMC, the building would need to be demolished, and completely redesigned, creating an extreme financial hardship for the owner for 3 additional parking stalls.

The owner requests a Variance to WSMC Table 17.72.090 to allow for the reduction of off-street parking required, also request utilizing WSMC Sec. 17.72.080, to use near-by parking at another building or parking facilities to eliminate this parking hardship.

Respectfully,

Jan Klimas
Wilson Architects, PLLC



Taylor Project

80 NE Estes Street
White Salmon, WA 98672

Adjacent Property Mailing list

#1 -03-11-1973-0002/00

William Whidden
P.O. Box 450 White Salmon

#2 - 03-11-1972-0112/00

Ronald Reynier
P.O. Box 758 Hood River, OR 97031

#3 -03-11-1999-0001/00

Edward J and Diane L Swick Living Trust
P.O. Box 848 White Salmon

Additional Property Mailing list – Across the street

#1 -WOODING, THOMAS

PO BOX 2197 WHITE SALMON WA 98672

#2 MALELLA, ANTHONY

62 TRILLIUM TRL UNDERWOOD WA 98651

#3 STERLING SAVINGS BANK

20085 NE TANASBOURNE DR HILLSBORO OR 97124

#4 BLADES, ROBERT

PO BOX 1014 WHITE SALMON WA 98672

#5 KREPS, R

PO BOX 1215 WHITE SALMON WA 98672

#6 PUD #1 OF KLICKITAT COUNTY

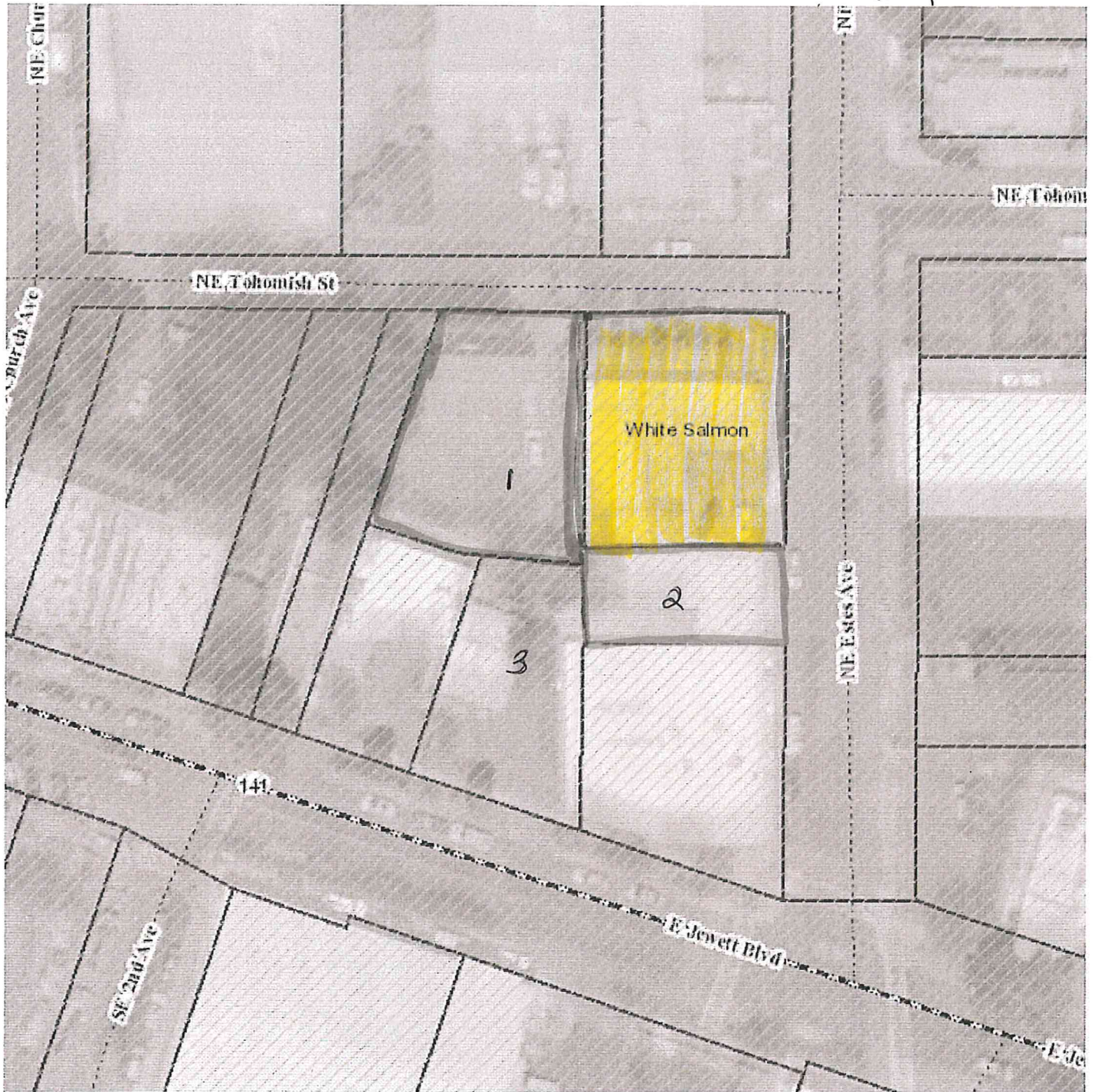
1313 S COLUMBUS GOLDENDALE WA 98620

#7 PUD #1 OF KLICKITAT COUNTY

1313 S COLUMBUS GOLDENDALE WA 98620

#8 CITY OF WHITE SALMON

PO BOX 2139 WHITE SALMON WA 98672



Legend

County Boundary

Towns (Points)

City Limits

Roads

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

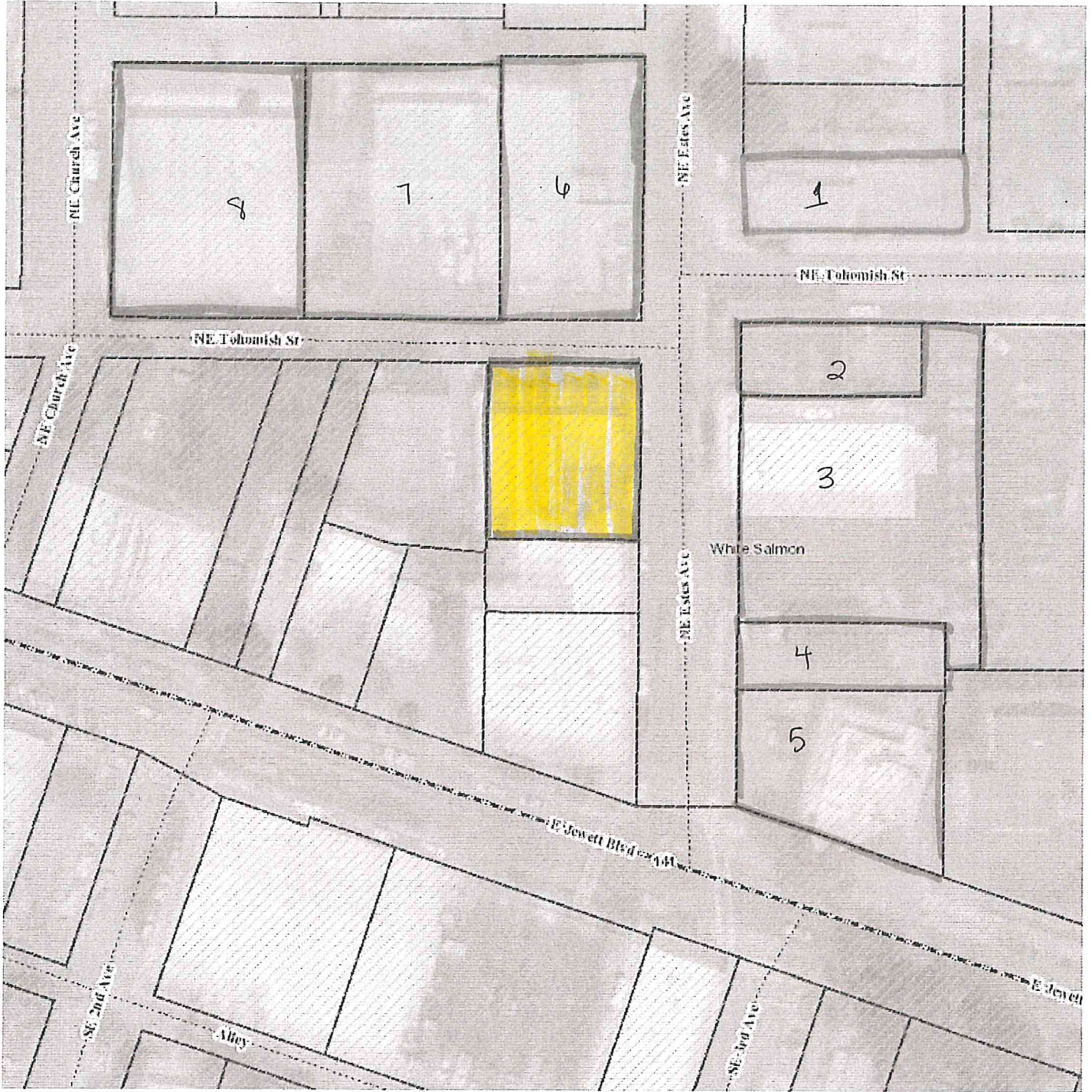
Parcels



50 ft



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Legend

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Parcels



50 ft



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