

White Salmon Planning Commission Meeting

A G E N D A

May 12, 2021 – 5:30 PM

Via Zoom Teleconference

Meeting ID: 879 4938 5702 Passcode: 194545

Call in Numbers:

669-900-6833

929-205-6099

301-715-8592

346-248-7799

253-215-8782

312-626-6799



We ask that the audience call in instead of videoing in or turn off your camera, so video does not show during the meeting to prevent disruption. Thank you.

Call to Order/Roll Call

Action Items

- 1.** Proposed Amendments to WSMC 17.08 - Definitions
 - a. Discussion (continued from April 28, 2021 meeting)
 - b. Action

Discussion Items

- 2.** Comprehensive Plan Update - Land Use Designation Map Changes
 - a. Presentation
 - b. Discussion
- 3.** Comprehensive Plan Update - Introduction Chapter
 - a. Presentation
 - b. Discussion

Adjournment

File Attachments for Item:

1. Proposed Amendments to WSMC 17.08 - Definitions
 - a. Discussion (continued from April 28, 2021 meeting)
 - b. Action



AGENDA MEMO

Needs Legal Review: No
Planning Commission
Meeting Date: May 12, 2021
Agenda Item: Proposed Amendments to WSMC 17.08 - Definitions
Presented By: Jan Brending, Clerk Treasurer and Pat Munyan, City Administrator

Action Required

Make recommendation to City Council on proposed amendments to WSMC 17.08 – Definitions.

Proposed Motion

Move to recommend approval of proposed amendments to WSMC 17.08 – Definitions with changes as noted.

Explanation of Issue

The Planning Commission began reviewing the proposed amendments to WSMC 17.08 – Definitions at their April 28, 2021 planning commission meeting. The discussion was continued to the May 12 meeting.

Changes to the proposed definitions that were consented to by the planning commission at the April 28 meeting are as follows:

17.08.060 Apartment house. (Note: this discussion is ongoing but this is the last version of the definition that was being discussed.)

“Apartment house” means a building or portion thereof used or intended to be used as a **home residential unit for long-term rent or lease** with three or more families or householders living independently of each other.

17.08.140 Commercial recreation.

“Commercial recreation” means the provision of recreation-related products or services by private enterprise for a fee **with long-term use intended. Allowable uses include scooter rentals, bike rentals, stroller rental, car rentals, water recreational facilities, athletic and health clubs and movie theaters. Similar uses may be allowed at the discretion of the City Council.**

17.08.280 B (the “Note” in the diagram should read as follows:

Note: To determine the average final grade, take the sum of each elevation midpoint, as illustrated in Diagram A and divide by four: **the will average final grade elevation.**

The computation works as follows: $(\text{Final Elevation at the Midpoint of } (A+B+C+D)) \div 4 = \text{Average Final Grade Elevation.}$

17.08.300 Hotel.

“Hotel” means a **singular building commercial property on one or more adjacent parcels designated designed** and intended to provide overnight lodging to transient guests for a fee. A hotel **shall generally** consists of a lobby, rented units that are entered from the inside of the building, has a minimum of 10 rental units, **customer service desk with on-call service for registered guest including walk-ins on-site staff**, and a transient lodging license as issued and administered by the Washington Department of Health. **A short-term rental is not a hotel.**

17.08.380 Manufactured home.

~~“Manufactured home means a single-family dwelling built in accordance with department of housing and urban development manufactured home construction and safety standards act, which is a national, preemptive building code; and complying with the standards as designated on the data plate (HUD and L&I certification requirements) and with all the provisions of the Manufactured Housing Construction and Safety Standards in effect at the time of its construction and constitutes not less than 720 square feet of interior habitable area. Is built on one or more metal frames with wheels for delivery to its placement site. Has exterior siding similar in appearance to side materials commonly used on conventional site-built uniform building code single-family residences built according to the International Building code; and has a composition, wood shake or shingle, coated metal, or similar roof of not less than 3:2 pitch.~~

“Manufactured home means a single-family dwelling built in accordance with Department of Housing and Urban Development Manufactured Home Construction and Safety Standards Act, which is a national preemptive building code; and complying with the standards as designated on the data plate (HUD and L&I certification requirements) and with all the provisions in effect at the time of its construction. A manufactured home also

- **Includes plumbing, heating, and electrical systems and may include air conditioning;**
- **Has exterior siding similar in appearance to that used in recently constructed single-family dwelling;**
- **Has a roof constructed of composition, wood shake or shingle coated metal or similar material;**
- **Is built on a permanent chassis; and**
- **Can be transported in one or more section.**

17.08.420 Motel.

“Motel” means **singular or multiple building(s) commercial property with a single or multiple buildings on a singular one or more adjacent parcels** designed and intended to provide overnight lodging to transient guests for a fee. A motel shall consist of **a check-in office on-call staff located on the same premises with 24-hour service for walk-in guests**. Rented units are entered from the outside of the building; the facility has a minimum of 5 rental units and a transient lodging license as issued and administered by the Washington State Department of Health. **A short-term rental is not a motel.**

17.08.490 Place of public assembly.

“Place of public assembly means auditorium, spectator sporting venues, arcades, public plazas, courtrooms, large lecture halls, outdoor stadiums, museums, accessory conference rooms, food courts, or **public** rooftop terraces; similar uses may be allowed at the discretion of the City Council.

17.08.570 Tiny house.

“Tiny house” and “tiny house with wheels” means a dwelling to be used as a permanent housing with permanent provisions for living, sleeping, eating cooking, and sanitation built in accordance with the state building code and constructed in according with WAC 51-51-60104 and does not have an interior habitable area greater than 400 square feet **excluding sleeping lofts**.

Staff Recommendation

Staff recommends the planning commission recommend approval to the city council for the proposed amendments to WSMC 17.08 – Definitions with the changes the Planning Commission chooses to make.

**CITY OF WHITE SALMON
ORDINANCE 2021-**

**AN ORDINANCE AMENDING WHITE SALMON MUNICIPAL CODE 17.08-
DEFINITIONS, MODIFYING AND ADDING NEW DEFINITIONS**

WHEREAS, the White Salmon Municipal Code Title 17 – Zoning includes Chapter 17.08 – Definitions; and

WHEREAS, the City adopted amendments to White Salmon Municipal Code 17.36 – MHRP Mobile/Manufactured Home Residential Park District July 1, 2021; and

WHEREAS, the City has determined that existing definitions need clarification and new definitions are needed to ensure appropriate implementation of the City’s zoning code.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF WHITE SALMON, WASHINGTON DO HEREBY ORDAIN as follows:

SECTION 1. White Salmon Municipal Code Chapter 17.08 – Definitions Residential District is hereby repealed in its entirety and a new White Salmon Municipal Code Chapter 17.08 - Definitions is hereby adopted as set forth in Exhibit A attached hereto and by this reference incorporated herein.

SECTION 2 – SEVERABILITY. That if any clause, section, or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby but shall remain in full force and effect.

SECTION 3 – EFFECTIVE DATE. This ordinance shall take effect five (5) days after its publication according to law.

PASSED by the City Council of the City of White Salmon at a regular meeting this
_____ day of _____, 2021.

Marla Keethler, Mayor

ATTEST:

Jan Brending, Clerk/Treasurer

APPROVED AS TO FORM:

Kenneth B. Woodrich, City Attorney

DRAFT

Exhibit A

Key: Deleted = ~~bold and strikethrough~~

Added = **bold and underlined**

Chapter 17.08 – DEFINITIONS

17.08.010 - Interpretation of language.

For the purpose of this title, certain terms are defined in this chapter. When not inconsistent with the context, words used in the present tense include the future, words in the singular number include the plural, and words in the plural number include the singular; the word "person" may be taken for persons, associations, firms, co-partnerships or corporations; the word "structure" includes building; the word "occupied" includes premises designated or intended to be occupied; the word "used" includes designated or intended to be used; and the word "shall" is always mandatory and not merely directive.

17.08.015 - Abut and abutting.

“Abut and abutting”, unless otherwise specified in this chapter for specific purposes, means an area of land or a building that is directly adjacent to or has a common boundary with the land or building at issue.

17.08.02015 - Accessory dwelling unit.

~~An~~ **a**Accessory dwelling unit" (ADU) **is means** a habitable living unit added to, created within, or detached from the principal single-family dwelling that provides basic requirements for living, sleeping, eating, cooking, and sanitation.

17.08.03020 - Accessory use or structure.

"Accessory use or structure" ~~is one~~ **means a use or structure** which is subordinate to the principal use of a building on the lot serving a purpose customarily incidental to the principal use of a building.

17.08.04025 - Adult boarding homes.

“Adult boarding homes” means ~~A~~any home or other institution which is licensed to operate and provide board and domiciliary care to seven or more persons, not related by blood or marriage to the operator, as defined in RCW Chapter 18.20.020.

17.08.05030 - Alley.

"Alley" means a public right-of-way not over thirty feet wide which affords, generally, a secondary means of access to abutting lots, not intended for general use.

17.08.06040 - 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.

17.08.07050 - Basement.

"Basement" means a portion of a building included between a floor, with its level four feet or more below the level from which the height of the building is measured and the ceiling next above such floor; provided, that the floor of said basement is located an average of four feet below finish grade at the building face with no portion of the basement being more than eight feet above finish grade. A basement is not to be considered a story for purposes of height determination.

17.08.08055 - Bed and breakfast.

"Bed and breakfast" means an establishment in a residential district that contains up to five guest bedrooms, is owner or manager occupied, provides a morning meal, and limits the length of stay to fifteen consecutive days per month.

17.08.09060 - Billboard.

"Billboard" means an outdoor advertising sign, being any structure or portion thereof, situated on private premises, upon which lettered or pictured material is displayed for advertising purposes, other than the name and the occupation of the user, or the nature of the business conducted on such premises or the products primarily sold or manufactured thereon.

17.08.10070 - Building.

"Building" means any structure, permanent, mobile, demountable or movable, built or used for the support, shelter or enclosure of any persons, animals, goods, equipment, or chattels and property of any kind.

17.08.11080 - Building line.

"Building line" means a line parallel with the property line located on the inside border of the required yard.

17.08.12090 - Bulk plant.

"Bulk plant" means an establishment where flammable liquids are received by tank vessel, pipelines, tank car or tank vehicle, and are stored or blended in bulk for the purpose of distributing such liquids by tank vessel, pipeline, tank car, tank vehicle or container.

17.08.130100 - Clinic.

"Clinic" means a building or portion of a building containing offices and facilities for providing medical, dental or psychiatric services for outpatients only.

17.08.140 Commercial recreation.

"Commercial recreation" means the provision of recreation-related products or services by private enterprise for a fee, with long-term use intended. Allowable uses include shooter rentals, bike rentals, stroller rental, car rentals, water recreational facilities, athletic and health clubs and movie theaters. Similar uses may be allowed at the discretion of the City Council.

17.08.150110 - Comprehensive plan.

"Comprehensive plan" means a generalized coordinated land use policy statement of the city that is adopted by the city.

17.08.160115 - Condominium unit.

A **"condominium unit"** means one of a group of housing units where each homeowner owns their individual unit space, and all dwellings typically share ownership of areas of common use. Individual units normally do but are not required to share common walls. A condominium project limits the individual ownership to that of the units rather than dividing the ownership of a parcel of land by subdivision or short subdivision. All or most of the land in the project is owned in common by all the homeowners. The maintenance responsibility for common land and amenities is managed by an association established by the declaration or bylaws and supported by dues paid by owners of the individual units. Each owner pays taxes on their individual condominium unit and is free to sell at will. The exterior walls and roof of units are typically insured by the condominium association, while all interior walls and items are typically insured by the individual owner. Zoning regulations, standards, and

criteria are applicable to condominium development. In addition to required compliance with Chapter 64.34 RCW Condominium Act and all other state and federal regulations, a condominium project must comply with all land use and environmental review. Maximum dwelling unit densities, all standards applicable to specified housing and structure types, and all site and street standards are applied to proposed condominium projects through the site plan review process and approval of a binding site plan is required prior to development of any condominium project regardless of the need or lack of need to subdivide the land.

17.08.170120 - Council.

"Council" means the city council.

17.08.180125 - Day care center.

"Day care center" is a duly licensed day care provider which accommodates more than five children and less than thirteen children in the provider's home.

17.08.190130 - Density provisions.

"Density provisions" mean requirements for each land use district to encourage, protect and preserve the health, safety and general welfare of the area through standards which include yards, height, bulk, lot area, lot coverage, and occupancy limitations.

17.08.200140 - Director of planning.

"Director of planning" means the person designated by the city council, who is charged with the responsibility of administering the zoning ordinance in terms of the comprehensive plan and in accordance with the decisions of the planning commission, the board of adjustment and the city council.

17.08.210150 - District or zone.

"District" or "zone" means a section or district of the city within which standards governing the use of the buildings and premises are uniform.

17.08.220160 - Duplex.

"Duplex" means a two-family structure with a common roof.

17.08.230165 - Dwelling.

"Dwelling" means A a building or portion thereof providing complete housekeeping facilities for one family.

17.08.240170 - Dwelling group.

"Dwelling group" means and shall consist of three or more detached dwelling structures located on the same lot.

17.08.250180 - Dwelling unit.

A "dDwelling unit" means one or more rooms in a building designed for occupancy by one family for living and sleeping purposes and having not more than one kitchen.

17.08.260190 - Exception.

"Exception" means a use permitted only after review of an application therefor by the board of adjustment, rather than administrative officials.

17.08.270200– Family.

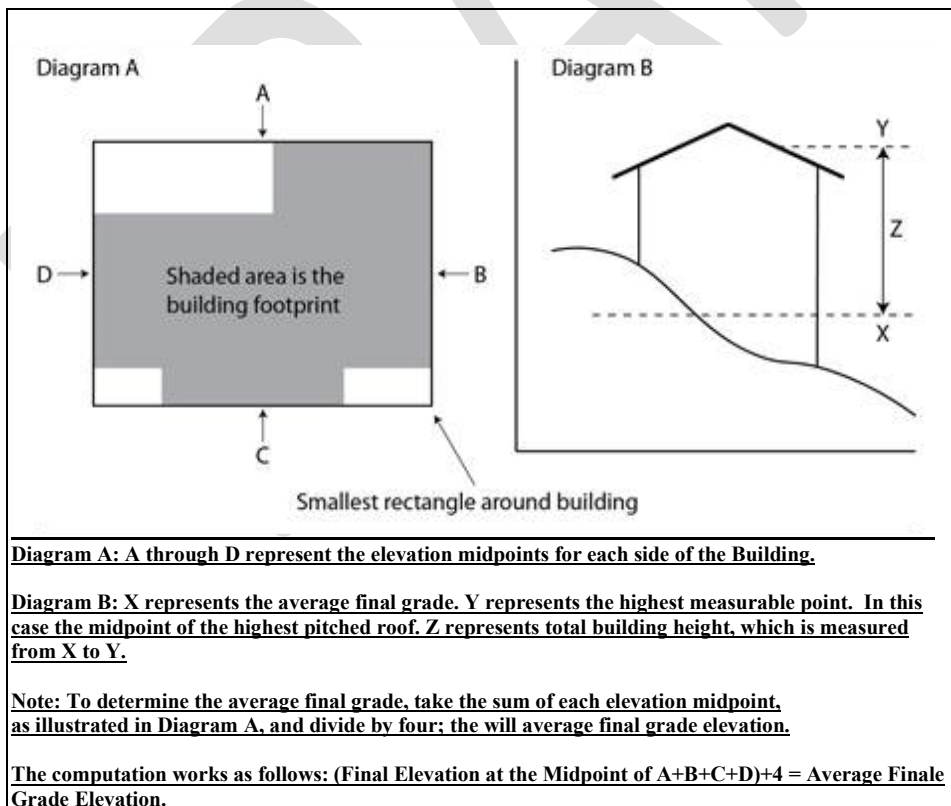
"Family" means a person living alone, or two or more persons customarily living together as a single household or housekeeping unit and using common cooking facilities, as distinguished from a group occupying a hotel, club, board or lodging house.

17.08.280220 - Height of building.

A. "Height of building" means the vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable ridge of a pitched or hipped roof. The reference datum shall be calculated as follows:

1. Determine the smallest rectangle **as illustrated in Diagram A** that encompasses all four corners of the proposed building pad (includes covered decks **and porches**) at **final grade original, undisturbed ground elevation.**
2. Determine the relative elevation at all four corners of the rectangle **as illustrated in Diagram B below**.
3. ~~Use the~~ Add the four corner elevations determined in subsection (A)(2) of this section ~~and divide by four to~~ determine the reference datum elevation using the diagram instructions below.
4. Flat roofs and roofs greater than 6-12 pitch angle will be measured from the highest point.

B. The height of a stepped or terraced building is the maximum height of any segment of the building.



17.08.290230 - Home occupation.

"Home occupation" means an operation of a personal business within a dwelling or accessory buildings by a member or members of a family residing therein. A home occupation is not a client-patronage office or the principal place of call for the business operation.

- A. Only persons residing on the premises may be engaged in the home occupation.
- B. There shall be no outside displays of merchandise.
- C. The home occupation shall not affect the outside appearance as a residence. Business shall be conducted in such a manner as to give no outward appearance nor manifest any characteristic of a business that would infringe upon the rights of neighboring residents to enjoy a peaceful occupancy of their homes.
- D. Business signs shall be permitted as per Sign Ordinance, Chapter 15.12 of this code.

17.08.300240 - 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.~~

"Hotel" means a singular building designed and intended to provide overnight lodging to transient guests for a fee. A hotel shall consist of a lobby, rented units that are entered from the inside of the building, has a minimum of 10 rental units, customer service desk with on-call service for registered guests including walk-ins, and a transient lodging license as issued and administered by the Washington State Department of Health.

17.08.310250 - Junkyard.

"Junkyard" means a place where waste, discarded or salvaged materials are bought, sold, exchanged, stored, baled, cleaned, packed, disassembled or handled, including house-wrecking yards, used-lumber yards, and yards for the use of salvaged house-wrecking and structural steel materials and equipment.

17.08.320260 - Lot.

"Lot" means a parcel of land, under one ownership, used or capable of being used under the regulations of this title, including both the building site and all required yards and other open spaces.

17.08.330270 - Lot coverage.

"Lot coverage" means that portion of a lot that is occupied by the principal building and its accessory building(s), expressed as a percentage of the total lot area. It shall include all projections except eaves.

17.08.340280 - Lot depth.

"Lot depth" means the horizontal distance between the front and rear lot lines.

17.08.350290 - Lot width.

"Lot width" means the distance between side lot lines, measured at the front yard building line; in case of irregular-shaped lots, the lot shall be measured at a point midway between the front and rear lot lines.

17.08.360300 - Major thoroughfares.

"Major thoroughfares" means primary and secondary arterials and state highways, as shown on the comprehensive plan.

17.08.370310 - Manufacture.

"Manufacture" means the converting of raw, unfinished materials or products, or any or either of them, into an article or articles or substance of a different character, or for use for a different character, or for use as a different purpose.

17.08.380320 - Manufactured home.

~~A manufactured home shall be constructed after June 15, 1976, in accordance with state and federal requirements for manufactured homes, which:~~

- ~~A. Is comprised of at least two fully enclosed parallel sections each of not less than twenty feet in width and is at least nine hundred square feet;~~
- ~~B. Was originally constructed with and now has a composition of wood shake or shingle, coated metal, or similar roof of not less than 3:12 pitch; and~~
- ~~C. Has exterior siding similar in appearance to siding materials commonly used on conventional site-built uniform building code single-family residences built according to the International Building Code.~~

~~A new "manufactured home" means any manufactured home required to be titled under Title 46 RCW, which has not been previously titled to a retail purchaser, and is not a "used mobile home" as defined in RCW 82.45.032(2).~~

"Manufactured home" means a single-family dwelling built in accordance with the department of housing and urban development manufactured home construction and safety standards act, which is a national, preemptive building code; and complying with the standards as designated on the data plate (HUD and L&I certification requirements) and with all the provisions of the Manufactured Housing Construction and Safety Standards in effect at the time of its construction and constitutes not less than 720 square feet of interior habitable area. Is built on one or more metal frames with wheels for deliver to its placement site. Has exterior siding similar in appearance to siding materials commonly used on conventional site-built uniform building code single-family residences built according to the International Building Code; and has a composition, wood shake or shingle, coated metal, or similar roof of not less than 3:12 pitch.

17.08.390325 - Mobile home.

"Mobile home" means a structure, constructed before June 15, 1976, that is transportable in one or more sections that are eight feet or more in width and thirty-two or more in length, built on a permanent chassis, designed to be used as a permanent dwelling and bearing the "Mobile Home" insignia of the Washington State Department of Labor and Industries, commonly referred to as a single wide.

17.08.400330 - Mobile home park.

"Mobile home park" means any property used for the accommodation of inhabited manufactured or mobile homes, which are rented or held out for a period of no less than thirty days for rent to others for the primary purpose of production of income.

17.08.410340 - Modular home.

"Modular home" means housing units that are built off-site in accordance with applicable building codes and bearing the appropriate insignia indicating such compliance, and shipped by truck or other conveyance to the building site, where the home is assembled on a permanent foundation.

17.08.420 – Motel.

"Motel" means a singular or multiple building(s) on a singular parcel designed and intended to provide overnight lodging to transient guests for a fee. A motel shall consist of a check-in office on the same premises with 24-hour service for walk-in guests. Rented units are entered from the

outside of the building; the facility has a minimum of 5 rental units and a transient lodging license as issued and administered by the Washington State Department of Health.

17.08.430350 - Multiple-family residence.

"Multiple-family residence" means a building arranged to be occupied by more than two families.

17.08.440360 - Net area—Net development area.

"Net area" or "net development area," means the total usable area, exclusive of space dedicated to such things as streets, easements and uses out of character with the principal uses. The net area is used to compute density equivalents where applicable in this title.

17.08.450365 - Nonconforming building or structure.

“Nonconforming building or structure” means A a building, structure or portion thereof that was legally in existence, either constructed or altered at the time of passage of the ordinance or amendments thereto, which does not conform with this title or amendments thereto.

17.08.460370 - Nonconforming use.

"Nonconforming use" means a use or an activity involving a building or land occupied or in existence at the effective date of the ordinance codified in this title, or at the time of any amendments thereto, which does not conform to the standards of the zoning district in which it is located.

17.08.470375 - Nursing home.

“Nursing home” means Aany home, place or institution which operates or maintains facilities providing care for convalescent or chronically ill persons or both for a period longer than twenty-four consecutive hours for three or more persons, not related by blood or marriage to the operator, who by reason of illness or infirmity are unable to properly care for themselves.

17.08.480380 - Off-street parking space.

"Off-street parking space" means a permanently surfaced area not situated within a public right-of-way for the parking of a motor vehicle.

17.08.490 – Place of public assembly.

“Place of public assembly” means auditoriums, spectator sporting venues, arcades, public plazas, courtrooms, large lecture halls, outdoor stadiums, museums, accessory conference rooms, food courts, or rooftop terraces; similar uses may be allowed at the discretion of the City Council.

17.08.500390 - Principal uses permitted outright.

"Principal uses permitted outright" means uses allowed as a matter of right within certain land use districts without public hearing, zoning permit, conditional exception, or variance; provided, that such use is in accordance with requirements of a particular district and general conditions stated elsewhere in this title.

17.08.510400 - Prohibited uses.

"Prohibited uses" means any use which is not specifically enumerated or interpreted as allowable in that district.

17.08.520410– Service station.

"Service station" means a retail establishment for the sale on the premises of motor vehicle fuel and other petroleum products and automobile accessories, and for the washing, lubrication and minor repair of automotive vehicles.

17.08.530 – Short-term rental.

“Short-term rental” means a residential lodging use, that is not a hotel or motel or bed and breakfast in which a dwelling unit, or portion thereof, that is offered or provided to a guest by the residence owner or operator for a fee for fewer than thirty consecutive nights.

17.08.540420 - Story.

"Story" means that portion of a building included between the surface of any floor and the surface of the floor next above it; or, if there is no floor above, then the space between such floor and the ceiling next above it.

"First story" means any floor not over four and one-half feet above average pre-development (natural) ground level at the front line of the building.

17.08.550430 - Story, half.

"Half-story" means a space under a sloping roof which has the line of intersection of roof decking and wall face not more than four feet above the top floor level. A half-story containing independent apartments or living quarters shall be counted as a full story.

17.08.560440 - Street.

"Street" means a public way which affords a primary means of access to property.

17.08.570 – Tiny house.

"Tiny house" and "tiny house with wheels" means a dwelling to be used as permanent housing with permanent provisions for living, sleeping, eating, cooking, and sanitation built in accordance with the state building code and constructed in accordance with WAC 51-51-60104 and does not have an interior habitable area greater than 400 square feet.

17.08.580 – Tourist facilities.

“Tourist facilities” means as used in the chapter, amenities for tourists or visitors such as lecture rooms, restaurants, picnic areas, playgrounds, gift shops, restrooms, trade craft workshop, clubs, and other recreational facilities as determined by the City Council. Overnight facilities only are allowed when the tourist facility is associated with the hotel or motel.

17.08.590445 - Townhouse.

"Townhouse" means a single-family dwelling unit constructed as one of two or more attached units separated by property lines at common walls with open space on at least two sides.

17.08.600446 - Townhouse building.

"Townhouse building" means a structure which is comprised of two or more townhouses.

17.08.610450 - Use.

"Use" means an activity or purpose for which land or premises or a building thereon is designed, arranged or intended, or for which it is occupied, maintained, let or leased.

17.08.620460 - Variance.

"Variance" means a modification of the regulations of this title, when authorized by the board of adjustment after finding that the literal application of the provisions of this title would cause undue and unnecessary hardship in view of certain facts and conditions applying to a specific parcel of property.

17.08.630470 - Vicinity.

"Vicinity" means the area surrounding a use in which such use produces a discernible influence by aesthetic appearance, traffic, noise, glare, smoke, or similar influences.

17.08.640480 - Yards.

"Yards" means land, unoccupied or unobstructed from the ground upward, except for such encroachments as may be permitted by this title, surrounding a building site.

17.08.650490 - Yard, front.

"Front yard" means an open space, other than the court, on the same lot with the building, between the front line of the building (exclusive of steps) and the front property line.

17.08.660500 - Yard, rear.

"Rear yard" means an open space on the same line with the building, between the rear line of the building (exclusive of steps, porches and accessory buildings other than garages or workshops addressed in underlying zone) and the rear line of the lot.

17.08.670510 - Yard, side.

"Side yard" means an open space on the same lot with the building, between the side wall line of the building and the side wall line of the lot.

17.08.680515 - Zone.

"Zone" means a specific area or district designated on the official interim zoning map. Such area is subject to all the regulations applicable to the zone contained in this title.

17.08.690520 - Zoning.

"Zoning" means the regulation of the use of lands, or the manner of construction related thereto, in the interest of achieving public benefit, protecting public welfare, maintaining compatibility between uses, while providing for orderly growth and development, that supports a comprehensive plan for development. Public lands are zoned as such on the city zoning map. Use of public land for public and quasi-public land uses and buildings providing for proprietary-type services shall be required to comply with applicable provisions of the zoning ordinance. Users of public land for governmental activities are encouraged to understand applicable land use regulations and to cooperate under these regulations in order to secure harmonious development.

17.08.700530 - Zoning lot.

"Zoning lot" means a tract of land occupied or to be occupied by a principal building and its accessory facilities, together with such open spaces and yards as are required under the provisions of this title, having not less than the minimum area required by this title for a zoning purpose in the district in which such land is situated, and having its principal frontage on a public street of standard width. A "zoning lot" need not necessarily coincide with the "record lot," which refers to land designated as a separate and distinct parcel on a legally recorded subdivision plat or in a legally recorded deed filed in the records of the county.

17.08.710540 - Zone transition lot.

"Zone transition lot" means a parcel of land abutting a district boundary where the district boundary is not a street.

File Attachments for Item:

2. Comprehensive Plan Update - Land Use Designation Map Changes

a. Presentation

b. Discussion



AGENDA MEMO

Needs Legal Review: No
Planning Commission
Meeting Date: April 28, 2021
Agenda Item: Proposed Land Use Designation Map Changes
Presented By: Jan Brending, Clerk Treasurer and Marla Keethler, Mayor

Action Required

Action on proposed land use designation map changes that will be included with the draft comprehensive plan forwarded to the city council.

Proposed Motion

Move to include identified land use designation map changes as follows: (note the planning commission will need to identify which land use designation changes they want to make).

Explanation of Issue

As part of the draft land use and urbanization element section, the draft comprehensive plan identifies the following land use designations:

- **Low-Density Residential (LDR)**
All lands previously identified as Large-Lot Residential District (RL) and Single-Family Residential District (R!) have been identified as LDR.
- **Medium-Density Residential (MDR)**
All lands previously identified as Two-Family Residential District (R2) have been identified as MDR.
- **Mobile/Manufactured Home Residential (MMHR)**
Lands currently designated as Mobile/Manufactured Home Residential Park District (MHRP) will continue to be designated as MMHR.
- **High-Density Residential/Mixed Use (HDR/MU)**
Lands previously identified as Multi-Family Residential District have been identified as HDR/MU.
- **Commercial (C)**
Lands previously identified as Commercial will continue to be designated as C.
- **Riverfront (RF)**
Lands previously identified as Riverfrontage District (RD) will be designated as RF.

City administration has reviewed the land use designation map and would like to present some proposed changes in keeping with the following draft Compact and Efficient Land Use Goal and associated policies:

GOAL LU-1: Establish and maintain a land use pattern that accommodates the current and future needs of the City and provides housing and employment choices that are cohesive with the community's vision.

Policy LU-1.1: Promote new development in areas with existing public services and near transportation networks and essential facilities, to better support a variety of housing and

employment choices. Discourage suburban sprawl and “leapfrog” development by promoting redevelopment or infill development to support the efficient use of land downtown, near the hospital commercial area and in the River Frontage District.

Policy LU-1.2: Revise White Salmon’s Land Use Map to provide clear guidance to property owners on which lands can accommodate future residential, commercial and industrial growth consistent with the City’s vision.

Policy LU-1.3: Encourage mixed-use development, with residential and commercial components, that fosters small business development, an increase in net new housing and employment opportunities and a walkable, compact community that reduces car trips.

The changes in summary are:

1. Moving areas of currently zoned Single-Family (R1) and identified as Low-Density on the land use designation map to Medium-Density:
 - A. White Salmon Co-Housing Area with additional R1 area to the north included.(see Exhibit A)
 - B. This area includes the following as shown on Exhibit B:
 - 2019 Annexation Area
 - Area west of Hunsaker Oil and ICE
 - Unannexed area (island) south of Hunsaker Oil and north of Spring Street and east of Main
 - Area north of 2019 annexation area (includes properties within the city limits and properties in the urban exempt area.
2. Moving 6 lots currently identified as Commercial to High Density/Mixed Use (HDR/MU). Five of the lots currently contain single-family dwellings and are not likely to be used for commercial purposes. This change would allow the residential uses to continue and to not be classified as non-conforming uses. Three of lots are east of Snohomish and north of Tohomish and 2 lots are west of Snohomish and north of Comprehensive Health. (See Exhibit C) The 6th lot, which is vacant, is located east of the hospital property and is owned by the same individual that owns the lot immediately to the north. The commercial zoning in this area encompasses only (except for this single-parcel) hospital property. At one-time this property was owned by the hospital and was missed in 2012 comprehensive plan update that it had been separated from the hospital and sold. Administration believes this designation was an error.(See Exhibit D)
3. Riverfront
The current language describing the Riverfront designation reads “This land is intended to allow master-planned developments that can include recreational, commercial, light industrial and limited residential uses. This land is largely constrained by natural features and is subject to the City’s critical areas ordinance. Because of its close proximity to SR 14, secondary access roads—rather than direct access to the highway—are encouraged and in some cases required.”

Staff has identified this designation for further discussion. The major of the “Riverfrontage District” has been built out. No secondary roads were required or built and “master-planned developments” have not occurred. The existing uses are retail, medical offices, light industrial and government-owned facility held for tribal usage. There are currently 4 vacant

lots left in this designation. Two lots (located east of the Hood River Bridge) are owned by a single property owner. An additional lot is owned by a property owner that has a light-industrial development on adjacent lot. It is staff's belief that either the description of the Riverfront designation should be changed or these properties should be identified as Commercial. The Commercial designation allows all current uses to continue. New light-industrial uses would require a conditional use permit (under the city's existing zoning requirements).

Implied in the vision statement for White Salmon is the pursuit of an economically viable and sustainable community that nurtures diversity. Certain trends documented in the 2020 Urbanization Study require us to evaluate the role of land use designation in achieving that long-term vision for the city:

- White Salmon is the fastest growing city (in terms of population and housing) within the County, and the City is likely to capture the majority of demand for housing within the west portion of the County, as long as developable residential-zoned land and adequate water, sewer, and transportation infrastructure is available.
- The White Salmon area is projected to capture approximately 45% of the overall net new housing demand within Klickitat County.
- Measurement of households that cannot afford basic necessities, referred to as ALICE (Asset Limited, Income Constrained, Employed), shows that while the statewide share of ALICE households is 26%, White Salmon's is 38%. A significant portion of residents are currently cost-burdened, heightening the need for diverse housing options.
- Given the need for workforce housing, the city will need to spur development of additional middle income housing types, such as apartments, plexes, townhomes, cottages, manufactured homes and accessory dwelling units.

Historically, federal and local land use decisions, restrictive covenants, redlining, and the placement of public housing have facilitated economic and racial segregation of communities across the United States. This origin of land use regulations is important to understand so that current considerations of land use can help facilitate the integration of people by income, race, and ethnicity.

In evaluation of the above, the new proposed new Land Use Designation Map would:

- Introduce more generalized designations for land-use, thereby creating adaptability within designated areas. This will permit more flexibility for adaptive use that responds to recognized trends (i.e. a generalized Commercial designation can allow the creation of specific commercial zones such as mixed-use to reflect needs in the downtown core vs. the commercial area currently on the northside of the city).
- Acknowledge observed trends to more reasonably reflect the built use of land. This is seen in the recommendation of transitioning a section of lots currently identified as Commercial at the intersection of NE Tohomish/Center to R2. All lots identified have ultimately been developed into residences. This is also seen in the recommendation of the western portion of the city remaining low density.
- Expanding the areas available for medium density development to spur creation of additional housing stock and reduce rezone requirements on the front-end of new project consideration. While the Urbanization Study projects a need for 12.9 acres of additional medium-density zoned land, the recommendations shown on the attached exhibits

provides for an increase of approximately 64 acres. However it should be acknowledged that some of the land within medium density areas will continue to be developed into single-family residences, and in recognition that the aim of the map is to not micro-manage each property owner's use, but to allow flexibility while also accounting for estimated needs. Expanded medium-density designations reflect the consideration of long-term availability of water/sewer, access and proximity to services, schools and commercial uses.

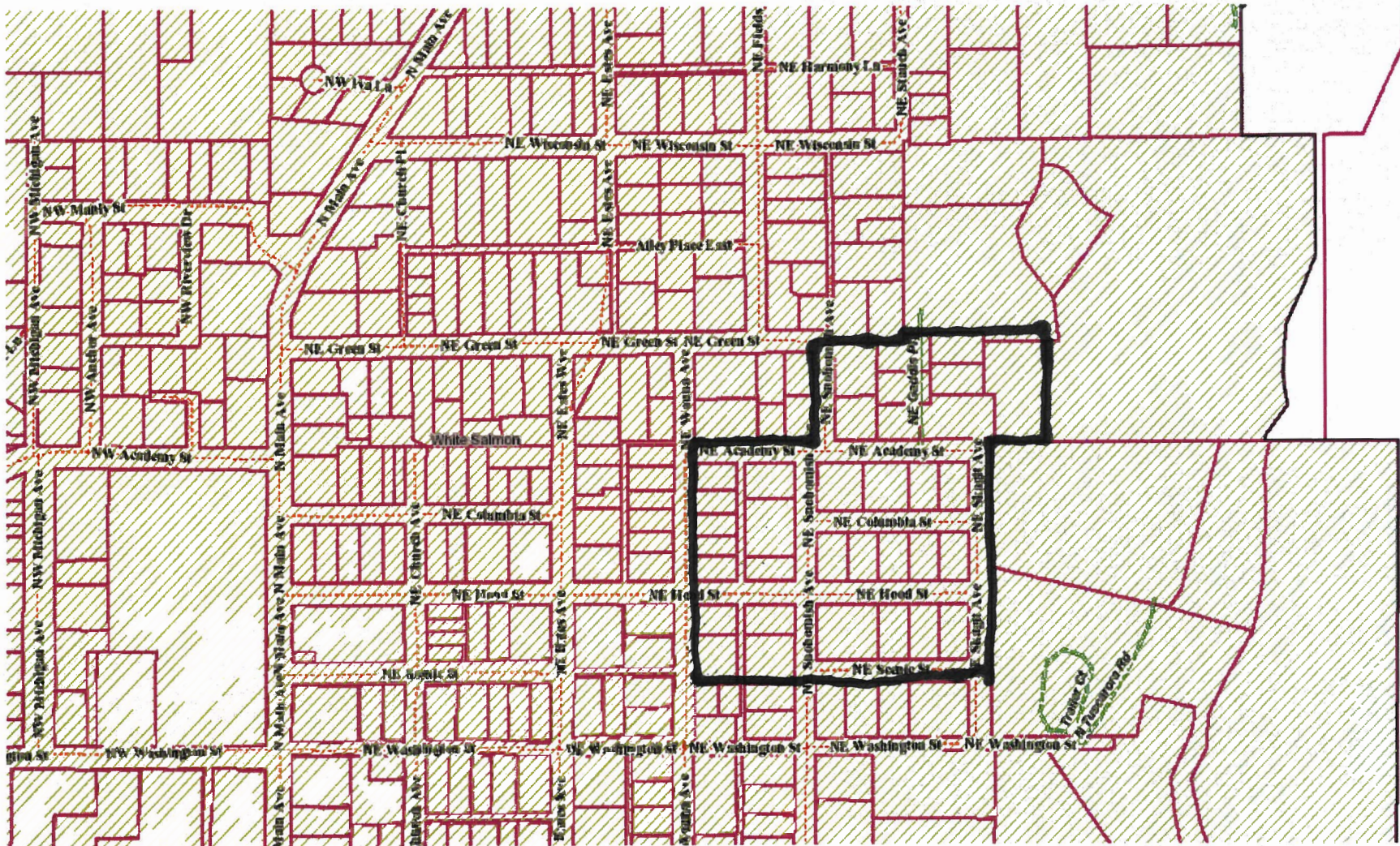
When applied with intention, the functional adaptability of zoning and land use regulations can offer tremendous opportunities for improving how the city handles land use, especially as public and private values and needs shift. Implementing a broader land-use map with an increase in the availability of medium-density areas reflects the known public and private needs in our community at this time.

These areas are identified on the attached maps that follow.

City of White Salmon

Proposed Land Use Designation Change

Exhibit A



Legend

County Boundary

Towns (Points)

City Limits

Roads

- City
- County
- Other Govt.
- Private
- State

Parcels



Moving from low density to medium density

200 ft

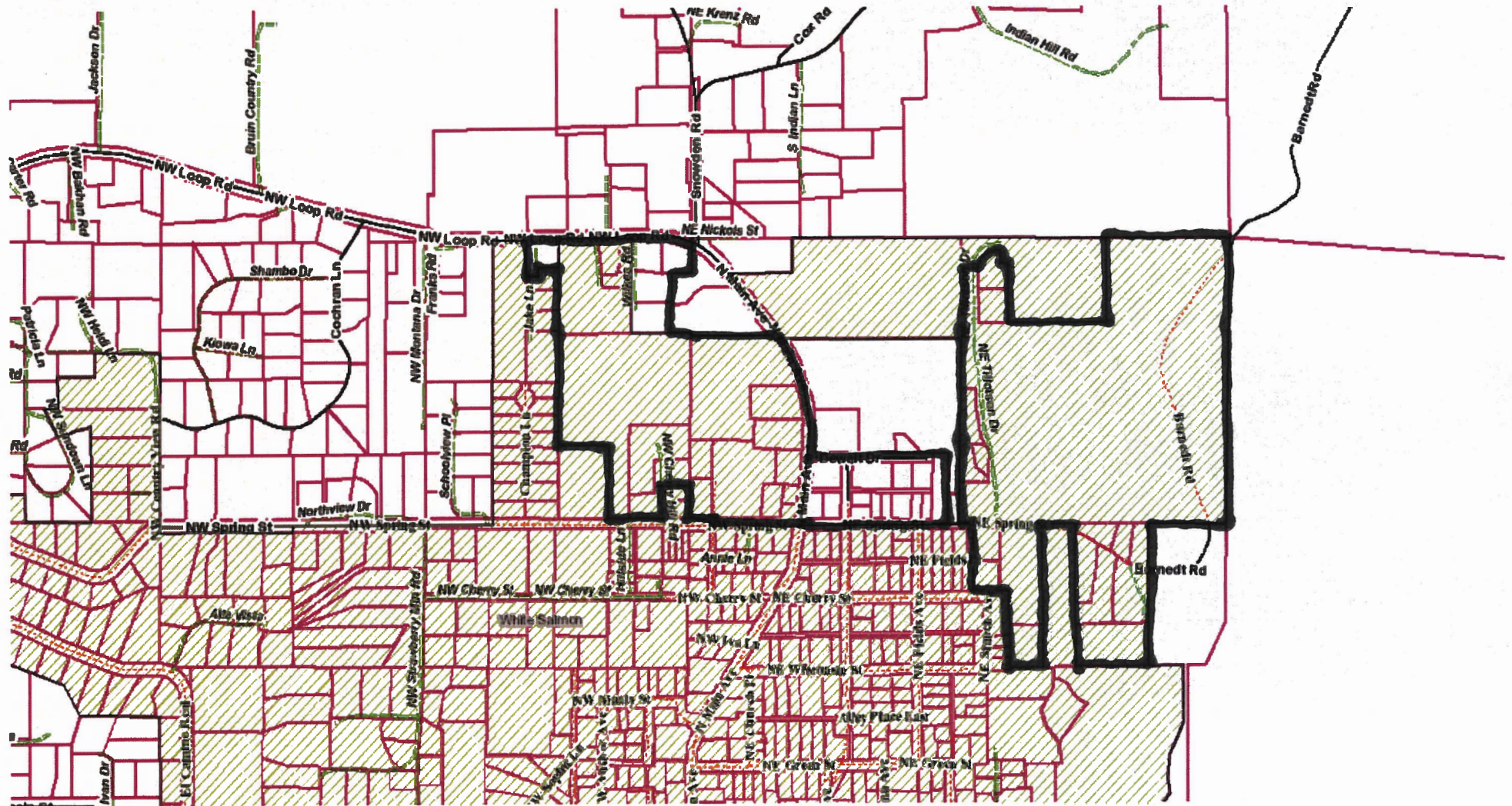


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City of White Salmon

Proposed Land Use Designation Change

Exhibit B



Legend

- | | | |
|-----------------|------------|---------|
| County Boundary | Roads | Parcels |
| — | City | □ |
| Towns (Points) | County | |
| • | Other Govt | |
| City Limits | Private | |
| ▨ | State | |

Moving from low density to medium density

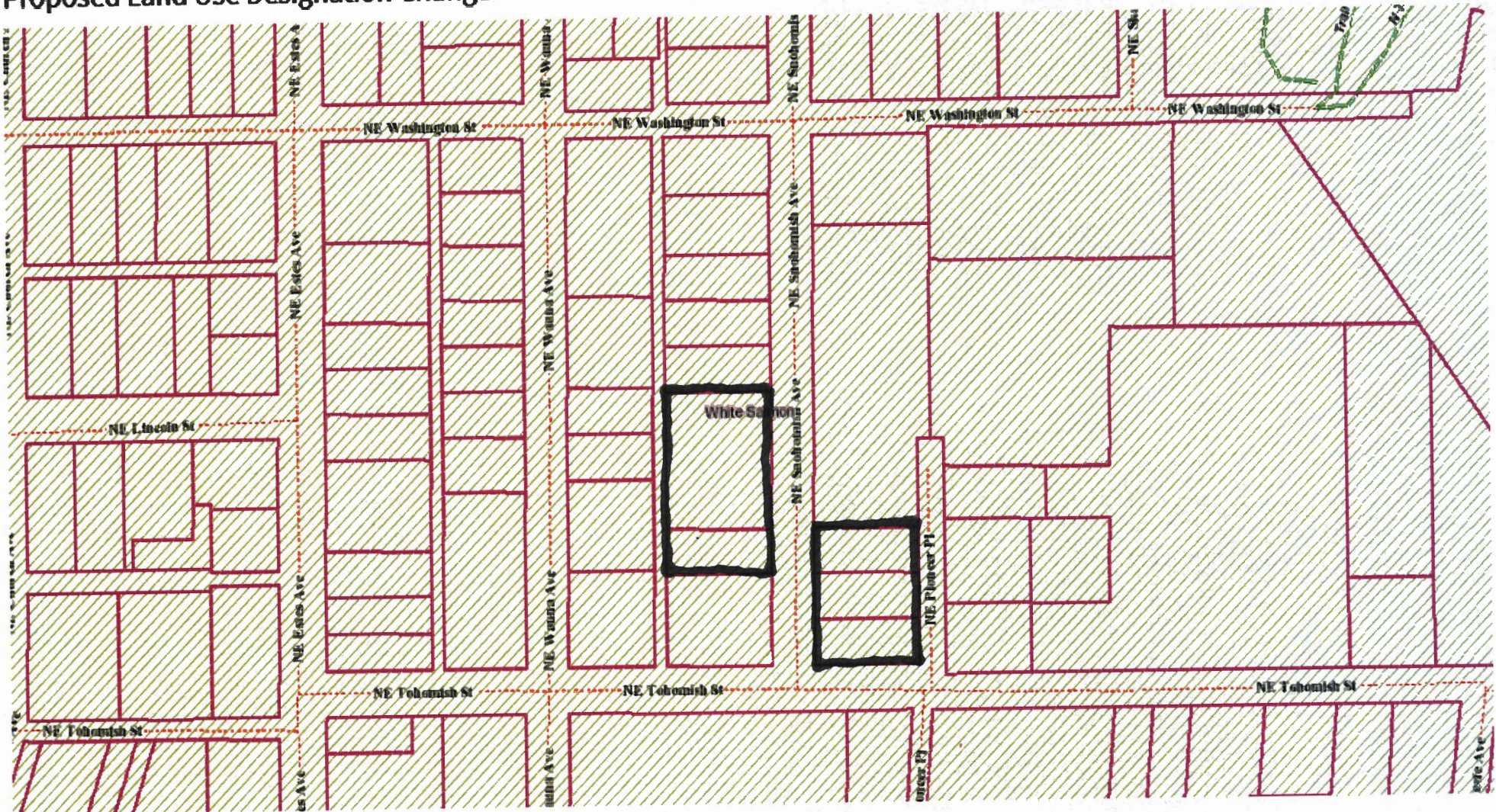
500 ft



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City of White Salmon Proposed Land Use Designation Change

Exhibit C



Legend

County Boundary

Towns (Points)

City Limits

Roads

- City
- County
- Other Govt
- Private
- State

Parcels



Move from Commercial to High Density

100 ft

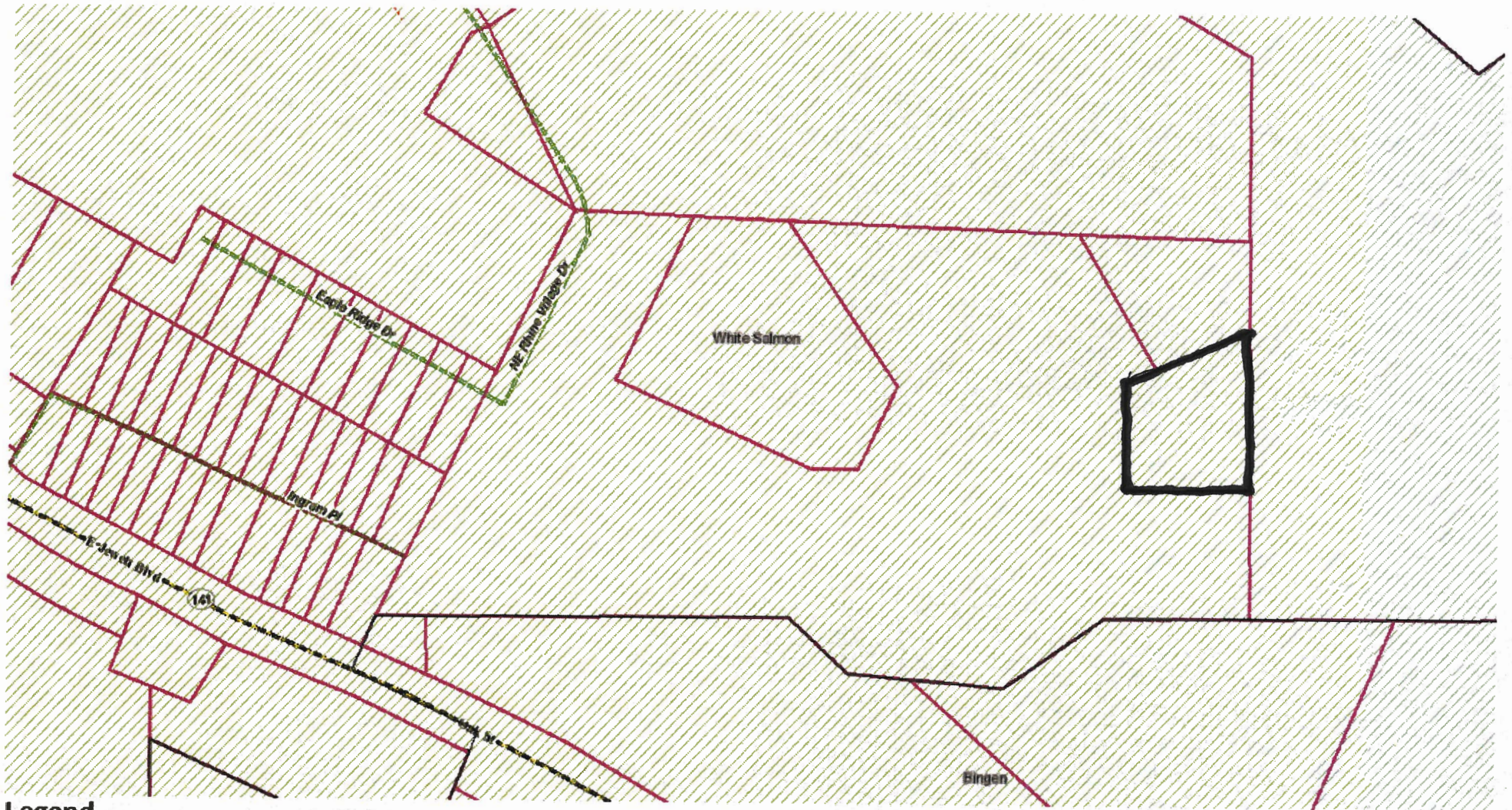


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City of White Salmon

Proposed Land Use Designation Change

Exhibit D



Legend

County Boundary

Towns (Points)

City Limits

Roads

- City
- County
- Other Govt.
- Private
- State

Parcels



Move from Commercial to High Density

100 ft



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Land Use Designation

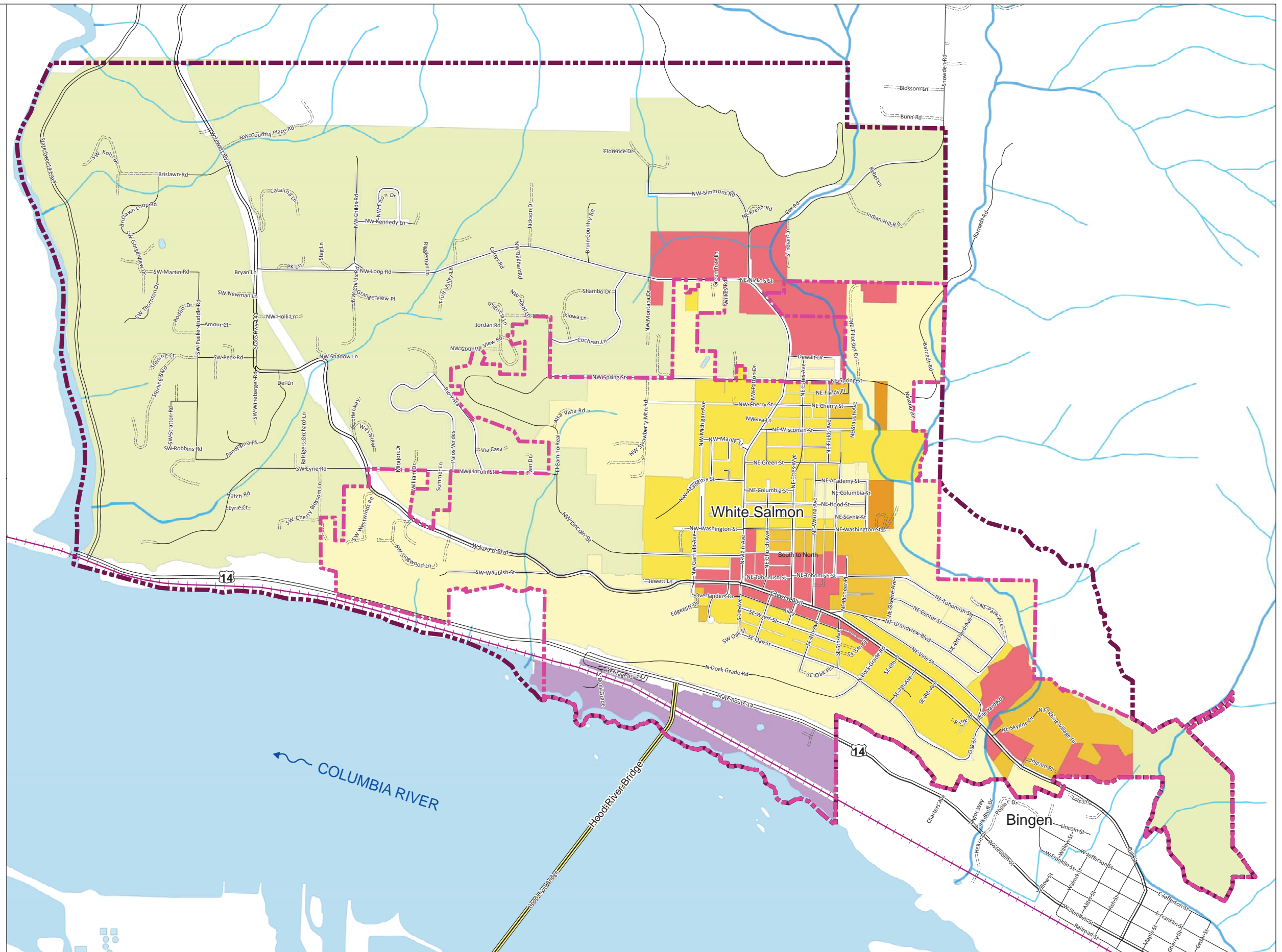
- Residential Low Density (R-L)
- Single Family Residential (R-1)
- Two Family Residential (R-2)
- Multi-Family Residential (R-3)
- Mobile Home Residential (MHR)
- General Commercial (C)
- Riverfront Planned District (RPD)

Map Symbols

- White Salmon City Limits - 2015
- White Salmon Urban Growth Area
- Water Bodies
- Roads
 - Bridge
 - City; County; Other Govt
 - Private
 - State
 - railroad

Note: City Limits are 2015 City Limits

0 500 1,000 2,000
Feet



File Attachments for Item:

3. Comprehensive Plan Update - Introduction Chapter

a. Presentation

b. Discussion

White Salmon 2040

In 2040, White Salmon is a thriving village bounded by mountains, rivers and the Columbia River Gorge National Scenic Area. We nurture innovation and diversity, creating opportunities and partnerships that foster a prosperous community. Our unique location affords residents and visitors a gateway to explore the surrounding natural beauty. The city offers small streets and pedestrian paths that allow residents to walk to a variety of destinations, interact regularly with neighbors, and support a vibrant downtown business district. Our quality of life is based on balanced and sustainable growth that contributes to the community's authenticity and prosperity. (White Salmon 2040 Vision Statement)

White Salmon 2040 is an update of the City of White Salmon's comprehensive plan. The purpose of the update is to ensure that, in 2040, the City which was incorporated in 1907 remains an innovative, diverse and thriving village.

In 1990, the state adopted the Growth Management Act (GMA) with the goal of managing growth of cities that had previously grown in an uncoordinated fashion. Not all of the GMA requirements pertain to the City of White Salmon as it is partially a planning city as allowed by state statute. However, the GMA requires municipalities to consider the provision of utilities and services necessary to serve new residential subdivisions, commercial centers and industrial areas before approving their development. The last major update to the City's comprehensive plan was in 2012 when White Salmon was a community of approximately 2,275. The population in 2020 was estimated to be 2,710. White Salmon continues to maintain its small village-like feel even though in eight years the population has grown by 19%.

White Salmon 2040 Vision Statement

The City of White went through a visioning process in 2019. The vision as presented on the previous page is written in the present tense, as if describing the city as it exists in 2040. Many aspects of the vision are found in White Salmon today, while others represent the aspirations of the community. The vision agreed to in 2019 has helped drive the update of the comprehensive plan and provides a framework for the goals and policies of the elements contained in the plan.

The visioning process involved "Community Conversations" that were held with small groups in homes, at the Farmers' Market, Movies in the Park, Rotary, Klickitat County Senior Center, Everbodys Brewing, and other locations. The city received more than 350 unique comments and received 159 community surveys. The majority of respondents lived within the city limits, with additional respondents living in the White Salmon Urban Exempt Area, greater Klickitat County and the City of Bingen. This reflects that many see this area as a community which is not necessarily confined to the city limits of White Salmon.

The responses identified the following:

What do people love about White Salmon?

– walkability, the beauty and views, friendliness, parks and greenspace, library and schools, farmers markets, trails and the small-town feeling.

What makes White Salmon special that you want to protect or enhance?

- small town character, natural beauty and views, access to nature and recreation, public spaces, small geographic size and vibrant downtown

What would you like to change or improve in White Salmon in the future?

-Variety of affordable housing types, road maintenance, walking and biking opportunities, connected park system, amenities for youth and seniors.

What actions should the city take to achieve the vision for White Salmon?

- use small streets and pedestrian paths, keep business small-scale and local, use right-size infrastructure, manage growth through zoning amendments.

The vision included information related to the elements included in the plan.

Housing and Land Use

The built environment in White Salmon is integrated with the beauty of its setting. An established area for future growth underscores the important contribution each new development brings, and the obligation to reinforce our village’s character. Natural features and views from the bluff to the Columbia River and Mt. Hood are central to the city’s sense of place. Defined neighborhoods surround the historic business district along Jewett Boulevard. A diverse stock of quality, well-designed homes service the full range of ages, incomes and households. New neighborhoods expand housing opportunities and add to a network of green spaces. A secondary, mixed-use area on annexed county land north of town and close to the city utilities complements downtown and maintains the city’s walkable character.

Transportation

The transportation system reflects the City’s desire to develop at a human scale. Sidewalks, pedestrian paths and bike routes conveniently connect residents to downtown, nature trails and neighborhood destinations. An integrated system of wider, centrally located roads and narrow shared residential roadways provide connections within and among neighborhoods, and safely accommodates all users. Public and private transportation options connect residents to regional destinations on both sides of the river.

Facilities and Capital Improvement Plans

Quality public facilities, services and utilities contribute to a high quality of life. White Salmon residents value planning for public facilities to ensure they are scaled to manage growth responsibly. Vital community centers and activities connect residents young and old and

encourage civic engagement. The library and schools are well planned and maintained to accommodate current and future residents.

Parks and Recreation

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 . Access to the Columbia riverfront is maintained so that all can appreciate this precious and defining recreational asset.

The city has developed each element’s goals and polices with input from the public via public comment at planning commission meetings. Because the majority of the plan update took place during the COVID19 pandemic, the planning commission did not meet in public but met via teleconferences. Public comment was submitted via email and read into the record at each planning commission meeting. Two public hearings were held (one before the planning commission and one before the city council) where individuals were allowed to testify in person via the teleconference. The planning commission received numerous comments and spent hours reviewing the comments and incorporating the recommendations, where appropriate, into the goals and policies.

What is a Comprehensive Plan?

White Salmon 2040 guides land development and public facility investment decisions between now and 2040. White Salmon 2040 has nine elements that work together to achieve the community’s vision and ensure long-term economic vitality while maintaining the community’s village feel.

- 
- History and Historical Places
 - Parks and Recreation
 - Economics
 - Environment and Critical Areas
 - Transportation
 - Public Facilities and Services
 - Land Use and Urbanization
 - Housing
 - Capital Improvements

Each element sets goals that will implement components of the White Salmon 2040 vision and provides policies that will guide land use and infrastructure decisions for the 20-year planning horizon. The elements are supported by the comprehensive plan map, which identifies land use designations through the city and within the urban exempt area.

Why Plan?

Planning is choosing what to do and how and when to do it. Planning is part of our everyday lives. The City's comprehensive plan is the basis of coordinated action – enable public and private interests to undertake projects that we want to accomplish – in a day, in the next six months, or the next two to twenty years.

As a code city in the State of Washington, White Salmon is required to prepare a comprehensive plan for anticipating and influencing the orderly and coordinated development of land and building use of the code city and its environs (RCW 35A.63.060). Unlike the majority of the cities in Washington, White Salmon's comprehensive planning requirements come from RCW 35.A.63 – Planning Zoning on Code Cities, and it is not required to fully plan under RCW 36.70A, the Growth Management Act. White Salmon is given a greater latitude in determining the course and components of its planning system, whereas cities planning under the Growth Management Act are required to establish and continually amend Urban Growth Areas, gain state approval of all development regulations prior to adoption, and include a larger number of studies and components within their ongoing planning activities.

The area immediately adjacent to the City of White Salmon located in Klickitat County is designated an Urban Exempt Area by the Columbia River Gorge National Scenic Area Act. (Scenic Area Act). The Scenic Area Act designated urban exempts areas for urban development. These areas are exempt from the Scenic Area Act. The White Salmon Urban Exempt Area acts as an urban growth area for the City of White Salmon and as such, the land use designation map included with this plan provides designations for this area.

The goals and policies included in this plan are implemented through development regulations established in the White Salmon land use code as well as the standards set forth in other existing plans and policy documents.

White Salmon 2040 helps the City identify deficiencies and take steps to remedy them. Planning can find desirable and reasonable solutions before problems are beyond the community's economic capabilities. The Plan is critical to avoiding uncoordinated activities as the City adapts to changing conditions and experiences that the City anticipates with growth.

The plan is not intended as a rigid set of goals and policies, but it is:

- Long range – looking ahead as far as practical to anticipate growth and resulting community needs.
- Comprehensive – relating and integrating all types of uses and necessary public facilities.
- General – establishing general locations and areas for the elements and indicating relationships to each other and the population served.
- Responsive – through regular updates, the plan adjusts to changing conditions, unforeseen circumstances, and local and regional trends.

White Salmon 2040 Comprehensive Plan is designed to inform and guide future decisions while ensuring that White Salmon remains a place where people want to live, work, and conduct business while maintaining its small town village-like character.

The Comprehensive Plan also provides support in securing funding from public and private sources and identified City projects for inclusion in regional and state-wide plans.

How does the Comprehensive Plan Relate to Other City Plans?

White Salmon 2040 is part of a family of regional and local plans. Some set the overall planning framework and guide the content of the comprehensive plan while others, like plans that are specific to particular subareas, supply more details information about individual topics or smaller parts of the city.

County Planning Documents

- Klickitat County Solid Waste Management Plan, 2020
- Klickitat County Multi-Jurisdictional Hazard Mitigation Plan, 2020
- Klickitat County Comprehensive Emergency Management Plan, 2018
- Klickitat County Community Wildfire Protection Plan, 2018

It should be noted that one of the goals of the city is to work with Klickitat County in developing a coordinated process for development occurring in the urban exempt area adjacent to the City. The city will initiate an interlocal agreement identifying how the coordinated process will work in 2021.

Local Plans

- White Salmon Water System Plan, (to be updated in 2020)
- Bingen-White Salmon Wastewater Treatment Facility Plan
- White Salmon Transportation Plan (being developed in 2020)
- White Salmon Park Plan, (to be updated in 2020)
- White Salmon Urbanization Study, 2020
- White Salmon Design Standards,
- White Salmon Shoreline Master Program
- Six-Year Transportation Improvement Pan (updated annually)
- Capital Facilities Plan Project List (to be updated in 2020)

How will the City Carry Out the Plan?

The City moves toward the White Salmon 2040 Vision through use, evaluation and when necessary amendment of the Comprehensive Plan. The Comprehensive Plan can only be amended once a year except in very specific situations. The Comprehensive Plan is a living document that is both rigid enough to hold the City to a chosen course made with public input

over an extended period of time, yet flexible enough to accommodate a wide variety of anticipated and unanticipated conditions. The desires of citizens will change over time as demographics changes, political environments change, and as the goals of the plan are accomplished. Establishing and carrying out an amendment cycle for the Comprehensive Plan and all of the city's plan is important in implementation and ensures the plan's relevance.

When implementing the plan, the city uses all of the tools available, including county and local plans, as well as policy directions from the City Council. This includes Resolution 2019-07-489 adopting a policy of diversity and inclusion. It is the City's intent that White Salmon 2040 can only be achieved in a way that provides equity for all of its residents. Resolution 2021-03-517, Declaring a Global Climate Crisis was adopted by the City. This policy is also expected to be used in implementing White Salmon 2040. The creation of the CityLab Board in 2021 provides a tool which will be used as a "lens" when developing codes, policies and procedures that implement the White Salmon 2040 Comprehensive Plan.

DRAFT