



**White Salmon Planning Commission Meeting**  
**A G E N D A**  
**June 26, 2019 – 5:30 PM**  
**220 NE Church Ave, White Salmon, WA 98672**

**Call to Order/Roll Call**

**Approval of Minutes**

- [1.](#) Minutes of June 12, 2019

**Public Hearing**

- [2.](#) White Salmon Variance 2019.003

**Adjournment**

**Item Attachment Documents:**

1. Minutes of June 12, 2019



**CITY OF WHITE SALMON**  
**Planning Commission Meeting - Wednesday, June 12, 2019**  
**DRAFT**

**COMMISSION AND ADMINISTRATIVE PERSONNEL PRESENT**

**Commission Members:**

David Lindley  
Anne Medenbach  
Tom Stevenson  
Ross Henry  
Michael Morneault

**Staff Present:**

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 May 22, 2019***

Moved by Tom Stevenson, seconded by Anne Medenbach.  
Motion to approve minutes of May 22, 2019. CARRIED 3 – 0

**Oath of Office**

**2. *Planning Commission Oath of Office: Michael Morneault***

Welcoming a new Planning Commissioner appointed by Mayor David Poucher during Council Meeting held on June 5, 2019

Oath of office sworn to by David Lindley, Chairman, on this 12<sup>th</sup> day of June 2019. Michael Morneault affirmed that he will faithfully and impartially discharge the duties on the Planning Commission to the best of his ability. Public Notary for the State of Washington, Erika Castro Guzman, was present to provide verification upon oath.

**DISCUSSION ITEMS**

**3. *Comprehensive Plan: Visioning Kick-off (Meeting 1)***

Consultants: Scott Keillor and Nicole McDermott, WSP; Steve Faust, 3J Consulting.

Scott Keillor thanked the Planning Commission for inviting the consultant team to participate in the Visioning Work Session. Scott introduced Steve Faust who led the Planning Commission in a visioning activity. Steve expressed his thanks for being part of the Comprehensive Plan Update team. He explained that the visioning exercise of the Planning Commission is similar to the activities that will engage the White Salmon community. The three basic questions are: Where are we now? Where do we want to go? How do we get there? These questions will be modified depending on the situation – location, event type, number of people, etc., but the basic questions remain the same. Scott and Nicole recorded the Commissions responses, as summarized below.

Steve started the activity by asking the Planning Commissioners, “What makes White Salmon special today? What are the assets you want to protect? Why do you choose to live or work here?” Planning Commissioners contributed the following responses:

- White Salmon is unique in that there are some things you can’t change, such as the natural (steep slopes) and political boundaries (National Scenic Area) that serve as constraints
- White Salmon has seen little change, so a lot has been preserved
- It’s a small town with distinct neighborhoods and a lively town center
- A friendly atmosphere
- Good integration of natural spaces with the city
- Human scale
- Variety of housing stock
- Could use more opportunities to work from home
- Views, especially of Mt. Hood
- Natural constraints and natural beauty are one and the same
- Small built environment
- New commercial businesses (e.g. Everybody’s Brewing)
- Topography
- Community connections – know your neighbor
- Quality of businesses, local-serving, crafts/makers

The second question for Planning Commissioners was, “What would you like to change or improve in White Salmon in the future?” Planning Commissioners responded with the following:

- Sharing amenities, such as parking, in order to stay small
- Transportation alternatives to wider roads; electric vehicles, e-bikes
- A variety of housing types
- New, higher density, mixed use neighborhoods with some commercial
- Urban interface – City/County partnership; Urban Exempt Area
- New annexation areas with a variety of densities
- Gaddis Park improvements
- Connected park/open space system
- Secondary roads and paths (e.g. Cherry to Strawberry Mountain)
- Intergovernmental agreement (IGA for the UEA)
- Improve road maintenance
- Infrastructure to accommodate growth (strategic growth)
- Youth Center
- Net Zero Town; solar
- Population diversity; young population is growing
- Aging population; housing needs
- Rentals/ADUs – more affordable/attainable housing
- Policy preference for long term rentals over short term rentals

A community member in attendance suggested that the City should provide/require more open space with development for habitat, recreation and stormwater.

The third and final question is, “What actions do we need to take to achieve the vision?” Steve noted that the Planning Commission had already begun to identify these actions. Planning commissioners provided the following responses:

- ADUs and zoning amendments
- Support long-term rentals
- Discourage what you don't want
- Reduce storefront size
- Allow a large mix of uses/cluster-shared space
- Fee innovation/timing
- Housing regulations
- Shared roads
- Right-sized infrastructure (small roads)
- Off-road paths
- Maintain commercial area, limit sprawl
- Small-scale commercial and nodes
- Maintain neighborhood feel
- Parking policy
- Varied lot sizes in Urban Exempt Area (UEA)
- Continue White Salmon "feel" in UEA
- Clear vision and guidelines
- Comprehensive Plan is a living document
- Update road standards

Following the vision exercise, Steve presented additional information on the vision process. He noted that visions come in many different formats and he would welcome input from the Planning Commission on visions they have seen that they like. Steve reminded members that the core activities for this effort include: Community Conversations, a presence at community events (e.g. farmers market), and an online survey. Planning Commissioners asked if the results of their conversation could be incorporated into the visioning materials, such as the Community Conversation Kit or online survey. Steve responded that he wouldn't want to lead the public to certain answers, but could incorporate key messages as prompts. Planning Commission members also want to see the four priorities represented in outreach materials.

Other requests from the Planning Commissioners included:

- Looking for implementable, actionable policies
- Consistent and practical application of codes
- Want to reach Spanish speaking community members
- Be mindful of gentrification
- Want a size inventory of the City – how many acres today and maximum future acres

#### **ADJOURNMENT**

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

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David Lindley, Chairman

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Erika Castro Guzman, Associate Planner

**Item Attachment Documents:**

2. White Salmon Variance 2019.003

# **CITY OF WHITE SALMON PLANNING COMMISSION**

## **PUBLIC HEARING**

**JUNE 26, 2019**

**VARIANCE: WS-VAR-2019.003**

### **REQUEST:**

**The Applicant is requesting relief from WSMC R-2 lot width requirements for the proposed single-family short-subdivision. The Applicant applied for and was denied, a short-subdivision because of the lot width. The request is to provide a lot width variance for the reduction of 18-feet from the required 50-foot minimum.**

### **APPLICANT:**

**Kabe and Roberta Grant  
480 NW Michigan Avenue  
White Salmon, WA 98672**

# STAFF REPORT

June 26, 2019

## VARIANCE APPLICATION

WS-VAR-2019.003

On December 3, 2018, the Applicant applied for a short-subdivision (see attachment). Staff determined that the short-subdivision as presented did not conform to the density provisions of White Salmon Municipal Code 17.28.040; therefore, staff denied the application.

The Applicant is seeking to obtain a variance from the density provisions of White Salmon Municipal Code 17.28.040 for their lot located at 480 NW Michigan Avenue, White Salmon Washington. The Applicant is seeking an 18-ft relief from the minimum 50-ft lot width requirement stated in White Salmon Municipal Code 17.28.040, with the intent to move forward with short platting one additional lot.

### **LEGAL DESCRIPTION:**

480 NW Michigan Avenue  
Tax Parcel 03-10-2476-0106/00  
Lots 6 and 7, Block 1, of the Rosegrant and Hooker Addition to the Town of White Salmon; Section 24, Township 3, Range 10 East, Klickitat County, Washington

### **DIMENSION OF ACREAGE OF PROPERTY:**

100-feet by 125-feet; 12,508 lot square footage, approximately 0.28 acres

### **CURRENT ZONING:**

R-2 Two-Family Residential

### **SURROUNDING USES:**

Westerly — R-2 Two-Family Residential  
Southerly — R-2 Two-Family Residential  
Easterly — R-2 Two-Family Residential  
Northerly — R-2 Two-Family Residential



**MUNICIPAL STATUTE(S) OF BEARING:**

**WSMC 17.80.010 - Policy and intent.**

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

**WSMC 17.80.058 - 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.”

**WSMC 17.28.040 – Density provisions:**

“Density provisions for the R2 district are as follows

- A. Maximum number of primary dwelling structures permitted per lot: one;
- B. Minimum area of lot: five thousand square feet per single-family structure, six thousand [square] feet per two-family structure, three thousand square feet per townhouse;
- C. Minimum depth of lot: eighty feet;
- D. Minimum width of lot: fifty feet; twenty-five feet for townhouses;
- E. Maximum percentage of lot coverage: fifty percent;
- F. Minimum front yard depth: twenty feet;
- G. Minimum side yard width: five feet; zero for townhouse common wall;
- H. Minimum side yard width along flanking street of corner lot: fifteen feet;
- I. Minimum rear yard required: fifteen feet.”

**WSMC 16.45.045—Lot size and dimensions:**

“C. Lots with Public Water and Sewer. Where adequate public water supply and adequate public sewer lines are used, the minimum lot size shall comply with WSMC Title 17 Zoning for each zoning district or use.”

**WSMC 17.68.020—Lot Reduction Limitations.**

“No property may be so reduced in area that it would be in violation of minimum lot size, yard provisions, lot coverage, off-street parking, or any other requirements of the district or use.”

**WSMC 17.68.100—Irregularly shaped lots.**

“On irregular-shaped lots, the average distance from the building line to the lot line shall be not less than the minimum yard provision; provided, however, that no part of the structure shall be located so that less than one-half the minimum yard provisions occurs at any point along such averaged alignment.”

**WSMC 17.08.290 - 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."

**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:** Currently, the Applicant has a single conforming lot. The City of White Salmon also has numerous irregular-shaped and non-conforming lots. In consideration of the large amount of irregular-shape and non-conforming lots, Staff randomly selected lots to determine the decision-making facts that were used to create the irregular-shaped and non-conforming lots.

In the review of the selected irregular-shaped and non-conforming lots, Staff has determined that in most cases, irregular-shaped and non-conforming lots were created before the adoption of the applicable code, WSMC 17.08.290-Lot Width. After the adoption of WSMC 17.08.290 in 2012, the Planning Commission (PC) has sparingly issued variances by determining if practical difficulty renders compliance with the applicable provisions of WSMC an unnecessary hardship, where the hardship is a result of the physical characteristics of the subject property: size, shape, topography, location or surroundings of the subject property. In decisions where the PC determines that hardship does exist, the lot may be narrowed or created at the frontage or rear as long as at the center point of lot depth complies with the applicable minimum lot width as required by the relevant zone lot width.

WSMC 17.08.290 defines the "Lot Width" as the distance between side lot lines, measured at the front yard building line. Pursuant to WSMC 17.28.040 –Density Provisions -Part D - the minimum lot width is fifty feet for a single-family home in R2 zoning. Also, WSMC 17.08.290 states that in case of irregular-shaped lots, the lot shall be measured at the point midway between the front and rear lot lines. The intent of this code is to provide a mechanism where the PC has the authority to determine if an applicant has a hardship, where the hardship is a result of the physical characteristics of the subject property: size, shape, topography, location or surroundings of the subject property.

The Applicant is requesting a variance to reduce the center of the proposed new lot (see Lot 1 of attachment) from the 50-foot requirement to a 32-foot width. The Applicant claims hardship is the result of the two lots (*lots 6 & 7 of Block 1 of the Rosegrant and Hooker Addition in 1910 to the Town of White Salmon*) being consolidated into a single parcel in the 1940s. A detached garage was then constructed crossing the centerline of the previously separated parcels. In addition, the Applicant is claiming the building to be a locally historical structure.

In consideration of the above information, Staff has determined the following:

For Staff to consider a building as a historical structure, it must be listed on the National and/or Washington State Department of Archaeology/ Washington Heritage Register to claim Historic Preservation. The City has reviewed the listings and determined the building is not registered as a historic structure. It is Staff's opinion that an accessory structure does not meet the intent of WSMC 17.08.290 hardship standards based on the physical characteristics of the subject property, related to size, shape, topography, location or surroundings of the subject property.

Pursuant to WSMC 17.08.290 - "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. Staff has determined that approval of the Applicant's variance request to allow narrowing the proposed additional lot at the midway point, would 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.

**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 approval of this variance, to lawfully create an additional irregular-shaped and non-conforming lot, where the purported hardship is NOT a result of the physical characteristics of the subject property, would constitute a grant of special privilege inconsistent with the uses of other properties in the vicinity and zoning district in which the subject property is located.

It is Staff's opinion that an accessory building does not constitute a hardship. If the building were removed, the Applicant would be able to create an additional lot in full compliance with the applicable Municipal Codes without a variance.

**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 a variance may be detrimental to the public welfare. The back section of proposed Lot 1 has numerous trees that may be heritage trees pursuant to WSMC 18.10.317. Heritage trees are considered a critical area and are subject to protection. With or without a lot width reduction variance, to proceed with short platting, the Applicant would be required to complete a tree inventory. Identified heritage trees would be subject to a protection buffer width of an additional 15-ft setback (Note: the size of the tree determines the protection buffer). It is Staff's opinion that this may make the new lot unbuildable without an additional variance to remove some of the heritage trees.

It is the opinion of Staff that a heritage tree variance request may be denied by the City Council on the grounds that approval of this variance, to allow an irregular-shaped lot, should not have been authorized and that would have created a situation where protected trees would need to be removed to allow reasonable use of the property.

**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:** Throughout this report, it has been presented that the location of an accessory building does not constitute a variance hardship.

The PC will need to determine if buildings are considered a physical characteristic of the subject property, and determine if this approval would constitute a granting of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zoning district.

**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 of the subject property are not the result of the actions of the Applicant. The accessory building of the subject property was constructed in the 1940s by previous owners. However, the property owner knowingly purchased the property as is.

**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 Planning Commission determines that the facts and findings presented in the Staff Report constitute a hardship; the variance would not be the minimum necessary to fulfill the purpose and the need of the Applicant.

The Applicant is seeking a variance for the purpose of short platting. The applicant would need to reapply for a short-subdivision application and complete a critical area review, which may or may not be approved, based on the findings.

**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 regulations of this chapter an unnecessary hardship, where the hardship is a result of the physical characteristics of the subject property.

It is the opinion of Staff that the need for a variance is not a result of the physical characteristics of the property. WSMC 17.80.58 defines physical characteristics of the property as: size, shape, topography, location or surroundings. In our opinion, an accessory building is not considered a physical characteristic of the property under this definition.

**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 city code 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 not 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 is seeking a variance with the intent to short-subdivide.

**RADIAL SEARCH CONDUCTED AND NOTIFICATION:**

A radial search has been conducted to identify 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 June 7, 2019. At the writing of this Staff Report, no 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 June 7, 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 hardship is a result of the physical characteristics on the subject property. Staff has reviewed the Applicant's variance and has found the variance is not a result of the physical characteristics of the property.

Staff concludes that the approval of a variance would be inconsistent with the intent of WSMC 17.72.

**Staff Report:**

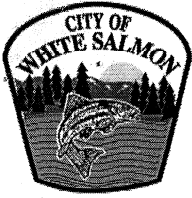
City Planning Department  
Patrick R. Munyan Jr., City Administrator  
Erika Castro Guzman, Associate Planner

**Attachments:**

Application and its submitted documents  
PowerPoint visual

# 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: 3/3/19 \_\_\_\_\_ Physical Address: 480 NW Michigan Ave. White Salmon WA, 98672

Applicant: Kabe and Roberta Grant \_\_\_\_\_

Representative for Applicant: Austin Bell \_\_\_\_\_

Telephone: 541-490-9793 \_\_\_\_\_

Mailing Address: PO Box 4, Bingen WA 98605 \_\_\_\_\_

Email: kabegrant@gmail.com \_\_\_\_\_



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## **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**

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To the White Salmon Planning Commission...

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

I am seeking a variance from the minimum width density provision found in White Salmon Municipal Code Chapter 17.28.040(D)\_\_\_\_\_

Purpose of the variance:

To allow for the division of lots 6 and 7 while preserving the garage of lot 6. Subsequently for the development of lot 7 into a new residential house.

Complete legal description of property:

\_\_\_\_ Lots 6 and 7 Block 1 Rosegrant and Hooker Addition to the Town of White Salmon, in the NE 1/4 of the SE 1/4 section 24, T3N, R11E, WM Tax parcel No. 08102476010800

Common discretion of the property: \_\_\_\_\_

480 NW Michigan Ave, White Salmon WA 98672

Address of the property involved: 480 NW Michigan Ave, White Salmon WA 98672

Zone in which property is located: R2 residential

Dimensions of the land: 100x125 ft

Current Land Use of Site: residential

Current land use to the:

North: residential \_\_\_\_\_

South: residential \_\_\_\_\_

East: residential \_\_\_\_\_

West: residential

Floor space of buildings:

Existing: 1300 sqft house 400 garage

Additional: 1381 proposed example of what we could build

Entire: 3,081 over 2 lots

**VARIANCE APPLICATION (CONTINUED)**

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How many cars may be parked off the street on these premises: 2

Other Parking Provisions, Describe: Garages and legal on street parking

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Name of each owner of the property involved and mailing address: \_\_\_\_\_

lot to south- Robert Chilling- PO Box 12, White Salmon WA 98672

lot to north- Greg Hohensee- PO Box 352, White Salmon WA 98672

lot to E, SE and NE- Lisa Griggs- PO Box 726, Jackson WY 83001

lot to West- Jack Kapp- PO Box 278, Underwood WA 98651

lot to NW- Rob Grabb- PO Box 265, White Salmon WA 98672


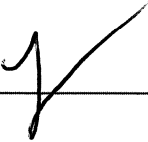
lot to SW- Kevin Collins- PO Box 372, White Salmon WA 98672

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

The parcel consists of Lots 6 and 7 of Rosegrant & Hooker Subdivision. The Lots were legally  
plated in 1910. At some point in time a garage was placed such that it crossed the line common to Lots 6 and 7.  
While the garage location encroaches on Lot 7, it does not render lot 7 as unusable. There is sufficient area and  
width to build a single family residence and garage on Lot 7 as shown on the attached Lot Variance Site Plan.

Leaving the garage on lot 2 allows for lot 2 to have 1 of its  
2 off street parking spots. The garage was also built in the  
1940's out of locally quarried large basalt blocks which are  
quite unique and substantial. This would also make removing them  
very laborous and expensive. They are very large & difficult to  
remove.

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 based on false statements transmitted herewith may be revoked.

Applicant Signature:   \_\_\_\_\_



# WS-SP-2018.xx

LOTS 687, BLOCK 1  
ROSEGRANT & HOOKER ADDITION TO  
THE TOWN OF WHITE SALMON  
IN THE NE 1/4 OF THESE 1/4 SECTION 24, T3N, R10E, W.M.

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

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_

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

PUBLIC WORKS OPERATIONS MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

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

AUSTIN R. BELL \_\_\_\_\_ DATE \_\_\_\_\_

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

WHITE SALMON FIRE CHIEF \_\_\_\_\_ DATE \_\_\_\_\_

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

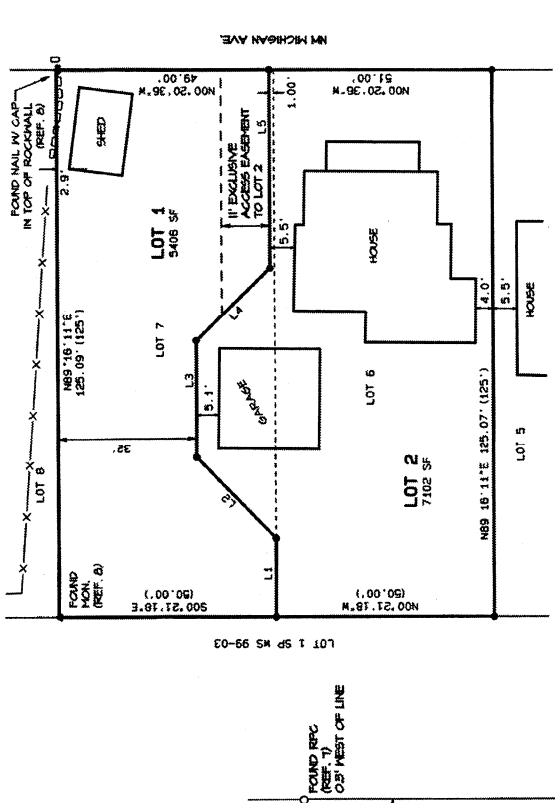
CITY PLANNER \_\_\_\_\_ DATE \_\_\_\_\_

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

KLICKITAT COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

SHORT SUBDIVISION FILED FOR RECORD AT THE REQUEST OF \_\_\_\_\_ ON THIS DAY OF \_\_\_\_\_ AT \_\_\_\_\_ AND RECORDED IN VOL. \_\_\_\_\_ OF SHORT PLATS, PAGE \_\_\_\_\_ RECORDS OF KLICKITAT COUNTY WASHINGTON.

KLICKITAT COUNTY AUDITOR \_\_\_\_\_ DEPUTY AUDITOR NO. \_\_\_\_\_



**GENERAL NOTES**  
**SURVEY NARRATIVE**  
THIS SURVEY USED CONTROL FROM REF. 9 SURVEY TO ESTABLISH THE BENCHMARK FOR THIS SHORT PLAT.

**REFERENCES**  
1) ROSEGRANT & HOOKER ADDITION, APR. 27/2007  
2) 1971 GREENMAN SURVEY, APR. 18/2010  
3) 1923 TRANTON SURVEY, APR. 18/2010  
4) GREEN SHORT PLAT 87-48-88-1, APR. 18/2010  
5) HILAND SHORT PLAT 87-48-54-12, APR. 18/2010  
6) HILAND SHORT PLAT 87-48-54-12, APR. 18/2010  
7) B.L.A. 2004-022, APR. 10/2002  
8) 2015 BELL DESIGN COMPANY SURVEY, APR. 11/2025

**ZONING**  
R-2 TWO-FAMILY RESIDENTIAL

**LEGAL DESCRIPTION**  
LOTS 6 & 7, BLOCK 1, ROSEGRANT & HOOKER ADDITION TO THE TOWN OF WHITE SALMON, WASHINGTON, PARCEL NO. 020281000000

**COVENANTS, CONDITIONS & RESTRICTIONS**

**TRAVELERS & ACCURACY STATEMENT**  
RADIAL TIES TO CONTROLLED MONUMENTS AS PER REF. 9 SURVEY WERE MADE WITH A FIVE-SECOND TOTAL STATION AND RELATED MEASURING EQUIPMENT, WHICH MEET STATE STANDARDS (MAC 352-800-090-100) AT THE TIME OF THIS SURVEY.

**EASEMENTS OF RECORD**  
1) KLICKITAT COUNTY P.L.D. EASEMENT OVER LOTS 6 & 7, BOOK 165, PAGE 596

**FOUND & HELD BRASS CAP (CITY MON)**

**DETAIL**  
SCALE 1"=20'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N94°16'11"E	18.00'
L2	N45°07'30"E	25.71'
L3	N94°16'11"E	26.80'
L4	S44°52'30"E	23.61'
L5	S64°16'11"W	45.24'

**LEGEND**  
○ MARKER FOUND AS NOTED  
○ CALCULATED CORNER;  
NOT SET OR FOUND.  
( ) PLAT OR DEED CALL  
● SET RED PLASTIC CAP (RPC)  
ON 5/8" REBAR  
- - - EXISTING FENCE LINE

**FOUND & HELD BRASS CAP (CITY MON)**

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ROSEGRANT & HOOKER

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THE SOUTH LINE OF BLOCK 1,  
ROSEGRANT & HOOKER



**CITY OF WHITE SALMON**  
**OFFICE OF CITY HALL**

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December 31, 2018

Kabe and Roberta Grant  
 PO Box 4  
 Bingen, WA 98605

**Subject: Short Subdivision Application (WS-SP-2018.012) – Determination Letter**

Dear Mr. and Mrs. Grant:

The City has reviewed your short subdivision application submitted on December 3, 2018. According to Chapter 16 and 17 of the White Salmon Municipal Code (WSMC), this is notice that the proposed short subdivision does not meet the intent of the land division and zoning regulations. The facts and findings of the staff report support administrative denial of Short Plat 2018.012, based upon the following code:

**1. Two-Family Residential District**

White Salmon Municipal Code 17.28.040.

In reference to proposing single-family development, Lot 2 reduces Lot 1’s width by 1 and 18-foot (2 and 36%) from the required 50-foot minimum lot width. The applicant may apply for a variance as the width of proposed lot is not in compliance with White Salmon Municipal Code (WSMC) 17.28.040(D). If the applicant wishes to move forward with a variance to accompany Short Plat 2018.012, its application and fee must be submitted and heard by the Planning Commission, in accordance with WSMC 17.80.058.

The application for a short subdivision shall not be permitted to move forward unless a variance application is approved by the Planning Commission.

This is notification stating the review clock has been stopped as of December 31, 2018. Day 28 of 28 calendar days granted to the City, as pursuant to WSMC 19.10.110(C)(1), as a determination has been made. Applicant, therefore, has 30 calendar days to submit an appeal to the City as of January 1, 2018, as pursuant to WSMC 19.10.310--Appeals Procedures.

Sincerely,  
 City of White Salmon

Patrick Munyan  
 City Administrator



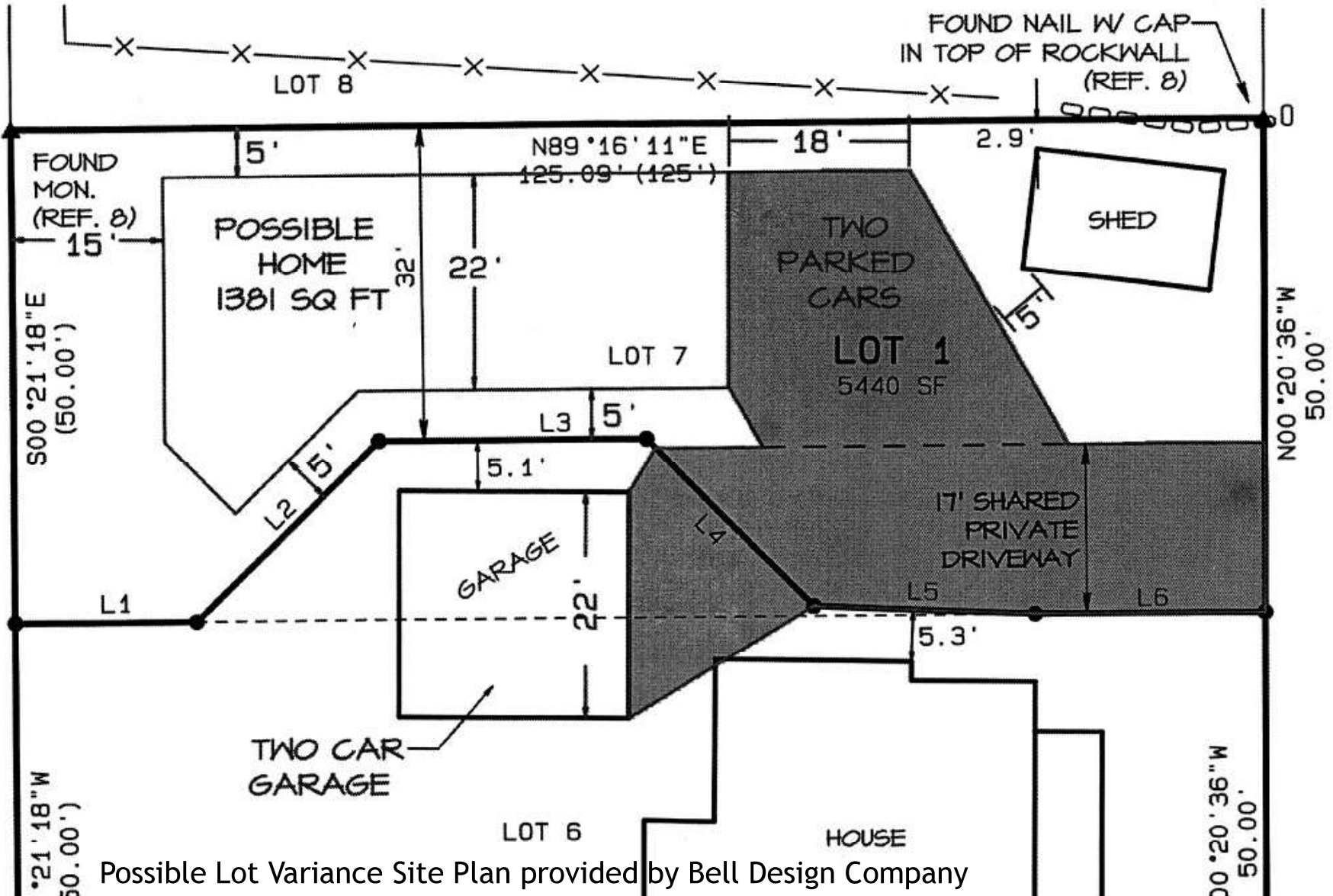
# Grant Variance

City of White Salmon Variance 2019.002

June 26, 2019



# Vicinity Map 480 NW Michigan Ave

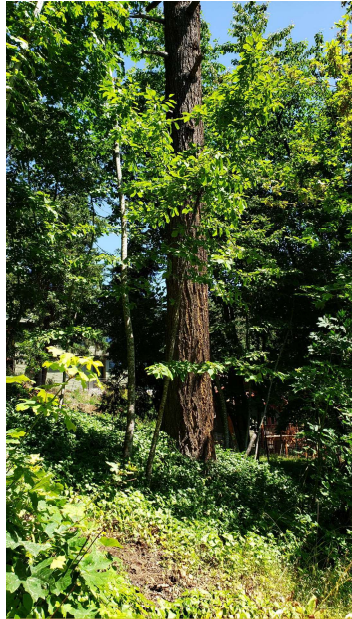


Possible Lot Variance Site Plan provided by Bell Design Company



NW Michigan Ave Street View of Proposed Lot

# Property Trees and Slope



# Proposed Shared Driveway and Existing Shed



# Garage Rear Siding and Side View

