

White Salmon City Council Meeting

A G E N D A

March 17, 2021 – 6:00 PM

Via Zoom Teleconference

Meeting ID: 899 0988 9048 Passcode: 394415

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.

I. Call to Order, Presentation of the Flag and Roll Call

II. Consent Agenda

- [A.](#) Land Use Planner Job Description
- [B.](#) Permit Technician/Finance Assistant Job Description
- [C.](#) Approval of Meeting Minutes - March 3, 2021
- D. Approval of Vouchers

III. Public Comment

Public comment will not be taken during the teleconference. Public comment submitted by email to Jan Brending at janb@ci.white-salmon.wa.us by 5:00 p.m. on Wednesday, March 17, 2021 will be read during the city council meeting and forwarded to all city council members. Please include in the subject line "Public Comment – March 17, 2021 Council Meeting." Please indicate in your comments whether you live in or outside of the city limits of White Salmon.

IV. Changes to the Agenda

V. Presentations

- A. Women's History Month

VI. Business Items

- [A.](#) Ordinance 2021-03-1075, Amending WSMC 10.24 Stopping, Standing and Parking
 - 1. Presentation
 - 2. Public Hearing

Written comments may be submitted to janb@ci.white-salmon.wa.us by 5:00 p.m. on Wednesday, March 17, 2021 noting in the subject line "Public Hearing – Amendments to WSMC 10.24." All written comments will be read during the public hearing. In addition, any individual who wishes to testify via the teleconference will be allowed to do so. You must register with the city (by

contacting Jan Brending at janb@ci.white-salmon.wa.us by 5:00 p.m. on Wednesday, March 17, 2021) that you desire to testify via teleconference and provide your name and/or phone number as it will appear during the Zoom teleconference.

3. Discussion

4. Action

B. Critical Areas Ordinance Heritage Tree Variance Request 2020-001, Chris Morre and Crissy Trask

1. Presentation

2. Discussion

3. Action

VII. Reports and Communications

A. City Council Members

B. Mayor

C. Department Heads

VIII. Executive Session

A. Executive Session - The City Council will meet in Executive Session to discuss the acquisition of real estate pursuant to RCW 42.30.110(1)(b).

IX. Adjournment

File Attachments for Item:

A. Land Use Planner Job Description



CONSENT AGENDA MEMO

Needs Legal Review: No
Committee Meeting Date: March 17, 2021
Agenda Items: Land Use Planner Job Description and Permit Technician/Finance Assistant Job Description
Presented By : Clerk Treasurer Jan Brending; Mayor Marla Keethler, and City Administrator Pat Munyan

Land Use Planner

The job description for Land Use Planner is a new job description. The salary range is based on the salary used for developing the 2021 budget and a review of current salary ranges in the state for similar positions. This is a new position which will be advertised upon approval of the job description.

Permit Technician/Finance Assistant

This job description for Permit Technician/Finance Assistant is a rewrite of the job description for the position currently held by Erika Castro Guzman. It does not create a new position. The former job description title was Associate Planner/Public Works Assistant. The new job description better provides for the work that is being done by the employee. The employee has reviewed the job description and is comfortable with it. There is no change in the wages.

Staff Recommendation

The job descriptions have been reviewed by the City Administrator and Mayor who recommend adoption through the consent agenda.

CITY OF WHITE SALMON
JOB DESCRIPTION

Position: Land Use Planner
Department: Planning Department
Reports To: City Administrator/Public Works Director
Effective Date: March 17, 2021
FLSA Status: Exempt
Salary Range: Step 45, Range 1-5 (\$62,704 - \$76,650 annually)

This is an exempt full-time salaried position and may work in excess of eight hours per day or 40 hours per week,

MAJOR FUNCTION AND PURPOSE

The Land Use Planner performs professional work in the fields of current planning, long-range planning, environmental analysis and/or geographic information system. Responsibilities include timely and efficient processing of development applications, the preparation of studies and reports and the review and implementation of zoning regulations, land use, environmental, natural resources, transportation, and public facility elements. The position is responsible for providing accurate information to the public, employees of the City, and elected officials on many state and local code provisions, official land use maps, and other pertinent information. The position is responsible for accomplishment of tasks as assigned, strong communication skills with the public and employees and sound organization practices to assure optimum services to the community.

The position, as assigned by the City Administrator, may have final authority on certain land use decisions, including short subdivisions, shoreline permits or exemptions and SEPA. Responsible for applying thorough and full-scope knowledge of modern techniques and concepts of planning, requiring initiative, creativity, analysis and interpretation to create a motivating atmosphere.

SUPERVISION

This position serves under the primary direction of the City Administrator/Public Works Director. The position supervises a part-time Permit Technician (the position is full time but shared with the Building Department and Finance Department).

ESSENTIAL JOB DUTIES AND RESPONSIBILITIES

- Under general supervision of City Administrator, perform complex, highly technical current, long-range and comprehensive planning tasks for the City of White Salmon, in coordination with the Building Department.
- Provide technical and professional guidance to Planning staff.
- Interpret, maintain, update and implement the City's Comprehensive Plan.
- Reviews development proposals to ensure compliance and consistent with all applicable city and state rules and regulations.
- Acts as the City's representative to local, state and federal agencies involved in land use review.
- Reviews daily development permits to determine jurisdictional requirements and to ensure compliance and consistency with all applicable rules and regulations.

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JOB DESCRIPTION

- Reviews short plats, subdivisions and boundary line adjustments and other land divisions for compliance with all applicable regulations.
- Review relatively complex problems, issues and land use development situations and provides oral and written recommendations on such to staff and various advisory and elected boards.
- Provides written and oral reports for presentations to City Council, Planning Commission, Hearings Officer, etc.
- Assure development projects are in compliance with the City Comprehensive Plan and Land Development Standards and Regulations, policies and procedures, and coordinate with appropriate local, state and/or federal agencies.
- Serves as the primary contact for the public and outside agency inquiries regarding the City's development codes and/or current planning issues.
- Leads the development review process in assessing applications, environmental impacts and regulatory considerations associated with the subject property.
- Requires frequent contact with the City Council and Planning Commission, other City departments and the general public.
- Coordinates, develops, interprets, organizes, prepares and presents data and reports.
- Recommends improvement and modifications to appropriate city codes.
- Coordinates and participates in public engagement process and visioning efforts related to land use planning.
- Monitors and ensures compliance with local, state and federal laws related to land use planning.
- As appropriate, provides information and reports and/or advises the Mayor, City Administrator, City Council, Planning Commission, committees and the public.
- Serves as liaison and performs all necessary functions in support of the Planning Commission.
- Enforces current zoning, critical areas and resource lands, road and utility access, stormwater, shorelines and other related rules and development regulations.
- Conducts field investigations and inspects sites for compliance with regulations.
- Attends various civic and business meetings on behalf of the City.
- Attends night and weekend meetings and community events, when necessary.

KNOWLEDGE, SKILLS AND ABILITIES

While requirements may be representative of minimum levels of knowledge, skills and abilities to perform the tasks, duties and responsibilities of this position successfully, the incumbent will possess the abilities and aptitudes to perform each duty proficiently. There shall be a six (6) month period in which these attributes must be demonstrated satisfactorily before permanent employment status is achieved. The Employee shall have:

- Working knowledge of commonly used terminology in the construction, planning and building fields; building and planning functions; permit processing; code procedures.
- Proficiency in the operation of computer equipment and knowledgeable of software programs necessary to meet the responsibilities, duties and tasks of this position.

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- Operational skills for all general office equipment including, but not necessarily limited to: photocopy machines, photo-scanning devices, ten key calculating instruments, telephone-intercom system, computer skills and software systems such as Windows, Microsoft Word, Excel, Outlook.
- Basic math skills, and the ability to research information and interpret city ordinances and codes within the realm of responsibility of this position.
- Demonstrated skills in communications, both written and oral, necessary to perform the duties, tasks, and responsibilities of this position, with the ability to handle stressful situations. Ability to communicate effectively orally and in writing with architects, contractors, developers, owners, supervisors, employees and the general public.
- Ability to establish effective working relationships with staff, clients, elected and appointed officials and the public.
- Knowledge of Washington State Growth Management Act (the City of White Salmon is a partially planning entity and is not fully subject to the GMA), State Environmental Policy Act, Shorelines Master Program and other related state statutes.
- Skill in providing excellent customer service, ability to communicate effectively to elected and appointed officials and the public.
- Effectively meet and work with the public under stressful conditions.
- Satisfactorily complete assigned tasks in a timely and efficient manner with little supervision.
- Establish and maintain time deadlines and to work under adverse and stressful working conditions.

WORKING CONDITIONS

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this position. The work environment will include office settings and out of doors assignments. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Fall hazards and trip hazards may be encountered in the course of conducting and performing various project field research, investigation, and inspection for duties and tasks responsible to this position. The employee must be aware of potential traffic hazards when performing certain field tasks and duties. Protective clothing may be required for completion of some job requirements, including safety equipment, safety vests, hard hats, and/or other protective equipment necessary to the performance of the project field tasks and duties.

CONTACTS AND RELATIONSHIPS

The Land Use Planner will have contact with citizens of the community, planning groups and agencies, and with other work place associates. In the course of completing the required job tasks, duties, and responsibilities, the individual in this position will have contacts made in

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JOB DESCRIPTION

person, via telephone, computer, e-mail, or through written correspondence, which are for the primary purpose to provide or collect information.

PHYSICAL REQUIREMENTS

The physical demand described herein are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

The Land Use Planner's work performance may require long periods of sitting, standing, stooping and/or reaching. This position may require lifting objects weighing more than twenty-five (25) pounds. Specific vision abilities required by this position include close vision and the ability to adjust focus. This position may be subject to uninvited verbal abuse at times from the public.

REQUIRED QUALIFICATIONS

Education and Experience

- Bachelor's degree in Land Use Planning, Public Administration, Public Policy, Community and Economic Development, or Geography.
- Three (3) years of experience in local land use planning including land use permitting and zoning application.

Any combination of education and experience may be substituted, so long as it provides the desired skills, knowledge, and abilities to perform the essential functions of the job.

Certifications

- Must possess a valid driver's license.

This job description does not constitute an agreement between the employer and the employee and in no way implies that these are the only duties to be performed. Employees occupying the position will be required to follow any other job-related instructions and to perform any other job-related duties requested by their supervisor.

The City of White Salmon is an equal opportunity employer and provider.

I have read and understand this job description.

Signature

Date

File Attachments for Item:

B. Permit Technician/Finance Assistant Job Description

CITY OF WHITE SALMON
JOB DESCRIPTION

POSITION: Permit Technician/Finance Assistant
DEPARTMENT: Planning (1/3 FTE), Building (1/3 FTE) and Finance (1/3 FTE)
REPORTS TO: Clerk/Treasurer
EFFECTIVE DATE: March 17, 2021
FLSA STATUS: Union Position
SALARY RANGE: Step 35 Range 1-5 depending on qualifications

This is a full-time, hourly union position requiring 40 hours per week. Any work in excess of 40 hours per week shall be compensated as overtime.

MAJOR FUNCTION AND PURPOSE

This position is split three ways between the Planning, Building and Finance Departments. The chief duties and responsibilities are to provide assistance to the land use planner, building official and clerk treasurer respectively.

Permit Technician

This portion of the position is responsible for coordinating and performing a variety of research, permit review, front desk, tracking and technical duties related to the City's building and planning permit functions. Requires broad knowledge of permit code practices and procedures.

Finance Assistant

This position portion of the position is responsible for supporting the clerk treasurer in day-to-day operations of city administration included but not limited to accounts payable, and receivable, records maintenance, and other clerical functions as required.

GENERAL FUNCTION

Supervision of this position is on-going, consisting of meetings with the Land Use Planner, Building Official, and/or Clerk/Treasurer to discuss priorities of duties and tasks, the review of work achieved and to establish reasonable project schedules.

SUPERVISION

This position serves under the primary direction of the Clerk/Treasurer. The employee will also receive direction from the Land Use Planner and Building Official. There are no supervision responsibilities associated with this position.

ESSENTIAL JOB DUTIES AND RESPONSIBILITIES

The job duties and responsibilities represented in this Position Description in no way imply that these are the only duties to be performed. The employee occupying this position will be required to follow any other job-related instructions and to perform any job-related duties requested by the Clerk/Treasurer. This position description reflects general details as necessary to describe the principal functions of this job, the level of knowledge and skill typically required, and the scope of responsibility, but should not be considered an all-inclusive listing of work requirements.

The following tasks are typical for the positions in this classification. Any single position may not perform all of these tasks and/or may perform similar related tasks not listed here.

Overall

The Employee:

- Established and maintains effective working relationships with individuals at all levels, including public officials, co-workers, community groups, and the general public. Often works independently and with limited supervision.
- Maintains productivity and self-motivation in accomplishing assigned tasks and duties. Meets deadlines and develops and follows personal work plan to accomplish assignments and objectives within available resources.
- Learns, evaluates and applies applicable laws, ordinances and department rules and regulations. Follows established procedures and adopted standards.
- Follows direction and implements or carries out written and/or oral instructions and assigned duties.
- Maintains proficiency in and regularly uses permit software, Microsoft Windows and Microsoft Office (including but not limited to Microsoft Excel, Microsoft Word, and Microsoft PowerPoint).
- Successfully participates in and completes training and obtains and maintains applicable certifications and/or licensing and eligibility in:

- Open Public Meetings Act
- Public Records Disclosure and dissemination
- State of Washington Notary Public
- Operates office machines/equipment as required.
- Maintains familiarity with city's geography and landmarks in order to compile and provide information.
- Maintains regular, reliable and punctual attendance.
- Effectively communicates orally and in writing using the English language.
- Serves as a Notary Public for the city purposes.
- May on occasion be required to work before or after normal working hours.
- Travels within city and county, as well as out of town, which may include attending meetings, events, conferences, seminars, and training sessions.

Permit Technician

As Permit Technician, the Employee:

- Coordinates, tracks and processes permit applications ensuring that policies and procedures are followed in the receipt, routing and processing of permit applications.
- Calculates fees and routes applications.
- Monitors application progress for status reports to the applicant and city departments on a regular basis.
- Prepares plans and permits for issuance.
- Coordinates and performs building and permit front desk functions and assists the public and building contractors in completing permit application.
- Receives the public and answers questions; responds to inquiries from employees, citizens and others, and refers, when necessary, to appropriate staff. Responds to the public in a courteous, respectful and tactful manner.
- Maintains accurate and up-to-date files for planning and building, assists in processing invoices, and processing all land use and building applications.
- Maintains up-to-date records of the permit process.
- Prepares and provides legal notices for a variety of applications.

- Plans and performs a variety of building and planning research functions such as review of property ownership, easements and other land use matters.
- May approve and issue minor land use permits at the discretion of the Land Use Planner.
- Copies and distributes building codes, zoning codes, engineering documents, maps, forms or other informational brochures and handouts requested by staff or the public.
- Processes paperwork, forms, reports, correspondence and other documents, including confidential information, from within the city as well as outside agencies.
- Prepares agendas and reports, compiles, and prepares meeting materials for distribution; prepares meeting locations; and attends meetings to take notes and compose clear, accurate, and comprehensive minutes for various committees and board.

Finance Assistant

As Finance Assistant, the Employee:

- Provides a wide variety of regular and recurring accounting procedures, including calculating, posting, verifying, preparing and mailing checks for payment of bills (Accounts Payable).
- Receives, accounts for and safeguards cash and checks as required.
- Takes payments, in person and over the phone, for a variety of items, including utility bills, building permits, etc.
- Performs other financial duties as may be required.
- Processes Business License Applications submitted through the Washington Department of Revenue Business Licensing Service for approval, maintains appropriate records and monitors the status of all license renewals.
- Processes Animal License Applications, including providing annual renewal notices.
- Performs all other financial duties as may be assigned.

KNOWLEDGE SKILLS AND ABILITIES

While requirements may be representative of minimum levels of knowledge, skills and abilities to perform the tasks, duties and responsibilities of this position successfully, the incumbent will possess the abilities and aptitudes to perform each duty proficiently. There shall be a six (6) month period in which

these attributes must be demonstrated satisfactorily before permanent employment status is achieved. The Employee shall have:

- Working knowledge of commonly used terminology in the construction, planning and building fields; building and planning functions; permit processing; code procedures.
- Generally accepted accounting principles, especially the BARS accounting system as required by Washington State.
- Proficiency in the operation of computer equipment and knowledgeable of software programs necessary to meet the responsibilities, duties and tasks of this position.
- Operational skills for all general office equipment including, but not necessarily limited to: photocopy machines, photo-scanning devices, ten key calculating instruments, telephone-intercom system, computer skills and software systems such as Windows, Microsoft Word, Excel, Outlook.
- Basic math skills, and the ability to research information and interpret city ordinances and codes within the realm of responsibility of this position.
- Demonstrated skills in communications, both written and oral, necessary to perform the duties, tasks, and responsibilities of this position, with the ability to handle stressful situations.

WORKING CONDITIONS

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this position. The work environment will include office settings and out of doors assignments. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Fall hazards and trip hazards may be encountered in the course of conducting and performing various project field research, investigation, and inspection for duties and tasks responsible to this position. The employee must be aware of potential traffic hazards when performing certain field tasks and duties. Protective clothing may be required for completion of some job requirements, including safety equipment, safety vests, hard hats, and/or other protective equipment necessary to the performance of the project field tasks and duties.

CONTACTS AND RELATIONSHIPS

The Assistant Planner/Building Permit Technician/Finance Assistant will have contact with citizens of the community, planning groups and agencies, and

with other work place associates. In the course of completing the required job tasks, duties, and responsibilities, the individual in this position will have contacts made in person, via telephone, computer, e-mail, or through written correspondence, which are for the primary purpose to provide or collect information.

PHYSICAL REQUIREMENTS

The physical demand described herein are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

The Assistant Planner/Building Permit Technician/Finance Assistant's work performance may require long periods of sitting, standing, stooping and/or reaching. This position may require lifting objects weighing more than twenty-five (25) pounds. Specific vision abilities required by this position include close vision and the ability to adjust focus. This position may be subject to uninvited verbal abuse at times from the public.

REQUIRED QUALIFICATIONS

Education and Experience

- High School diploma or equivalent.
- College and/or technical school level course work in permit functions, business, public administration, planning, construction management or closely related field.
- Background knowledge of basic municipal, state and federal laws and regulations, including but not limited to zoning, subdivision and utilities service ordinances
- Minimum of two (2) years of progressively responsible experience in office and administrative work.
- Minimum of two (2) years of land use permitting and zoning application and in the administration and issuance of a variety of building and construction permits involving application of building and planning codes and contact with the general public.

In place of the above requirements, any combination of education and experience that provides the applicant with the required knowledge, skills and abilities to perform the job may be considered as qualifying.

Licenses, Certifications or Other Requirements

- Certified as Public Notary in State of Washington (or able to become certified).
- Certified as Building Permit Technician (or able to become certified)
- Valid driver's license.
- Must successfully satisfy a background investigation
- Must be bondable.
- Must be 18 years or older at time of employment.

This job description does not constitute an agreement between the employer and the employee and in no way implies that these are the only duties to be performed. Employees occupying the position will be required to follow any other job-related instructions and to perform any other job related duties requested by their supervisor.

The City of White Salmon is an equal opportunity employer and provider.

I have read and understand this job description.

Signature

Date

File Attachments for Item:

C. Approval of Meeting Minutes - March 3, 2021



CITY OF WHITE SALMON
City Council Regular Meeting – Wednesday, March 3, 2021
Via Zoom Teleconference

Council and Administrative Personnel Present

Council Members:

Jason Hartmann
David Lindley
Ashley Post
Jim Ransier
Joe Turkiewicz

Staff Present:

Marla Keethler, Mayor
Pat Munyan, City Administrator
Jan Brending, Clerk Treasurer
Ken Woodrich, City Attorney
Russ Avery, Operations Manager
Mike Hepner, Police Chief
Bill Hunsaker, Building Official/Fire Chief

I. Call to Order, Presentation of the Flag and Roll Call

All council members were present.

There were approximately 24 members of the public in attendance.

II. Consent Agenda

- A. Approval of Meeting Minutes – February 17, 2021 and February 25, 2021**
- B. Budget Reports – December 2020 and January 2021**
- C. Recommendation of Jacob Lockman for AWC Center for Quality Communities Scholarship**
- D. Task Order, Anderson Perry & Associates – Martin Road & Thornton Road Water Line Improvements (\$5,500)**
- E. Appointment of Virginia Hartnett to Tree Board**
- F. Proclamation 2021-001, Declaring March 20, 2021 as Arbor Day**
- G. Proclamation 2021-002, Declaring March 2021 as Red Cross Month**
- H. Letter to AARP Network of Age-Friendly States and Communities**
- I. Approval of Vouchers**

Vouchers audited and certified as required by RCW 42.24.080 and expense reimbursement claims as required by RCW 42.24.090 as of this 3rd day of March, 2021.

Type	Date	From	To	Amount
Claims	3/3/2021	36887	36916	183,425.29
		EFT	EFT	5,352.00
			Claims Total	188,777.29
Payroll	3/5/2021	EFT	EFT	105,223.35

		36884	36886	1,032.34
			Payroll Total	106,255.69
Manual Claims	2/22/2021	36883	36883	1,419.34
	2/24/2021	EFT	EFT	7,559.45
	3/6/2021	EFT	EFT	1,704.08
			Manual Total	10,682.87
			Total All Vouchers	305,715.85

Moved by Jason Hartmann. Seconded by David Lindley.
Motion to approve consent agenda. CARRIED 5-0.

III. Public Comment

Jan Brending, Clerk Treasurer read into the record (prior to the Consent Agenda vote) a comment from Tammara Toppel support the nomination of Jacob Lockman for the AWC Center for Quality Communities Scholarship.

IV. Changes to Agenda

There were no changes to the agenda.

V. Presentations

A. Women's History Month

Marla Keethler, Mayor said the city has been doing educational presentations related to the city's heritage months. She said a presentation will be made at the next meeting focusing on women making history in the Gorge. She said the city is also partnering with the Smithsonian through their traveling exhibits for rural areas. Keethler said the exhibit will go live outdoors in downtown White Salmon this weekend highlighting women's historical achievements.

B. Solid Waste Update – Ruby Irving, Klickitat County Solid Waste Director

Ruby Irving, Klickitat County Solid Waste Director and Michelle Mulrony, Recycling Coordinator provided an update to the city council on recycling including addressing a recycling audit and the desire for glass and curbside recycling.

C. Big River Community Land Trust Update – Anne Medenbach and Bill Irving

Anne Medenbach and Bill Irving updated the city council on the work being done by Big River Community Land Trust. Medenbach said the organization has now obtained their 501c3 status with the mission of the organization to acquire and hold land for the benefit of the community and to provide secure and affordable access to home ownership for community residents.

Marla Keethler, Mayor thanked Big River for their presentation and noted that they will be listed as a stakeholder in the city's comprehensive plan update.

VI. Business Items

A. Resolution 2021-03-517, Declaring a Global Climate Crisis

Jim Ransier, Council Member provided an overview of the proposed resolution declaring a global climate crisis. He said the city council originally considered a resolution and then moved it to the Community Development Committee for further work. Ransier said the committee has met several times and taken input from city administration and community members as to the content of the resolution. He said one of the goals was to make the resolution specific to the community of White Salmon and to not be too prescriptive.

Marla Keethler, Mayor opened the public hearing regarding Resolution 2021-03-17 Declaring a Global Climate Crisis.

Individuals testifying in support for the resolution during the meeting were Ruth Olin; Michelina Roth; William (Bill) Weiler; Krystyna Wolniakowski, Columbia River Gorge Commission Executive Director; and Eric Strid.

Jan Brending, Clerk Treasurer read into the record approximately 66 written comments in support of the resolution and 1 written comment in opposition to the resolution.

Marla Keethler, Mayor closed the public hearing.

City council members discussed the proposed resolution.

Marla Keethler, Mayor noted that she and the Community Development Committee are working on the development of a board that will provide broad representation of the community, whose job will be to look at things the city is doing to make sure that they are providing diversity and inclusivity and how those things might be impacting the community, community groups and individuals in the community.

Council members recommended that 2c be reworded to read "Prioritize the identification of current municipal greenhouse emissions in pursuit of a target reduction in municipal net greenhouse gas emissions of at least 45% by 2030 and net zero by 2050;" and to reword 5 to read "The City of White Salmon will continue to pursue opportunities and funding to address the climate and ecological emergency and its impacts through existing hazard mitigation and emergency management programs."

Moved by Jim Ransier. Seconded by Joe Turkiewicz.

Motion to adopt Resolution 2021-03-0517, Declaring a Global Climate Crisis changing #2c to read "Prioritize the identification of current municipal greenhouse emissions in pursuit of a target reduction in municipal net greenhouse gas emissions of at least 45% by 2030 and net zero by 2050;" and to #5 to read "The City of White Salmon will continue to pursue opportunities and funding to address the climate and ecological

emergency and its impacts through existing hazard mitigation and emergency management programs.”. CARRIED 5-0.

B. Acceptance of Utility Easements – Jerry Anson and Gregory & Melissa Perala

Pat Munyan, City Administrator said a short plat for Jerry Anson had been approved a number of years ago that required utility easements to be dedicated to the city. He said the two easements before the city council completes that process. He said he recommends the city council the utility easements from Jerry Anson and Gregory & Melissa Perala.

Moved by Jason Hartmann. Seconded by Jim Ransier.

Motion to accept utility easements from Jerry Anson and Gregory & Melissa Perala. CARRIED 5-0.

C. Ordinance 2021-03-1074, Amending the 2021 Budget

Jan Brending, Clerk Treasurer reviewed the proposed budget amendment. She said the majority of the amendments change beginning balances to reflect actual amounts and brings forward project budgets from 2020 that were not completed. Brending said the major changes are the following

- Providing \$14,000 for bias training
- Provide \$75,000 to hire a consulting firm to develop options for a multi-use community center on city-owned property across from Whitson Elementary
- Provide \$75,000 to update the city’s park plan
- Provide an additional \$45,000 for a Transportation Plan (increasing the budget from \$50,000 to \$95,000)
- Providing \$15,000 for additional disability insurance for firefighters
- Provide \$81,909 for the purchase of a public works truck
- Provide funding of \$71,329 to cover the cost of the emergency repairs on the Vine Street sewer line

Moved by Jason Hartmann. Seconded by Ashley Post.

Motion to adopt Ordinance 2021-03-1074 Amending the 2021 Budget. CARRIED 5-0.

VII. Reports and Communications

A. City Council Members

Jim Turkiewicz, Council Member said a newly organized Gorge Farmers Cooperative is looking for space to setup on Wednesdays where they could locate a small refrigerated storing unit.

Jan Brending, Clerk Treasure recommended using the parking lot located across from Harvest Market where Bubba’s Brew is located. She noted the property is owned by SDS Lumber.

Jason Hartmann, Council Member said Community Pride will be held this year on May 21st and 22nd. He said flyers should be coming out soon about the event.

David Lindley, Council Member said the Personnel and Finance Committee met and focusing mainly on the budget amendment.

B. Mayor

Marla Keethler, Mayor said she issued the proclamation declaring March as Red Cross month because she feels the Red Cross relationship is very important in our community.

Keethler reported the city will experience a water outage tomorrow. She said information will be pushed to the website and Facebook as soon as the outage is over. Keethler said there is an emphasis on vaccinations with all teachers and childcare workers being added into the current level eligible for vaccines. She said there is also an effort to try and reach underserved communities.

Keethler reported that council members have been invited to a virtual Gorgeous Night involving the legislature from both states. She said the event will happen on March 10.

Keethler reported a virtual townhall will be held by Representative Gina Mosbrucker and Representative Chris Corry on March 17.

Keethler reported that the parklets will be returning to downtown White Salmon noting that the Washington Department of Transportation will require an agreement between the city and WSDOT this year.

Keethler said the EIS working group will be meeting to review a summary of the public comments and responses to the draft EIS. She said legislation regarding the bi-state operation of the bridge continues to move forward.

C. Department Heads

Mike Hepner, Police Chief said that Josh Lewis is not working on his own. Hepner reviewed a Washington State Supreme court decision involved the possession of a controlled substance that has a serious impact on the ability to charge individuals for the possession of controlled substances.

Bill Hunsaker, Building Official/Fire Chief thanked the city council for the additional funding to provide disability insurance to the volunteer firefighters. He noted that Williams and Northwest Natural appear to have fixed the problem related to the smell of gas as the facility near the Hood River Bridge.

Russ Avery, Public Works Operations Manager said he hopes the water shutdown will not take all day. He said the most critical aspect of the project is the depressurization of the main line. Avery said the new 20 mph signage has been installed and the new automatic locks have been installed at restrooms in Rheingarten Park and at the Park and Ride.

Pat Munyan, City Administrator said he has been working on issues related to the 14" main line replacement project. He said the city council may need to meet in executive session in the future to discuss potential litigation. Munyan said he has been working on land use applications and code updates.

Jan Brending, Clerk Treasurer reviewed the committee meetings scheduled in March and noted the Planning Commission continues to seek public comment on the draft plan elements.

VIII. Executive Session (if needed)

No executive sessions was needed.

IX. Adjournment

The meeting adjourned 8:49 p.m.

Marla Keethler, Mayor

Jan Brending, Clerk Treasurer

File Attachments for Item:

A. Ordinance 2021-03-1075, Amending WSMC 10.24 Stopping, Standing and Parking

1. Presentation
2. Public Hearing
3. Discussion
4. Action



AGENDA MEMO

Needs Legal Review: Yes
Committee Meeting Date: March 17, 2021
Agenda Item: Ordinance 2021-03-1075, Amending WSMC 10.24 Stopping, Standing and Parking
Presented By : Jan Brending, Clerk Treasurer and City Operations Committee

Action Required

Adoption of Ordinance 2021-03-1075, Amending WSMC 10.24 Stopping, Standing and Parking.

Proposed Motion

Motion to adopt Ordinance 2021-03-1075, amending WSMC 10.24 Stopping, Standing and Parking

Explanation of Issue

The city received several requests to consider restricting parking on the east side of 4th Street from Jewett Blvd. south to the alley between Jewett and Wyers. The city has also received numerous complaints regarding the parking on the west side of Main Street near the intersection of Spring Street. Both issues were referred to the City Operations Committee. Staff recommended amending White Salmon Municipal Code 10.24 Stopping, Standing and Parking to address both issues. Bill Hunsaker, Fire Chief recommended that the parking on the west side of Main Street be restricted from Spring Street to the north city limits (approximately 921 feet from Spring Street).

In reviewing the code, it was determined that it would be best to move WSMC 10.24.120 – Parking prohibited and consolidate it with WSMC 10.24.010 A. – Stopping, standing and parking. The ordinance repeals WSMC 10.24.120 and consolidates it with WSMC 10.24.010A.

Property owners adjacent to the locations proposed for no parking were notified by mail of the proposed amendments.

Committee Recommendation

The City Operations Committee recommends adoption of Ordinance 2021-03-1075 Amending WSMC 10.24 Stopping, Standing and Parking.

**CITY OF WHITE SALMON
ORDINANCE 2021-03-1075**

**AN ORDINANCE AMENDING WSMC 10.24 – STOPPING,
STANDING AND PARKING**

WHEREAS, the city council has adopted White Salmon Municipal Code 10.24 Stopping, Standing and Parking; and

WHEREAS, the city council has determined that an amendment to White Salmon Municipal Code 10.24 Stopping, Standing and Parking is necessary; and

WHEREAS, the text of WMC 10.24.120 is now included in WMC 10.24.010(A) and should therefor be repealed as a separate section. Also, the violation section of WMC 10.24.110 is now included within that section and WMC 10.24.130 may now be repealed; and

WHEREAS, parking in handicap spaces is now subject to being towed at owner's expense.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF WHITE
SALMON DO ORDAIN AS FOLLOWS:**

SECTION 1. White Salmon Municipal Code 10.24 – Stopping, Standing and Parking, is hereby amended as follows:

Key: Deleted = ~~**bold and strikethrough**~~

Added = **bold and underlined**

Chapter 10.24 – STOPPING, STANDING AND PARKING

10.24.010 - Stopping, standing and parking.

- A. Stopping or standing of any vehicle in the following designated areas of the city is prohibited:
1. On the east side of Estes Street, twenty-five feet south of the south side of Tohomish Street and twenty-five feet north of the north side of Tohomish Street; and
 2. On the south side of Tohomish Street, twenty-five feet east of the east side of Estes Street.
 3. On the east side of Snohomish between the North and South entrances for mail drop off, adjacent to the White Salmon Post Office.

4. On the south side of E. Jewett from the parking lot entrance at 250 E. Jewett Blvd. (Hi-School Pharmacy/Ace Hardware) to 2nd Street.
 5. On the west side of N. Main from City Hall Alley to W Jewett Blvd.
 6. On the north side of West Cherry Street.
 7. On NW Spring Street, south side of road.
 8. On North Main Ave. West of Jewett Blvd. and West Tohomish (Alley).
 9. A parking space located on the North side of Jewett in front of 142 E. Jewett is designated for police vehicle parking only (see WSMC 10.24.150).
 - 10. Parking along the east side of SE 4th Avenue from East Jewett Blvd.. to the alley located between East Jewett Blvd. and SE Wyers Street.**
 - 11. Parking along the west side of N Main Avenue from NW Spring Street north 921 feet to the city limits.**
 - 12. On NW Manley, no stopping, standing, parking on the driving surface.**
 - 13. On NW Patton, no stopping, standing, parking on pavement.**
 - 14. On East and West side of NW Riverview Dr, no stopping, standing, parking on pavement.**
 - 15. No stopping, standing, parking on the west side of 5th Avenue.**
 - 16. On NE Vine, no stopping, standing, parking on pavement.**
 - 17. On NW Cherry Street, no stopping, standing, parking North side of road.**
 - 18. On NW Spring, no stopping, standing, parking in South side of road.**
 - 19. On the North side of Jewett Blvd between Wauna and Grandview.**
 - 20. On the north side of NE Washington between NE Estes and NE Church, no stopping, standing, parking on pavement.**
 - 21. Stopping, standing parking along the west side of NE Church from NE Tohomish to the alley along the Fire Hall is for city-owned vehicle parking only, all other vehicle parking is prohibited.**
 - 22. Northwest corner of Garfield and Jewett Blvd. intersection from corner west approximately two hundred feet, no stopping, standing, parking allowed in pullout area or in direct right-of-way.**
- B. The public works director shall erect signs stating "No Stopping or Standing" in the above prohibited areas.
- C. Parking a vehicle, meaning allowing a vehicle to stand unattended for more than ten minutes, in the following areas is prohibited:
1. On areas marked "No Parking" or "No Stopping or Standing" within seventy-five feet of the fire station entrance. Within fifteen feet of a fire hydrant.
 2. Within fifty feet east of the intersection of North East Estes Avenue and North East Tohomish Street, along the north side of North East Tohomish Street.

3. On Jewett Boulevard, between Fifth and Tenth Streets from October 1st through March 31st of each year.
 4. Within fifteen feet of a fire hydrant.
 5. On any sidewalk.
 6. Within five feet of any intersection, alley or driveway entrance.
 7. Within twenty feet of a marked crosswalk.
 8. Within thirty feet of a stop sign or yield sign or any flashing signal.
 9. Within the driving lanes of any roadway.
 10. Over seventy-two hours in any public parking lot
- D. A violation of this section shall be a traffic infraction, with a penalty of not less than fifty dollars nor more than one hundred dollars. In addition, any vehicle in violation of this section is subject to being towed and impounded at owner's expense. See WSMC 10.40.030 for contesting towing and impoundment charges.

10.24.015 - Stop intersections designated—Sign erection authorized.

- A. The following intersections are declared to be stop sign positions; the public works director, through its proper officers and agents, shall maintain stop signs at the following intersections:

SE corner and the NW corner at the intersection of NE Center Street and Orchard Street to stop traffic Northbound and Southbound on Orchard Street.

SE corner of intersection of Orchard Street and NE Tohomish Street to stop traffic northbound on Orchard Street.

SE corner of NE Snohomish Street and NE Academy Street within city to stop traffic northbound on NE Snohomish Street at its intersection with NE Academy Street.

NE Corner of Waubish and SW Jewett Blvd.

NE Corner of Garfield and SW Jewett Blvd.

NE Corner of intersection Main Avenue and E. Jewett Blvd.

SW corner of intersection 1st Street and W. Jewett Blvd.

SE Corner of intersection Estes Avenue and Jewett Blvd.

SE Corner of intersection Wauna Street and Jewett Blvd.

SE Corner of intersection Grandview and Jewett Blvd.

NE Corner of NW Vine and NE Grandview.

NE Corner of NE Vine and E Jewett Blvd.

SE Corner of NE Skyline Drive and E Jewett Blvd.

NW corner of NW Rhine Village and NW Skyline Drive.

NE Corner of SE 2nd Street and E. Jewett Blvd.

NE Corner of SE 3rd Street and E. Jewett Blvd.

NE Corner of SE 4th Street and E. Jewett Blvd.

NE Corner of SE 5th Street and E. Jewett Blvd.

NE Corner of SE 6th Street and E. Jewett Blvd.

NE Corner of SE 7th Street and E. Jewett Blvd.

SE Corner of SW Ingram Place and SE Jewett Blvd.

NW Corner of intersection of Lincoln Street & Main Ave.

NW corner of intersection of Lincoln Street & Garfield.

SW corner of intersection of SW Lincoln Street & Garfield.

NE corner of intersection of NE Lincoln Street and Main Avenue.

NE corner of intersection of NE Lincoln Street and Estes Avenue.

NW corner of intersection of NW Washington and NW Michigan Avenue.

NW corner of intersection of NW Washington and NW Main Avenue.

NW corner of intersection of NE Washington and NE Main Avenue.

NE corner of intersection of NE Washington and NE Church Street.

NE corner of intersection of NE Washington and NE Estes Avenue.

NE corner of intersection of NE Washington and NE Wauna Avenue.

NE corner of intersection of NE Washington and NE Snohomish Street.

NE corner of intersection of NE Washington and NE Skagit.

NE corner of intersection of NE Scenic & NE Main Avenue.

NE corner of intersection of NE Scenic & SE Church Street.

NE corner of intersection of NE Scenic and SE Estes Avenue.

NE corner of intersection of NE Scenic and SE Wauna Avenue.

NE corner of intersection of NE Scenic and SE Snohomish Street (Alley South).

NE corner of intersection of NE Scenic and NE Skagit Street.

NE corner of intersection of NE Hood and NE Main Avenue.
NE corner of intersection of NE Hood and SE Estes Avenue.
NE corner of intersection of NE Hood and SE Church Street.
NE corner of intersection of NE Hood and SE Wauna Avenue.
NE corner of intersection of NE Hood and SE Snohomish Street.
NE corner of intersection of NE Hood and SE Skagit.
NE corner of intersection of NE Columbia and NE Main Avenue.
NE corner of intersection of NE Columbia and SE Church Street.
NE corner of intersection of NE Columbia and SE Estes Avenue.
NE corner of intersection of NE Columbia and SE Wauna Avenue.
NE corner of intersection of NE Columbia and SE Snohomish Street.
NE corner of intersection of NE Columbia and SE Skagit.
NW corner of intersection of NW Academy and SE Achor.
NE corner of intersection of NE Academy and SE Wauna Avenue.
NE corner of intersection of SE Academy and Snohomish Street.
NE corner of intersection of NE Academy and Snohomish Street.
NE corner of intersection of SW Academy and Shohomish Street.
NE corner of intersection of NW Academy and Snohomish Street.
NE corner of intersection of NE Green and NE Main Avenue.
NE corner of road NE of Estes and NE of Green (at Y).
NE Corner of intersection of NE Green and SE Estes.
NE corner of intersection of NE Green and SE Academy.
NE corner of intersection of NE Wisconsin and NE Main Avenue.
NE corner of intersection of NE Wisconsin and SE Estes Avenue.
NE corner of intersection of NE Wisconsin and SE Fields.
NW corner of intersection of NW Cherry and SW Main Avenue.
NW corner of intersection of NW Cherry and SW Patton.

NW corner of intersection of NW Cherry and SW Iva.
NE corner of intersection of NE Cherry and SE Fields.
SE corner of intersection of SE Cherry Place and SE Spring.
SE corner of intersection of SE Cherry Place and SE Stauch.
NW corner of intersection of NW Spring and Iva.
NW corner of intersection of NW Spring Street and SE Strawberry Mtn.
NW corner of intersection of NW Spring Street and NW Cherry.
NE corner of intersection of NE Spring and NW Main Avenue.
NE corner of intersection of NE Spring and SW Estes Avenue.
NE corner of intersection of NE Spring and SW Wauna Avenue.
NE corner of intersection of NE Tohomish and SW Main Avenue (Alley).
NE corner of intersection of NE Tohomish and SW Church Street.
NE corner of intersection of NE Tohomish and SW Estes Avenue.
NE corner of intersection of NE Tohomish and SW Wauna Avenue.
NE corner of intersection of NE Tohomish and SW Snohomish Street.
NE corner of intersection of NE Tohomish and S Pioneer Place.
NE corner of intersection of NE Tohomish and NE O'Keefe.
SW Corner of intersection of SW Center and Okeefe.
SW corner of intersection of SW Grandview and Okeefe.
NE corner of intersection of NE Tohomish and Orchard.
NE corner of intersection of NE Center and Orchard.
NE corner of intersection of NE Grandview and Orchard.
SE corner of intersection of SE Riverwatch and Overlanders.
SE corner of intersection of SE Riverwatch and E Jewett Blvd.
NW corner of intersection of NW Garfield and NW Jewett Blvd.
SW corner of intersection of SW Garfield and SW Jewett Blvd.
NW corner of intersection of NW Garfield and SE Jewett Blvd.

NW corner of intersection of NW Center and NE Park.
SE corner of intersection of SE Oak and SE Jewett Blvd.
SE corner of intersection of 1st and Wyers.
NE corner of intersection of 2nd and Wyers.
SE corner of intersection of 2nd and Wyers.
NW corner of intersection of 2nd and Wyers.
SW corner of intersection of 2nd and Wyers.
SE corner of intersection of 3rd and Wyers.
NE corner of intersection of 3rd and Wyers.
SE corner of intersection of 4th and Wyers.
NE corner of intersection of 4th and Wyers.
SW corner of intersection of 4th and Wyers.
NW corner of intersection of 4th and Wyers.
SE corner of intersection of 5th and Wyers.
NE corner of intersection of 5th and Wyers.
NE corner of intersection of 6th Place and Jewett Blvd.
NE corner of intersection of NE Oak Place and Jewett Blvd.
NE corner of intersection of SE Oak Street and 5th Street.
NW corner of intersection of 4th and NE Oak Street.
NE corner of intersection of 4th and NE Oak Street.
SW corner of intersection of 4th and NE Oak Street.
SE Corner of Intersection of 4th and NE Oak Place.

- B. Any person failing to fully stop a vehicle at any marked intersection shall be deemed to have committed a traffic infraction and shall be penalized in an amount not less than twenty-five nor more than fifty dollars.

10.24.030 - Fifteen-minute parking.

The mayor and the city council shall from time to time reserve the right to establish, by proper posting and signs indicating fifteen-minute parking, area designations within the corporate limits, limited to parking for fifteen minutes duration, and violations thereunder shall be governed by the

penalty set out in Section 10.24.100 of this chapter. The following locations are designated as fifteen-minute parking areas:

- A. One parking place for vehicles on the West side of Estes, at 110 NE Estes which shall be appropriately indicated by a sign showing such parking to be limited to fifteen minutes.
- B. Two parking places for vehicles on the North side of East Jewett, at 176 E. Jewett Blvd. which shall be appropriately indicated by a sign showing such parking to be limited to fifteen minutes.
- C. Two parking places for vehicles on the North side of Jewett immediately west of the designated handicapped parking space located on the North side of Jewett immediately west of Main Street.
- D. Any owner or operator of any vehicle or motorcycle who violates this section by parking in such restrictive areas or prohibited areas, beyond the fifteen-minute time limitation, shall be deemed guilty of a separate offense for each thirty minutes beyond the prescribed fifteen-minute limitation; and such shall constitute a separate offense.

10.24.040 - Two-hour parking.

It is unlawful to park any vehicle, as defined by the Washington State Motor Vehicle Code, pursuant to RCWA Chapter 46, et seq., along either the north or south side of Jewett Blvd., between the intersections of Jewett Blvd. west to its intersection with the first alley west of North Main Street, and North Estes Avenue commonly known as the main street thoroughfare of the city, for a longer period than two hours, and such parking on the streets herein specified shall be limited to two hours' parking and no more, excepting therefrom properly designated loading zones heretofore established.

10.24.050 - Two-hour parking—Sundays and holidays exempt.

Such two-hour limit of parking upon the street described in Section 10.24.040 shall not apply during Sundays and holidays.

10.24.060 - Two-hour parking—Hours operative.

Such limit of two-hour parking, as aforementioned, shall be effective only during the hours of eight a.m. to five p.m.

10.24.070 - Two-hour parking—Signs required.

The public works director shall post at conspicuous places (every other angled parking place and every diagonal space) along the street mentioned in Section 10.24.040 proper signs stating the limitation of two-hour parking, and it is further unlawful for any car to park for any longer than two hours for any reason along the confines of the street herein specified.

10.24.080 - Two-hour parking—Penalty for violation.

Any person violating the provisions of Sections 10.24.040, 10.24.050, 10.24.060, and 10.24.070 shall be fined a minimum of fifteen dollars and a maximum of fifty dollars for each violation.

10.24.090 - Parking two to six a.m./Parking over seventy-two hours—Prohibited.

- A. Unless otherwise provided by ordinance it is unlawful to park any vehicle for a time longer than seventy-two hours on any street in the city of White Salmon with the exception of city-owned vehicles.
- B. There shall be absolutely no parking permitted between the hours of two a.m. and six a.m., seven days per week, Sundays and legal holidays excepted, between the streets commencing at the intersection of Jewett Avenue and Estes intersection north along Estes Avenue to its intersection with North Tohomish Street. And from Estes and Jewett West to Main on the North and South side of the Roadway.
- C. Any person violating the provisions of this section shall be deemed to have committed a traffic infraction and shall be penalized in an amount of not less than fifteen dollars and not more than fifty dollars.

10.24.100 - Parking from two a.m. to six a.m./Parking over seventy-two hours—Penalty—Impoundment.

- A. Within the streets described in Section 10.24.090, which prohibits parking from two a.m. to six a.m. and parking over seventy-two hours as hereinabove set forth, for the period October 1st through March 31st, in addition to the fines imposed by this section, in the event any vehicle is parked within the prohibited streets between the hours of two a.m. and six a.m., the city shall maintain signage as required by RCW 46.55.113(2)(h) setting forth that the city shall have the right to tow such offending vehicle away from said streets, and shall impound the vehicle according to the procedures and appeal rights set forth in RCW Ch. 46.55 and WSMC Ch. 10.40.
- B. In addition to being subject to impound as set forth above, any person violating the provisions of this section shall be deemed to have committed a traffic infraction and shall be penalized in an amount of not less than fifteen dollars and not more than fifty dollars.

10.24.110 - Logging trucks—Overnight parking prohibited.

No overnight parking of loaded logging trucks shall be permitted on any city street within the corporate limits of the city. **Violation of this Section shall be punishable by a maximum fine of not less than twenty-five nor more than fifty dollars for each violation.**

10.24.120 – [Repealed] Parking prohibited.

There shall be no parking permitted whatsoever, of any vehicle of any nature, kind or description, on the following streets, set forth as follows:

- A. On NW Manley, no parking on the driving surface.**
- B. On NW Patton, no parking on pavement.**
- C. On East and West side of NW Riverview Dr, no parking on pavement.**
- D. On west side of 5th Avenue.**
- E. On NE Vine, no parking on pavement.**

~~F. On NW Cherry Street, no parking North side of road.~~

~~G. On NW Spring, no parking in South side of road.~~

~~H. On the North side of Jewett Blvd between Wauna and Grandview.~~

~~I. On the north side of NE Washington between NE Estes and NE Church, no parking on pavement.~~

~~J. Parking along the west side of NE Church from NE Tohomish to the alley along the Fire Hall is for city-owned vehicle parking only, all other vehicle parking is prohibited.~~

~~K. Northwest corner of Garfield and Jewett Blvd. intersection from corner west approximately two hundred feet, no parking allowed in pullout area or in direct right-of-way.~~

10.24.130 – ~~[Repealed] Violation of Sections 10.24.110 and 10.24.120 Penalty.~~

~~Violation of Sections 10.24.110 and 10.24.120 of this chapter shall be punishable by a maximum fine of not less than twenty five nor more than fifty dollars for each violation.~~

10.24.150 - Police vehicle parking only.

- A. A parking space located on the north side of Jewett in front of 142 E. Jewett is designated for police vehicle parking only.
- B. A violation of this section shall be a traffic infraction, with a penalty of not less than fifty dollars and no more than one hundred dollars. In addition, any vehicle in violation of this section is subject to being towed and impounded at owner's expense.

10.24.160 - Handicapped parking only.

- A. The following two parking spaces are designated as "parking for handicapped only": Two spaces on the west side of Main Street south of the intersection with Scenic Street in front of the Whitson Elementary School.
- B. The following two parking spaces are designated as "parking for handicapped only": One space east and one space west of where the walkway from the Park Center Building intersects with the south side of Washington Street.
- C. The following parking space is designated as "parking for handicapped only": One space in the parking area south of the Park Center Building.
- D. The following parking space is designated as parking for handicapped only. One space north side of Jewett Blvd. from Main Street West.
- E. The following parking space is designated as parking for handicapped only. One space south side of Jewett Blvd. from 1st Street West.
- F. The following parking space is designated as parking for handicapped only. First space south side of Jewett Blvd. one space east from 1st Ave.
- G. The Public Works Director shall have the above parking spaces designated as "Handicapped Parking Only".

H. Violation of this section shall be a traffic infraction with a penalty of not more than two hundred fifty dollars. **In addition, any vehicle in violation of this section is subject to being towed and impounded at owner's expense.**

10.24.170 - Angled parking only.

Beginning at the southeast corner of the intersection of East Jewett Boulevard and 1st Street travelling east along the south side of East Jewett Boulevard until the mid-block point of the 200 block of East Jewett Boulevard, parking is prohibited for vehicles and trailers exceeding twenty feet in length as indicated by marked pavement lines.

10.24.180 - Reserved.

SECTION 2 – SEVERABILITY: If any section, sentence, or phrase of this Chapter is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence or phrase of this Chapter.

SECTION 3 – EFFECTIVE DATE. This ordinance shall take effect five days following the date of its publication by summary.

PASSED by the City Council of the City of White Salmon at a regular meeting this 17th day of March 2021.

Marla Keethler, Mayor

ATTEST:

Jan Brending, Clerk/Treasurer

APPROVED AS TO FORM:

Kenneth B. Woodrich, City Attorney

File Attachments for Item:

B. Critical Areas Ordinance Heritage Tree Variance Request 2020-001, Chris Morre and Crissy Trask

1. Presentation
2. Discussion
3. Action



AGENDA MEMO

Needs Legal Review: Yes
Meeting Date: March 17, 2021
Agenda Item: Critical Areas Variance Request 2020-001, Chris Moore and Crissy Trask,
328 SE Wyers Street
Presented By: Pat Munyan, City Administrator

Action Required

Consider approval, with or without conditions, or denial of the Critical Areas Heritage Tree Variance Request submitted by Chris Moore and Crissy Trask.

Proposed Motion Options

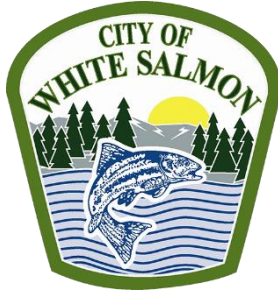
1. Move to deny the Critical Areas Heritage Tree Variance request submitted by Chris Moore and Crissy Trask based on the finding that the applicant has a reasonable use of the property and no hardship exists that would necessitate a variance to mitigate the conditions.
2. Move to approve (with or without conditions) the Critical Areas Heritage Tree Variance request submitted by Chris Moore and Crissy Trask finding that without the variance the applicant does not have a reasonable use of the property and that denial of the variance would present a hardship.

Explanation of Issue

Chris Moore and Crissy Trask have submitted a Critical Areas Variance Request for property located at 328 SE Wyers. See attached staff report and supporting documents for details.

Staff Recommendation

Staff recommends that the critical areas heritage tree variance request submitted by Chris Moore and Crissy Trask be denied based on the finding that the applicant has a reasonable use of the property and that no hardship exists that would necessitate a variance to mitigate the conditions.



CITY OF WHITE SALMON CITY COUNCIL

March 17, 2021

CRITICAL AREAS ORDINANCE VARIANCE: 2020.001

APPLICANT:

Chris Moore and Crissy Trask

REQUEST:

The Applicant seeks to obtain a Variance to White Salmon Municipal Code 18.10.317 - Special provisions—Heritage trees and 18.10.212 - Building set backline (BSBL) for a lot located at 328 SE Wyers Street.

**STAFF REPORT
MARCH 17, 2021**

**MOORE/TRASK
CRITICAL AREAS VARIANCE
WS-CAO-2020.001**

LEGAL DESCRIPTION

Lot 2 of WS-BLA-2006-09, Lot 11 and 12 of Block 4 to the Original Addition to the City White Salmon; in SW ¼ NW ¼ of Section 19, Township 3 North, Range 11 East, in Klickitat County, in Washington State.

ACREAGE OF PROPERTY

0.15 Acres; 6,510 square-feet

ZONING AND SURROUNDING USES

The subject property, 328 SE Wyers Street, is zoned Two-Family Residential (R-2).

- North* – Two parcels, townhomes (03111916030100 and 03111916030200), City of White Salmon zoned R-2.
- South* – Three parcels, townhomes (03111949000100 and 03111949000200), a vacant lot (03111972070200), City of White Salmon zoned R-2.
- East* – One parcel, single-family residence (03111972041000), City of White Salmon zoned R-2.
- West* – One parcel, single-family residence (03111972030700), City of White Salmon zoned R-2.

MUNICIPAL STATUTE(S) OF BEARING

WSMC 18.10.317 (B) Heritage trees include:

1. *Oregon White Oaks with a trunk diameter larger than fourteen inches,*
2. *All other tree species with a trunk diameter greater than eighteen inches.*

WSMC 18.10.317 (E) Maintenance and preservation of heritage trees is required:

1. *Any owner or applicant shall use reasonable efforts to maintain and preserve all heritage trees located thereon in a state of good health pursuant to the provisions of this chapter. Failure to do so shall constitute a violation of this chapter. Reasonable efforts to protect heritage trees include:*
 - a. *Avoidance of grading, excavation, demolition or construction activity within the heritage tree protection area where possible. The city shall consider special variances to allow location of structures outside the building setback line of a heritage tree whenever it is reasonable to approve such variance to yard requirements or other set back requirements.*
 - b. *Grading, excavation, demolition or construction activity within the heritage tree protection area shall require submittal of a tree protection plan, prepared in accordance [with] applicable guidelines for a critical area report and habitat management plan per [Section 18.10.200](#), General Provisions.*
 - c. *Consideration of the habitat or other value of mature trees in the request for a variance or other modification of land use standards may require listing of the tree as a heritage tree. Once listed for protection approval of variances or modification of standards are considered reasonable actions and not the result of a self created hardship.*
2. *The critical area report for purpose of this section shall include a heritage tree protection plan and shall be prepared by a certified arborist. The plan shall address issues related to protective fencing and protective techniques to minimize impacts associated with grading, excavation, demolition and construction. The city may impose conditions on any permit to assure compliance with this section. (Note: Some provisions in section 18.10.200, such as 18.10.211 Buffers, 18.10.214 Native growth protection easement, 18.10.215 Critical areas tracts, and 18.10.216 Marking and/or fencing requirements; may not be applicable to protection areas for heritage trees.)*
3. *Building set back lines stipulated by subsection 18.10.212 shall be measured from the outer line of the tree protection area for heritage trees.*
4. *Review and approval of the critical areas report and tree protection plan by the city is required prior to issuance of any permit for grading or construction within the heritage tree protection area.*

WSMC 18.10.317 (G) Exceptions to the provisions in this section include:

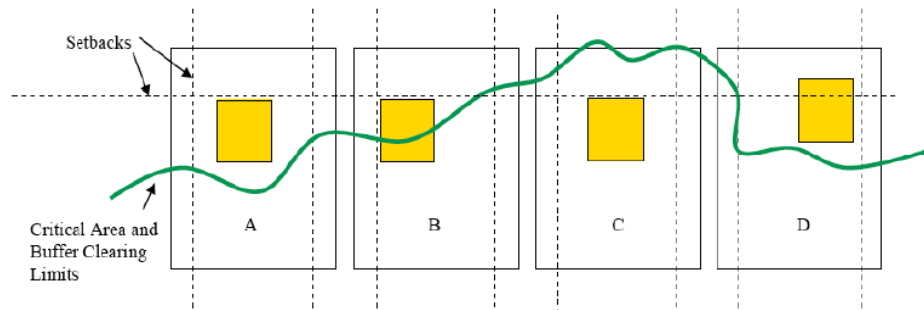
2. *A heritage tree in or very close to the "building area" of an approved single family residence design can be replaced by another tree. A heritage tree can be removed if its presence reduces the building area of the lot by more than fifty percent after all potential*

alternatives including possible setbacks to minimum yard depth and width requirements have been considered.

WSMC 18.10.125 - Exceptions.

C. Reasonable Use and Variance Potential. If the application of this chapter would deny all reasonable use of the property, the Applicant may apply for a variance pursuant to this section. After holding a Type IV public hearing (Hearing by City Council) pursuant to WSMC Title 19 Administration, the city council may approve the variance if the council finds¹:

- 1. This chapter would otherwise deny all reasonable use of the property;*
- 2. There is no other reasonable use consistent with the underlying zoning of the property that has less adverse impact on the critical area and/or associated buffer;*
- 3. The proposed development does not pose an unreasonable threat to the public health, safety or welfare on or off the property;*
- 4. Any alteration is the minimum necessary to allow for reasonable use of the property;*
- 5. The inability of the Applicant to derive reasonable use of the property is not the result of actions by the Applicant after the effective Date of this chapter or its predecessor; and*
- 6. The Applicant may only apply for a reasonable use in accordance with a variance approval.*
- 7. Four scenarios that illustrate situations where a reasonable use exception might or might not be applicable are sketched below:*



- a. A = No reasonable use variance would be granted because there is sufficient space outside the area clearing limits.*
- b. B = A reasonable use variance might be granted since there is insufficient space for a reasonable use. The development area would need to be limited or scaled back in size and located where the impact is minimized.*

¹ WSMC 19.10.040, Table 2 Procedure Project Permit Applications (Type I-IV): Type IV decisions do not require an open record public hears process for determination of a Critical Areas Variance request. Final decision is made by the City Council.

- c. *C = A reasonable use variance would be granted for a minimal development if the property is completely encumbered and mitigation methods are applied.*
 - d. *D = The city might consider appropriate modifications to the required setback to prevent intrusion into the protection area*
- D. *Variance Criteria to Provide Reasonable Use. Where avoidance of the impact in wetlands, streams, fish and wildlife habitat and critical aquifer recharge areas is not possible, a variance may be obtained to permit the impact. Variances will only be granted on the basis of a finding of consistency with all the criteria listed below. The hearing examiner shall not consider the fact the property may be utilized more profitably.*
- 1. *The variance shall not constitute a grant of special privilege inconsistent with the limitation on use of other properties similarly affected by the code provision for which a variance is requested;*
 - 2. *That such variance is necessary to provide reasonable use of the property, because of special circumstances and/or conditions relating to the size, shape, topography, sensitive areas, location, or surroundings of the subject property, to provide it with those relative rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located. The phrase “relative rights and privileges” is to ensure that the property rights and privileges for the subject property are considered primarily in relation to current city land-use regulations;*
 - 3. *That the special conditions and/or circumstances identified in subsection 2 of this section giving rise to the variance application are not self-created conditions or circumstances;*
 - 4. *That the granting of the variance will not be materially detrimental to the public welfare or injurious to the property, neighborhood, or improvements in the vicinity and zone in which subject property is situated;*
 - 5. *That the reasons set forth in the application and the official record justify the granting of the variance, and that the variance is the minimum variance necessary to grant relief to the Applicant;*
 - 6. *That alternative development concepts in compliance with applicable codes have been evaluated, and that undue hardship would result if strict adherence to the applicable codes is required; and*
 - 7. *That the granting of the variance will not adversely affect implementation of the comprehensive plan or policies adopted thereto and the general purpose and intent of the zoning title or other applicable regulations.*
 - 8. *WDFW will be notified of any proposed variance to critical areas affecting fish and wildlife sites and habitat areas. The city may require the Applicant to demonstrate that WDFW is not willing or able to acquire the property before a variance to fish and wildlife, stream, or wetland conservation areas is approved.*
- E. *Mitigation Required. Any authorized alteration to a wetland or stream or its associated buffer, or alteration to a fish and wildlife habitat conservation area, as approved under subsections A, B, or C and D of this section, shall be subject to conditions established by the city and shall require mitigation under an approved mitigation plan per [Section 18.10.221].*

WSMC 18.10.212 - Building set back line (BSBL).

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

APPROVAL CRITERIA

Pursuant to WSMC 18.10.125 – Exceptions – Part (D) Variance Criteria to Provide Reasonable Use; where avoidance of the impact in wetlands, streams, fish and wildlife habitat and critical aquifer recharge areas is not possible, a variance may be obtained to permit the impact to allow for reasonable use of the property by the owner(s). Variances will only be granted on the basis of a finding of consistency with all the criteria listed below. The City Council shall not consider the fact the property may be utilized more profitably.

Fact: Pursuant to WSMC 18.10.125 (D)-1, *the variance shall not constitute a grant of special privilege inconsistent with the limitation on use of other properties similarly affected by the code provision for which a variance is requested.*

Finding: WSMC 18.10.317 identifies that a heritage tree protection area is required but does not provide information on determining the buffer area. After discussions with Underwood Conservation District, there are two standard methods for determining the buffer area: (1) canopy area or (2) fifty-percent of the overall high of the tree.

Furthermore, according to WSMC 18.10.212, a minimum building set back line (BSBL) of fifteen-feet is required from the edge of any buffer, natural growth protection easement (NGPE), or separate critical area tract, whichever is greater.

The applicant is requesting a variance to WSMC 18.10.212 and WSMC 18.10.317 to demolish the existing residence at 328 SE Wyers Street and rebuild a single-family home and carport. The new proposed structures have a larger footprint and remain encroaching in the heritage tree's canopy and buffer area.

Regardless of the method used to identify the heritage tree protection area, other buffer averaging, buffer reductions, and setback reduction provided by the White Salmon Municipal Code, the Administration has determined that the Applicant has reasonable use of the property without a variance. The strict enforcement of the applicable codes does not prevent the existing single-family home from being renovated or being reconstructed on the same footprint. Further concluding, this variance may constitute a granting of special privilege inconsistent with the limitation of the use of other properties similarly affected.

Fact: Pursuant to WSMC 18.10.125 (D)-2, *such variance is necessary to provide reasonable use of the property, because of special circumstances and/or conditions relating to the size, shape, topography, sensitive areas, location, or surroundings of the subject property, to provide it with those relative rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located. The phrase “relative rights and privileges” is to ensure that the property rights and privileges for the subject property are considered primarily in relation to current city land-use regulations;*

Finding: The Applicant's parcel is located just south of the City's downtown core in an older neighborhood of mature trees. The subject tree's location(s) surrounding the existing home does not provide an opportunity to expand the building site beyond the pre-existing building footprint without infringing on the heritage tree ordinance. Considering there is an

existing home, there is an established reasonable use of the property beyond the sensitive areas and their buffer that already exists.

Fact: Pursuant to WSMC 18.10.125 (D)– 3, *the special conditions and/or circumstances identified in subsection 2 of this section giving rise to the variance application are not self-created conditions or circumstances;*

Finding: The property is developed; it contains a single-family home with one mature tree on-site and four others surrounding the property identified by WSMC 18.10.317(B) as heritage trees. The heritage trees encumbers the Applicant’s parcel by nearly 50%, including their protection area buffer and additional protective buffer setback. The strict enforcement of the WSMC would not prevent the applicant from demolishing and building on the same footprint as the existing structure, but would prevent the expansion of the original footprint.

Therefore, the special conditions and/or circumstances identified in subsection 2 of WSMC 18.10.125 (relating to the size, shape, topography, sensitive areas, location, or surroundings of the subject property) would give rise to the variance application for any additional building footprint beyond the existing building’s footprint.

Fact: Pursuant to WSMC 18.10.125 (D)-4, *the granting of the variance will not be materially detrimental to the public welfare or injurious to the property, neighborhood, or improvements in the vicinity and zone in which subject property is situated.*

Finding: The Administration determines that this variance granting may be materially detrimental to the public welfare or injurious to the property if precautions directed by the arborists are not followed.

Wade Striedieck, ISA Certified Arborist with Klickitat Tree Operations LLC, whose purpose was to complete an on-site inspection, as requested by the applicant, has recommendations regarding plans to replace a current structure within the protection area of a heritage tree with a new structure. Striedieck’s primary concern was for Tree 1, 2, and 3. He stated that it is his opinion that the proposed plans would not jeopardize the long-term health of the tree:

1. The tree is accustomed to the foundation that exists on the property and has most likely grown its root to and around the foundation.
2. The area under the existing house is a dead space for water and nutrients, so the tree would have no incentive to grow there.

Striedieck’s recommendations to minimize root loss and disturbance:

1. periodic site visits by an ISA Certified Arborist during the digging process
2. Fencing off as large an area around the tree as possible is a good safety precaution
3. If the digging is to take place during the dry season, be prepared to have a watering system in place for the tree
4. A layer of wood mulch will help reduce soil compaction and retain moisture.

5. Footings would be preferable to a slab in the carport area. If a slab is necessary, it should be located as far away from the tree as possible.

The heritage tree ordinance was created to protect trees of a certain size and create a large buffer to promote healthy growth. It would be up to the city council to determine if the project would be detrimental to the tree(s) on the property.

The City's Certified Arborist, Karen Jenkins, did not recommend approval or denial of this variance upon review. Still, if the city council approves, it is her option for the city to encourage the property owners to carefully follow Striedieck's recommendations to minimize disturbance to the root zone. Emphasizing fencing, watering during the summer, a layer of mulch, and keeping all their contractor trucks away from the tree.

Fact: Pursuant to WSMC 18.10.125 (D)-5, *the reasons set forth in the application and the official record justify the granting of the variance and that the variance is the minimum variance necessary to grant relief to the Applicant.*

Finding: The Administration disagrees with the Applicant that the strict enforcement of applicable codes would prevent reasonable use without some level of variance, as the property already has reasonable use with the existing single-family home and the city not preventing the applicant from renovating or building a new structure on the same footprint.

Fact: Pursuant to WSMC 18.10.125 (D)-6, *alternative development concepts is in compliance with applicable codes have been evaluated, and that undue hardship would result if strict adherence to the applicable codes is required.*

Finding: It is the administration's opinion that the property has reasonable use. The strict enforcement of the applicable codes does not prevent the existing single-family home from being renovated or building a new structure on the same footprint.

Fact: Pursuant to WSMC 18.10.125 (D)-7, *the granting of the variance will not affect the intent of the comprehensive plan or policies adopted thereto and the general purpose and intent of the zoning title or other applicable regulations.*

Finding: The Applicant's existing use comply with the applicable White Salmon Municipal Code regulations. The city council is tasked in determining if the proposed variance meets the intent of the code.

STAFF DETERMINATION

The purpose of the variance criteria is to provide a mechanism where the city may grant relief from the strict enforcement provisions of Title 18, where a hardship results from the subject property's physical characteristics. Staff has reviewed the Applicant's existing reasonable use, intended project, and variance request to find that hardship does not exist.

Despite the physical constraint caused by the heritage tree (meaning its protected areas and buffer setback), the Administration has determined that the Applicant has reasonable use of the property with its existing single-family home. It is the City Council decision if the applicant's desire to rebuild their residence, regardless of the structural size, would constitute a granting of a special privilege inconsistent with the limitation of the use of other developed properties similarly affected.

STAFF REPORT WRITTEN BY

City Planning Department:

Patrick R. Munyan Jr., City Administrator

Erika Castro Guzman, Associate Planner

ATTACHMENTS

- A. Applicant Variance Permit Application and Narrative
- B. Site Plan, including existing house overlay to new footprint
- C. Arial Image and survey of record
- D. Klickitat Tree Operations LLC Arborist Report and site plan, with tree inventory and proception area
- E. The City's Arborist evaluation



CHECKED MAR 04 2020
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 650.00
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: 3/4/2020

Physical Address: 328 SE Wyers St.
White Salmon, WA 98672

Applicant: Chris Moore and Crissy Trask

Representative for Applicant: _____

Telephone: 509.475.3131

Mailing Address: P.O. Box 475 White Salmon, WA 98672

Email: crissytee@gmail.com

CHAPTER 17.80.058 – VARIANCE PURPOSE AND CRITERIA

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

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

VARIANCE APPLICATION

To the City Council....

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

18.10.317

Modification of land use standards requiring a building protection zone around a heritage tree, defined as the outer edge of the drip line or 10x the trunk diameter, whichever is larger. We are requesting a variance to build a house within the protection area, resulting in modified setbacks, while taking precautionary measures recommended by a certified arborist. (Report attached.)

Purpose of variance: The protection zone reduces the building area of the lot by more than 50 percent.

Legal description of property: Lot 2 WS BLA 2006-09 BLK 4 ORIG TO WS SWSW; 19-3-11

Common discretion of the Property:

Property address: 328 SE Wyers St., White Salmon, WA 98672

Property zone: R2

Land Dimensions: 99.92' 'x 65.16'

Current land use of site: Single family home

Current land use to the:

North: Townhomes

East: Single family home

South: Public road

West: Public road

Floor space of all buildings:

Existing: 1264 sf

Additional: 698 sf

Entire: 1962 sf

How many cars may be parked off the street on these premises: 3

Other parking: carport

Name of property owners: Chris Moore and Crissy Trask, PO Box 475, White Salmon, WA 98672

What are the exceptions or extraordinary circumstances which lead the applicants to believe they are entitled to a variance?

The presence of heritage trees reduces the buildable area by more than 50 percent. (See attachments.)

A home that is less than 2,000 square feet is a reasonable use of land.

We have been great stewards of the trees since buying the property, and involved our arborist at our earliest planning stage. We are using the existing grade, have planned the home to sit as much as possible in the existing home's area, and will follow all recommendations in the arborist's report during demolition and construction.

The carport has no floor and no continuous foundation, just targeted footings.

An existing house has rested on this land for over 100 years, creating a nutrient desert. (See attached report from Klickitat Tree Services.)

Our corner lot does not abut an alley or alley easement due to its unique orientation, but rather abuts land with private homes on two sides. Other homes in the immediate area are allowed 5' setbacks along shared private property lines.

A 5 foot setback for the rear of the home would be an improvement from the existing home's current 2.8' setback.

VARIANCE APPLICATION (CONTINUED)

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

Other Parking Provisions, Describe: _____

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

attached

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

See

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

Applicant Signature: Cristy Trask & Chad Moore

Approximate trunk and
drip line diameters:

#1 32", 64'

#2 30", 28'

#3 26", 24'

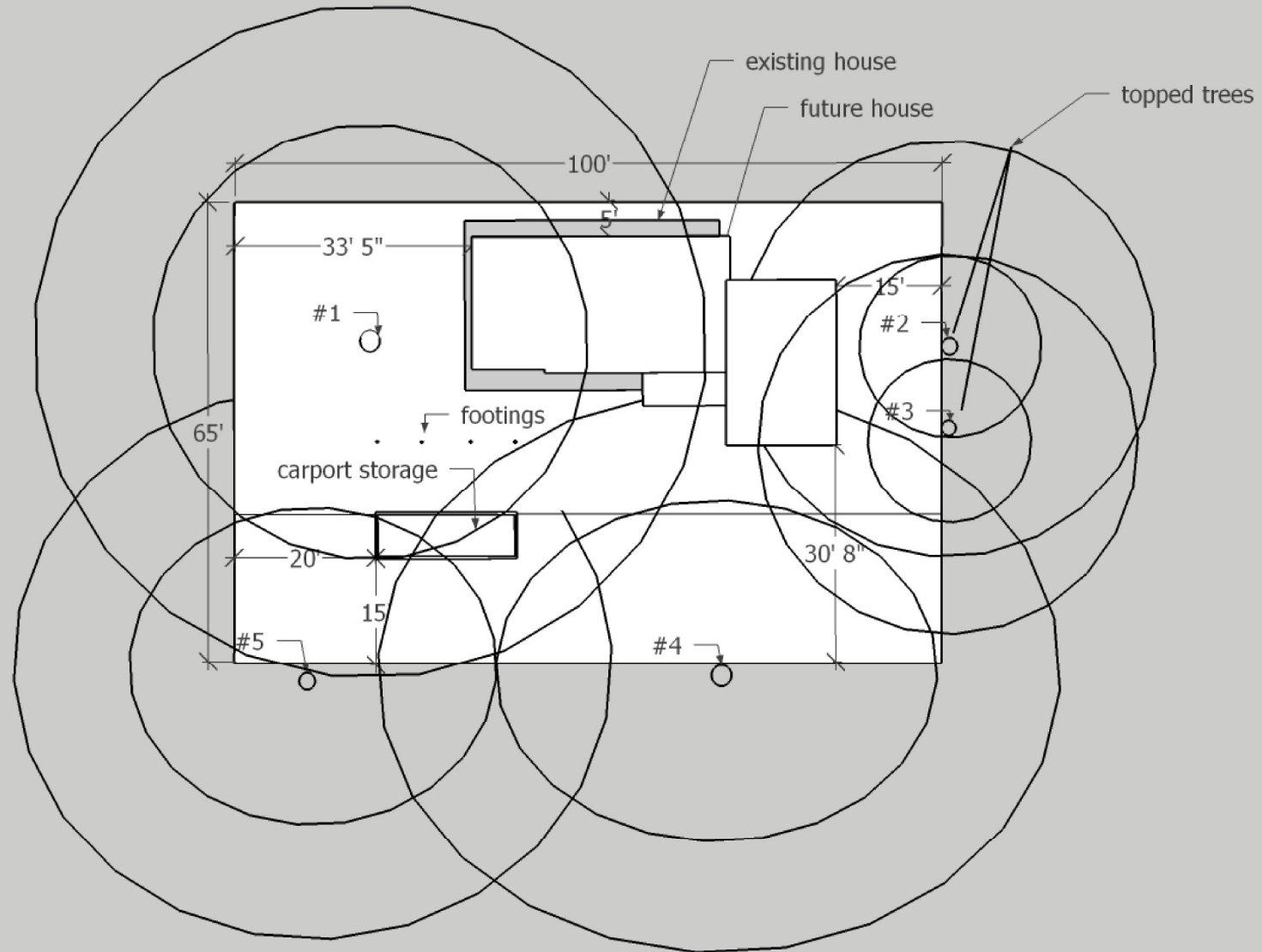
#4 32", 48'-66'

#5 24", 46'-55'

Small circle=trunk

Center circle=drip line

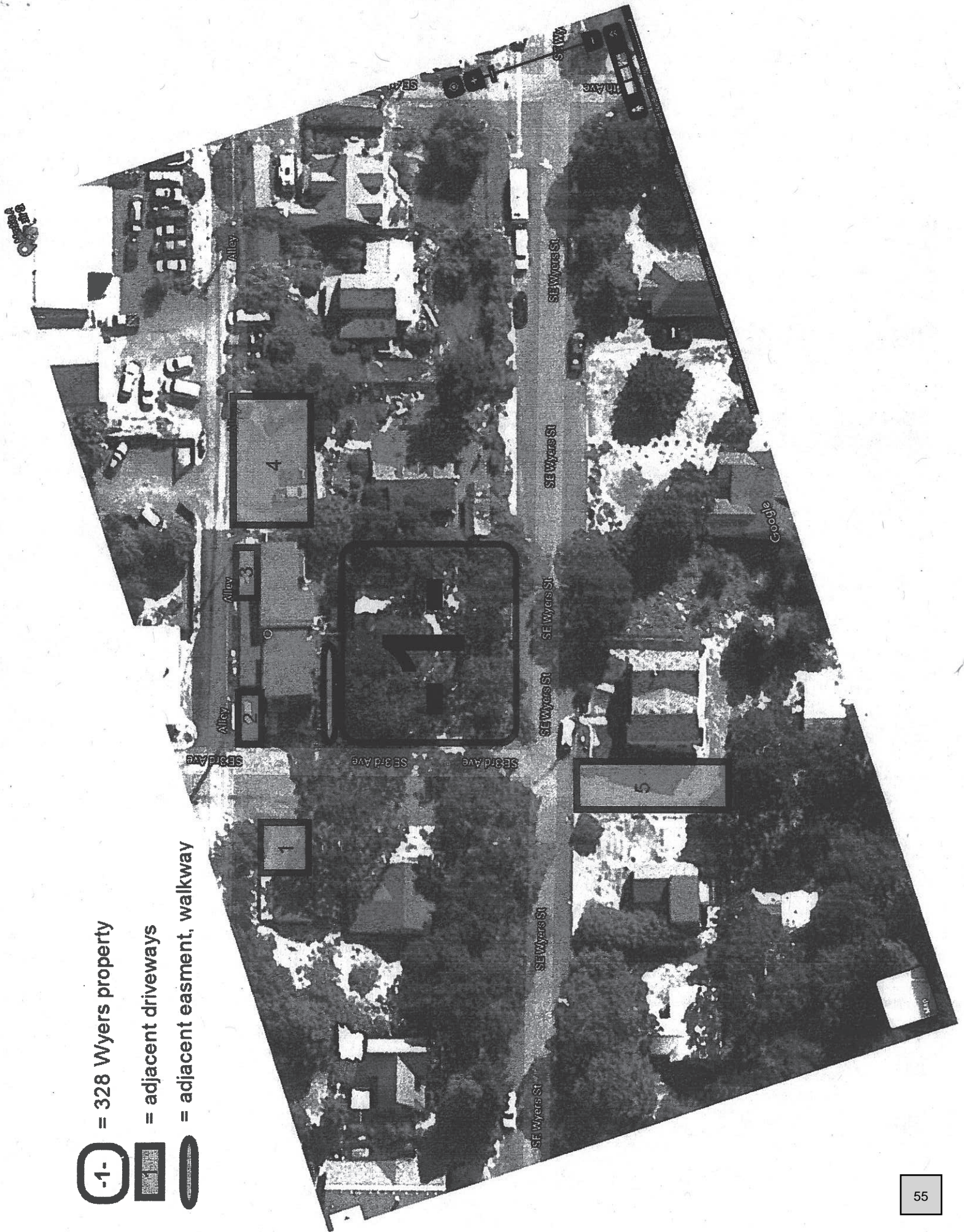
Outer circle=15' buffer



-1- = 328 Wyers property

 = adjacent driveways

 = adjacent easment, walkway

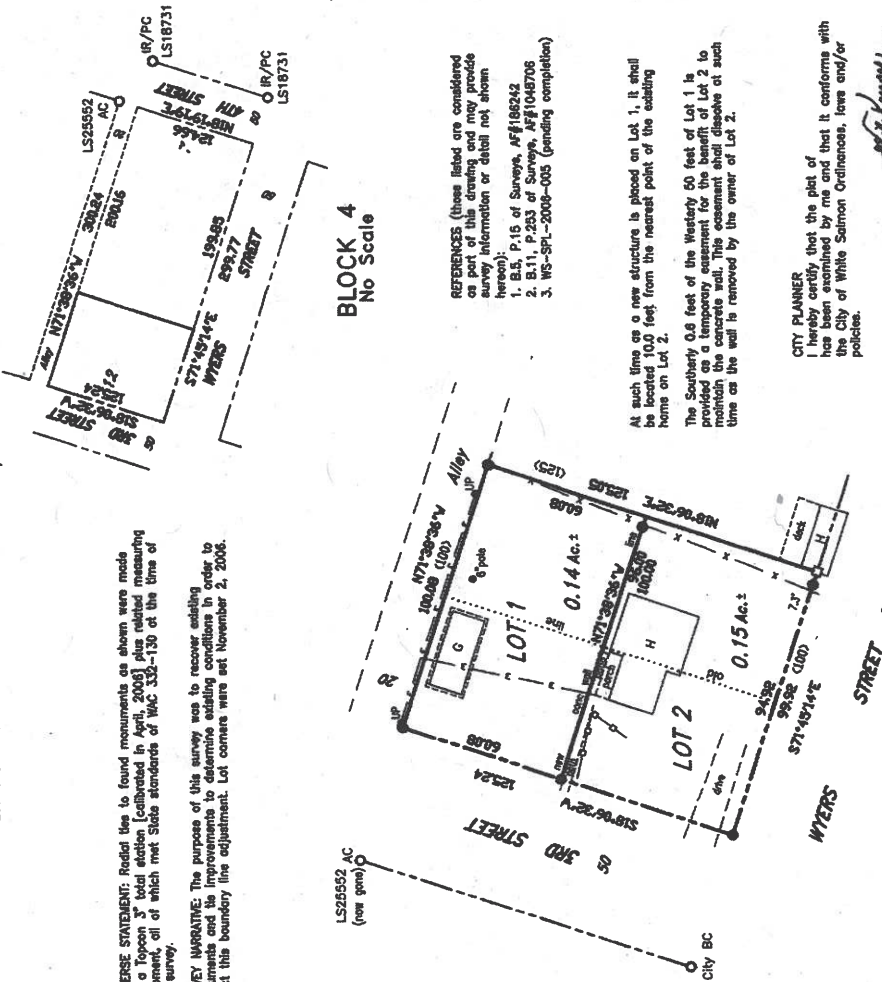


CITY OF WHITE SALMON BLA-2006-09 of Lots 11 & 12, Block 4, Original White Salmon, in SW1/4SW1/4 Sec. 19, T3N, R11E, W.M.

Tax Parcel No. 03-11-1972-0411/00

TRANSFER STATEMENT: Radial line to found monuments as shown were made with a Topcon 3" total station. Calculated in April, 2008. Also radial measuring equipment, all of which met State standards of WAC 332-130 at the time of this survey.

SURVEY WARRANT: The purpose of this survey was to recover existing monuments and the improvements to determine existing conditions in order to effect this boundary line adjustment. Lot corners were set November 2, 2008.



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

TRANSTOW SURVEYING, INC.
112 W. 4th
Spokane, WA 99201-4287
Ph 509/463-3111 Fx 509/463-4309
Member of Land Surveyors' Assoc. of Washington
#2524 Copyright 2008

WE, the undersigned, hereby certify that we are the owner's of said tract of land, that we give our consent for the boundary line adjustment of said land.

James H. Cooper 11/19/06
Date
Shelia D. Cooper 11/12/06
Date
Shelia D. Cooper



STATE OF WASHINGTON
County of Klickitat
On this day personally appeared James H. Cooper
Notary Public in and for the State of Washington
residing at White Salmon, Washington
My commission expires 11-18-08

Shelia D. Cooper
To me known to be the individual named in and who executed the within and acknowledged to me that TRANTOW signed the same as TRANTOW, free and voluntary act and deed for the purposes herein mentioned, and that the same was signed and sealed this 12 day of November, 2008.

Shelia D. Cooper
Notary Public in and for the State of Washington
residing at White Salmon, Washington
My commission expires 11-18-08

CITY SUPERINTENDENT OF PUBLIC WORKS
I hereby certify that the plat of shown hereon has been examined by me and that it is in conformity with the city standards as to streets, water and sewerage.

Shelia D. Cooper
Superintendent of Public Works
Dated this 14 day of November, 2008

COUNTY HEALTH OFFICER
I hereby certify that the plat of shown hereon has been examined by me and that said plat complies with the health department requirements.

N/A
Klickitat County Health Officer
Dated this day of, 2008

CITY ENGINEER
I hereby certify that the plat of shown hereon has been examined by me and that said plat complies with the city standards for survey, data, easements and encroachments.

Shelia D. Cooper
White Salmon City Engineer
Dated this 14 day of November, 2008

CITY COUNCIL
Examined and approved this 16 day of November, 2008 by City of White Salmon.

Francis H. Martin
Mayor

BOUNDARY LINE ADJUSTMENT FILED FOR RECORD AT THE REQUEST OF TRANSTOW SURVEYING THIS 21 DAY OF November, 2008 AT 5:18P AND RECORDED IN VOLUME 1 OF BOUNDARY LINE ADJUSTMENTS, PAGE 219.
AFF 1266684 RECORDS OF KLUCKITAT COUNTY, WASHINGTON.

Shelia D. Cooper
Klickitat County Auditor



PO Box 2290 PMB 168 | White Salmon, WA 98672 | 503-278-9787

Date: 3/13/2020

Purpose: On-site inspection and recommendations regarding future plans to replace a current structure within the protection area of a heritage tree with a new structure.

Site Information: Parcel 03111972041102

Prepared by: Wade Striedieck ISA# WE-7714A

TREE 1

Findings:

The house plan described to me will fall within the protection area of this tree (as defined by the Heritage Tree ordinance 18.10.317). Some root loss and disturbance during construction is a probability, however, it is my opinion that these plans would not jeopardize the long term health of the tree:

- The tree is accustomed to the foundation that exists on the property and has most likely grown its root to and around the foundation.
- The area under the existing house is a dead space for water and nutrients, so the tree would have no incentive to grow there.

Recommendations to minimize root loss and disturbance:

- Periodic site visits by an ISA Certified Arborist during the digging process.
- Fencing off as large an area around the tree as possible is a good safety precaution.
- If the digging is to take place during the dry season, be prepared to have a watering system in place for the tree.
- A layer of wood mulch will help reduce soil compaction and retain moisture.
- Footings would be preferable to a slab in the carport area. If a slab is necessary, it should be located as far away from the tree as possible.

TREES 2 & 3:

Findings: These trees' trunks are within approx. 10' of the planned new structure, however, these trees were topped in the recent past which removed 100% of the leaf bearing crown. Due to

the mutilated condition of the trees, it is my opinion that the trees to the southwest (trees 4 & 5) have far more value, and their protection should be prioritized.

Recommendations: See above (Tree 1).

TREE 4 & 5:

Findings: The house does not appear to fall within the protection area of these trees. The ground around the trees appears to be as compacted as its going to be, so it's my opinion that heavy equipment would not overly stress the tree.

Recommendations: None.

Klickitat Tree Operations, LLC
PO Box 2290 PMB 168
White Salmon, WA 98672 US
+1 5032789787
klickitattree@gmail.com



INVOICE

BILL TO

Crissy Trask
328 SE Wyers st.
White Salmon, WA 98672

INVOICE # 1059

DATE 03/01/2020

DUE DATE 03/31/2020

TERMS Net 30

ACTIVITY

DESCRIPTION

Consultation:

Tree: Large Oregon White Oak.

Location: West side of house.

Dear Crissy.

I appreciate you reaching out to me in regards to your tree and your future plans to replace the current structure. According to your plans as described them to me, I do not see why your plans would jeopardize the long term health of the tree.

I recommend keeping the new build no closer then the current foundation (12ft). The tree is accustomed to the foundation and has most likely grown its roots to and around this point. Under the house is a dead space for water and nutrients, so the tree would have no incentive to grow there.

Some root loss and or disturbance during construction is a probability. I recommend periodic site visits by a ISA Certified Arborist during the digging process. Fencing off as large an area around the tree as possible is a good safety precaution. If the digging is to take place during the dry season, be prepared to have a watering system in place for the tree. A layer of wood mulch will help to reduce soil compaction and retain soil moisture.

I look forward to woking with you more in the future. Please let me know if you have any other questions or concerns.

Thanks.

Wade Striedieck ISA# WE- 7714A

Sales

BALANCE DUE

Trask/Moore Critical Area Ordinance Variance, For Review

Jan Brending <janb@ci.white-salmon.wa.us>

Tue, Mar 2, 2021 at 5:22 AM

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

See below.

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

From: **Karen Jenkins** <karenblackjenkins@gmail.com>

Date: Mon, Mar 1, 2021 at 11:30 PM

Subject: Re: FW: Trask/Moore Critical Area Ordinance Variance, For Review

To: Jan Brending <janb@ci.white-salmon.wa.us>

Hi Jan,

I took a look this afternoon.

Tree #1 is the best tree on the lot, so I would encourage the property owners to very carefully follow Wade's recommendations for minimizing disturbance to the root zone. Fencing, watering during the summer, layer of mulch, and keeping all their contractor trucks away from the tree.

Good reminder that we need to work on the wording of the ordinance for fines/consequences for not preserving trees, and what the replacement ratio is....

Thanks,
Karen

On Fri, Feb 26, 2021 at 1:28 PM Jan Brending <janb@ci.white-salmon.wa.us> wrote:

See information below and attached.

Jan Brending, Clerk Treasurer

City of White Salmon

PO Box 2139

White Salmon WA 98672

509-493-1133 #205

janb@ci.white-salmon.wa.us

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

Sent: Friday, February 26, 2021 1:26 PM

To: Patrick Munyan <patm@ci.white-salmon.wa.us>; Jan Brending <janb@ci.white-salmon.wa.us>

Subject: Trask/Moore Critical Area Ordinance Variance, For Review

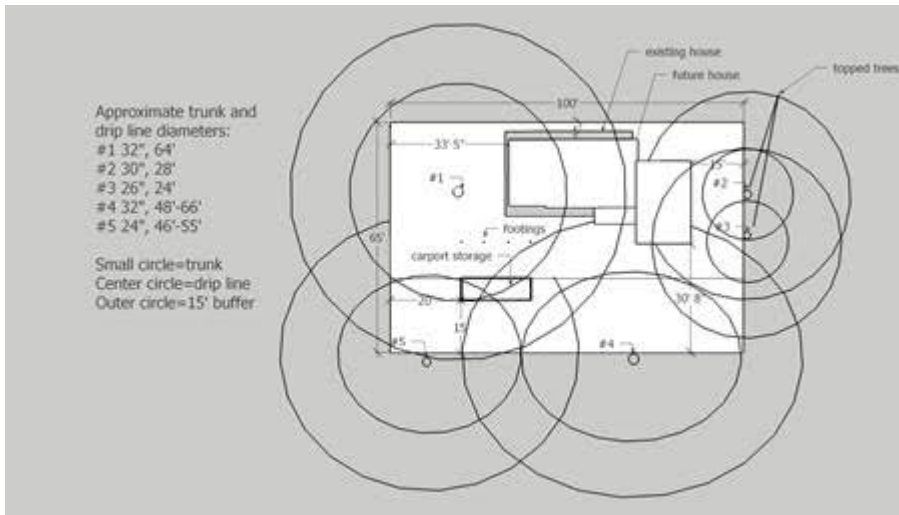
Hi Jan,

Could you please send this email and the attached to Karen Jenkins for her professional review?

Overview:

The applicant is requesting a variance to WSMC 18.10.212 and WSMC 18.10.317 to demolish the existing single-family home and re-build a single family with a larger footprint and carport. The existing single-family home currently encroaches under five heritage trees. Still, it is only Tree #1 that is on the applicant's property. The project will be directly within the immediate protection area and buffer setback of the said heritage tree.

Staff thinks it would be beneficial for Karen to review the proposed project. For further clarification or discussion, Pat may be contacted at 509-493-1133x202.



Thank you,

Erika Castro Guzman, Associate Planner | City of White Salmon (509) 493.1133 ext 209

--
Karen B. Jenkins
[Quoted text hidden]