



White Salmon Planning Commission Meeting

A G E N D A

May 25, 2022 – 5:30 PM

119 NE Church Ave, White Salmon, WA 98672

Hybrid Meeting: In Person and Via Zoom Teleconference

Meeting ID: 844 1655 4428 Passcode: 693784

Call in Number: (253) 215-8782 US (Tacoma)

Call to Order/Roll Call

Public Hearing

1. Change of Zoning Designation
Considering zoning designation change from General Commercial (C) to Multi-Family Residential (R-3). Subject parcels include 03111964021000, 03111964020900, 03111964010900, 03111964010600, 03111964010500, and 031113084000200.
 - A. Presentation
 - B. Public Hearing
Any individual who wishes to testify in person or via teleconference will be allowed to do so. You may register with the city (by contacting Erika Castro Guzman at Erikac@ci.white-salmon.wa.us by 5:00 PM on Wednesday, May 25, 2022) that you desire to testify in person or via teleconference and provide your name or telephone number as it will appear during the Zoom teleconference.
 - C. Discussion
 - D. Action

Adjournment

File Attachments for Item:

1. Change of Zoning Designation

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CITY OF WHITE SALMON

MEMORANDUM

Meeting Date:	May 25, 2022	Meeting Title:	Planning Commission
Submitting Department:	Planning Department	Presenter:	Brendan Conboy, Land Use Planner
Agenda Item:	Consideration of a Change of Zoning Designation from General Commercial to R-3 Multi-Family Residential	Public Comment:	Yes

Purpose and Policy Considerations

The City of White Salmon proposes a change of zoning for a handful of parcels along Snohomish Ave. and one parcel east of Rhine Village from General Commercial (C) to Multifamily Residential District - 3 (R3). The lots in question are shown below.

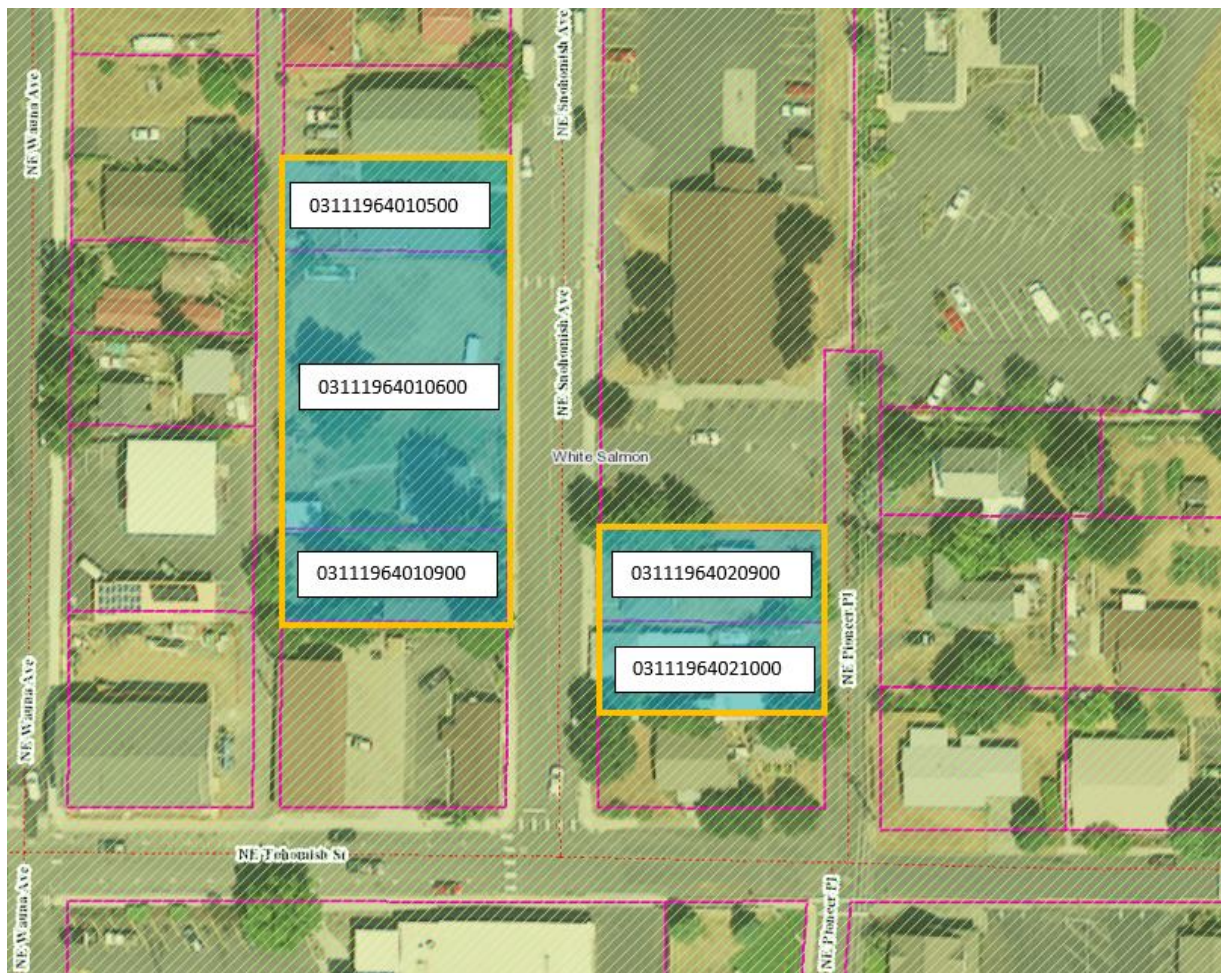


Fig 1: Klickitat County Parcel No: 03111964021000, 03111964020900, 03111964010900, 03111964010600, and 03111964010500

MEMORANDUM



Fig 2: Klickitat County Parcel No: 03113084000200

The City of White Salmon adopted the [2040 Comprehensive Plan](#) on August 18, 2021. Prior to the adoption of the revised plan, the Planning Commission and City Council discussed rezoning the lots in question to bring them into alignment with the goals and policies of the Comprehensive Plan. Following the adoption of the Comprehensive Plan last year, staff has brought forward these parcels for consideration of rezone. Please note, the memorandum that was sent out for review, while correctly listing the parcel numbers, incorrectly identified the southernmost eastern lot on Tohomish and Snohomish as being included in the rezone. This is not the case as staff recommends keeping that commercial zoning as an anchor on the corner of Tohomish and Snohomish on both sides of the street. The lone parcel near Rhine Village appears to have been missed in previous rezone discussions and is not a suitable location for commercial uses.

Statutes of Bearing

Chapter 17.88 Amendments and Rezoning

A site rezone is a quasi-judicial process and shall be processed according to the procedures established for Type III land use decisions set forth in Chapter 19.10.040 Land Use Administrative Procedures.

Findings

17.88.040 - Criteria for approval.

For a site rezone request to be approved, the council must find that:

- A. The proposal is consistent with the White Salmon comprehensive land use plan goals, policies, and map;

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Finding: Complies. *The proposal is the result of discussion pertaining to the White Salmon Comprehensive Plan, policies, and map, initiated at the request of the Planning Commission and City Council.*

- B. The proposal is consistent with the purposes of the zoning ordinance;

Finding: Complies. *The proposal is consistent with the purposes of the zoning ordinance.*

- C. The proposal is consistent with the purpose of the proposed zone district;

Finding: Complies. *The proposal is consistent with the purpose of the R3 zoning district. The parcels slated to be rezoned are all currently in residential use or vacant land and not being used commercially.*

- D. The subject property is suitable for the uses allowed under the proposed zone district;

Finding: Complies. *The proposal is consistent with the purpose of the R3 zoning district. The parcels slated to be rezoned are all currently in residential use or vacant land and not being used commercially.*

- E. The proposed zone change and associated uses are compatible with neighboring land uses; and

Finding: Complies. *The proposal is consistent with the purpose of the R3 zoning district. The parcels slated to be rezoned are all currently in residential use or vacant land and not being used commercially. Further, adjacent properties suitable for commercial purposes have been retained as anchors to the commercial street frontage.*

- F. The proposal will not be detrimental to the public interest, health, safety or welfare of the city.

Finding: Complies. *The proposal will not be detrimental to the public interest, health, safety or welfare of the city.*

Public Comment

Staff received comment from Michael Koch, who owns parcel No 03111964021100 (not included in the proposed rezone) concerned about the impacts a change in Commercial to R3 would entail for his property. Staff spoke with Mr. Koch and informed him that his property was not the subject of a rezone.

Staff met in person with Mr. David Dierck about his properties which are included in the proposed rezone. Mr. Dierck was informed of the differences that R3 would provide or prohibit in comparison to the Commercial zone. Mr. Dierck stated that he intended to provide written and/or verbal comment at the public hearing(s).

MEMORANDUM

Recommendation

The Planning Administrator recommends that the Planning Commission recommend approval to the City Council of the proposed change in zoning for Klickitat County Parcels No: 03111964021000, 03111964020900, 03111964010900, 03111964010600, 03111964010500, and 03113084000200, from the General Commercial District (C) to the Residential Multifamily District 3 (R-3).