



**White Salmon Planning Commission Meeting**  
**A G E N D A**  
**February 11, 2026 – 5:30 PM**  
**119 NE Church Ave and via Zoom Teleconference**

**Meeting ID: [840 8155 5024](#)**  
**Call in Number: 1 (253) 215-8782 US (Tacoma)**

**Call to Order/Roll Call**

**Approval of Minutes**

1. Meeting Minutes – January 14, 2026

**Public Comment**

Members of the public attending the meeting, either in person or via Zoom, are welcome to provide general public comment. Each speaker will be allotted three minutes.

**Discussion Items**

2. WSU Senior Capstone Project
- [3.](#) Annual Work Plan 2026

**Adjournment**



**File Attachments for Item:**

3. Annual Work Plan 2026



# Annual Work Plan 2026

## White Salmon Planning Commission

**Goal 1: Approve the meeting minutes at the very next meeting**

**Goal 2: TBD**

*Note: The numbers below do **not** indicate a priority or preference.*

| Activity 1: Explore the possibility of permitting shared utilities |  |          |     |
|--|--|----------|-----|
| Item   | Notes  | Timeline | Who |
|  | Questions like: <ul style="list-style-type: none"><li>• What other jurisdictions allow shared utilities? Find examples of both successful and unsuccessful models.</li><li>• Why does that work for them (or not)?</li><li>• What are the pros and cons?</li><li>• What would it take if WS wanted to explicitly allow them?</li></ul> |          |     |
|  |  |          |     |

### Activity 2: Short-term rentals in Commercial Zones

| Item | Notes   | Timeline | Who |
|------|---|----------|-----|
|      | The Code limits STRs to be 30% of the dwellings on a single parcel in the C zone. This effectively prohibits <u>all</u> single-family homes in the C zone from being used as a STR (except for legacy/grandfathered cases). Should this be revisited? |          |     |

### Activity 3: Downtown parking

| Item | Notes   | Timeline | Who |
|------|---|----------|-----|
|      | <p>Required parking for commercial uses has precluded some nonconforming residential properties from converting to a commercial use. Likewise, some vacant lots in downtown may be difficult to develop because they are historical parcels, created before parking mandates and lacking space for modern off-street parking.</p> <p><b>* Refine Scope with Council before proceeding.</b></p> <p>Should this be examined further? Some communities have a "downtown parking district" with relaxed rules, or a "fee-in-lieu" when a new business cannot provide the minimum off-street parking spaces.</p> |          |     |

### Activity 4: Pre-approved building plans

| Item | Notes   | Timeline | Who |
|------|---|----------|-----|
|      | The city had previously done some work on pre-approved building plans for accessory dwelling units (ADUs), but it was never completed. This was a suggested action from the Housing Action Plan. Should we resume the work? |          |     |