



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](https://us02web.zoom.us/j/84081555024)

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

Activity 2: Short-term rentals in Commercial Zones

Item	Notes	Timeline	Who
	<p>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?</p>		

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>* Refine Scope with Council before proceeding.</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
	<p>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?</p>		