



White Salmon Community Development Committee Meeting

A G E N D A

July 29, 2024 – 5:00 PM

119 NE Church Ave and Zoom

Meeting ID: 823 0827 1858

Call In: 1 253 215 8782 US (Tacoma)

Zoom Link: <https://us02web.zoom.us/j/82308271858>

Welcome

Discussion Items

Follow-Up:

Mural on Main St/Academy Update

Bench Donation Update

Block Party/Neighborhood Watch

Signage Update

Vacant Lot Maintenance

Parklet Church/Tohomish

Facility Use/Park Use Revisions + Noise Ordinance

Deposit Fee

Noise Ordinance

Hispanic Heritage Month

Updated Posters

El Grito

Next Meeting



Jim Ransier <jimr@ci.white-salmon.wa.us>

FW: Vacant Commercial Lots

1 message

Clerk Treasurer <clerktreasurer@ci.white-salmon.wa.us>
To: JimR@whitesalmonwa.gov, BenG@whitesalmonwa.gov

Tue, Jul 23, 2024 at 6:43 AM

In response to the CityLab inquiry surrounding vacant lots, please see below the description of existing Commercial Lots in the City Limits including their proposed development plans.

Please let me know if you have any additional questions.



Stephanie Porter
She | Her
Clerk Treasurer, City of White Salmon

(509) 281-4075 | www.whitesalmonwa.gov

SPECIAL PUBLIC DISCLOSURE NOTICE TO RECIPIENT(S): Information contained in any communication to or from the City of White Salmon, including attachments, may be subject to the disclosure requirements of Washington's Public Records Act, Ch. 42.56 RCW.

From: Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>
Sent: Monday, July 22, 2024 3:27 PM
To: Clerk Treasurer <clerktreasurer@ci.white-salmon.wa.us>
Subject: Re: Vacant Commercial Lots

Hi Stephanie,

Vacant Commerical Lots

- 03102481040405, No proposed development (occasionally on the market)
- 03102481040100, No proposed development (used as additional private parking for 03102481040200/yoga studio)
- 03102481030100, No proposed development (used as city/public parking for city hall and downtown)
- 03111972020300 and 03111972020400, Proposed Commerical/Residential Mix development, a formal application is currently under review
- 03111972020600, No proposed development (proposed development team meeting for a mixed commercial and residential design concept a few years ago, no formal application was submitted)
- 03111968020100, No proposed development (used as city/public parking for fire hall and downtown)
- 03111908480300, No proposed development (side note: burdened by critical areas)

Kindly,

Erika Castro Guzman ½ *City of White Salmon* (509) 493.1133 ext 209

Please allow 48 hours for a response due to the high volume of emails

Disclaimer: The Building/Planning Department strives to give the best customer service possible and to respond to questions as accurately as possible based on the information provided. However, answers given at the counter and before application are not binding, staff cannot waive any provisions of Code or state law, and the information as may be provided is not a substitute for formal Final Action, which may only occur in response to a complete application to the Building/Planning Department. Those relying on verbal input or preliminary written feedback do so at their own risk. Fees and timelines are subject to change. Zoning, Land Division, and other White Salmon Municipal Code sections are subject to change.

On Mon, Jun 17, 2024 at 5:50 PM Clerk Treasurer <clerktreasurer@ci.white-salmon.wa.us> wrote:

Would you please provide a list of all undeveloped/vacant commercial lots. Would you also provide information on proposed development for the vacant commercial properties.



Stephanie Porter
She | Her
Clerk Treasurer, City of White Salmon

509-281-4075 | www.whitesalmonwa.gov

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CITY OF WHITE SALMON

CODE COMPLIANCE

Vacant Lots

The following is an overview of Code Compliance as applied to vacant lots in the City of White Salmon, WA.

Terms: Lot, vacant, abandoned, nuisance, public nuisance, violation, penalty, fine, owner, person responsible for property, abate, abatement

Definitions:

- Nuisance - *"...a thing, act, omission, condition or use of private property or adjacent public property improved or unimproved, which is created, maintained or allowed to exist that injures, endangers, or obstructs the life, health, or safety of others..." WSMC 8.07.010(G)*
- Public Nuisance - *"...any act or omission of any act which is determined by the mayor, clerk-treasurer, chief of police, city public works director or their designee, to be injurious or detrimental to the public health, safety, or welfare of the residents of the city." WSMC 8.07.020*
- Specific nuisance designation related to lots - *"To fail to keep lots of one acre or less free and clear of weeds, brush and any other materials that may create a fire hazard, including without limitation, the following..." WSMC Title 8.07.030(G)*

Discussion: While vacant lots offer encouragement and the opportunity for coordinated city development, if they are unmaintained, they may also present a nuisance to the area.

Vacant, unmaintained lots can introduce risk factors including:

- Fire risk
- Risk of injury
- Rodent infestation
- Risk of damage to adjacent properties

Process: Code Compliance concerns can be identified through multiple methods (i.e., White Salmon Permit Portal or email). Using the initial information, the Code Compliance Officer will gather as much relevant additional information as possible to determine if a code violation has occurred. If a code violation is believed to have

occurred, a nuisance will be identified, and the Code Compliance Officer will issue a Notice of Violation. The Code Compliance Officer will work to establish communication with the property owner and coordinate the abatement process.

As part of the coordination process, a 5-day period will be provided to the property owner to with options to:

- Abate/remove the nuisance
- Object through the Clerk-Treasurer's Office
- Enter in Level 1 Voluntary Abatement Plan or Level 2 Cooperative Abatement Plan (WSMC 8.07.060)

Costs / Penalties:

- Notice given to the property owner specifying:
 - o Total cost of abatement plus penalties
 - o Total cost (plus penalties) will be assessed as a lien against the property unless paid within 30 days from the notice date
- Failing or refusing to abate a nuisance brings fines and penalties:

First week per day	\$100
Second week per day	\$200
Third week per day	\$300
Fourth week per day	\$400
Each week beyond four week per day	\$500

*Note, a week = 7 calendar days

- Continued offenses or subsequent violations of the same or like violation committed within a 24-month period shall constitute a misdemeanor crime and be punishable by a fine not exceeding \$1,000 or 90 days in jail, or both and will be in addition to civil penalties and abatement remedies including collection costs.

Sources:

- RCW 9.66, *Nuisance*
- RCW 7.48, *Nuisances*
- White Salmon Municipal Code (WSMC) Title 8.07, *Nuisances*



CITY OF BLAINE

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT

435 MARTIN STREET, STE. 3000 • BLAINE, WA • 98230

PHONE: (360) 332-8311 • FAX: (360) 543-9978 • WEBSITE: www.cityofblaine.com

City Council Study Session Report

Vacancy Ordinance

To: Blaine City Council

From: Stacie Pratschner, AICP, RPA / Community Development Services Director

Date: January 22, 2020

Re: **Proposed Legislation: Vacancy Ordinance in the Central Business District**

Contents

Summary	1
Background	2
Economic Development and the Comprehensive Plan.....	2
Vacant Space in Downtowns.....	2
Model Ordinances.....	3
The City of Everett	3
The City of Yakima	3
The City of Seattle.....	3
Next Steps: Work Program to Establish a Vacancy Ordinance	3
List of Attachments.....	3

Summary

The Community Development Services Department (CDS or “the Department”) is providing this memorandum in advance of the City Council study session on January 27, 2020. The purpose of this memo is to describe the code amendments that City Council could consider adopting to establish a commercial vacancy ordinance in the Central Business District. The following sections describe the statutory background for vacancy ordinances; provides examples of how these regulations are being applied in other municipalities in Washington; and concludes with a proposed work program to adopt implementing regulations in the Blaine Municipal Code (BMC). Model ordinances from the cities of Everett and Yakima are included as **Attachments** to this memo.

Background

Economic Development and the Comprehensive Plan

The Growth Management Act (GMA), RCW 36.70A.020, establishes 13 goals that act as the basis for jurisdiction's comprehensive land use and planning policies. The goal of supporting existing and predicted business activities in Blaine is addressed in the City of Blaine's Economic Development Element of the 2016 Comprehensive Plan. This Element addresses what types of businesses are located in Blaine; the location and number of employees at those businesses; and what infrastructure and supporting regulations are needed to promote more diverse businesses and employment opportunities.¹

The Economic Development Element identifies six goals, accompanied by proposed policies and actions, to encourage the expansion of businesses that increase vibrancy downtown; diversify the local economy; and spur job creation. Goal 2 of the Economic Development Element specifically encourages the creation and expansion of shops; offices; services; and tourism businesses in the Central Business zoning districts.² One of the implementing Actions for Goal 2 is for the City to coordinate with local arts groups; the Chamber of Commerce, and local property owners to decorate and otherwise enliven vacant storefronts.³

The City Council, in concurrence with Goal 2 of the Economic Development Element of the Comprehensive Plan, has directed the Department to prepare amendments to the Blaine Municipal Code in order to establish a vacancy ordinance for the Central Business District (CBD). CDS sent a letter to property and business owners in the CBD in early January to notify them of these proposed changes (**Attachment 1**).

Vacant Space in Downtowns

Urban decentralization in the 20th century has resulted in empty storefronts throughout central business districts in towns across America.⁴ In 2006, the United States Conference of Mayors released a report on how to combat the problems caused by vacant properties, citing their negative impact on quality of life and hindrance to cities from achieving their economic development goals. The report identifies a number of best practices to address downtown vacancies, including but not limited to vacant property registration fee programs; beautification programs; and establishment of "anti-bligh" teams to identify and enforce vacancy statutes.⁵

¹ Page 3-A of the City of Blaine Comprehensive Plan.

² CB-Market; Town Portal; Waterview; and Garden district (Chapter 17.22 BMC).

³ Page 3-11 of the City of Blaine Comprehensive Plan: Action "G".

⁴ Smith, Christa (2002). *Predicting Success or Failure on Main Street: Urban Revitalization and the Kentucky Main Street Program, 1979-1999*. Southeastern Geographer, Volume 42, No 2: pages 248-261.

⁵ [www.mrsc.org](http://mrsc.org/Home/Explore-Topics/Legal/Regulation/Nuisances-Regulation-and-Abatement/Building-Nuisances.aspx): Building Nuisances (<http://mrsc.org/Home/Explore-Topics/Legal/Regulation/Nuisances-Regulation-and-Abatement/Building-Nuisances.aspx>).

Model Ordinances

A number of cities and towns in Western Washington have developed vacancy ordinances that implement the best practices described by the 2006 Mayors report cited above. These ordinances are authorized through Chapter 35.80 of the Revised Code of Washington (RCW), permitting cities and counties to regulate (and ultimately abate) blighted properties.⁶ Blaine's existing provisions for vacant properties are codified in BMC 8.14.020(F)(2), where a vacant property that has become detrimental to public health and safety is defined as a nuisance.

The following vacancy rule examples from neighboring jurisdictions demonstrate the variety of regulatory tools that the Council may consider implementing in Title 15 - Building Code, and Title 8 – Unfit, Improperly Maintained or Substandard Structures or Premises.

The City of Everett: Everett has adopted Chapter 16.16 (2018) into the city's Buildings and Construction Code to encourage occupation of commercial space in the Urban Mixed zone. The city requires minimum maintenance of vacant buildings; vacant space registration with an annual fee; and window displays for commercial spaces not occupied for 30 or more days (**Attachment 2**).

The City of Yakima: Yakima has adopted Chapter 11.48 (2004) into the city's Building Code to declare vacant buildings a public nuisance. Vacant commercial spaces are subject to annual inspections and additional security to prevent unauthorized entry (**Attachment 3**).

The City of Seattle: Seattle has established a vacant building inspection and code enforcement program through the Fire Department, with focus on public safety and unlawful occupancy:
<http://www.seattle.gov/DPD/Publications/CAM/cam601.pdf>.

The examples cited above are in cities that have established complimenting codes and programs to incentivize downtown redevelopment (similar to programs that Blaine has established), including but not limited to multi-family tax exemptions; downtown beautification programs; and impact fee deferrals.

Next Steps: Work Program to Establish a Vacancy Ordinance

Proposed modifications to Title 8 and/or Title 15 of the BMC require adoption of an ordinance by the City Council. Updates to these Titles are not changes in development regulations, and are therefore exempt from SEPA and a public hearing before the Planning Commission. A proposal for a registration program with an accompanying fee may require concurrent updates to the Unified Fee Schedule (UFS).

The Department requests guidance and feedback from the Council on whether the Department should proceed with the development of a vacancy ordinance for the City of Blaine.

List of Attachments

⁶ "Blight" is defined by the State as a property meeting two of the following three conditions: 1) A structure that has not been legally occupied for over a year; 2) a structure that is a threat to public health and safety; and 3) a structure that has been associated with illegal drug activity during the previous twelve months.

1. Letter to Downtown Property Owners concerning a proposed Vacancy Ordinance, dated January 6, 2020.
2. Chapter 16.16 EMC: Maintenance of Vacant Commercial Space in the Central Business District
3. Chapter 11.48 YMC: Minimum Standards for Vacant Buildings



CITY OF BLAINE

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT

435 MARTIN STREET • BLAINE, WA • 98230

PHONE: (360) 332-8311 • FAX: (360) 543-9978 • WEBSITE: www.cityofblaine.com

January 6, 2020

RE: Notice of Proposed Municipal Code Amendment

Dear Downtown Property Owner,

The purpose of this letter is to inform you that the Blaine City Council has directed the Community Development Services Department (CDS or “the Department”) to prepare amendments to the Blaine Municipal Code (BMC) in order to establish a vacancy ordinance for the Central Business District (**Attachment 1**).

The purpose of establishing the ordinance is to address the negative aesthetic impact of vacant commercial buildings downtown; and to incentivize continued economic development by encouraging owners of vacant buildings to bring their structures back into productive use. The Department will present a suite of legislative options for the Council’s consideration, including but not limited to general building maintenance requirements; vacant space registration; and registration fees.

CDS anticipates beginning the code amendment process in early 2020, with presentation of draft amendments to the City Council for their approval by the mid-year.

Please contact me at 360-332-8311, extension 3307, and spratschner@cityofblaine.com with any questions.

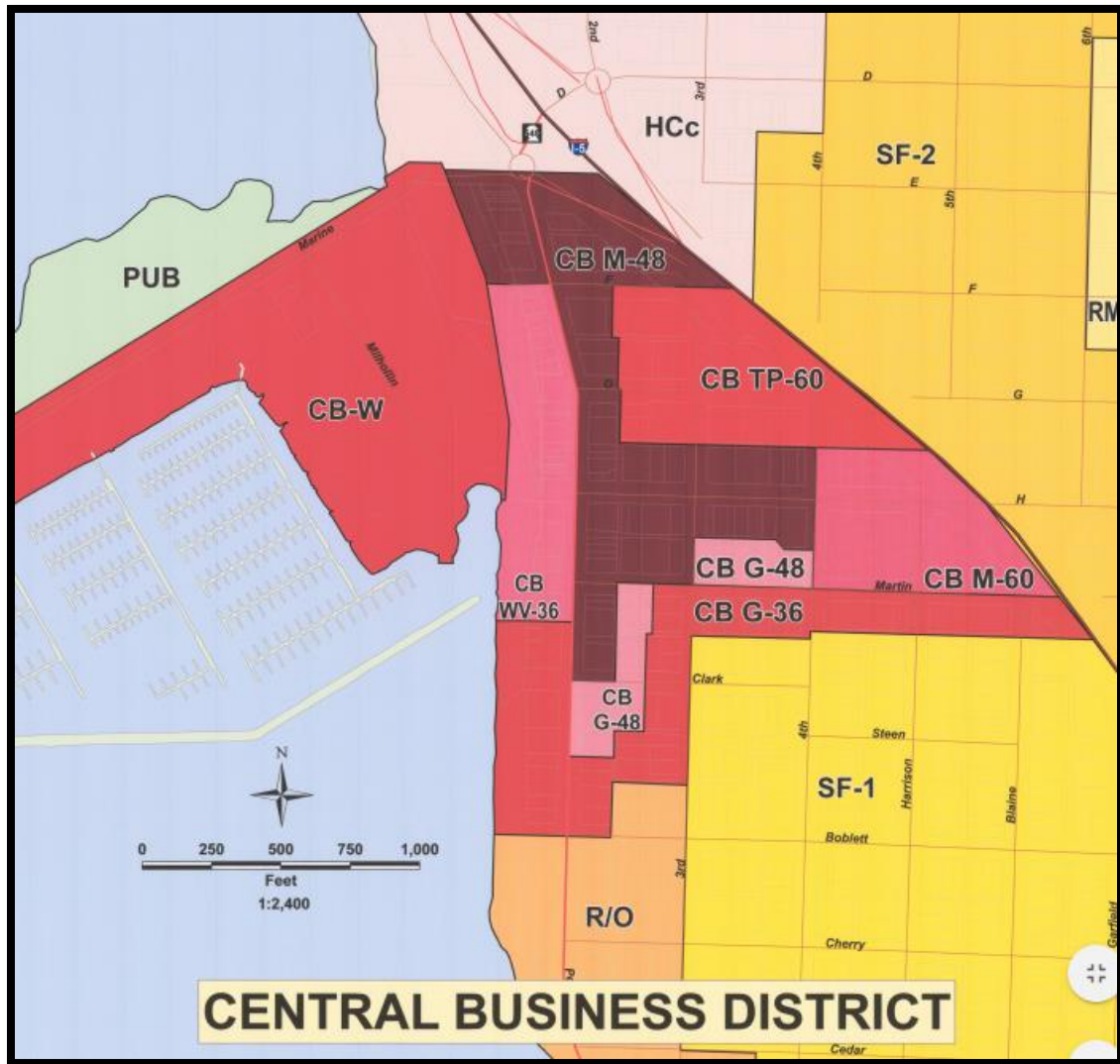
Thank you,

A handwritten signature in blue ink that reads 'Stacie J. Pratschner'.

Stacie Pratschner, AICP, RPA
Community Development Services Director

Cc: The Honorable Mayor Bonnie Onyon
Blaine City Council
Michael Jones, MPA / City Manager

**ATTACHMENT 1
CENTRAL BUSINESS DISTRICT (Chapter 17.22 BMC)**



Chapter 16.16
MAINTENANCE OF VACANT COMMERCIAL SPACE IN THE CENTRAL BUSINESS DISTRICT

Sections:

16.16.010 Scope.

16.16.020 Administration.

16.16.030 Definitions.

16.16.040 General minimum maintenance requirements.

16.16.050 Vacant commercial space registration.

16.16.060 Window displays for commercial spaces not occupied for thirty days.

16.16.070 Fees for vacant commercial space registration.

16.16.080 Delinquent registration fees—Collection.

16.16.090 Duty to amend registration statement.

16.16.100 Inspections.

16.16.110 Enforcement.

16.16.120 Annual report.

16.16.010 Scope.

The provisions of this chapter apply to all structures in the urban mixed zone (UM zone), unless otherwise stated. All responsible persons (as defined in Section [16.16.030](#)) shall comply with the requirements of this chapter. (Ord. 3617-18 § 7, 2018; Ord. 3127-09 § 1, 2009)

16.16.020 Administration.

This chapter will be administered by the building official, who may adopt administrative rules and regulations consistent with its terms. The building official (and his designee), or code enforcement officers, or both are authorized to enforce this chapter. (Ord. 3127-09 § 2, 2009)

16.16.030 Definitions.

For the purposes of this chapter:

“City” means the city of Everett, its officers, employees, and agents.

“Commercial space” means any portion of a structure in the urban mixed zone that is not intended for residential use.

Occupied. A commercial space is considered occupied if a permitted, nonresidential use is physically located and lawfully operating in the space for at least six consecutive months.

“Responsible person” means any person, firm, association, corporation or any agent thereof owning, leasing, renting or having lawful possession of a structure in the urban mixed zone.

“Urban mixed zone” means the UM zone in the city of Everett as defined by the Everett zoning code, Title [19](#).

“Vacant commercial space” means any portion of a street-level commercial space that, on or after September 1, 2009, is not occupied and has not been occupied during the preceding ninety days. (Ord. 3617-18 § 8, 2018: Ord. 3127-09 § 3, 2009)

16.16.040 General minimum maintenance requirements.

All responsible persons shall perform the following with respect to each structure they own, lease, rent or lawfully possess:

- A. Maintain all exterior surfaces, including but not limited to doors, windows, door and window frames, cornices, porches, trim, balconies, decks, and fences, in good condition.
- B. Protect exterior wood surfaces, other than decay-resistant woods, from the elements and decay with paint or other protective covering or treatment. If protection of the surface is compromised, restore adequate protection within a reasonable time; for example, remove peeling, flaking or chipped paint and repaint the compromised surface.
- C. Cause all siding and masonry joints and joints between the building envelope and the perimeter of windows, doors, and skylights to be weather-resistant and watertight.
- D. Coat all metal surfaces subject to rust or corrosion, except those designed to be stabilized by oxidation, to inhibit rust and corrosion, after first stabilizing any existing rust and corrosion. Remove oxidation stains from exterior surfaces.
- E. Maintain all exterior walls free from moss, algae, dirt, grime, holes, breaks, and loose or decaying materials. Weatherproof and properly coat the surface of all exterior walls when required to prevent deterioration.
- F. Maintain the roof and flashing of all structures so that they are sound, tight, free of moss, algae or defects that admit rain, attract pests or create a public nuisance. Maintain adequate roof drainage to prevent dampness and deterioration in the walls and inside the structure. Maintain roof drains, gutters, and downspouts in good repair and free from obstructions. (Ord. 3127-09 § 4, 2009)

16.16.050 Vacant commercial space registration.

A. At least one responsible person for each vacant commercial space must register that space with the city within 10 calendar days of the date the space becomes vacant commercial space, as that term is defined in Section [16.16.030](#), unless:

1. The space is the subject of a current, valid building permit for repair or rehabilitation and the responsible person provides proof, such as receipts, invoices or executed contracts, that the repair or rehabilitation is proceeding without significant delay; or
2. The space meets all applicable codes and regulations that apply to a permitted nonresidential use, and the responsible person is actively attempting to sell, lease, or rent the property (which is evidenced, in part, by appropriate signage); or
3. The property the commercial space is located on is the subject of a land use application for redevelopment for which approval has been granted, but building permits have yet to be issued.

B. A space will be considered to be registered on the date the city receives, on a form provided by the building official and properly completed and signed by a responsible person, the following information:

1. The street address and parcel number of the vacant commercial space;
2. The name, address, and daytime and evening telephone numbers of each responsible person for the vacant commercial space, including any owner or tenant;
3. The period of time the vacant commercial space is expected to remain vacant;
4. Any other information requested by the building official for the administration of this chapter.

C. For every registered vacant commercial space, a responsible person must record a notice that the space is registered with the city as a vacant commercial space with the Snohomish County auditor. The notice must be approved by the building official, and a copy of the recorded notice must be received by the city no later than thirty days from the date the space is registered.

D. A responsible person must post the following notice inside every vacant commercial space so as to be clearly visible to all potential tenants, lessees, renters or buyers upon entering the space but not visible from outside the space:

This Vacant Commercial Space is registered with the City of Everett.

This Vacant Commercial Space may not meet all applicable codes and regulations, which may include codes and regulations required to occupy the space for a permitted use in the Urban Mixed Zone.

The Vacant Commercial Space was registered on [date]

E. A responsible person must renew the registration of each vacant commercial space on or before January 1st of each year that the space remains vacant. A responsible person must submit the renewal application to the city on forms provided by the building official.

F. Upon satisfactory proof to the building official that the vacant commercial space is occupied as defined in Section [16.16.030](#), the vacant commercial space will be unregistered. Proof of physical occupation may include, but is not limited to, usable furniture, office equipment, retail inventory or other equipment and inventory in the space that are consistent with the unit's intended use, and persons regularly present at and using the space for its intended use. Proof of physical occupancy must also include documentation, which may include, but is not limited to, a current, executed lease agreement, paid utility receipts reflecting payments for six consecutive months from the month the space is occupied, or valid state and local business licenses, federal income tax or city business and occupation tax statements indicating the subject space is the official business address of the person or business claiming occupancy.

G. The determination of the number of vacant commercial spaces a structure contains will be at the reasonable discretion of the building official. (Ord. 3617-18 § 9, 2018; Ord. 3127-09 § 5, 2009)

16.16.060 Window displays for commercial spaces not occupied for thirty days.

When commercial space is unoccupied for more than thirty days, a responsible person must take steps to maintain a vibrant streetscape and avoid adverse impacts on neighborhood character by applying at least one of the following measures to all ground-floor windows that face sidewalks, streets, or public open space:

- A. Paint windows with visually appealing scenes depicting or suggesting business or cultural activities;

- B. Display works of art or provide other displays of cultural or educational value, using background panels or other methods to screen views from the street of the unoccupied space;
- C. Other measures consistent with these examples approved by the building official. (Ord. 3127-09 § 6, 2009)

16.16.070 Fees for vacant commercial space registration.

A. At least one responsible person shall pay an annual registration fee for each registered vacant commercial space. At least one responsible person must pay the fee to the city at the time the space is registered and on January 1st of each year that the space remains vacant. The fee will be based on the duration of the vacancy as determined by the following scale:

1. Two hundred fifty dollars for each space vacant for less than one year;
2. Five hundred dollars for each space vacant for at least one year but less than two years;
3. Seven hundred fifty dollars for each space vacant for at least two years but less than three years;
4. One thousand dollars for each space vacant for at least three years and for each year thereafter until the building is occupied.

B. The fees are intended to defray the costs of administering this section through Section [16.16.120](#) and may be changed by resolution of the council to meet these costs. (Ord. 3127-09 § 7, 2009)

16.16.080 Delinquent registration fees—Collection.

If a responsible person fails to pay the registration fee by the due date, the city is authorized to take action to collect the registration fee, including filing civil actions or turning the matter over to collection, in which case costs incurred by the city as a result of the collection process will be assessed to the responsible person or responsible persons in addition to the registration fee. (Ord. 3127-09 § 8, 2009)

16.16.090 Duty to amend registration statement.

Responsible persons for any registered vacant commercial space shall advise the building official, in writing, of any changes to the information on the registration form within thirty days of the occurrence of the change. (Ord. 3127-09 § 9, 2009)

16.16.100 Inspections.

The building official (and his designee), or code enforcement officers, or both are authorized to conduct inspections to enforce the provisions of this chapter. (Ord. 3127-09 § 10, 2009)

16.16.110 Enforcement.

- A. Enforcement of the provisions of this chapter will be performed in accordance with Chapter [1.20](#).
- B. No responsible person may violate or fail to comply with any provisions of this chapter. Each responsible person commits a separate offense for each and every day they commit, continue or permit a violation of any provision of this chapter.
- C. All responsible persons for a commercial space are jointly and severally responsible with respect to that commercial space for compliance with the provisions of this chapter and for any payments that they may be required to make to the city under this chapter. If the commercial space is subject to a lease, the city shall have discretion to determine whether to enforce this chapter against the commercial space owner, the tenant or both of them, but the city shall consider in this determination whether the lease provides that the compliance with this chapter is the responsibility of the commercial space owner or the tenant. (Ord. 3127-09 § 11, 2009)

16.16.120 Annual report.

The building official shall make a report to the city council in January of every odd year on the status of the vacant commercial space registration program. (Ord. 3127-09 § 12, 2009)



The Everett Municipal Code is current through Ordinance 3707-19, passed November 13, 2019.

Disclaimer: The City Clerk's Office has the official version of the Everett Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: <https://everettwa.gov/>

City Telephone: (425) 257-8700

[Code Publishing Company](#).

Chapter 11.48

MINIMUM STANDARDS FOR VACANT BUILDINGS

Sections:

11.48.010 Definition of vacant building.

11.48.020 Public nuisance—Vacant building.

11.48.030 Inspections.

11.48.040 Annual inspections; maintenance standards.

11.48.050 Occupying or renting vacant buildings.

11.48.060 Notice of civil infraction; continuing offense.

11.48.070 Remedies not exclusive.

11.48.080 Severability.

11.48.010 Definition of vacant building.

“Vacant building” as used herein means a building that: 1) is unoccupied, unattended, and is not actively used as a place of residence or business or 2) is frequently open or unsecured so that unauthorized admittance may be gained without damaging any portion of the property. At the discretion of the building official, a portion of a vacant building may be occupied if the occupied portion meets the standards specified in the Yakima Municipal Code and the vacant and closed portion complies with the minimum maintenance standards for vacant buildings specified in this chapter. (Ord. 2004-24 § 1 (part), 2004).

11.48.020 Public nuisance—Vacant building.

Any vacant building that is not maintained in compliance with the minimum standards for vacant buildings imposed by this chapter is deemed and hereby declared to be a public nuisance, which the building official is authorized to abate in accordance with the provisions provided for by applicable law. Such abatement may include, without limitation, securing the building against unauthorized third-party entry as may be necessary in the interests of the health, safety and welfare of the public. In the event that the city secures the building, all costs incurred may be assessed against the owner of the property pursuant to applicable law. (Ord. 2004-24 § 1 (part), 2004).

11.48.030 Inspections.

Upon presentation of proper credentials to the owner or occupant of any vacant building, and with the consent of the owner or occupant, the building official or a representative of the building official may enter at a reasonable time any vacant building, structure, or premises in the city to perform any duty provided for under this chapter. The building official or the building official's representative may also simultaneously conduct inspections of buildings in the manner provided for by law, including as set forth in the Fire Code, the Building Code, or other applicable provision of the Yakima Municipal Code. In any case where entry is denied by the owner or occupant, the building official or the building official's representative shall not enter without a warrant or other appropriate judicial process first having been obtained after reasonable grounds have been shown that a condition exists on the premises that is dangerous or presents a hazard to health or safety, or that the inspection sought is a part of a comprehensive program to have all buildings in the city comply with minimum standards as prescribed by this chapter, or other sufficient grounds under the circumstances then existing. (Ord. 2004-24 § 1 (part), 2004).

11.48.040 Annual inspections; maintenance standards.

Every vacant building shall conform to the standards of this chapter. Each and every owner of a vacant building shall cause his or her property to be inspected not less frequently than annually by a duly licensed and capable private inspector, engineer, or other consultant, who shall, within thirty days after said inspection, submit a written inspection report to the building official verifying that the building is in compliance with this chapter. In the event a vacant building does not conform to these standards or no such report is timely submitted, the building official may order the owner to inspect the property and present satisfactory evidence of compliance with these standards in the form of an inspection report created by a duly licensed and capable private inspector, engineer, or other consultant, verifying that the building is in compliance herewith. The building official or the building official's representative may utilize expertise of other governmental or private inspectors or agencies, as necessary, to ensure compliance with the following standards.

a. Sanitary Facilities.

- i. All plumbing fixtures connected to an approved water system, sewage system, or natural gas utility system shall be installed in accordance with applicable codes and ordinances and maintained in sound condition and good repair.
- ii. All plumbing fixtures connected to an approved water system, sewage system, or natural gas system not installed or maintained in accordance with applicable codes and ordinances shall be removed and the service terminated and the pipes capped in the manner prescribed by applicable codes and ordinances.

b. Electrical System.

- i. Every existing outlet and fixture shall be properly connected and wiring and service lines shall be installed and maintained in accordance with applicable codes and ordinances.
- ii. Outlets and fixtures not installed or maintained in accordance with applicable codes and ordinances shall be removed and the services terminated in the manner prescribed by applicable codes and ordinances.

c. Safety from Fire.

- i. No vacant building or premises on which a vacant building is located shall contain any space used for the storage of flammable liquids or any other materials that could constitute a safety or fire hazard.
- ii. Heating facilities or heating equipment in vacant buildings shall be removed or maintained in accordance with applicable codes and ordinances and any fuel supply shall be removed or terminated in accordance with applicable codes and ordinances.

d. All vacant buildings shall be properly weather-protected to prevent deterioration of the exterior and interior of the building. This weather protection shall be approved by the building official and shall include all roof and wall assemblies.

e. All vacant buildings shall be closed to unauthorized entry according to the following standards:

- i. All windows or similar openings shall be protected by intact glazing (glass). All windows or similar openings lacking intact glazing (glass), the sills of which are located ten feet or less above grade, stairway, landing, ramp, porch, roof, or other similarly accessible area, shall provide resistance to entry equivalent to or greater than that of a solid sheet of one-half-inch plywood. Any such material used to protect window or similar openings shall be painted in a color matching the existing structure to protect it from weather deterioration, cut to completely cover the opening, and securely fastened by minimum one and one-quarter-inch long sheetrock screws at six inches on center.
- ii. Doors and service openings with thresholds located ten feet or less above grade, a stairway, landing, ramp, porch, roof or similarly accessible area, shall provide resistance to entry equivalent to or greater than that of a closed single panel or hollow core door one and three-eighths inches thick equipped with a half-inch throw deadbolt. Exterior doors, if openable, may

be closed from the interior of the building by securing them to the doorframe using minimum one and one-quarter-inch long sheetrock screws at six inches on center.

iii. There shall be one operable door into each building and into each housing unit. If an existing door is operable, it may be used and secured with a suitable lock such as a hasp and padlock or a one-half-inch deadbolt or dead latch. All locks shall be kept locked. When a door cannot be made operable, a door shall be constructed of three-quarter-inch CDX plywood painted in a color matching the existing structure to protect it from weather deterioration and shall be equipped with a lock as described above.

f. All debris, combustible materials, hazardous or noxious vegetation, litter and garbage shall be removed from vacant buildings and premises on which a vacant building is located and further accumulation of the same prevented. Further, each and every owner of any vacant building shall remove or destroy all grass, weeds, shrubs, bushes, trees or vegetation growing or which has grown and died upon property owned or occupied by such owner, and which are a fire hazard or a menace to public health, safety and welfare.

g. All vacant buildings shall have plainly visible house numbers or address numbers as required by the Fire Code or other applicable law. (Ord. 2004-24 § 1 (part), 2004).

11.48.050 Occupying or renting vacant buildings.

After a notice of violation, order or emergency order is issued in accordance with any applicable code with respect to any vacant building, no one shall use, occupy, rent, or cause, suffer, or allow any person to use or occupy or rent said vacant building, unless written approval from the building official has been first obtained. (Ord. 2004-24 § 1 (part), 2004).

11.48.060 Notice of civil infraction; continuing offense.

When the building official, or the building official's designee, determines that a violation of this chapter has occurred or is occurring, and is unable to secure voluntary correction, the building official or designee may issue a notice of civil infraction to the person responsible for the violation. Said notice shall be in the form prescribed by Chapter 7.80 RCW or applicable Yakima Municipal Code provisions. The notice of civil infraction shall be prosecuted and heard in the manner required by law as set forth in Chapter 7.80 RCW or in other applicable provisions of the Yakima Municipal Code. A person is guilty of a separate offense for each day or any portion thereof in which a violation of any provision of this chapter is committed, continued, or permitted, and may be cited accordingly. (Ord. 2004-24 § 1 (part), 2004).

11.48.070 Remedies not exclusive.

Nothing herein shall be construed to limit any other remedy available to the city for noncompliance with applicable codes or other law, including, without limitation, the power of condemnation and sale as provided by Chapter 35.80 RCW, or as the same may be hereafter amended. (Ord. 2004-24 § 1 (part), 2004).

11.48.080 Severability.

The provisions of this chapter are declared to be separate and severable, and the invalidity of any section, subsection, provision, clause, or portion of this chapter, or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of this chapter or the validity of its application to other persons or circumstances. (Ord. 2004-24 § 1 (part), 2004).

The Yakima Municipal Code is current through Ordinance 2019-037, passed November 5, 2019.

Disclaimer: The city clerk's office has the official version of the Yakima Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[Click here to view recently enacted ordinances not yet codified.](#)

City Website: <https://www.yakimawa.gov/>

City Telephone: (509) 575-6037

[Code Publishing Company](#)

Chapter 8.05 NOISE DISTURBANCES

Sections:

8.05.010 Definitions.

For the purpose of this chapter, certain words and phrases used are defined as follows:

"Downtown" means E Jewett Boulevard between N Main Avenue and NE Estes Avenue

"Electronic device" means any electronic equipment for the amplification of sound, including, but not limited to, radios, stereo systems, boom boxes, sirens, megaphones and horns.

"Motor vehicle" means any vehicle which is self-propelled by mechanical power, including, but not limited to, passenger cars, trucks, truck trailers, campers, motorhomes, motorcycles, minibikes, go-carts, snowmobiles, motorboats and racing vehicles.

"Noise" means any sound which annoys or disturbs humans or which causes or tends to cause an adverse psychological or physiological effect on humans.

"Noise disturbances" means any sound which:

1. Annoys or disturbs a reasonable person of normal sensitivities; or
2. Endangers or injures personal or real property; or
3. Endangers or injures the safety or health of humans or animals; or
4. Interferes with normal conversation at a distance of fifty feet or more from the source of the sound.

8.05.020 Prohibited activities.

It shall be unlawful for any person to operate or cause to be operated any **motor** vehicle or electronic **device** or other noise-generating device in such a manner as to create a noise disturbance.

8.05.030 Exemptions.

~~Emergency vehicles and/or equipment when operated by authorized personnel or vehicles and/or equipment operated in the process of licensed business activities, special events authorized by permit or council action, noise from construction activities occurring between the hours of seven a.m. to seven p.m. Monday through Friday, or noise between the hours of seven a.m. and eleven p.m. Sunday through Thursday and seven a.m. and two a.m. Friday and Saturday in Rhinegarden Park and the Commercial Zone are exempted from this chapter.~~

The following are exemptions to 8.05.020:

1. Emergency vehicles and/or equipment when operated by authorized personnel.
2. Vehicles and/or equipment operated in the process of licensed business activities occurring between the hours of seven a.m. (7AM) to ten p.m. (10PM) Monday through Sunday.
3. Special events authorized by permit or council action occurring between the hours of seven a.m. (7AM) to ten p.m. (10PM) Monday through Sunday.
4. Noise from construction activities occurring between the hours of seven a.m. (7AM) to seven p.m. (7PM) Monday through Sunday.
5. Permitted events at Rheingarten Park between the hours of seven a.m. (7AM) and eleven fifty-nine p.m. (11:59PM) Friday through Sunday

6. Noise from downtown commercial properties Monday through Sunday between the hours of seven a.m. (7AM) and two a.m. (2AM).

8.05.040 Violation—Penalty.

Any person violating any of the provisions of this chapter is guilty of an infraction. The penalty for the first violation is ~~twenty-five dollars~~ a warning; ~~the penalty for the second violation is fifty dollars~~; and the penalty for every subsequent violation shall be one hundred dollars.

Chapter 12.20 MUNICIPAL TENNIS COURT RULES

Sections:

12.20.010 Rules applicable to Municipal Tennis Courts.

The following rules shall apply to the use of the White Salmon Municipal Tennis Courts, located in **Rheingarten** Park, 170 Northwest Lincoln Street, White Salmon:

- A. ~~Only the game of tennis shall be played on said courts.~~
- B. Only tennis or court-type shoes may be worn on the courts.
- C. No bicycles, rollerskates or skateboards shall be used or operated on the courts.
- D. No food or beverages **(except water)** shall be brought onto the courts.
- E. When others are waiting to use the courts, those using the courts shall limit their play to thirty minutes, if singles are being played, or forty-five minutes if doubles are being played.
- F. Tennis tournaments shall be held only after permission is obtained from the ~~park director~~ **city**.
- G. No play on the courts shall occur between ~~eleven~~ **ten** p.m. (10PM) and ~~daylight~~ **seven a.m. (7AM)** of the following day.

12.20.020 Violation—Penalty.

~~Violation of this chapter shall constitute an infraction, and shall be punishable by a fine of not less than twenty-five dollars.~~

Violation of this chapter shall constitute an infraction. The penalty for the first violation is a warning, the penalty for the second is twenty-five dollars.

Chapter 12.28 EVENT PARK FEES¹

Section

2.28.001 Definitions.

¹

"Event" An organized gathering of not fewer than ten people for a planned occasion.

"Park" Those areas of the city zoned as public parks, including, without limitation, ~~White Salmon City Park~~, Fireman's Park, Pioneer Park, Gaddis Park, **White Salmon Bike Park**, and **Rheingarten** Park .

"User" Any individual, corporation, partnership, association, governmental body, state, or other entity in use of a park.

"Resident" Any individual, corporation, partnership, association, governmental body, or other entity that lives or operates within the city limits of White Salmon and has a form of identification and/or documentation showing an address within city limits.

12.28.002 Fees established.

The city of White Salmon hereby establishes fees to reserve the use of public parks within its boundaries for events. The fees shall be adopted by council resolution and shall remain in effect until repealed or revised.

12.28.003 Permit required.

Event users shall first obtain a permit for the reservation of such use and pay any required fees and deposits prior to the event. The city shall have discretion as to the scheduling of events and generally operates on a first come, first serve basis.

12.28.004 Violation—Penalty.

It shall be unlawful to reserve an event in a city park without first obtaining a permit. Violation of this section shall be punishable as a civil infraction in the sum of not less than the greater of ~~one~~ **five** hundred dollars or twice the applicable user fee as established by resolution.

CITY OF WHITE SALMON
ORDINANCE NO. 2014-08-943

AN ORDINANCE OF THE CITY OF WHITE SALMON, WASHINGTON REVISING THE
REQUIREMENT FOR PARK EVENT FEES

WHEREAS, the City Council of the City of White Salmon, Washington desires to allow park users to reserve areas of use for planned events;

AND WHEREAS, the City Council does not wish to require all park users to obtain a permit.

NOW, THEREFORE, the City Council of the City of White Salmon do ordain as follows:

Section 1. Items ~~stricken through~~ are removed and items underlined are added.

Section 2. White Salmon Municipal Code 12.28 as follows is adopted.

Chapter 12.28 EVENT PARK FEES

Sections:

12.28.001 Definitions.

12.28.002 Fees established.

12.28.003 Permit required.

12.28.004 Violation—Penalty.

12.28.001 Definitions.

"Event". An organized gathering of not fewer than ten people for a planned occasion.

"Park". Those areas of the city zoned as public parks, including, without limitation, White Salmon City Park, Fireman's Park, Pioneer Park, ~~Jewett Creek~~ Gaddis Park, and Rhinegarten Park ~~{name other parks}~~.

12.28.002 Fees established.

The city of White Salmon hereby establishes fees to reserve the use of public parks within its boundaries for events. The fees shall be adopted by council resolution and shall remain in effect until repealed or revised.

12.28.003 Permit required.

Event users shall first obtain a permit for the reservation of such use and pay any required fees and deposits prior to the event. The city shall have discretion as to the scheduling of events and generally operates on a first come, first serve basis.

12.28.004 Violation—Penalty.

It shall be unlawful to ~~conduct~~ reserve an event in a city park without first obtaining a permit. Violation of this section shall be punishable as a civil infraction in the sum of not less than the greater of one hundred dollars or twice the applicable user fee as established by resolution.

Section 3- 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.

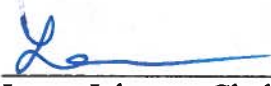
Section 4 - EFFECTIVE DATE. This ordinance shall become effective following passage and publication as provided by law.

Passed by the City Council of the city of White Salmon, Washington and approved by the Mayor on this 6th day of August 2014.



David Poucher, Mayor

ATTEST:



Leana Johnson, Clerk Treasurer

APPROVED AS TO FORM:



Kenneth B. Woodrich, City Attorney

RESOLUTION 2014-07-386

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHITE SALMON,
WASHINGTON, REVISING CITY PARK EVENT USER FEES**

WHEREAS, the City adopted an ordinance requiring a permit for event use in City parks, and

WHEREAS, the Ordinance called for a Resolution to adopt and revise the fee schedule for park use, and

WHEREAS, the Council wishes to approve the revised schedule of fees set forth in that form as the City's user fees for events in City parks,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WHITE SALMON, WASHINGTON, as follows:

The City Council hereby adopts the user fees set forth in the attached permit form ("Exhibit A") as the City's required user fees for events in City parks, pursuant to WSMC Ch. 3.42. The City staff shall have the authority to modify the permit form as needed, provided any change to the fee structure shall be first presented to city council for approval.

PASSED by the Council of the City of White Salmon, Washington. Dated this 16th day of July, 2014.

CITY OF WHITE SALMON, WASHINGTON



David Foucher, Mayor

ATTEST:

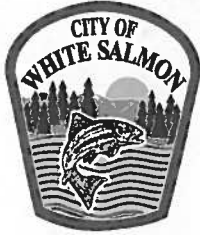


Leana Johnson, Clerk-Treasurer

APPROVED AS TO FORM:



Kenneth Woodrich, City Attorney



CITY OF WHITE SALMON P.O. BOX 2139 PHONE 509- 493- 1133
CITY HALL OFFICE 100 N. MAIN WHITE SALMON, WA 98672

PARKS FACILITIES USE APPLICATION

TODAY'S DATE: _____ DATES REQUESTED: _____

LOCATIONS REQUESTED: _____

TIME REQUESTED: _____ to _____ TOTAL HOURS REQUESTED: _____
MINIMUM 2hr rental required: Time requested includes set-up, breakdown & clean-up

APPLICANT/ORGANIZATION NAME: _____

PERSON IN CHARGE: _____

EMAIL ADDRESS: _____

PHONE: _____ (home) _____ (mobile)

ADDRESS: _____ CITY: _____ ZIP: _____

TYPE OF ACTIVITY: _____ NUMBER OF PEOPLE EXPECTED: _____

TYPE OF SUPERVISION: _____

Note: The City of White Salmon reserves the right to require mandatory security. Security services must have prior approval from the City of White Salmon. All associated expenditures are the responsibility of the applicant.

ADMISSION FUNDS COLLECTED? YES NO
CONCESSIONS SOLD? YES NO

Note: White Salmon Municipal Code Section 8.12.010 - Food establishment licenses and permits. It is ordained by the city council that, pursuant to RCW 70.46.120, the city expressly consents for the Southwest Washington Health District to charge fees in connection with issuance or renewal of any food establishment license or permit, required for sanitation purposes of any restaurant, market, tavern, bakery or similar facility; provided, however, the fees charged shall not exceed the actual cost involved in issuing or renewing the license or permit. (Ord. 297, 1977)

AGREEMENTS

The applicant agrees that during the use of this facility, _____ will not exclude anyone in participation in, deny anyone benefit of, or otherwise subject anyone to discrimination because of the person's race, color, national origin, age or disability. The group or individual sponsoring the event and using the facility hereby agrees to hold the City of White Salmon and its officers, agents, servants and employees harmless from any and all liability and all claims for damages of any nature or kind, including all costs and legal expenses that may result from or by reason of any act or omission on the part of said group or individual, or its agents while on City of White Salmon property, or that may result from or be claimed by reason of, the operations of said group or individual, except for the sole negligence of the City of White Salmon. The group or individual as the case may be, agrees to fully reimburse the City of Salmon for any damage arising from the use of said facility, plus costs and/or attorney's fees, if any incurred in collection of same.

It is your responsibility to inform all members of your group of the Park and Facility Rules and Regulations. Failure to abide by Park and Facility Rules and Regulations could result in immediate loss of privileges or forfeiture of privileges for future use.

Applicant Signature Date _____

GROUP CLASSIFICATIONS**Group 1**

White Salmon School District, or other School District, non-profit membership groups for events which are community based and involve activities which enhance the city. Examples of recognized groups engaged in promoting activities and issues: Boy Scouts, Girl Scouts, Campfire Boys and Girls, PTA, PTO, service clubs, Rotary, downtown business group, chamber, Boys & Girls Clubs and churches; or other similar activities that are approved by the City.

**Group 1 applicants must provide a copy of their IRS 501(c)(3) designation letter with this application.*

**Group 1 applicants will be charged additional fees when applicable in accordance with the Additional Fees & Charges section of this application.*

Group 2

Groups or organizations whose membership is open to the general public but operates for the primary benefit of their membership and/or participation is limited to a select group. Examples: model clubs, dance clubs, preschool co-ops, political organizations, etc.

Group 3

This classification includes:

- a. Groups or organizations, who charge fees, collect donations, membership fees or charge admission.
- b. Events not open to the general public (i.e., wedding receptions, anniversaries, private dance clubs, birthday parties, etc).
- c. Groups or organizations commercial in nature and are promoting a product or service (i.e., Tupperware, Large Garage Sales, Diet Workshops, etc.) Event can be free to the public.

HOURLY FEE SCHEDULE**GROUP 1**

M - TH Resident * Free* Non Resident * Fee* \$10.00

GROUP 1

F - SUN Resident * Free* Non Resident * Fee* \$20.00

GROUP 2

M - TH Resident * Fee* \$5.00 Non Resident * Fee* \$20.00

GROUP 2

F - SUN Resident * Fee* \$10.00 Non Resident * Fee* \$30.00

GROUP 3

M - TH Resident * Fee* \$10.00 Non Resident * Fee* \$30.00

GROUP 3

F - SUN Resident * Fee* \$15.00 Non Resident * Fee* \$40.00

Damage Deposit

\$150 (The applicant will be financially responsible for damages that exceeds the deposit amount.)

Additional Fees & Charges

Power Connect/Disconnect Fee - \$30.00

Garbage Fee - \$10.00 per can (Additional garbage fee's maybe required at City discretion.)

RENTAL FEE (STAFF USE ONLY)

Group Classification: _____ Fee per hour: _____ x _____ #hrs = Rental Fee: \$ _____

Damage Deposit Fee \$ _____

Power Connect/Disconnect \$ _____

Garbage Fee \$ _____

Total \$ _____

Date Paid: _____ Received by: _____

DAMAGE DEPOSIT REFUND (Application WILL NOT BE PROCESSED if incomplete)

ISSUE TO: _____

ADDRESS: _____

CITY: _____ **STATE:** _____ **ZIP:** _____

PHONE: _____

Deposit refunded via check to party named above upon inspection by Public Works staff.

HOURS OF AVAILABILITY

Daily 8:00 AM - 10:00 PM (or Dusk)

All events must be completely cleaned up and clear from the park by the closing time. The City Council may extend these times on a case by case basis. Groups must have a written letter of authorization from the City Administrator authorizing any activity outside the normal operating hours of the facility.

APPLICATION PROCEDURES

- Parks may be scheduled for an individual event or regular meetings
- Parks can be scheduled up to three (3) months in advance
- Advance registration is taken on a quarterly basis
- Telephone inquiries are welcome, but an application & deposit are required to guarantee rental
- Individual completing the application must be at least 21 years of age and present during the event
- Individual signing the rental agreement will be considered the responsible party in case of damage, theft, or disturbances during the event.
- Restricted days for reservation of Parks- City wide events will take precedence
- Priority scheduling is given to White Salmon residents in reserving Parks (Reservation calendar schedules are available at City Hall.)

PAYMENT PROCEDURES

- a. Use fee and other related fees must be paid at the time of submitting an application for a reservation to secure the for the requested date. The amount of the Deposit is contingent upon all building facilities, furnishings and equipment. To ensure the return of the deposit, the facilities must be left in the same condition or better than originally found. If there is no damage or excessive cleaning required, the deposit will be returned to you within thirty (30) days of the reservation date.
- b. The Rental Fee MUST be paid in full thirty (30) days prior to the event, unless reservation time dictates otherwise. Failure to do so will constitute a cancellation (See Cancellation Guidelines: letter (A) for additional information.)
- c. Payments may be made with cash, personal check or money order.

INSURANCE REQUIREMENTS

- Lessee may be required to provide a copy of their Liability Insurance to the City of White Salmon within 30 days of the activity, and upon written request of the City, a duplicate of the policy as evidence of insurance protection provided.
 - The required insurance policy is to be endorsed to (1) name the City, its officers, employees, agents and volunteers as additional insured and (2) shall not be suspended, voided, canceled, or reduced in coverage or limits except after 30 days prior written notice to the City.
-
- Event insurance can be purchased through the WCIA (*Washington Cities Insurance Authority* - <http://www.wciapool.org/>) that meets the requirements of the City of White Salmon Insurance requirements. Information regarding this Insurance is available from the City upon request.
 - For specific information on how to purchase this insurance contact City Hall at (509) 493-1133 Monday –Friday 8:00AM – 5:00 PM

RENTAL POLICIES

- a. Rental hours are consecutive and must include time for delivery of supplies, set-up, and tear down, and clean up
- b. Set-up begins at the specified time on the Facility Use Application given at the time of making the reservation. Early delivery of supplies and set-ups are not permitted.
- c. All items brought into the facility by the lessee are to be removed by the end of the rental period. The rental group is to remove food, materials, equipment, furnishings, and decorations left after use of the facility.
- d. **All garbage should be placed in or next to the dumpster in closed trash bags or as designated by the public works staff**
- e. It is the responsibility of the lessee to set up and move furnishings as desired. Please move all furnishings back to their original position before leaving the facility.
- f. Please remember that you have the Park available to you for ONLY THE TIME REQUESTED. There may be other parties using the shelter immediately after you. Therefore please make sure that you have allotted time to set-up and tear down for your function.
- g. Reservations are for the Park ONLY. The playground, tennis courts, basketball courts are open to all citizens.
- h. Inflatable toys, dunk tanks or similar items are NOT ALLOWED
- i. Power is AVAILABLE upon request.

CANCELLATIONS

- a. Cancellations made within thirty (30) days of the reservation will be charged 50% of the Rental Fee and 50% of the damage/cleaning deposit. If Rental Fee charges were not paid within 30 days of the event, 50% of the rental fees will be subtracted from the damage/cleaning deposit paid at the time of application.
- b. Cancellations made thirty (30) days or more before the reservation will be charged 50% of the Rental Fee with 100% the damage/cleaning deposit being refunded. Rental Fee charges will be subtracted from the damage/cleaning deposit paid at the time of application.

GENERAL RULES

- Throwing of rice, birdseed, or confetti is not permitted.
- Decorations may be attached to walls, windows, or ceilings with masking tape or other non-marring material. Do not use tacks, staples, glue or any other marring method.
- Use of illegal drugs, smoking, and/or gambling is prohibited on/in any City of White Salmon park or facility
- Only the Park specified on the Use Application will be available for use by the lessee
- Rental facilities are available daily from 8:00 AM - 10:00 PM (or Dusk). Event must conclude at a reasonable time to accommodate clean up.
- Minors must have adequate adult supervision
- The City of White Salmon does not assume responsibility for personal property left unattended in City facilities
- The City of White Salmon cannot be responsible for accident, injury, or loss of property
- The misuse of any City facility or the failure to comply with these regulations will be sufficient reason for denial of further reservations
- Event participants must park in the designated parking areas only. Parking spaces in the City Hall parking lot or City Park are open to the public.
- The City of White Salmon scheduled events will take precedence over non-city events
- BBQ's are allowed to be brought into the Park areas. BBQ coals must be taken with you when leaving. (Do not put coals / ashes in garbage.)

RULE OF THUMB: Leave facilities in the same condition or better than you found them.

USE OF ALCOHOL

Alcohol cannot be served within any public facilities without the direct permission of the City Council and a Washington State Liquor Permit. If Alcohol is to be served the applicant must provide adequate secured has required by the City of White Salmon.



**City of White Salmon
Office of City Hall**

P.O. Box 2139
100 North Main Street
White Salmon, WA 98672

www.whitesalmonwa.gov
Office: (509) 493-1133

PARKS FACILITIES USE APPLICATION

TODAY'S DATE _____ DATES REQUESTED _____

LOCATIONS REQUESTED _____

IF RESERVING ONLY ONE DAY, TIME REQUESTED _____ TOTAL HOURS REQUESTED: _____
Minimum two hours rental required. Time requested includes set-up, breakdown, and clean-up.

APPLICANT/ORGANIZATIONAL NAME _____

CONTACT _____ PHONE _____ EMAIL _____

ADDRESS _____ CITY _____ ZIP _____

TYPE OF ACTIVITY _____

NUMBER OF PEOPLE EXPECTED _____ TYPE OF SUPERVISION _____

The City of White Salmon reserves the right to require mandatory security. Security services must have prior approval from the City of White Salmon. The applicant is responsible of all associated expenditures.

ADMISSION FUNDS COLLECTED? YES NO CONCESSIONS SOLD? YES NO

White Salmon Municipal Code 8.12.010 - Food establishment licenses and permits. It is ordained by the city council that, pursuant to RCW 70.46.120, the city expressly consents for the Southwest Washington Health District to charge fees in connection with issuance or renewal of any food establishment license or permit, required for sanitation purposes of any restaurant, market, tavern, bakery or similar facility; provided, however, the fees charged shall not exceed the actual cost involved in issuing or renewing the license or permit.

AGREEMENTS

The applicant agrees that during the use of this facility, _____, will not exclude anyone in participation in, deny anyone benefit of, or otherwise subject anyone to discrimination because of the Peron's race, color, national origin, age or disability. The group or individual sponsoring the event and using the facility hereby agrees to hold the City of White Salmon and its offices, agents, servants and employees harmless from any and all liability and all claims for damages of any nature or kind, including all costs and legal express that may result from or by reason of any act or omission on the part of said group of individual, or this agent while on City of white Salmon property, or that may result for or be claimed by reason of, the operations of said group or individual, except for the sole negligence of the city of white salmon. The group or individual as the case may be agrees for fully reimburse the city of salmon for any damages arising from the use of said facility, plus costs and/or attorney's fees, if any incurred in collection of same.

It is the applicants responsibility to inform all members of the group of the park and facility rules and regulation. Failure to abide by Park and Facility Rules and Regulations could result in immediate loss of privileges or forfeiture of privileges for future use.

Applicant Signature

GROUP CLASSIFICATIONS

GROUP 1

White Salmon School Direct, or other school district, non-profit membership groups for events which are community based and involve actives which enhance the city. Examples or recognized groups engaged in promoting activities and issues: Boy Scouts, Girl Scouts, Campfire Boys and Girls, PTA, PTO service clubs, Rotary, downtown business group, chamber, Boys & girl clubs and churches; or other similar activities that are approved by the city.

Group 1 applicants must provide a copy of their IRS 501(C)(3) designation letter with this application.

Group 1 applicants will be charged additional fees when applicable in accordance with the Additional Fees & Charges section of this application.

Hourly Fee Schedule			
Group	Day	Resident Fee	Non-Resident Fee
Group 1	Mon - Thurs	Free	\$10.00
	Fri - Sun	Free	\$20.00
Group 2	Mon - Thurs	\$5.00	\$20.00
	Fri - Sun	\$10.00	\$30.00
Group 3	Mon - Thurs	\$10.00	\$30.00
	Fri - Sun	\$15.00	\$40.00

GROUP 2

Groups or organizations whose membership is open to the general public but operates for the primary benefit of their membership and/or participation is limited to a select group. Examples: model clubs, dance clubs, preschool co-ops, political organizations, etc.

GROUP 3

This classification includes:

- (a) Groups or organizations, who charge fees, collect donations, membership fees or charge admission.
- (b) Events not open to the general public i.e., wedding receptions, anniversaries, private dance clubs, birthday parties, etc.
- (c) Groups or organization commercial in nature and are promoting a product or service i.e., Tupperware, Large Garage Sales, Diet Workshops, etc. Event can be free to the public.

DAMAGE DEPOSIT: \$150.00

The applicant will be financially responsible for damages that exceeds the deposit amount.

ADDITIONAL FEES & CHARGES

Power Connect/ Disconnect Fee: \$30.00

Garbage Fee: \$10.00 per can

RENTAL FEE (STAFF USE ONLY)

Group Classification _____ Fee per hour _____ Rental Fee _____

Damage Deposit Fee _____ Power Fee _____ Garbage Fee _____

Total Fee _____

Date Paid _____

Received by _____

Damage Deposit Refund (**Application Will Not Be Processed If Incomplete**)

Issue To _____

Phone _____

Address _____

City _____ State _____ Zip _____

Deposit refund via check to party name above upon inspection by Public Works staff

APPLICATION PROCEDURES

Individual signing the rental agreement will be considered the responsibility party in case of damage, theft, or disturbances during the event.

- Parks may be scheduled for an individual event or regular meetings, up to three months in advance.
- The applicant must be at least 21 years of age and present during the event.
- Restricted days for reservation include City wide precedence events.
- Priority scheduling is given to White Salmon residents in reserving parks (reservation calendar schedules are available at City Hall.)

HOURS OF AVAILABILITY

Daily 8:00 AM – 10:00 PM (or Dusk)

All events must be completely cleaned up and clear from the park by the closing time. The City Council may extend these times on a case by case basis. Groups must have a written letter of authorization from the City Administrator authorizing any activity outside the normal operating hours of the facility.

PAYMENT PROCEDURES

- a. Use fee and other related fees must be paid at the time of submitting an application for a reservation to secure the requested date. The amount of the deposit is contingent upon all building facilities, furnishings and equipment. To ensure the return of the deposit, the facilities must be left in the same condition or better than originally found. If there is no damage or excessive cleaning required, the deposit will be returned to you within thirty days of the reservation date.
- b. The rental fee must be paid in full thirty days prior to the event, unless reservation time dictates otherwise. Failure to do so will constitute a cancellation. (see Cancellation (a) for additional information).
- c. Payments are accepted as cash, personal check, credit card or money order.

INSURANCES REQUIREMENTS

Lessee may be required to provide a copy of their liability insurance to the city of White Salmon within 30 days of the activity, and upon written request of the city, a duplicate of the policy as evidence of insurance protect provided.

The required insurance policy is to be endorsed to (1) name the city, its officers, employees, agents and volunteers as additional insured and (2) shall not be suspended, voided, canceled, or reduced in coverage or limits except after thirty days prior written notice to the City.

Event insurance can be purchased through the Washington Cities Insurance Authority (WCIA) <http://www.wciapool.org/> that meets the requirements of the City of White Salmon insurance requirements. Information regarding this insurance is available from the City upon request.

On how to purchase this insurance contact City Hall at (509) 493-1133, Monday – Friday 8:00AM to 5:00PM

CANCELLATIONS

- a. Cancellations made within thirty days of the reservation will be charge 50% of the Rental Fee and 50% of the damage/ cleaning deposit. If rental fee charges were not paid within 30 days of the events, 50% of the rental fees will be subtracted from the damage/ cleaning deposit paid at the time of application.
- b. Cancellations made thirty days or more before the reservation will be charged 50% of the Rental Fee with 100% the damage/ cleaning deposit being refunded. Rental fee charges will be subtracted from the damage/ cleaning deposit paid at the time of application.

RENTAL POLICIES

- a. Rental hours are consecutive and must include time for delivery of supplies, set-up, tear down and clean up.
- b. Set-up begins at the specified time on the facility use application given at the time of making the reservation. Early delivery of supplies and set-ups are not permitted.
- c. All items brought to the facility by the lessee are to be removed by the end of the rental period. The rental group is to remove food, materials, equipment, furnishings, and decorations left after use of the facility.
- d. All garbage should be placed in or next to the dumpster in closed trash bags.
- e. It is the responsibility of the lessee to set up and move furnishings as desired. Please move all furnishings back to their original position before leaving the facility.
- f. Please remember that you have the Park available to you for ONLY THE TIME REQUESTED there may be other parties using the shelter immediately after you. Therefore, please make sure that you have allotted time to set-up and tear down for your function.
- g. Reservations are for the park only. The playground, tennis courts, basketball courts, splash pad and green space are open to the public
- h. Inflatable toys, dunk tanks or similar items, are not allowed.
- i. Power is available upon request.

GENERAL RULES

- Rental facilities are available daily from 8:00 AM – 10:00 PM (or Dusk). Event must conclude at a reasonable time to accommodate clean up.
- Throwing of rice, birdseed or confetti, is not permitted.
- Decorations may be attached to walls, windows or ceilings, with masking tape or other non-marring material. Do not use tacks, staples, glue or any other marring method.
- Use of illegal drugs, smoking and/ or gambling is prohibited on/ in any City of White Salmon park or facility.
- Alcohol cannot be served within any public facilities without the direct permission of the City Council and a Washington State Liquor permit. If alcohol is to be served the applicant must prove adequate security as required by the City of White Salmon.
- Minors must have adequate adult supervision.
- The City of White Salmon does not assume responsibility for personal property left unattached in City facilities.
- The City of White Salmon will not be liable for accident, injury or loss of property during events.
- The misuse of any City facility or the failure to comply with these regulations will be sufficient reason for denial of future reservations.
- Events participants must park in the designated parking areas only. Parking spaces in the City Hall parking lot or City Park are open to the public.
- The City of White Salmon scheduled events will take precedence over non-city events
- BBQ's are allowed to be brought into the park. BBQ coals must be taken when leaving. (Do not put coals/ ashes in garbage.)
- Rule of Thumb: Leave facilities in the same conditions or better than you found them.

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

PDF RCW 9.41.300**Weapons prohibited in certain places—Local laws and ordinances—Exceptions—Penalty.**

(1) It is unlawful for any person to enter the following places when he or she knowingly possesses or knowingly has under his or her control a weapon:

(a) The restricted access areas of a jail, or of a law enforcement facility, or any place used for the confinement of a person (i) arrested for, charged with, or convicted of an offense, (ii) held for extradition or as a material witness, or (iii) otherwise confined pursuant to an order of a court, except an order under chapter **13.32A** or **13.34** RCW. Restricted access areas do not include common areas of egress or ingress open to the general public;

(b) Those areas in any building which are used in connection with court proceedings, including courtrooms, jury rooms, judge's chambers, offices and areas used to conduct court business, waiting areas, and corridors adjacent to areas used in connection with court proceedings. The restricted areas do not include common areas of ingress and egress to the building that is used in connection with court proceedings, when it is possible to protect court areas without restricting ingress and egress to the building. The restricted areas shall be the minimum necessary to fulfill the objective of this subsection (1)(b).

For purposes of this subsection (1)(b), "weapon" means any firearm, explosive as defined in RCW **70.74.010**, or any weapon of the kind usually known as slungshot, sand club, or metal knuckles, or any knife, dagger, dirk, or other similar weapon that is capable of causing death or bodily injury and is commonly used with the intent to cause death or bodily injury.

In addition, the local legislative authority shall provide either a stationary locked box sufficient in size for pistols and key to a weapon owner for weapon storage, or shall designate an official to receive weapons for safekeeping, during the owner's visit to restricted areas of the building. The locked box or designated official shall be located within the same building used in connection with court proceedings. The local legislative authority shall be liable for any negligence causing damage to or loss of a weapon either placed in a locked box or left with an official during the owner's visit to restricted areas of the building.

The local judicial authority shall designate and clearly mark those areas where weapons are prohibited, and shall post notices at each entrance to the building of the prohibition against weapons in the restricted areas;

(c) The restricted access areas of a public mental health facility licensed or certified by the department of health for inpatient hospital care and state institutions for the care of the mentally ill, excluding those facilities solely for evaluation and treatment. Restricted access areas do not include common areas of egress and ingress open to the general public;

(d) That portion of an establishment classified by the state liquor and cannabis board as off-limits to persons under 21 years of age; or

(e) The restricted access areas of a commercial service airport designated in the airport security plan approved by the federal transportation security administration, including passenger screening checkpoints at or beyond the point at which a passenger initiates the screening process. These areas do not include airport drives, general parking areas and walkways, and shops and areas of the terminal that are outside the screening checkpoints and that are normally open to unscreened passengers or visitors to the airport. Any restricted access area shall be clearly indicated by prominent signs indicating that firearms and other weapons are prohibited in the area.

(2)(a) Except as provided in (c) of this subsection, it is unlawful for any person to knowingly open carry a firearm or other weapon while knowingly at any permitted demonstration. This subsection (2)(a) applies whether the person carries the firearm or other weapon on his or her person or in a vehicle.

(b) It is unlawful for any person to knowingly open carry a firearm or other weapon while knowingly within 250 feet of the perimeter of a permitted demonstration after a duly authorized state or local law enforcement officer advises the person of the permitted demonstration and directs the person to leave until he or she no longer possesses or controls the firearm or other weapon. This subsection (2) (b) does not apply to any person possessing or controlling any firearm or other weapon on private property owned or leased by that person.

(c) Duly authorized federal, state, and local law enforcement officers and personnel are exempt from the provisions of this subsection (2) when carrying a firearm or other weapon in conformance with their employing agency's policy. Members of the armed forces of the United States or the state of Washington are exempt from the provisions of this subsection (2) when carrying a firearm or other weapon in the discharge of official duty or traveling to or from official duty.

(d) For purposes of this subsection, the following definitions apply:

(i) "Permitted demonstration" means either: (A) A gathering for which a permit has been issued by a federal agency, state agency, or local government; or (B) a gathering of 15 or more people who are assembled for a single event at a public place that has been declared as permitted by the chief executive, sheriff, or chief of police of a local government in which the gathering occurs. A "gathering" means a demonstration, march, rally, vigil, sit-in, protest, picketing, or similar public assembly.

(ii) "Public place" means any site accessible to the general public for business, entertainment, or another lawful purpose. A "public place" includes, but is not limited to, the front, immediate area, or parking lot of any store, shop, restaurant, tavern, shopping center, or other place of business; any public building, its grounds, or surrounding area; or any public parking lot, street, right-of-way, sidewalk, public park, or other public grounds.

(iii) "Weapon" has the same meaning given in subsection (1)(b) of this section.

(e) Nothing in this subsection applies to the lawful concealed carry of a firearm by a person who has a valid concealed pistol license.

(3) Cities, towns, counties, and other municipalities may enact laws and ordinances:

(a) Restricting the discharge of firearms in any portion of their respective jurisdictions where there is a reasonable likelihood that humans, domestic animals, or property will be jeopardized. Such laws and ordinances shall not abridge the right of the individual guaranteed by Article I, section 24 of the state Constitution to bear arms in defense of self or others; and

(b) Restricting the possession of firearms in any stadium or convention center, operated by a city, town, county, or other municipality, except that such restrictions shall not apply to:

(i) Any pistol in the possession of a person licensed under RCW **9.41.070** or exempt from the licensing requirement by RCW **9.41.060**; or

(ii) Any showing, demonstration, or lecture involving the exhibition of firearms.

(4)(a) Cities, towns, and counties may enact ordinances restricting the areas in their respective jurisdictions in which firearms may be sold, but, except as provided in (b) of this subsection, a business selling firearms may not be treated more restrictively than other businesses located within the same zone. An ordinance requiring the cessation of business within a zone shall not have a shorter grandfather period for businesses selling firearms than for any other businesses within the zone.

(b) Cities, towns, and counties may restrict the location of a business selling firearms to not less than 500 feet from primary or secondary school grounds, if the business has a storefront, has hours during which it is open for business, and posts advertisements or signs observable to passersby that firearms are available for sale. A business selling firearms that exists as of the date a restriction is enacted under this subsection (4)(b) shall be grandfathered according to existing law.

(5) Violations of local ordinances adopted under subsection (3) of this section must have the same penalty as provided for by state law.

(6) The perimeter of the premises of any specific location covered by subsection (1) of this section shall be posted at reasonable intervals to alert the public as to the existence of any law restricting the possession of firearms on the premises.

(7) Subsection (1) of this section does not apply to:

(a) A person engaged in military activities sponsored by the federal or state governments, while engaged in official duties;

(b) Law enforcement personnel, except that subsection (1)(b) of this section does apply to a law enforcement officer who is present at a courthouse building as a party to an antiharassment protection order action or a domestic violence protection order action under chapter **7.105** or **10.99** RCW, or an action under Title **26** RCW where any party has alleged the existence of domestic violence as defined in RCW **7.105.010**; or

(c) Security personnel while engaged in official duties.

(8) Subsection (1)(a), (b), (c), and (e) of this section does not apply to correctional personnel or community corrections officers, as long as they are employed as such, who have completed government-sponsored law enforcement firearms training, except that subsection (1)(b) of this section does apply to a correctional employee or community corrections officer who is present at a courthouse building as a party to an antiharassment protection order action or a domestic violence protection order action under chapter **7.105** or **10.99** RCW, or an action under Title **26** RCW where any party has alleged the existence of domestic violence as defined in RCW **7.105.010**.

(9) Subsection (1)(a) of this section does not apply to a person licensed pursuant to RCW **9.41.070** who, upon entering the place or facility, directly and promptly proceeds to the administrator of the facility or the administrator's designee and obtains written permission to possess the firearm while on the premises or checks his or her firearm. The person may reclaim the firearms upon leaving but must immediately and directly depart from the place or facility.

(10) Subsection (1)(c) of this section does not apply to any administrator or employee of the facility or to any person who, upon entering the place or facility, directly and promptly proceeds to the administrator of the facility or the administrator's designee and obtains written permission to possess the firearm while on the premises.

(11) Subsection (1)(d) of this section does not apply to the proprietor of the premises or his or her employees while engaged in their employment.

(12) Government-sponsored law enforcement firearms training must be training that correctional personnel and community corrections officers receive as part of their job requirement and reference to such training does not constitute a mandate that it be provided by the correctional facility.

(13) Any person violating subsection (1) or (2) of this section is guilty of a gross misdemeanor.

(14) "Weapon" as used in this section means any firearm, explosive as defined in RCW **70.74.010**, or instrument or weapon listed in RCW **9.41.250**.

[**2021 c 261 § 1**; **2021 c 215 § 96**. Prior: **2018 c 201 § 9003**; **2018 c 201 § 6007**; **2011 c 221 § 2**; **2008 c 33 § 1**; prior: **2004 c 116 § 1**; **2004 c 16 § 1**; **1994 sp.s. c 7 § 429**; **1993 c 396 § 1**; **1985 c 428 § 2**.]

NOTES:

Reviser's note: This section was amended by 2021 c 215 § 96 and by 2021 c 261 § 1, each without reference to the other. Both amendments are incorporated in the publication of this section under RCW **1.12.025**(2). For rule of construction, see RCW **1.12.025**(1).

Effective date—2021 c 261: "This act is necessary for the immediate preservation of the public peace, health, or safety, or support of the state government and its existing public institutions, and takes effect immediately [May 12, 2021]." [**2021 c 261 § 4**.]

Effective date—2022 c 268; 2021 c 215: See note following RCW **7.105.900**.

Findings—Intent—Effective date—2018 c 201: See notes following RCW **41.05.018**.

Finding—Intent—Severability—1994 sp.s. c 7: See notes following RCW [43.70.540](#).

Effective date—1994 sp.s. c 7 §§ 401-410, 413-416, 418-437, and 439-460: See note following RCW [9.41.010](#).

Severability—1985 c 428: See note following RCW [9.41.290](#).