



White Salmon Planning Commission Meeting
A G E N D A
March 11, 2020 – 5:30 PM
119 NE Church Ave, White Salmon, WA 98672

Call to Order/Roll Call

Approval of Minutes

- [1.](#) Minutes of February 26, 2020

Public Hearing

- [2.](#) Draft Ordinance Repealing and Replacing WSMC 17.36 MHR Mobile Home Residential District
 - a. Joint public hearing with the City Council
 - b. Planning Commission discussion

Adjournment

Item Attachment Documents:

1. Minutes of February 26, 2020



CITY OF WHITE SALMON
Planning Commission Meeting - Wednesday, February 26, 2020
Joint meeting with City Council
DRAFT

COMMISSION AND ADMINISTRATIVE PERSONNEL PRESENT

Commission Members:

Ross Henry
Michael Morneault
Greg Hohensee
Seth Gilchrist
Tom Stevenson

Staff Present:

Erika Castro Guzman, City Associate Planner
Patrick Munyan, City Administrator
Jan Brending, City Clerk-Treasurer
Ken Woodrich, City Attorney
Marla Keethler, Mayor

Council Members:

Jason Hartmann
David Lindley
Amy Martin
Ashley Post
Joe Turkiewicz (arrived at 5:45 p.m.)

CALL TO ORDER/ ROLL CALL

Marla Keethler, Mayor called the meeting to order. There were approximately 75 people in the audience. All council members were present. All City of White Salmon Planning Commission members were also in attendance.

COMMENTS/ PUBLIC AND COUNCIL

Ernie Birney, White Salmon City Limits said that he lives in the city limits of White Salmon and works for Windermere Real Estate. He said he is speaking for several of his clients who have lots ready to sell in Two-Family (R2) Residential Districts. Birney said the city's moratorium is bad timing for his clients. He said realtors look at the highest and best use of property and for property located in an R2 zone it is for building duplexes and townhomes. Birney said he feels buyers will be apprehensive about buying land in an R2 zone because right now they cannot build. He said that the value of an R2 lot is approximately 50% more than an R1 lot. Birney said he feels like the moratorium is a zone change and buyers wonder what the future will hold.

Stephanie Huntington, White Salmon suggested that the city make a portion of Dock Grade a pedestrian/bicycle lane to increase walkability and bikability.

CONSENT AGENDA

- a. Approval of meeting minutes – January 8 and February 5, 2020

Commissioner Morneault requested "commission" be changed to "commissioners" and the following comment added: "The Planning Commission discussed with Tao Berman the possibilities of using adjacent properties for temporary parking during construction."

Moved by Michael Morneault. Seconded by Greg Hohensee.

Motion to approve consent agenda as amended. CARRIED 5-0.

CITY COUNCIL AND PLANNING COMMISSION JOINT WORKSHOP

Affordable Housing Thresholds

Mayor Keethler provided an overview of the agenda memo related to affordable housing thresholds. She said she worked with housing representatives from the Gorge and also looked at some state programs. She said the recommendation is to establish an affordable housing threshold as 80% of Klickitat County Median Household Income established by the U.S. Census Bureau and as amended in the future by the U.S. Census Bureau.

Tom Stevenson, Planning Commissioner said the number that is chosen is key. He said the median household income for Klickitat County is not the same as the City of White Salmon. He said that when looking at what percentage is used to calculate rent or mortgage he thinks 30% is a good number although it should not include utilities. Stevenson said calculating utilities is a moving target and could even vary from year to year for an individual.

Mayor Keethler said that to determine the median household income for White Salmon would likely involve hiring a consultant to determine that number and then continuing to hire a consultant to update the number. Keethler said the affordable housing threshold will help guide future discussion throughout the moratorium process and into the comprehensive plan update.

City council members discussed the issue of including utilities when calculating what an individual can afford using the affordable housing threshold.

Ross Henry, Planning Commission Chairman, said that he cannot imagine any developer meeting the affordable housing threshold requirements.

Greg Hohensee, Planning Commissioner, said that he does not think the threshold will work at the Two-Family (R2) level. He said he also believes the exceptions should stay as they are or not have any.

Jason Hartmann, Council Member, said he believes that the proposed exceptions will help build inventory addressing the affordable housing issue and feels they are acceptable.

Mayor Keethler noted that the proposed changes to the exceptions are in response to the feedback from the public hearing and written comments.

Seth Gilchrist, Planning Commissioner, said he supports the proposed definition of affordable housing and using 30% for calculating rent and mortgage including utilities.

The City Council and Planning Commission discussed who determines if a project meets the affordable housing threshold. Mayor Keethler noted that the city would most likely work with organizations who already make these types of determinations.

David Lindley, Council Member, said this is a complicated issue. He said that a reasonable approach is to take Step 1, which is setting an affordable housing threshold which is needed to implement policy.

***Moved by Ashley Post. Seconded by Jason Hartmann.
Motion to adopt the following Affordable Housing Threshold and amend Ordinance 2020-01-1060,
Establishing Residential Development Moratorium:***

“The City of White Salmon establishes an Affordable Housing Threshold of 80% of Klickitat County Median Household Income as established by the U.S. Census Bureau and as amended in the future by the US Census Bureau.” CARRIED 5-0.

Changes to Ordinance 2020-01-1060, Moratorium on Residential Development

Mayor Keethler reviewed the memo agenda addressing changes to Ordinance 2020-01-1060, Moratorium on Residential Development. She noted there are no recommendations. Keethler said the agenda memo outlines possible changes to the exceptions such as allowing accessory dwelling units and if used for long-term rentals, and allowing townhomes with 4 or more units that commit to 20% of the available units to be sold meeting the Affordable Housing Threshold.

The City Council and the Planning Commission discussed the possible changes.

Greg Hohensee, Planning Commission, said he feels that some of the exceptions are dangerous due to the deed restrictions and could be setting up property owners for failure in the future. He said that he feels the changes are being considered too quickly. Hohensee said the City Council made a bold move and that to go back is dangerous. He said the City Council and the Planning Commission need to do the real work that is required by the moratorium.

Jason Hartmann, Council Member, said he thinks the proposed exceptions are a good idea. He said he thinks they improve the supply base and helps achieve the goals.

The City Council and Planning Commission discussed the idea of deed restrictions related to long-term rentals and meeting affordable housing thresholds.

Ross Henry, Planning Commission Chairman, said that not allowing short-term rentals in accessory dwelling units might lead to more short-term rentals in single-family dwellings that could make things worse.

Tom Stevenson, Planning Commissioner said there is a lot of good information about accessory dwelling units in the meeting packet. He said a lot of entities reject short-term rentals completely. Stevenson said accessory dwelling units add to the housing stock and they are small. He said he thinks they are great. He said he is not in favor of short-term rentals. Stevenson said he thinks that requiring 20% of a development for multi-family housing to be dedicated to meet the affordable housing threshold is too much. He said he does not feel it pencils out.

Mayor Keethler noted that she expects the Planning Commission to delve into the issue of short-term rentals.

The City Council and Planning Commission discussed how to enforce deed restrictions and whether or not the restrictions would carryover after the moratorium is lifted.

David Lindley, Council Member, said he feels it is reasonable to not consider any more exemptions to the moratorium. He said he does not feel informed enough at this time to make those policy decisions.

Ashley Post, Council Member, said she feels that townhomes and duplexes may be getting ahead of where the council wants to be. She said she does not think it is inappropriate to allow accessory dwelling units if the goal is to move toward more affordable housing. Post said she also agrees with David Lindley. She said she was comfortable with setting the affordable housing threshold. Post said she

supports accessory dwelling units, but only with deed restrictions so that can be used for the purpose of affordable housing.

Amy Martin, Council Member, said she agrees. She said she does not want the council to backtrack.

Joe Turkiewicz, Council Member, said these are difficult issues. He said it might be good to wait a little bit before amending the exemptions.

Mayor Keethler said she wants the city council and planning commission to make clear and informed decisions. She said what the City Council wants to do must be at its comfort level. Keethler said the proposals were in response to the citizens and noted the city council represents the community.

Ross Henry, Planning Commission Chairman, noted that someone who is looking at building an accessory dwelling unit now might be restricted from using it for short-term rentals in the future.

Jason Hartmann, Council Member, said he supports all three proposals but without any deed restrictions.

Amy Martin, Council Member, said that some great points have been made and she wonders if adding more exemptions weakens the reasons for the moratorium.

There were no motions to add exemptions to the moratorium ordinance.

Moved by Amy Martin. Seconded by Jason Hartmann.

Motion to move Item 14 – Next Steps-Assignment of Areas of Focus to before Item 13 – Mobile Home Residential District, WSMC 17.36. CARRIED 5-0.

At 8:10 p.m. the City Council and Planning Commission took a 5-minutes break and resumed the meeting at 8:15 p.m.

Next Steps-Assignment of Areas of Focus

Mayor Keethler reviewed the agenda memo outlining suggested next steps and assignment of areas of focus. She said she developed a calendar based on around the areas of focus for administration, city council and the planning commission.

The City Council and Planning Commission discussed the roles of each entity and how to best move forward. There was an agreement that public hearings would be held jointly being scheduled for a Planning Commission meeting with the City Council leaving after the public hearing so the Planning Commission can do their work. It was noted that two meeting dates are missing from the calendar which will be revised combing the public hearings and adding the two dates.

ADJOURNMENT

The meeting was adjourned at 9:40 p.m.

Ross Henry, Chairman

Erika Castro Guzman, Associate Planner

Item Attachment Documents:

2. Draft Ordinance Repealing and Replacing WSMC 17.36 MHR Mobile Home Residential District
 - a. Joint public hearing with the City Council
 - b. Planning Commission discussion

**CITY OF WHITE SALMON
ORDINANCE 2020-04-**

**AN ORDINANCE REPEALING WHITE SALMON MUNICIPAL CODE 17.36 -
MHR MOBILE HOME RESIDENTIAL DISTRICT, ADDING NEW
CHAPTER 17.36 - MHRP MOBILE/MANUFACTURED HOME RESIDENTIAL
PARK DISTRICT AND PROVIDING FOR
SEVERABILITY AND AN EFFECTIVE DATE**

WHEREAS, City’s Comprehensive Plan House Goal (H-2.6) states both site-built and manufactured housing shall be recognized as necessary and functional housing although special standards in placement and locations will apply to each; and

WHEREAS, the City finds the current White Salmon Municipal Code 17.36 - MHR Mobile Home Residential District fails to ensure affordable mobile and manufactured housing is preserved in this community as an option for workforce housing; and

WHEREAS, the City is presently in a moratorium to allow code changes that will protect and promote workforce housing as required by its Comprehensive Plan; and

WHEREAS, the City wishes to modify its code to further this goal.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF WHITE SALMON, WASHINGTON DO HEREBY ORDAIN as follows:

SECTION 1. White Salmon Municipal Code Chapter 17.36 - MHR Mobile Home Residential District is hereby repealed in its entirety and a new White Salmon Municipal Code Chapter 17.36 MHRP Mobile/Manufactured home Residential Park District is hereby adopted as identified in Exhibit A attached hereto and by this reference incorporated herein.

SECTION 2 – SEVERABILITY. That if any clause, section, or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby but shall remain in full force and effect.

SECTION 3 – EFFECTIVE DATE. This ordinance shall take effect five (5) days after its publication according to law.

PASSED by the City Council of the City of White Salmon at a regular meeting
this _____ day of _____, 2020.

Marla Keethler, Mayor

ATTEST:

Jan Brending, Clerk/Treasurer

APPROVED AS TO FORM:

Kenneth B. Woodrich, City Attorney

DRAFT

Exhibit “A”

CHAPTER 17.36 – MHRP MOBILE/MANUFACTURED HOME RESIDENTIAL PARK DISTRICT

Sections:

- 17.36.010 Purpose/Transfer of MHRP Zone**
- 17.36.020 Permitted uses.**
- 17.36.030 Conditional uses.**
- 17.36.040 Minimum development standards.**
- 17.36.050 Off-street parking.**
- 17.36.060 Roadway.**
- 17.36.070 Expansion or alteration of existing mobile/manufactured home parks.**
- 17.36.080 Eviction notices for change of use or closure of a mobile/manufactured home park.**
- 17.36.090 Relocation report and plan.**
- 17.36.100 Certificate of completion of the relocation report and plan.**
- 17.36.110 Notice of provisions.**
- 17.36.120 Administration.**
- 17.36.130 Appeal.**
- 17.36.140 Use exception**
- 17.36.150 Closure and government sponsorship.**
- 17.36.160 Additional requirements.**
- 17.36.170 Building permit required.**
- 17.36.180 Required tie-downs.**

17.36.010 Purpose/Transfer of MHRP Zone.

The purpose of the MHRP Mobile/Manufactured Home Residential Park District is to provide a zoning district exclusively for manufactured and mobile home parks and to enable zoning to conform to general planned densities. For purposes of this chapter, "Mobile/Manufactured Home Residential Park District" is defined as any development of real property, within the City providing space for occupancy of two (2) or more manufactured homes as defined in WSMC Chapter 17.08.____ and/or mobile homes as defined in WSCM Chapter 17.08.____ and complies with the standards as designated on the data plate (*HUD and L&I certification requirements*) and with all the provisions of the Manufactured Housing Construction and Safety Standards in effect at the time of its construction and constitutes not less than 720 square feet of interior habitable area; including tiny houses as described in RCW 35.21.686 and further defined in WSMC Chapter 17.08____ and is constructed in accordance with WAC 51-51-60104 and does not have an interior habitable area greater than 400 square feet. This chapter replaces “MHR Mobile Home Residential District” and all properties previously zoned thereunder are included in this zone and shall hereafter be designated as “MHRP Mobile/Manufactured Home Residential Park District”.

17.36.020 Permitted uses.

The following uses are permitted, subject to conformance with applicable regulations stated below, and elsewhere in this Title:

- A. Mobile/manufactured home parks.
- B. Dwellings and buildings when appurtenant to the mobile/manufactured home park only.
- C. Accessory uses and structures related to any permitted use, except home occupation.
- D. Offices, restrooms, laundry, storage and recreational facilities, clubhouse, and similar uses appurtenant to the mobile/manufactured home park residents only.

17.36.030 Conditional uses.

The following uses are permitted subject to approval of a conditional use permit:

- A. Home occupations.
- B. Public and quasi-public uses related to the district.
- C. Nursery schools and family child day care centers.
- D. Recreational vehicle park.
- E. Multi-family dwelling units with at least 55 percent of units meeting affordable housing threshold.

17.36.040 Minimum development standards.

The following are the minimum development standards for the MHRP Mobile/Manufactured Home Residential Park District:

- A. There shall be a minimum ten-foot setback from all interior property lines. Public street frontage setback shall be not less than twenty-five (25) feet from the property line.

- B. Spacing of mobile/manufactured homes.
1. There shall be a space of not less than twenty (20) feet between mobile/manufactured homes located side-by-side and parallel.
 2. The spacing between mobile/manufactured homes located end-to-end shall be not less than twenty (20) feet; provided, however, where the center line, as extended, of one unit does not extend through the adjacent unit, the spacing between the two units shall not be less than ten (10) feet.
 3. There shall be not less than ten (10) feet between any mobile/manufactured home and any cabana, carport or other similar accessory structure related to another mobile/manufactured home nor between any mobile/manufactured home and any permanent structure.
 4. The average distance between adjacent angular mobile/manufactured homes shall be not less than twenty (20) feet with the closest point being no less than ten (10) feet.
 5. Each site shall be equipped with a storage shed not less than sixty (60) square feet of storage space.
 6. Each space shall be identified by a number, which shall be displayed with sufficient size and location to be readily visible from the adjacent roadway.
- C. Each mobile/manufactured home shall be serviced by at least one thirty (30) foot wide roadway to provide for two moving lanes of traffic and a four (4) foot delineated pedestrian walkway. Where on-roadway parking is desired, the roadway width shall be increased accordingly.
- D. All roadways and parking areas shall be paved with asphalt or Portland Cement Concrete in accordance with the most current version of the City's street standards.
- E. All street frontage setback areas shall be landscaped and maintained.
- F. Landscaping and Fencing. A detailed landscape plan shall be required and include:
1. The location and materials of all fencing.
 2. All plantings including the size, location, species name and method of irrigation.
 3. Existing trees or significant plant groupings that are intended to remain.

4. Sight-obscuring buffer between the mobile/manufactured home park and adjacent residential district or commercial district.
 5. Perimeter ground cover landscaping consisting of not less than five-foot width and established line of site requirements for driveways and intersections.
 6. Individual space landscaping, common areas and open space. Sight-obscuring buffer shall consist of opaque material fencing or a solid landscape screen which shall consist of an evergreen or nearly evergreen mixture of shrubs, bushes or trees that produce a dense, sight-obscuring screen at least six-feet in height within three years of planting. Berms may be included as a sight-obscuring barrier to a maximum berm height of five feet planted on both sides with evergreen or nearly evergreen shrubs or bushes so that the total height of landscaping and berm will be at least six feet within three years of planting, and the top of the berm plantings form a dense, sight-obscuring screen within the same three-year period. Fencing materials, landscaping species and standards shall be consistent with White Salmon Municipal Code (WSMC).
- G. Site plan approval is required prior to the initial construction of any mobile/manufactured home park and prior to any substantial changes thereto, or to any existing mobile/manufactured home park.

17.36.050 Off-street parking.

There shall be two off-public-street parking spaces for each mobile/manufactured home space.

17.36.060 Roadway.

Every roadway within the mobile/manufactured home park shall be named and the names clearly posted. Every mobile/manufactured home shall have a number which will be clearly visible from the roadway at all times.

17.36.070 Expansion or alterations of existing mobile/manufactured home residential parks.

Any mobile/manufactured home park existing or approved at the time of adoption of the ordinance codified herein may be enlarged or altered; provided all codes and ordinances of the City are complied with for that portion to be enlarged; and the enlargement is forty-nine percent or less of the area of the existing park. Where there is a proposed enlargement or alteration of an existing park to the extent of affecting higher than forty-

nine percent of the area of the existing park, when such enlargement or alteration is carried out or planned, such enlargement or alteration shall require full integration of the existing park to conform to the provisions of this chapter. As sanctioned by the provisions of this section, a mobile/manufactured park can only be enlarged or altered one time without full integration of the existing park.

17.36.080 Eviction notices for change of use or closure of a mobile/manufactured home park.

- A. Before a mobile/manufactured home park owner may issue eviction notices pursuant to a closure or change of use under Chapter 59.21 RCW, the mobile/manufactured home park owner must first submit to the City a relocation report and plan that meets the requirements of WSMC 17.36.090. If applying for a change of use, the mobile/manufactured home park owner shall submit the relocation report and plan together with all other necessary applications. Once the City determines that the relocation report and plan meets the requirements of WSMC 17.36.090, the City shall stamp their approval on the relocation report and plan and return a copy of the approved plan to the manufactured/mobile home park owner. If the City determines that the relocation report and plan does not meet the requirements of WSMC 17.36.090, the City may require the mobile/manufactured home park owner to amend or supplement the relocation report and plan as necessary to comply with this chapter before approving it.
- B. No sooner than upon approval of the relocation report and plan, the owner of the mobile/manufactured home park may issue the twelve (12) month eviction notice to the mobile/manufactured home park tenants. The eviction notice shall comply with RCW 59.20.080 and 59.21.030, as amended. No mobile/manufactured home owner who rents a mobile/manufactured home lot may be evicted until the twelve (12) month notice period expires, except pursuant to the State Mobile Home Landlord-Tenant Act, Chapter 59.20 RCW.

17.36.090 Relocation report and plan.

- A. The relocation report and plan shall describe how the mobile/manufactured home park owner intends to comply with Chapters 59.20 and 59.21 RCW, relating to mobile/manufactured home relocation assistance, and with WSMC 17.36.080 through 17.36.130. The relocation report and plan must provide that the mobile/manufactured home park owner will assist each mobile/manufactured home park tenant household to relocate, in addition to making any state or federal required relocation payments. Such assistance must include providing tenants an inventory of relocation resources, referring tenants to alternative public and private subsidized housing resources, helping tenants obtain and complete the necessary application forms for state-required relocation assistance, and helping tenants to move the mobile/manufactured homes from the mobile/manufactured

home park. Further, the relocation report and plan shall contain the following information:

1. The name, address, and family composition for each mobile/manufactured home park tenant household, and the expiration date of the lease for each household;
 2. The condition, size, ownership status, HUD and State Department of Labor and Industries certification status, and probable mobility of each mobile/manufactured home occupying a mobile/manufactured home lot;
 3. Copies of all lease or rental agreement forms the mobile/manufactured home park owner currently has in place with mobile/manufactured home park tenants;
 4. To the extent mobile/manufactured home park tenants voluntarily make such information available, a confidential listing of current monthly housing costs, including rent or mortgage payments and utilities, for each mobile/manufactured home park tenant household;
 5. To the extent mobile/manufactured home park tenants voluntarily make such information available, a confidential listing of gross annual income for each mobile/manufactured home park tenant household;
 6. An inventory of relocation resources, including available mobile/manufactured home spaces in Klickitat, Skamania, Yakima and Benton Counties;
 7. Actions the mobile/manufactured home park owner will take to refer mobile/manufactured home park tenants to alternative public and private subsidized housing resources;
 8. Actions the mobile/manufactured home park owner will take to assist mobile/manufactured home park tenants to move the mobile/manufactured homes from the mobile/manufactured home park;
 9. Other actions the owner will take to minimize the hardship mobile/manufactured home park tenant households suffer as a result of the closure or conversion of the mobile/manufactured home park; and
 10. A statement of the anticipated timing for park closure.
- B. The City or designee may require the mobile/manufactured home park owner to designate a relocation coordinator to administer the provisions of the relocation

report and plan and work with the mobile/manufactured home park tenants, the City and state offices to ensure compliance with the relocation report and plan and with state laws governing mobile/manufactured home park relocation assistance, eviction notification, and landlord/tenant responsibilities.

- C. The owner shall make available to any mobile/manufactured home park tenant residing in the mobile/manufactured home park copies of the proposed relocation report and plan, with confidential information deleted. Within fourteen (14) days of the City Planning Department approval of the relocation report and plan, a copy of the approved relocation report and plan shall be mailed by the owner to each mobile/manufactured home park tenant.
- D. The mobile/manufactured home park owner shall update with the City Planning Department office the information required under this section to include any change of circumstances occurring after submission of the relocation report and plan that affects the relocation report and plan's implementation.

17.36.100 Certificate of completion of the relocation report and plan.

No mobile/manufactured home park owner may close a mobile/manufactured home park or obtain final approval of a comprehensive plan or zoning re-designation until the mobile/manufactured home park owner obtains a certificate of completion from the City Planning Department. The City Planning Department shall issue a certificate of completion only if satisfied that the owner has complied with the provisions of an approved relocation report and plan, the eviction notice requirements of RCW 59.20.080 and 59.21.030, the relocation assistance requirements of RCW 59.21.021, and any additional requirements imposed in connection with required City applications.

17.36.110 Notice of provisions.

It is unlawful for any party to sell, lease, or rent any mobile/manufactured home or mobile/manufactured home park rental space without providing a copy of any relocation report and plan to the prospective purchaser, lessee, or renter, and advising the same, in writing, of the provisions of WSMC 17.36.080 through 17.36.130 and the status of any relocation report and plan.

17.36.120 Administration.

The City Planning Department shall administer and enforce WSMC 17.36.080 through 17.36.130. Whenever an owner or an owner's agent fails to comply with the provisions of WSMC 17.36.080 through 17.36.130, the following may occur:

- A. The City may deny, revoke, or condition a certificate of completion, a permit, or another approval;

- B. Any other appropriate City official may condition any permit or other approval upon the owner’s successful completion of remedial actions deemed necessary by the City carry out the purposes of WSMC 17.36.080 through 17.36.130.

17.36.130 Appeal.

Any appeal from a determination of the City Planning Department under WSMC 17.36.080 (A), WSMC 17.36.100, and WSMC 17.36.120(A) shall be an open record hearing filed within fourteen (14) days of the determination and be processed in accordance with the procedures established for Type V applications (waiving Planning Commission recommendation – City Council decision final) under WSMC Title 19.

17.36.140 Use exceptions.

- A. A mobile/manufactured home park owner may request a use exception or modification from the application of the MHRP zoning to their property as set forth below.
- B. The property owner shall submit a site plan application showing building footprint, streets, walkways, parking, drainage facilities, sanitary sewer lines, water lines, trails, lighting and landscaping, In addition, the property owner shall submit a written explanation of the reasons for use exception or modification and provide a report describing the proposed use with documentation demonstrating that application of the MHRP zoning meets the criteria below.
- C. The City Council may approve the property owner’s request for a use exception or modification if the property owner demonstrates:
 - 1. They do not have reasonable use of their property under the MHRP zoning; or
 - 2. The uses authorized by the MHRP zoning are not economically viable at the property’s location.

If the request is granted by the City Council and the City determines that a zone change is required, the applicant shall be financially responsible for all associated costs related to the zone change.

- D. In addition to the application, a relocation report and plan shall be submitted the City Planning Department pursuant to WSMC 17.36.090; and the eviction notices procedures provided for in WSMC 17.36.080 through 17.36.130 shall apply.

- E. Except as otherwise provided herein, the application shall be reviewed as a WSMC 19.10 Type V review (waiving Planning Commission recommendation – final decision made by City Council), and the Council’s decision may be appealed to Klickitat County superior court.

17.36.150 Closure and government sponsorship.

- A. If an eminent domain action by a federal, state, or local agency causes closure of a mobile/manufactured home park and the procedures set forth in the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act, 42 U.S.C. 4601 et seq., and the regulations of 49 CFR Part 24 or the Relocation Assistance – Real Property Acquisition Policy Act of Chapter 8.26 RCW and the regulations of Chapter 468-100 WAC are followed, the requirements of those acts and regulations will supersede the requirements of WSMC 17.36.080 through 17.36.170.
- B. If a condemnation action of the City causes closure of a mobile/manufactured home park, the City will be responsible for fulfilling the requirements of the standards contained herein. If the City chooses to follow portions of the state act and regulations and the City determines that there is a conflict or redundancy between the portions of the state act and regulations being followed by the City, and the standards contained herein, the state act shall take precedence in such areas of conflict or redundancy. If the state act is followed in all respects, such act will supersede the requirements of this section and the standards contained herein.

17.36.160 Additional Requirements.

- A. No manufactured or mobile home shall be moved into the City limits of White Salmon without prior authorization of the City, placement permit issued by the City Building Inspector and HUD and Washington State Labor and Industry inspection tag. The owner will need to provide picture and other document evidence that the manufactured or mobile home is in good or better condition and suitable for living.
- B. No manufactured or mobile home may be altered or added to without a Washington State Labor and Industry permit and City building permit if applicable.
- C. No manufactured or mobile home, or any addition or accessory building thereto, may be placed upon a lot in any MHRP District without first obtaining a building permit and sewer and water connection permits, and authorization, from the building inspector. Any required fees shall be in accordance with the current City Fee Schedule.

- D. Any attached addition or attached accessory building shall be compatible with the design, color and exterior covering, including roofing, to the manufactured or modular home.
- E. Any addition or accessory structures or building shall be in compliance with all applicable WSMC and building codes.
- F. All water, sewer and storm-water shall comply with the most current State laws and City standards and regulations. Connections shall be made to the City utility system, if available and applicable. The sewer connection shall be provided with suitable fittings so that a watertight connection shall be so constructed that it can be closed and locked, when not linked to a dwelling, and shall be capped so as to prevent any escape of odors.
- G. All equipment, including but not limited to tires, wheels and axles, which are needed to transport the structure to the site shall be removed from the structure, and said structure shall be attached to a permanent foundation or anchored to the ground in accordance with manufacturer's requirements and/or as approved by the building inspector.

17.36.170 Building permit required.

Issuance of a building permit is required prior to commencement of construction of any permanent improvements within any new mobile/manufactured home park and prior to any enlargement, alteration or addition to any permanent improvements within any existing mobile/manufactured home residential park. The fees for said building permit shall be based on the cost of construction for said permanent improvements, and shall include such things as roadways, walkways, parking areas, permanent structures and other similar types of construction activities.

17.36.180 Required tiedowns.

All mobile/manufactured homes shall be tied down/anchored in accordance with manufacturer's recommendations. If a manufacturer recommendation cannot be provided, the mobile/manufactured homeowner shall provide the building inspector with an engineered stamped plan as to how the mobile/manufactured home is to be tied down.

Proposed Amendments to WSMC 17.36 MHR Mobile Home Residential District Executive Summary

The White Salmon Comprehensive Plan was adopted in 2012 and is a long-range plan looking 20 years into the future to address a wide range of goals and objectives relating to land use, transportation, parks, open space, agriculture and rural issues, community facilities, community character and identity, housing and neighborhoods, economic development and other issues. In short, the White Salmon Comprehensive Plan is the centerpiece of our local planning efforts and is intended to guide the day-to-day decisions of the Administrative and Legislative bodies of the City. While all of these elements are important, the land use elements of the White Salmon Comprehensive Plan sets the direction of future growth in a community and is specifically controlled and implemented through zoning development regulations. Therefore, zoning development regulations must be consistent with our Comprehensive Plan as required by WAC 365-196-800.

The City Administrative Staff conducted an assessment of the City's current WSMC Chapter 17.36 Mobile Home Residential Districts (MHR) and identified inconsistencies between certain Comprehensive Plan elements and the fundamental implementation of those elements through zoning development regulations. The following are identified inconsistencies between Comprehensive Plan elements and the current WSMC Chapter 17.36 MHR District.

The housing goals of the City's Comprehensive Plan is to provide locations for a variety of residential uses and dwellings, while minimizing impacts on surrounding uses, to promote diversified residential opportunities for all economic levels. The housing policies of the City's Comprehensive Plan is to protect the quality and character of all designated residential areas and to maintain and protect those designated residential areas from conversion to incompatible and irreversible land uses while providing and encouraging opportunities for all economic income levels, particularly workforce housing. The goals and objectives of the City's Comprehensive Plan are required to be consistently implemented through the City's zoning development regulations.

The intent of a mobile home park zoning is to identify a location to promote and encourage residential opportunities for a particular income level, such as workforce housing, that cannot be accomplished within another zoning classification. The current title and language provided for within WSMC Chapter 17.36 clearly establishes that the intent of the zoning is to provide a mobile home residential district. Subsection (A) of WSMC 17.36.020 conflicts with the intent of the zoning by allowing the addition of site-built homes to be constructed outright within the mobile home residential district. Allowing outright site-built homes within the MHR District is virtually allowing for the potential creation of a hybrid R1 residential zoning, creating an incompatible land use that would ultimately be an irreversible land use displacing affordable housing opportunities for a particular economic income level; similar to Wyers End Development.

By allowing site-built homes in a MHR District, the City is not fulfilling their Comprehensive Plan housing policies to protect the quality and character of all designated residential areas; and to maintain and protect those designated residential areas from conversion to incompatible and irreversible land uses while providing and encouraging opportunities for all economic income levels, particularly workforce housing. The MHR District code does not limit the type of site-built homes or provide for affordable housing thresholds therefore when tenants of mobile homes are displaced, they may not be able to afford the new homes.

In addition to the above concerns, the following bullets identify additional changes to the current MHR District code:

- Site-built single-family dwellings are no longer allowed
- Tiny homes (as defined by the State of Washington) are allowed
- More detailed minimum development standard for new or expanding MHR districts.
- Eviction notice requirements of change of use of closure of MHR districts.
 - Relocation report and plan.
 - Certificate of a completion of relocation report and plan.
 - Notice of provisions
 - Administration Enforce
 - Appeals
 - Closure and Government sponsorship
- Additional requirements for the relocation of manufactured and mobile homes.
- Issuance of placement and building permits
- Homes to be installed in accordance with manufactured recommendation.
- All homes to be tied down.