

White Salmon Planning Commission Meeting

A G E N D A

January 27, 2021 – 5:30 PM

Via Zoom Teleconference

Meeting ID: 837 0553 4121 Passcode: 541857

Call in Numbers:

669-900-6833

929-205-6099

301-715-8592

346-248-7799

253-215-8782

312-626-6799



We ask that the audience call in instead of videoing in or turn off your camera, so video does not show during the meeting to prevent disruption. Thank you.

Call to Order/Roll Call

Approval of Minutes

1. Approval of Meeting Minutes - November 24, 2020

Public Comment – Draft Elements

Public comment will not be taken during the teleconference. Public comment submitted by email to Jan Brending at janb@ci.white-salmon.wa.us by 5:00 p.m. on Wednesday, January 27, 2021 will be read during the planning commission meeting and forwarded to all planning commissioners. Please include in the subject line "Public Comment – January 27, 2021 – Planning Commission Meeting." ***Please indicate in your comments whether you live in or outside of the city limits of White Salmon.***

Action Items

2. Comprehensive Plan Update Process Review
 - a. Presentation and Discussion
3. Presentation and Discussion of Draft Elements
 - a. Parks and Recreation Element
 - b. Economics Element
 - c. Environmental Quality/Critical Areas Element
 - d. Land Use and Urbanization Element
 - e. Housing Element

Adjournment

File Attachments for Item:

1. Approval of Meeting Minutes - November 24, 2020



CITY OF WHITE SALMON
Planning Commission Meeting - Wednesday, November 24, 2020
DRAFT

COMMISSION AND ADMINISTRATIVE PERSONNEL PRESENT

Commission Members:

Ross Henry, Chairman
Greg Hohensee
Seth Gilchrist
Tom Stevenson (Logged on at 5:41 p.m.)

Staff Present:

Erika Castro Guzman, City Associate Planner
Jan Brending, City Clerk-Treasurer

Absent:

Michael Morneault

CALL TO ORDER/ ROLL CALL

Ross Henry, Chairman called the meeting to order at 5:37 p.m. There was no audience members attending by teleconference. A quorum of planning commissioner members was present.

APPROVAL OF MINUTES

1. Approval of the minutes of October 28, 2020.
Moved by Seth Gilchrist. Seconded by Greg Hohensee.
Discussion: None
Motion to approve meeting minutes, as is, of October 28, 2020. CARRIED 3-0.

ACTION ITEMS

2. **Short-term Rental Guidance for Comprehensive Plan Update**
 - a. **Presentation and Discussion**

Jan Brending, Clerk-Treasurer presented a variety of leads from previous workshops to discuss and then determine a consensus for short-term rental guidance from the planning commission for the Comprehensive Plan Update.
 - b. **Action**

Moved by Greg Hohensee. Seconded by Seth Gilchrist.

Discussion: Chairman Henry stated that he agrees with the motion as it does not limit the short-term rental conversation in one direction. Commissioner Stevenson stated that he also likes the statement as a general guidance that can be used later to make more specific. He assumes the land use consultant will find a place for it in the comprehensive plan and expands on it.

Motion to forward to the land use consultant the following short-term rental guidance for the Comprehensive Plan Update: The number and types of short-term rentals should be limited to prevent an impact on the available long term rentals, and long term residences, and to maintain the community feel as deemed appropriate in the comprehensive plan, and address health and safety, building code requirements, parking requirements and good neighbors standards. CARRIED 4-0.

ADJOURNMENT

The meeting was adjourned at 7:34 p.m.

Ross Henry, Chairman

Erika Castro Guzman, Associate Planner

File Attachments for Item:

3. Comprehensive Plan Update Process Review

a. Presentation and Discussion



AGENDA MEMO

Needs Legal Review: No
Planning Commission
Meeting Date: January 27, 2021
Agenda Item: Comprehensive Plan Update Process Review

Action Required

None

Motion

None

Explanation of Issue

The City has signed an amendment with WSP USA Inc. related to the completion of the comprehensive plan update. That amendment is attached. The schedule is aggressive and requires staff, council members and planning commission members to do homework over the next three months. The following schedule identifies upcoming meetings and the topics that will be presented and discussed at those meetings with a goal to have a public hearing meeting for adoption of the updated comprehensive plan at the city council's May 5 meeting.

January 27, Planning Commission Meeting

Review Land Use and Urbanization, Housing, Parks and Recreation, Economic, and Environmental Quality/Critical Areas elements.

February 24, Planning Commission Meeting

Review Introduction and Community Profiles, History and Historical Resources, Transportation, Public Facilities and Services, and Capital Improvements elements/chapters.

April 14, Joint City Council/Planning Commission Meeting

Comprehensive Plan update Work Session: Review compiled comprehensive plan draft prior to formal adoption process

April 14, Planning Commission Meeting

Public Hearing – Draft White Salmon Comprehensive Plan Update
Recommendation to City Council – White Salmon Comprehensive Plan Update

May 5, City Council Meeting

Public Hearing – Final White Salmon Comprehensive Plan Update
Adoption – Final White Salmon Comprehensive Plan Update

Documents will be provided to city council members and planning commissioners ahead of the meeting to solicit comments. In addition, all documents will be provided on the city's webpage inviting citizens to make comments as we go through. A public comment period for the January 27 and February 24 meeting will be provided. In addition, two public hearings will be provided one at the planning commission level on April 7 and one at the May 5 city council meeting.

File Attachments for Item:

4. Presentation and Discussion of Draft Elements
 - a. Parks and Recreation Element
 - b. Economics Element
 - c. Environmental Quality/Critical Areas Element
 - d. Land Use and Urbanization Element
 - e. Housing Element



AGENDA MEMO

Needs Legal Review: No
Planning Commission
Meeting Date: January 27, 2021
Agenda Item: Presentation and Discussion of Draft Elements

Explanation of Issue

City staff and our consultant (WSP) will present five draft comprehensive plan elements at the January 27, 2021 meeting. The goal of the meeting is to accept Planning Commission input and answer questions. The Planning Commission previously reviewed the Parks and Recreation Element in the fall of 2019. This will be the first time the Planning Commission has seen Land Use and Urbanization, Housing, Environmental Quality and Critical Areas, and Economics. After the presentation of the elements, WSP will answer questions and accept comments on the elements. WSP will revise the elements based on input and have a consolidated draft of the comprehensive plan for the April 14, 2021 Joint City Council/Planning Commission meeting.

Parks and Recreation Element

Background

Vision

Through the 2040 Vision Survey, the community identified a connected parks and trail system and increased access to recreational opportunities as important components to a successful parks and recreation system. Some of the most frequent responses when asked what citizens loved about White Salmon were the natural beauty of the area, scenic views, available parks and greenspace, the local trail system, and Jewett Creek. When asked what makes White Salmon special and what the community wanted to protect and enhance, the natural beauty and access to nature and recreation were the top responses, along with the city's small-town character.

Parks and Recreation Focus Area Statement

The Parks and Recreation Element is one of four key focus areas established at the outset of White Salmon's Comprehensive Plan update. The following focus area statement, created during the community visioning process, guides the goals and policies included in the Parks and Recreation Comprehensive Plan element.

"Surrounded by natural and scenic beauty, White Salmon is at the center of a recreational wonderland. A city-protected trail system offers opportunities for hiking, mountain biking and kayaking. Residents enjoy a variety of parks, green spaces, trails and facilities. A network of neighborhood parks and playgrounds provide daily access for residents to enjoy. Sports fields, specialty parks, a community pool and recreation center promote community gathering and outdoor exercise. Natural areas provide wildlife habitat and enhance local ecosystems. Health and aesthetic benefits are derived from the ample tree canopy. Access to the Columbia Riverfront is maintained so that all can appreciate this precious and defining recreational asset."

Existing Conditions

The benefits of a vibrant parks and recreation system include positive effects on human health, welfare and well-being, habitat conservation, and cultural resource protection. Providing a variety of active and passive parks and recreation opportunities is important to the community. White Salmon offers various park and recreational facilities, meeting the diverse needs of the community while attracting visitors from outside of the community.

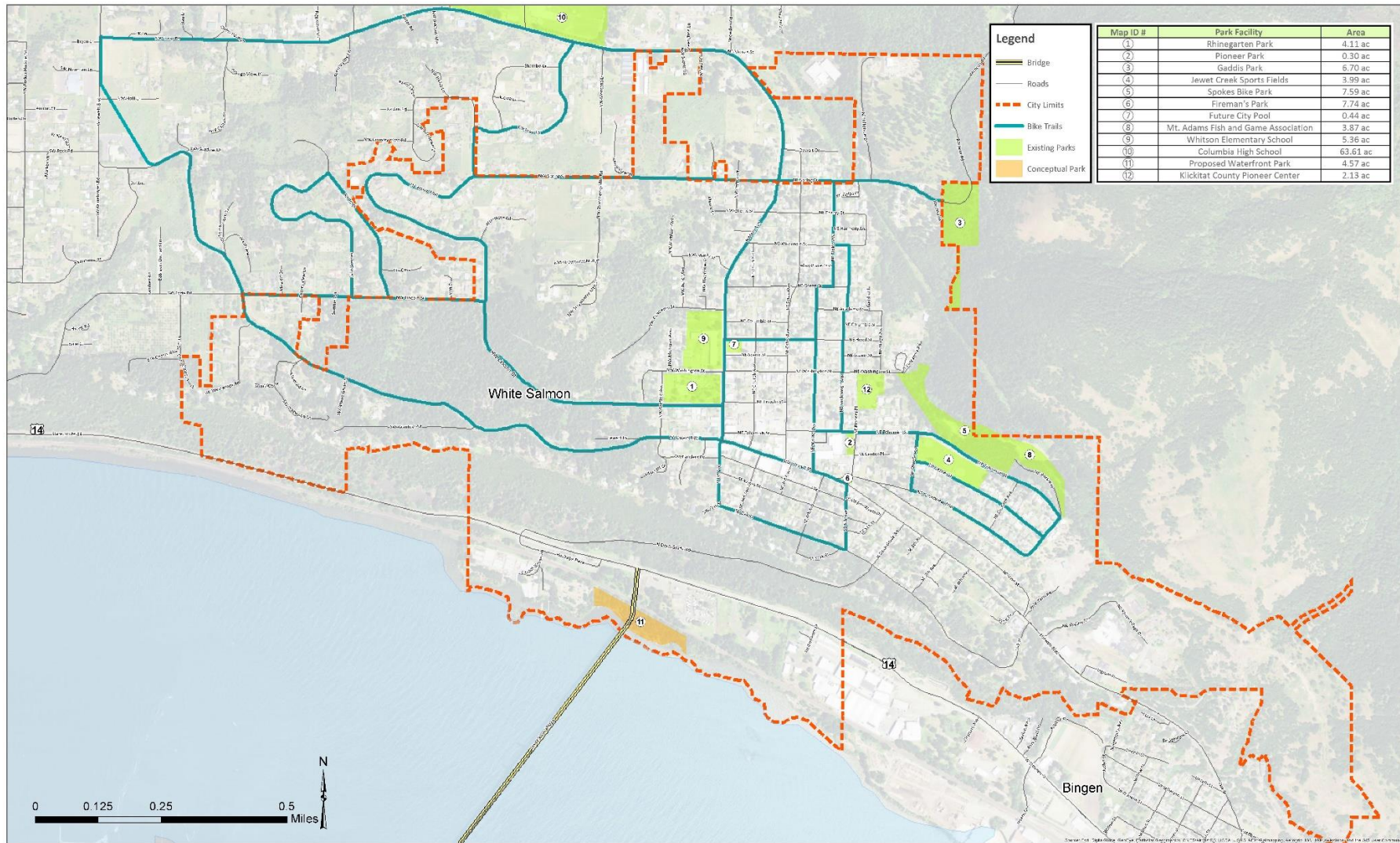
The City's main park, Rheingarten Park, includes a variety of sports courts and fields, a playground, and picnic tables. Rheingarten Park is also the focal point for several events and festivals, including the farmers market, music concerts, July 4th festivities, and the Spring Festival, which draws attendees from all over the Columbia River Gorge. On the east side of White Salmon, the Jewett Sports Complex provides the community baseball and softball fields, as well as soccer fields. Just north of these fields across Tohomish Street is Spoke Bike Park, which hosts a skills park for riders of varying abilities and ages, as well as a recreational mountain bike trail through the woods. For a more natural and peaceful recreational experience, Mamie and Francis Gaddis Memorial Park offers a trail system along Jewett Creek within a heavily wooded portion of town, and Pioneer Park in central White Salmon includes an historic burial ground. All of these facilities provide opportunities that the City can capitalize on.

As new park and recreational facilities are planned, it is equally important to protect and preserve natural, scenic, and cultural areas. The diverse habitat and landscape of the Columbia River Gorge National Scenic Area provides the overall setting of White Salmon’s recreational environment.

The primary source of funding for parks and recreation development and maintenance has been the City’s general fund, as no dedicated source of funding exists for this purpose. The City also occasionally receives grant funding from the Washington State Recreation and Conservation Office. New residents and an increased demand for these facilities will place additional demand on City resources, requiring new funding mechanisms to adequately meet the population’s current and future park and recreation facility needs. The City may require park land to be set aside in new subdivisions, paid by the developer and maintained by a homeowners association, to capture the impact of new residential growth on the demand for facilities.

Inventory of Existing Facilities

White Salmon has a diverse mix of City owned and operated park and recreation facilities and facilities owned and operated by other agencies and organizations. Figure XX identifies the existing facilities in White Salmon, followed by Table 1 summarizing each facility. Additional information about these facilities can be found in the 2016 Parks, Open Space, and Recreation Comprehensive Plan Addendum (or as amended).



White Salmon Parks

White Salmon, WA. | City Facilities | March 2016

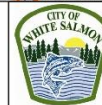


Table 1: White Salmon Parks and Recreation Facilities

Existing Facility	Description
City-owned Facility	
Rheingarten Park	This 4.11-acre community park is located at the intersection of North Main Avenue and Northwest Lincoln Street. The park is used for community activities, such as Springfest. The location has expansive views of Mount Hood and the Columbia River Gorge. Popular features of this park include tennis courts, a play structure, open space, and picnic areas.
Pioneer Park	Pioneer Park is a small (0.39-acre) park located off Northeast Tohomish Street. It provides a grassy expanse with views of Mount Hood. Central to the park is a memorial in tribute to White Salmon's first burial ground. Pioneer Park was originally a cemetery for early pioneers. While no one is currently buried at the park, the grave markers still exist. The land was operated as a cemetery until 1962, when the City designated it as a memorial park.
Mamie and Francis Gaddis Memorial Park	Mamie and Francis Gaddis Memorial Park (6.70 acres) is located in a natural setting along the eastern edge of White Salmon and adjacent to Jewett Creek. This park, dedicated in 2003, was originally named in memory of Mamie Gaddis; the name was changed to Mamie and Francis Gaddis Memorial Park in July 2004, and the park was rededicated in 2007 with the completion of a kiosk. Notable features of this park include interpretive signs that provide information on native plant species, creekside picnic tables, and a trail system.
Washington Gorge Action Program Youth Center	The Washington Gorge Action Program (WGAP) Youth Center is located just east of downtown White Salmon, on property owned by the City. WGAP initiated youth programs in 1994 and, over the past 25 years, has provided opportunities for youth to build positive relationships through healthy activities. Activities offered at the youth center include billiards, foosball, ping pong, computers, video and board games, music, books, and places to relax.
Spoke Bike Park	Spoke Bike Park is a 7.60-acre park located adjacent to Jewett Creek and across from the Sports Fields. The park is located on City land and is maintained by volunteers. The bike park hosts a series of jumps, berms, and other challenges for riders of all skills and ages.
Fireman's Park	Fireman's Park is a small gateway park located on the corner of Jewett Boulevard and Grandview Avenue. This site welcomes visitors to White Salmon and provides views of the Columbia River Gorge and Mount Hood.
Non-City-owned Facility	
Jewett Sports Complex	The Jewett Sports Complex is a 3.99-acre active recreation park. The White Salmon Community Youth organization constructed and maintains the complex, but the property is owned by the White Salmon Valley School District. The complex is used for community baseball, softball, and soccer. The Jewett family donated the property to the White Salmon Valley School in 1925.
Whitson Elementary	Whitson Elementary School is located across from Rheingarten Park. The school offers amenities such as play structures, open space, and basketball courts. The Columbia High School, Henkle Middle School, Wallace and Priscilla Stevenson Intermediate School complex is located just outside the city limits, within the county. The high school provides recreational fields for

Existing Facility	Description
	football, soccer, baseball, and track. Basketball courts, open space, and various play structures are available as well.
Mt. Adams Fish and Game Association Gun Range	The Mount Adams Fish and Game Association, which was established in 1939, owns and operates a gun range next to Jewett Creek, off Park Avenue. The Association is private, and the gun range is membership only. The range features an indoor pistol range and an outdoor 100-yard rifle range with a trap house. The gun range provides a safe place to shoot pistols, rifles, or traps for members drawn from the Columbia River Gorge area.

Outdoor Recreational Opportunities

Outdoor recreational activities abound in the White Salmon area. The Columbia River and the wild and scenic White Salmon River west of the community provide a host of water-related activities. These include fishing, boating, whitewater rafting, windsurfing, kiteboarding, stand-up paddle boarding, kayaking, and other sports. Gifford-Pinchot National Forest, the second largest national forest in the United States, lies approximately 25 miles north of White Salmon and is used by residents and visitors to the area for camping, hiking, cross-country skiing, snow shoeing, and snowmobiling. Downhill skiing is available at several ski resorts in the Mount Hood National Forest of Oregon, located 40 miles south of White Salmon.

Future Facilities and Plans

City Pool

For much of the twentieth century, the City owned and operated a public pool located on 0.43 acre next to Whitson Elementary School, at the intersection of Washington Street and Main Avenue. The City built the pool in the early 1930s to serve residents and the surrounding community and completed renovations in the early 1950s to add a bathhouse. The City developed a pool feasibility study in 2015 to determine the demand for, and location of, a new pool to replace the existing facility. Because of ongoing maintenance needs and costly repairs, the City decided to decommission the pool in 2019. The White Salmon Valley Pool Metropolitan Park District is now in charge of the pool relocation and is moving forward with the construction of a new pool near Henkle Middle School along Loop Road.

Community Center

The City is considering the construction of a new community center located across the street from Whitson Elementary School. The facility may also house the WGAP Youth Center, which would be relocated from its current location in a City-owned building built in 1950. In addition, the City Council would use the space for meetings and space would be able available for public use.

Riverfront Park

Access to and recreational opportunities along the city’s riverfront are currently limited. A riverfront park is currently envisioned under the existing Hood River Bridge and surrounding shoreline, which would be nearly 13 acres in size and would accommodate in-water recreational activities. A concept plan for the park includes an ADA-accessible trail, viewpoints, picnic areas, children’s nature play area, beach access, a stand-up paddle board ramp, and a natural area. During the public outreach of the 2016 Parks, Open Space, and Recreation Comprehensive Plan Addendum (or as amended), there was strong community support for this park. The Hood River-White Salmon Bridge is currently proposed to be

replaced, which may alter the conceptual design of the park. Providing public access to the park is a current challenge because of private property and the BNSF railroad right-of-way along the site's northern boundary. Klickitat County currently owns the park land, and the City is working to obtain ownership of this land. The concept plan envisions a gateway entrance at the Mount Adams Chamber of Commerce parking area and a pedestrian and bicycle bridge over the railroad tracks that would connect the gateway area to the park.

Loop Trail Plan

Regional multimodal transportation will be improved by developing the Loop Trail, an 11.5-mile pathway located in existing Washington State Department of Transportation (WSDOT), City of Bingen, White Salmon, and Klickitat County rights-of-way. Possible elements of the Loop Trail may include directional signage, visual separation between vehicles and bicycles and pedestrians, and scenic vistas. The plan will provide visitors and residents with a trail connecting publicly owned parks. The exact alignment of the trail is still being decided on by all interested parties.

Goals and Policies

The following goals and policies highlight the long-term outcomes and direction for the City of White Salmon's desired parks and recreation facilities, based on the 2019 community visioning process and the 2016 Parks, Open Space, and Recreation Comprehensive Plan Addendum (or as amended).

GOAL P&R-1: Maintain and improve access and multimodal circulation between park and recreation facilities.

Policy P&R-1.1: Improve wayfinding in parks, trails, and along roads by developing a uniform directional signage system.

Policy P&R-1.2: Continue to work with Klickitat County and WSDOT to improve safety along routes connecting to parks and recreation facilities with increased striping and enhanced pedestrian crossings.

Policy P&R-1.3: Develop trails and pathways between park sites and points of interest, including developing a trail system that connects Spokes Bike Park and Mamie and Francis Gaddis Memorial Park.

Policy P&R-1.4: Access to recreational opportunities along the Columbia River shoreline shall be required while preserving the ecological environment of the shoreline, in accordance with the City's SMP.

Policy P&R-1.5: Continue to work with the City of Bingen and Klickitat County in developing the Loop Trail to improve the regional multimodal transportation system.

Policy P&R-1.6: Partner with Klickitat County, Washington State Parks, the Columbia River Gorge NSA, White Salmon Valley Pool Metropolitan Park District, and the White Salmon Valley School District in planning and funding efforts to link the UEA parks, trails, recreation, and open space system with the City of White Salmon.

GOAL P&R-2: Maintain existing park and recreation facilities and improve existing park and recreation facilities with new or improved facilities, amenities, and uses.

Policy P&R-2.1: Parks and recreational facilities shall be maintained to be clean, attractive, accessible, and safe.

Policy P&R-2.2: Encourage low-maintenance and durable park facilities to reduce the City's long-term costs.

Policy P&R-2.3: Maintain and improve existing sports fields and courts.

Policy P&R-2.4: Improve Pioneer Park with new recreational facilities, such as benches, barbeques, children's play equipment, tree plantings, and/or a wood chip walking path, while maintaining and respecting the historic nature of the site.

Policy P&R-2.5: Provide modern bicycle racks in all park facilities to which a bicycle's frame and wheels can be locked.

Policy P&R-2.6: Support the White Salmon Valley Pool Metropolitan Park District in the construction of a new pool that accommodates current and future demand.

Policy P&R-2.7: Work with the White Salmon Valley School District in converting the Jewett Sports Complex into multiuse fields serving both baseball and soccer equally. Consider alternative uses for the complex in the winter, such as an outdoor modular ice rink.

GOAL P&R-3: Develop a riverfront park.

Policy P&R-3.1: Acquire the Columbia riverfront park land from Klickitat County.

Policy P&R-3.2: Establish public access to the park for all users, working with the current park design, the BNSF railroad, private property owners, and the future Hood River Bridge configuration.

Policy P&R-3.3: Work with the Mount Adams Chamber of Commerce to share or build additional parking at the existing Chamber of Commerce parking area to accommodate park users.

Policy P&R-3.4: Develop a pedestrian and bicycle connection between the riverfront park and the downtown commercial district.

GOAL P&R-4: Ensure adequate funding opportunities, coordination, and partnerships to meet current and future park and recreation facility demands and maintenance needs.

Policy P&R-4.1: Park and recreation planning and improvements shall be coordinated within the City and the County, and with the City of Bingen, especially to provide an integrated network of parks, open space, and pedestrian connections to and through the UEA.

Policy P&R-4.2: Recreational uses that capitalize on the City's assets shall be encouraged.

Policy P&R-4.3: All planned parks and recreation facilities shall be consistent with the City's capital facilities planning.

Policy P&R-4.4: Continue to work closely with volunteers and service organizations for park maintenance.

Policy P&R-4.5: Consider maintenance early in project planning and design to ensure that projects can be maintained cost-effectively.

Policy P&R-4.6: Address repair issues early before issues become significant and costs escalate.

Policy P&R-4.7: Maintain and update inventories of park and recreation facilities, their physical conditions, and the anticipated need for repair and replacement in the future.

Policy P&R-4.8: Reach out to local businesses, schools, and additional service organizations for maintenance workdays and sponsorship.

Policy P&R-4.9: Coordinate with private landowners regarding trail and conservation easements.

Policy P&R-4.10: Continue to support the White Salmon Valley Pool Metropolitan Park District.

Policy P&R-4.11: Explore grant opportunities from the State of Washington and other funding agencies or organizations for the development of park, recreation, and trail facilities; pursuing funding for projects with the greatest community support; and partnership opportunities.

Policy P&R-4.12: Update the City's development regulations to require useable park land as part of new subdivisions (residential or mixed-use development) of 5 acres or more to capture the impact of new residential growth on the demand for new facilities. The park land shall be built by the developer and maintained by a homeowners association or other private entity.

Policy P&R-4.13: Consider financing tools, such as tax levies or a bond, to fund specific capital projects and defer project costs over time.

Economic Development Element

Background

White Salmon's economy supports a relatively small labor force and economic base due to the small population of the city. However, the economy of White Salmon is closely tied with Klickitat, Skamania, and Hood River Counties and the cities of Bingen and Hood River because of the flow of goods, labor, and customers throughout the region.

Planning for a vibrant and diverse economy must begin by understanding past and current economic conditions in White Salmon and the region. Historically, logging, lumber production, and agriculture were the mainstays for the White Salmon economy. These sectors still play an important role in the community, but the economy has diversified in recent years. Recreation, tourism, health care, avionics, technology, and viticulture are becoming increasingly important industries providing jobs for White Salmon residents. Home-based businesses are becoming more prevalent, and the city has recently started to attract new businesses involved in arts and crafts production. Residential construction has been strong, providing seasonal job opportunities. Government services, the school district, and retail sales round out the economic picture for the community.

Major employers in White Salmon include Skyline Hospital and the White Salmon Valley School District. Major employers in Bingen, including SDS Lumber and Mount Adams Fruit, also provide employment opportunities for White Salmon residents. Opportunities in manufacturing and other industrial uses are limited in White Salmon but are provided nearby at the Port of Klickitat's Bingen Point Business Park and the Port of Hood River's Waterfront Business Park. White Salmon contains no industrially zoned land, but the General Commercial and Riverfront zoning districts allow for limited light industrial uses. For example, Innovative Composite Engineering operates a roughly 65,000-square-foot facility in north White Salmon dedicated to composite manufacturing for a variety of clients. Insitu, a company that designs, develops, and manufactures unmanned aerial systems (also known as "drones"), is a growing technology company on both sides of the Columbia River that is headquartered at the Bingen Point Business Park and has spread throughout the White Salmon and Bingen communities, including multiple suppliers of avionic components.

Commercial businesses are generally concentrated along Jewett Boulevard in the downtown central business district and near Skyline Hospital. Arts, crafts, food and beverage establishments, and recreation-related businesses have become more established in the city in recent years. The city currently has one hotel (Inn of the White Salmon) with a new hotel/restaurant recently opening in Bingen (The Society Hotel). There has been considerable turnover in retail sales establishments and restaurant businesses during the past 10 years. There are two other commercially zoned areas of White Salmon, the area around Skyline Hospital along Jewett Boulevard and the area in north White Salmon off of Main Avenue/Loop Road. Other commercial and industrial uses (for example, Innovative Composite Engineering) have developed in these areas but most of the land is vacant or underutilized.

White Salmon residents often cross over the bridge to Hood River for entertainment, dining, and shopping as the Hood River area offers a wider range of these options than White Salmon. In addition, Washington consumers have an incentive to shop, and businesses have an incentive to locate, in Oregon

because of the lack of sales tax in Oregon compared to a 7.5 percent tax in White Salmon. The Walmart in Hood River is an example of a retail hub that draws customers throughout the region.

Economic Data and Trends

The following information includes available industry, employment, and income data as well as population, housing, and tourism trends, for Klickitat County and White Salmon. This background information highlights the economic conditions that the city is currently experiencing and provides some indication of where the city may be headed in the future. Additional economic and demographic information is detailed in the *Urbanization Study*, authored by FCS GROUP in May 2020, and can be found in Appendix XX. As of this early 2021 plan update, the international COVID-19 pandemic is evolving, and it is unknown how the pandemic will affect White Salmon’s economy in the short and long term.

Employment

Total employment within Klickitat County has been increasing steadily over the past decade, according to Washington State Employment Security Data. Between 2010 and 2018, the industrial sector added 1,339 jobs while the services sector lost 556 jobs. The retail sector gained 54 jobs, agriculture sector lost 96 jobs, and the government sector declined by 8 jobs. The total estimated employment within Klickitat County in 2019 was 7,452 workers (farm and nonfarm workers). The largest job sectors included industrial trades (including construction, manufacturing, high tech, utilities, and warehousing) with 32 percent of the job base. The government and the service sectors are the next leading categories with 24 percent and 22 percent of the job base, respectively. Agriculture, forestry, and fishing related jobs account for 17 percent of the overall job base, followed by the retail sector at 5 percent.

Employment counts are difficult to obtain for small jurisdictions in rural areas. According to the *Urbanization Study*, which used U.S. Census OntheMap data, the total employment within White Salmon increased from 612 to 1,064 jobs between 2010 and 2017. Employment trends within White Salmon are exhibited below in **Table 1**.

Table 1: White Salmon Employment Trends

Sector	2010	2017	Change
Agriculture and Forestry	-	14	14
Industrial	104	296	192
Retail	62	78	16
Services	402	340	(62)
Government/Other	44	336	292
Total	612	1,064	452

Source: White Salmon Urbanization Study, Appendix XX

Income

According to the latest U.S. Census estimate, the 2018¹ median household income was \$54,056 for Klickitat County and \$55,677 for White Salmon. The 2018 median household income for Washington State was \$70,116. From 1999 to 2017, Klickitat County’s median household income increased from \$34,457 to \$51,258 (an annual average growth rate of 2.2 percent) while the median household income

¹ 2018 American Community Survey 5-Year Estimates

for White Salmon increased from \$34,750 to \$47,418 (an annual average growth rate of 1.74 percent). Median household income for Washington State increased from \$45,610 to \$66,174 over the same time period, an annual average growth rate of 2.1 percent.

Population and Housing Trends

White Salmon is projected to grow at a faster rate than in the past. The city has traditionally experienced moderate and steady population growth. From 1980 to 2010, White Salmon grew from 1,853 residents to 2,224 residents, an increase of 20 percent (0.7 percent per year) over the 30-year period, according to the U.S. Census Bureau's decennial census. From 2010 to 2018, White Salmon has grown from 2,224 residents to 2,619, an increase of roughly 18 percent (2.2 percent per year). The Urban Exempt Area (UEA) has also seen substantial growth, primarily accommodating large-lot single-family homes. Long-term population forecasts by Washington State Office of Financial Management (OFM) assumes an increase of 4,719 people in Klickitat County from 2020 to 2040 using the high growth forecast, which is the most consistent forecast with trends established over the past decade.

Within White Salmon, the number of households increased from 763 to 889 between 1990 and 2018, an increase of 17 percent. Between this same time frame, number of dwelling units increased from 816 to 1,396, an increase of 71 percent. White Salmon's average household size also decreased from 2.46 in 2000 to 2.20 in 2018. The fact that number of dwelling units during this time frame increased at a rate much higher than year-round households, and average household size decreased is indicative of a growing second-home market.

The community has attracted many people who can both work and recreate in the area. The lifestyle in a small rural area is attractive to young couples with a desire to raise their children away from the metropolitan areas and professionals who enjoy the proximity to recreation. The relatively low property taxes and the absence of a state income tax also make White Salmon appealing to many retirees. Land prices, particularly land with views of the Columbia River Gorge and Mount Hood, have increased substantially.

Tourism and Recreation

Over the years, the Columbia River Gorge has become a major tourist and recreation destination, suggesting that the region is capitalizing on its comparative advantage in providing a range of outdoor recreation opportunities. Visitor spending continues to grow within Klickitat County. County residents and visitors enjoy access to abundant recreational activities afforded by the Columbia River, White Salmon River, Mount Adams Wilderness, Conboy Lake National Wildlife Refuge, Goldendale Observatory, Maryhill Museum, and several wineries and breweries. According to the Urbanization Study, nearly 400 additional lodging rooms could be supported in Klickitat County over the next 20 to 30 years based on forecasted growth in tourism, business, and group (for example, weddings, meetings, etc.) demand. New or expanded lodging facilities within White Salmon, along with an increase in short-term rentals, are very likely over the next decade. These lodging and rental facilities, as well as supporting uses such as restaurants, will help capture visitor spending in White Salmon.

Economic Development Partners and Plans

Partners

Ongoing coordination and collaboration with local, regional, and state partners, as well as private enterprises, will allow the City to leverage its resources to achieve mutually beneficial economic development goals. Maintaining relationships with the following public and private entities is key to achieving a diverse and vibrant economy.

- Columbia Cascade Housing Corporation
- Columbia Gorge Windsurfing Association
- Columbia Gorge Kiteboarding Association
- Gorge Technology Alliance
- Klickitat County Economic Development Department and Public Economic Development Authority (EDA)
- Mid-Columbia Economic Development District (MCEDD)
- Mid-Columbia Housing Authority
- Mount Adams Chamber of Commerce
- One Gorge (consortium of ports, cities, counties, nonprofits, and industry)
- Port of Klickitat
- Innovative Composite Engineering
- Insitu, Inc.
- Mount Adams Fruit
- SDS Lumber Company
- Skyline Hospital
- Washington Economic Development Association
- Washington Forest Protection Association
- Washington State Department of Commerce
- White Salmon Valley School District
- Washington Tourism Alliance

Regional Economic Development Plans

Existing economic development planning efforts for the region include the Columbia Gorge Economic Development Strategy 2017-2022 for Hood River, Klickitat, Sherman, Skamania, and Wasco Counties from MCEDD and Advancing Economic Prosperity in Klickitat County – 10-Year Economic Development Strategic Plan from Klickitat County Public EDA. These planning efforts present the regional economic landscape, including unique economic opportunities and challenges that the region faces. The culmination of these plans are various goals and strategies that can inform local economic development policies that address economic challenges and capitalize on economic opportunities.

Columbia Gorge Economic Development Strategy 2017-2022

Every five years, Mid-Columbia Economic Development District develops a regional comprehensive economic development strategy as a guide to understanding the economy and to develop goals, strategies, and actions to create jobs, raise income levels, and diversify the economy. The strategy highlighted the region's primary economic vulnerabilities, including lack of industry diversification, aging infrastructure, unattainable housing, labor force constraints and workforce shortages, and economic

disparities between demographic groups. The strategy focused on the following priority goals, in order by priority, and developed action plans for each category.

- **Housing:** Plan for, maintain, and reinvest in housing, including attainable housing, to provide for current population demands and support future economic development opportunities.
- **Financial Capital and Entrepreneurial Environment:** Enhance the retention and expansion of businesses in the region, coordinating resources to diversify the economy, and create sustainable quality jobs.
- **Workforce:** Nurture, educate, attract, and maintain a regional workforce that is career-trained and work ready.
- **Infrastructure:** Plan for, maintain, and reinvest in water, wastewater, transportation, and broadband infrastructure to provide for current population demands and support future economic development opportunities.
- **Regulatory Environment:** Collaborate as a region to simplify and decentralize regulatory processes.

[Advancing Economic Prosperity in Klickitat County – 10-Year Economic Development Strategic Plan, 2017](#)
The strategic plan is intended to guide Klickitat County’s economic development efforts until 2027. The plan is organized around five goals, with supporting strategies and specific actions designed to grow the regional economy. Those goals include

- **Foundational Initiatives:** The bedrock of successful community economic development is its physical and civic infrastructure, including transportation, communications, and water/wastewater, as well as supportive government policies and positioning the community and its needs so that they are visible with the proper local, state, and federal audiences.
- **Catalyst Opportunities:** Taking advantage of short- and long-term opportunities to accelerate economic growth. Opportunities in west Klickitat County, which includes White Salmon, that were highlighted were (1) the tech industry, especially UAS, as a catalyst opportunity, (2) composite materials by leveraging the county’s existing composites industry, and (3) promoting and expanding the primary and secondary forest products industry.
- **Real Estate Development:** Includes strategies to stimulate public and private real estate investment and development, creating a buildable lands inventory, using various funding mechanisms, and increasing workforce housing.
- **Workforce Development:** Enhancing local training and job placement, cultivating and maintaining strategic partnerships, and developing workforce attraction/retention tactics. It is essential that public agencies work with the business community to identify talent needs.
- **Klickitat EDA Programs and Services:** Organizational activities such as business retention and expansion, business attraction, marketing, and entrepreneurship.

Goals and Policies

The following goals and policies strive to capitalize on and strengthen existing community assets, diversify the local economy, create a vibrant downtown commercial district, and provide stable employment opportunities and family-wage jobs. These goals and policies are not meant to be used independently of each other but are designed to be used in combination with each other for a successful economic strategy.

GOAL EC-1: Create a distinctive downtown along Jewett Boulevard that is an attractive place to walk, dine, shop, and gather.

Policy EC-1.1: Support the creation of a downtown central business district association made up of downtown merchants, policy makers, and other interested parties. A strong organizational foundation ensures that all resources (funding, volunteers, etc.) are mobilized to achieve a common vision for White Salmon's downtown.

Policy EC-1.2: Support enhanced pedestrian and bicycle improvements in the downtown core that help capture pedestrian and bicycle consumers. Downtown pedestrian and bicycle improvements should connect to other key areas of the city.

Policy EC-1.3: Support mixed-use and other housing options in the downtown core, contributing to a recognizable town center that supports local businesses.

Policy EC-1.4: Establish incentive-based design guidelines for new development that is proposed along Jewett Boulevard. Provide incentives for existing businesses to make design improvements to meet these guidelines.

Policy EC-1.5: Enhance the look and character of downtown with the inclusion of public art, including filling blank walls with murals by local artists, painted crosswalks, and establishing art near gateway locations and where human activity is desired to be concentrated.

Policy EC-1.6: Establish a community art program in supporting White Salmon as a destination in the Gorge for the creative arts and creative industries.

GOAL EC-2: Support and expand on a robust tourism industry by capitalizing on the scenic beauty and close proximity to recreational opportunities that White Salmon offers.

Policy EC-2.1: Inventory existing recreational tourism assets, such as proximity to the Columbia River, and identify gaps or opportunities that may be considered for promoting or enhancing the asset.

Policy EC-2.2: In partnership with local businesses and tourism organizations, formulate a tourism promotion strategy that highlights recreational assets to attract travelers and encourage them to spend money at local businesses.

Policy EC-2.3: Promote more tourist-related businesses, such as breweries, restaurants, bed and breakfast establishments, hotels/motels, and recreational sports equipment suppliers. Consider providing incentives for these desired uses to locate in White Salmon and market to them directly.

GOAL EC-3: Create an environment that is supportive of existing businesses and does not create unnecessary barriers for their growth.

Policy EC-3.1: Develop and maintain a comprehensive inventory of existing businesses operating in White Salmon.

Policy EC-3.2: Periodically survey local businesses to understand how the City can support their growth and success. Host business roundtables and discussions to give local businesses the opportunity to meet City staff and stimulate discussions.

Policy EC-3.3: Provide assistance to local businesses operating in White Salmon in the form of helping understand local zoning and land use requirements, Washington’s property tax system, local and state permits, licensing procedures, and inspections.

Policy EC-3.4: Review development regulations, ordinances, and approval processes to identify regulatory and process barriers to expanding existing businesses and to ensure that the City is responsive to the business community.

Policy EC-3.5: Establish streamlined permitting processes that allow for business expansions and modifications without undergoing the same level of review as new development.

GOAL EC-4: Attract, plan for, and support new businesses and industries in White Salmon.

Policy EC-4.1: Ensure the availability of an adequate supply of developable commercial land through appropriate zoning.

Policy EC-4.2: Ensure adequate infrastructure is in place or planned for to support and stimulate new businesses.

Policy EC-4.3: Facilitate and support business incubators and other methods to assist start-up businesses. Create a webpage where entrepreneurs can access information about starting a business in White Salmon.

Policy EC-4.4: Establish a marketing campaign with the Mount Adams Chamber of Commerce to promote White Salmon as a great place to operate a business, targeting specific industries that would benefit from the City’s locational advantages.

Policy EC-4.5: Leverage resources and infrastructure investments to attract new businesses that complement existing businesses and industry clusters operating in the city and region.

Policy EC-4.6: Seek catalyst opportunities in technology, hospitality, health care, fruit growing and packing, and forestry products, leveraging these existing industries in the region. Ensure that incentives and other tools are in place to enhance and attract these industries.

Policy EC-4.7: Identify sites and clusters of sites in the city that are serviceable for employment development. Identify potential public/private partnerships to promote employment, and address any zoning or regulatory barriers to ensure that jobs can be developed in these areas.

Policy EC-4.8: Continue to participate in local and regional economic development organizations, including the Klickitat County Public EDA, the Port of Klickitat County, and the MCEDD to develop existing and potential commercial and industrial properties.

Policy EC-4.9: Develop subarea plans for the area around Skyline Hospital, the Main Avenue/Loop Road intersection, and the Riverfront District. The Main Avenue/Loop Road intersection subarea plan should be developed in partnership with Klickitat County.

GOAL EC-5: Work with regional economic development partners to foster workforce development programs that support local businesses and provide residents with the training they need to work in family-wage industries.

Policy EC-5.1: Encourage apprenticeships, on-the-job training, and internships in all industry sectors. Incentivize and promote businesses that provide these programs.

Policy EC-5.2: Survey local businesses to understand employment gaps.

Policy EC-5.3: Partner with local businesses and regional community colleges to create training programs for employers in high-growth industries.

Environment and Critical Areas Element

The City of White Salmon is committed to preserving and enhancing the quality of the environment and protecting critical areas for the important ecological and social functions they provide within the community.

Background

Existing Conditions

The City of White Salmon is located in the spectacular canyon known as the Columbia River Gorge where the Columbia River travels through the Cascade mountain range. The surrounding area includes sheer cliffs that overlooks Washington's north side of the Columbia River and, on the south side, Oregon's mountains and waterfalls. Because of the surrounding area's unique geological, historical, and cultural attributes, the Gorge was designated a federally protected National Scenic Area in 1986. Managed by the National Forest Service and the Columbia River Gorge Commission, the Columbia River Gorge National Scenic Area has a number of protections that preserve and enhance the various attributes of the Gorge, including historic, cultural, and natural resources, as well as scenic views.

Development and growth in the National Scenic Area is primarily concentrated in Urban Exempt Areas, including White Salmon. The broader National Scenic Area is regulated to protect and enhance cultural, natural, scenic, and recreational resources within the Gorge. The City of White Salmon is one of thirteen designated Urban Exempt Areas under the National Scenic Area. As a result, it is a primary focus area for growth and development within the Gorge and is exempt from National Scenic Area regulations. Moreover, while the National Scenic Area maintains land outside of the city much closer to its natural state; urban development is promoted within White Salmon and its adjoining, unincorporated Urban Exempt Areas.

White Salmon and the surrounding areas include a diverse mix of natural environments and systems. The Columbia River serves as the city's southern boundary and offers habitat for a variety of aquatic and riparian species. The city's Columbia River frontage is roughly a mile in length, spanning east and west of the existing Hood River-White Salmon interstate bridge. Jewett Creek runs along the eastern portion of the city, and the White Salmon River is roughly half a mile west, bordering the Urban Exempt Areas. Terrestrial habitats associated with existing vegetation are abundant, and forest and shrub land dominate large portions of the northern, western, and eastern outskirts of White Salmon. Common tree species within the city include Oregon White Oak (*Quercus garryana*), a state-protected species; Black Cottonwood (*Populus balsamifera trichocarpa*); Ponderosa Pine (*Pinus ponderosa*); and Douglas Fir (*Pseudotsuga menziesii*). The prevailing winds moving through the Gorge help curtail pollution and ensure high air quality in White Salmon. The city of White Salmon and its Urban Exempt Areas lie in a transition zone between the maritime climate west of the Cascade mountain range and the dry continental climate of the intermountain region to the east. This transition zone is characterized by mild, dry summers and cool, wet winters. The Gorge serves as an airflow conduit, equalizing air pressures between the west and east side of the Cascades. The Gorge normally experiences strong, westerly winds in the summer and cold, easterly winds in the winter. The city receives an average of 31 inches of precipitation per year, which mostly comes in the form of rainfall from October to May. In July, the average daily high temperature is 82 degrees Fahrenheit, with an average daily low temperature of 55

degrees Fahrenheit. Winter temperatures are also mild; in December, the average daily high temperature is 40 degrees Fahrenheit, with an average daily low temperature of 30 degrees Fahrenheit.

Existing Plans and Development Regulations

The City of White Salmon has adopted a number of plans and development regulations to ensure that the environment is protected and enhanced (see Table 1). These various plans and development regulations balance the need for environmental protections with other demands, such as economic development, private property rights, and public infrastructure (see Appendix X, _____).

Table 1: Existing Plans and Development Regulations

Plan or Development Regulation
<p>Title 18, Environment, White Salmon Municipal Code Including:</p> <ul style="list-style-type: none"> • Critical Area Ordinance (18.10) • Environmental Protection (SEPA Review) (18.20) • Shorelines Master Plan and Program (18.30) • Tree Ordinance (18.35)
<p>Title 15.28, Floodplain Construction Restrictions, White Salmon Municipal Code Including:</p> <ul style="list-style-type: none"> • Requirements for new development to identify flood hazard risks • Building and site requirements in flood-prone areas
<p>Title 13.08, Water Department, White Salmon Municipal Code Including:</p> <ul style="list-style-type: none"> • Pollution of water supply prohibited
<p>Title 13.01, Construction Permitting, White Salmon Municipal Code Including:</p> <ul style="list-style-type: none"> • Recommendations for landscaping and irrigation plan • Stormwater runoff control standards • Erosion and sedimentation control standards

Critical Areas

The Washington State Growth Management Act (GMA) requires that all local governments adopt regulations to protect the five “critical areas” in the state; wetlands, critical aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas (defined below). Klickitat County and cities within it are not required to fully plan under the GMA but are required to plan for the protection of these critical areas. As a “partially planning” city under GMA, White Salmon must use best available science (BAS) to justify regulation of critical areas and guide future regulation updates. This includes identifying, designating, and protecting critical areas through a Critical Area Ordinance (CAO) (Revised Code of Washington [RCW] 36.70A). White Salmon’s CAO is included as Chapter 18.10 of the White Salmon Municipal Code and includes development standards and restrictions when building on or near a critical area. Critical areas in White Salmon are displayed on Figures X – X.

Wetlands

The purpose of the critical areas provisions concerning wetlands is to protect existing wetlands and maintain no net loss of their functions and values. Wetland ratings, which determine protective buffers

and other regulatory standards, are based on the Washington State Department of Ecology's (Ecology) guidance documents.

Critical Aquifer Recharge Areas

Critical aquifer recharge areas, a regulated critical area under RCW 36.70A, are not present within White Salmon and, therefore, are not regulated by its CAO.

Fish and Wildlife Habitat Conservation Areas

The purpose of regulating the use of fish and wildlife habitat conservation areas is to preserve and protect those areas with which anadromous fish, threatened and endangered species, and species of local importance have a primary association. While most of White Salmon's land areas are designated for urban growth, and while new development as well as redevelopment is encouraged by adopted land use policies, it is important that future growth and development occur in a manner that is sensitive to the natural habitat resources of the city and Urban Exempt Areas. The primary fish and wildlife habitat conservation areas within White Salmon include streams and their riparian areas and Oregon white oak woodlands. Development has presented a particular challenge for the preservation of Oregon white oak woodlands, and the City is looking to balance protection of this species with the need to provide flexibility to developers.

Frequently Flooded Areas

Frequently flooded areas can present significant hazards to health, safety, and property under inappropriate land uses. Floodplains and other areas subject to flooding perform important hydrological functions and may present a risk to persons and property. Classification of frequently flooded areas should include, at a minimum, the 100-year floodplain designations of the Federal Emergency Management Agency (FEMA). Flood maps for Klickitat County are currently in the process of being updated by FEMA. Floodplains are protected through White Salmon's floodplain construction restrictions in Chapter 15.28 of its code in compliance with FEMA requirements.

Geologically Hazardous Areas

Geologically hazardous areas can include areas susceptible to landslides, erosion, and seismic hazards from earthquakes. Steep slope areas, which are often indicative of underlying landslide or erosion hazards, are prevalent in White Salmon. Geologically hazardous areas can pose a threat to public safety and property or infrastructure damage when inappropriate development is sited in areas of hazard. Areas susceptible to one or more of the following types of hazards are designated as geologically hazardous areas.

Landslide Hazard Areas

Landslide hazards exist in areas with certain "unstable" soils and in documented areas of previous landslides, usually in unconsolidated or partially consolidated sediments. Human activities, such as diversion of water from rooftops and paved areas, improperly placed and compacted fills, dumping of debris, road and utility cuts into hillsides, excavation for building sites, and failure of retaining walls, can also increase the potential for landslides.

Erosion Hazard Areas

Erosion hazards are associated with slopes with certain surface water and geological characteristics. The most effective means of erosion control is a set of construction management practices that limit

clearing, require mitigation, limit soil disturbance to dry seasons of the year, and require revegetation and maintenance of developed sites to prevent erosion after development.

Seismic Hazard Areas

Seismic events can cause damage as result of landslides, soil liquefaction, and/or high-amplitude ground shaking. Areas underlain by soils of low density in association with shallow groundwater are liquefaction hazard areas and may include river drainages, beach areas, ponds, and lakes. The impact of seismic activity can be mitigated through regulatory requirements, including adherence to building codes that require earthquake-resistant design and construction. The International Building Code regulates the design and construction of buildings located in seismic hazard areas.

Shorelines

The Shoreline Management Act (SMA) of 1971 requires most local governments, including all counties and about 250 cities and towns, to develop and implement Shoreline Master Programs (SMPs). The SMA's overarching goal is "to prevent the inherent harm in an uncoordinated and piecemeal development of the state's shorelines." The city of White Salmon has approximately 1 mile of frontage on the Columbia River, which is identified as a "shoreline of statewide significance," and as such, is required to develop and implement an SMP. The City's current SMP, effective as of December 26, 2017, serves to

1. Guide future development of the City's shorelines in accordance with local goals and in compliance of the SMA
2. Ensure that development of the shoreline will result in no net loss of ecological function
3. Provide for preservation and enhancement of shoreline ecological resources
4. Provide a fair and equitable process for applicants and the public to review and comment on shoreline development proposals

The City of White Salmon's SMP works in tandem with a variety of other federal, state, and City agencies and regulations to ensure that the shoreline of the Columbia River continues to provide its ecological functions.

Stormwater Quality

Urban areas, such as White Salmon, often have increased stormwater runoff as a result of more impervious surface relative to nonurban areas. Pavement, buildings, parking lots, and other urban development prevent or restrict natural water infiltration during and after rainfall events. Increased water runoff can carry pollutants that are potentially harmful into streams and rivers, putting both human health and wildlife health at risk. In the city of White Salmon, stormwater management is regulated by Title 13.01 of the White Salmon Municipal Code. Generally, the City's stormwater runoff control standards seek to minimize the amount of impervious surface and encourage on-site infiltration. Low-impact development techniques, such as permeable paving, raingardens, bioswales and other bioretention control methods, and preservation of on-site, native vegetation are all encouraged through the City's stormwater control standards.

White Salmon is not a permittee under the State of Washington's National Pollutant Discharge Elimination System Phase II permit because it does not operate a stormwater system that discharges to a water of the United States and it is not located in a designated Urbanized Area; defined by the U.S. Census Bureau as a land area comprising of one or more places that together have a residential

population of at least 50,000. Because White Salmon is not a National Pollutant Discharge Elimination System permittee, it is not required to regulate runoff using the state's stormwater manual. In the future, however, the City may be required or may optionally choose to regulate stormwater runoff using the state's manual to improve water quality in the community.

Air Quality

Several geographical and environmental factors affect the air quality in White Salmon. Its unique location in the Gorge, proximity to Interstate 84, and seasonal wildfires in the region all contribute to increased particulate matter and other air pollutants. Due to the city's surrounding topography, emissions from vehicle travel and other particulate matter can get boxed in around White Salmon during periods of low wind. However, east-west winds that travel through the Gorge clear out trapped particulate matter and smog. During regional wildfire events, those same winds can bring dangerous levels of wildfire smoke through the Gorge and into the city. During these primarily seasonal events, air quality in White Salmon can consistently reach levels that are unhealthy for sensitive groups, and occasionally reach levels that are unhealthy for all groups. Air quality in White Salmon is monitored by Ecology's Central Regional Office, which is responsible for monitoring air quality in White Salmon and advising both the public as well as agencies of air quality standards, health hazards, and regulations. Ecology uses regulations and other controls in accordance with the provisions of the Federal Clean Air Act.

Wildfire Risk

The city of White Salmon and its Urban Exempt Area is a prime example of a wildland-urban interface with strong potential for a catastrophic wildfire event that could destroy properties and threaten human life. The following conditions are found throughout, or in certain portions of the area. Some areas have all, or most, of these conditions.

- Steep slopes, some in excess of 60 percent,
- Strong winds in the Columbia River Gorge during much of the fire season,
- Light, "flashy" vegetation fuels consisting of brush and/or uncut grass,
- Heavy fuel loads of mature conifer and hardwood trees with brush underneath,
- Access road and street problems including single means of ingress and egress, narrow drives, and turning radius limitations
- Homes with no, or very limited, defensible space; and
- Numerous homes with combustible construction materials; i.e., shake roofs, cedar siding, wood decks.

A Community Wildfire Protection Plan was prepared for the cities of White Salmon and Bingen and the Urban Exempt Areas in 2004. The plan identifies high wildfire hazard risk areas and lists priority projects designed to reduce the level of risk throughout the planning area. In 2009, the City received a grant from the Forest Service to be used specifically to assist homeowners to create defensible space around their structures.

Climate Change

Climate change can be defined as changes in global or regional weather patterns attributed largely to increased levels of greenhouse gas (GHG) emissions in the atmosphere. GHG emissions are overwhelmingly caused by human actions. Carbon dioxide (CO₂) makes up the vast majority of GHGs,

followed by methane (CH₄), and nitrous oxide (N₂O). These gases are omitted into the atmosphere from the combustion of fossil fuels, such as coal, oil, and natural gas. According to the Environmental Protection Agency, the transportation sector was the largest emitter of GHGs in the United States, primarily from burning fossil fuels for cars, trucks, ships, planes, and trains. This was followed by electricity production, industry, and commercial and residential uses. The effects of climate change are apparent at the continental and global scale and are increasingly being felt at the regional and local level. Effects of a changing climate may lead to a greater number – and more intense – heat waves, droughts, wildfires, heavy rains, floods, and landslides, as well as rising surface water temperatures that could affect resident and migratory fish species and their habitats, threatening their long-term survival. Common strategies for reducing greenhouse gas emissions include deploying renewable energy sources such as wind and solar, enhanced energy efficiency in buildings, and the preservation of forests.

Goals and Policies

The following goals and policies seek to ensure that the social and ecological functions of environmental systems and critical areas are protected, impacts to these resources are properly mitigated to achieve no net loss of functions, and environmentally conscious development is encouraged within the city of White Salmon in conformance with the City’s adopted CAO and other applicable regulations.

GOAL E/CA-1: Protect, maintain, and improve the environmental quality of White Salmon.

Policy E/CA-1.1: Periodically review and amend subdivision, drainage, land clearing, grading, critical areas, and other land use and development regulations as needed to protect resources and the public health, safety, and welfare of White Salmon residents.

Policy E/CA-1.2: Educate the public with programs and literature on habitat enhancement and protection. Appropriate subjects include maintenance of natural vegetation, installation of artificial habitats (e.g., bird and bat boxes), green construction, proper disposal of pollutants, and proper use of fertilizers, herbicides, and pesticides.

Policy E/CA-1.3: Conserve natural resources through nonregulatory and regulatory methods that may include development regulations, ecologically sensitive design, and restoration programs.

Policy E/CA-1.4: Encourage participation in City-run community cleanup events.

Policy E/CA-1.5: Protect and improve the City’s air quality, groundwater quality and quantity, and surface water quality, while minimizing public and private costs.

Policy E/CA-1.6: Encourage low-impact development methods where appropriate. This includes clustering to retain native vegetation and use of permeable pavement, soil amendment, green roofs, green streets, and other methods.

Policy E/CA-1.7: Coordinate with Klickitat County and the Washington State Department of Natural Resources to conserve and protect groundwater resources of the city and Urban Exempt Areas.

Policy E/CA-1.8: Encourage the planting and maintenance of aesthetically attractive, native, and low-maintenance vegetation throughout the city by private individuals and volunteer organizations.

Policy E/CA-1.9: Ensure immediate restoration of land after vegetation removal and grading through phased clearing and grading, replanting standards, and other appropriate engineering and revegetation techniques.

Policy E/CA-1.10: Require all public and private properties to be clean, free of litter or debris, and in good repair.

Policy E/CA-1.11: Maintain and expand, when appropriate, the City's recycling program, including consideration of a city-wide composting program.

Policy E/CA-1.12: Consider participating in innovative environmental quality efforts, such as In-Lieu Fee Programs and Voluntary Stewardship Programs.

GOAL E/CA-2: Identify, protect, restore, and enhance White Salmon's critical areas to preserve their social and ecological functions, ensure public safety, and prevent loss of private property.

Policy E/CA-2.1: Use Best Available Science when identifying critical areas and best management practices when developing near and within critical areas and associated buffers.

Policy E/CA-2.2: Strengthen interagency coordination and cooperation with agencies who have jurisdiction over critical areas, including working with Klickitat County during annexations of land within the Urban Exempt Areas to identify and protect critical areas.

Policy E/CA-2.3: Ensure that land subject to natural disasters and hazards be designated for uses that avoid or minimize loss of life and property.

Policy E/CA-2.4: Avoid impacts to critical areas and their associated buffers when constructing public facilities. Where unavoidable, necessary public facilities should be designed to minimize impacts, restore impacted critical areas to the extent practicable, and mitigate unavoidable impacts to the critical areas and associated buffer.

Policy E/CA-2.5: Emphasize protection of riparian areas and designated wildlife habitat that are connected to other critical areas or large blocks of open space.

Policy E/CA-2.6: Accommodate deviations in critical area resource protection requirements, provided that alternative methods and designs result in improved functions and values of the critical area and its buffer through study and findings prepared by a qualified professional.

Policy E/CA-2.7: Protect threatened, endangered, sensitive, and candidate species, and their habitats, as identified by federal and state agencies.

Policy E/CA-2.8: Avoid clearing of vegetation that reduces erosion, maintains slope stability, provides wildlife and aquatic habitat, and buffers wetlands and stream corridors.

Policy E/CA-2.9: Implement design solutions in order to protect site-specific critical areas. Solutions may include planned unit developments, cluster housing, low-impact development, and density transfers.

Policy E/CA-2.10: Restrict development on unstable and steep slopes to prevent loss of private property and ensure public safety.

Policy E/CA-2.11: Minimize and mitigate soil erosion during and after construction by using best management practices.

Policy E/CA-2.12: Continue to classify and protect residences and business from frequently flooded areas.

Policy E/CA-2.13: Implement nonregulatory methods to protect critical areas, such as easements or property acquisition.

GOAL E/CA-3: Reduce hazard fuels throughout the City and its Urban Exempt Area to a level that supports fire departments to prevent injury or death to people and to reduce property damage.

Policy E/CA-3.1: Update the City's Community Wildfire Protection Plan each year to address changing conditions.

Policy E/CA-3.2: Establish and maintain a committee to implement the Community Wildfire Protection Plan. The committee should review the Community Wildfire Protection Plan and update it yearly.

Policy E/CA-3.3: Raise community awareness of wildfire risk and what property owners can do to reduce that risk. Make wildfire risk reduction information available to homeowners. Hold "Firewise" public meetings to disseminate information and answer questions about wildfire risk reduction.

Policy E/CA-3.4: Seek grant opportunities to help residents pay for hazard fuel reduction on their property.

Policy E/CA-3.5: Periodically review and consider reasonable regulatory fire protection standards for inclusion in the development code.

GOAL E/CA-4: Address climate change by working towards reducing greenhouse gas emissions, increasing energy efficiency, and improving infrastructure resiliency in White Salmon.

Policy E/CA-4.1: Reduce the reliance on fossil fuels and incorporate renewable energy sources, when appropriate, in municipal operations.

Policy E/CA-4.2: Implement a resource-conservation approach for managing City-operated facilities that aims to reduce energy and water usage and that leads to reduced facility costs.

Policy E/CA-4.3: Develop infrastructure for, and promote the use of, transportation modes that reduce the use of fossil fuels such as biking and walking.

Policy E/CA-4.4: Encourage compact development near commercial areas to decrease sprawl and reduce vehicle miles traveled.

Policy E/CA-4.5: Develop a City building policy and procurement strategy that encourages new building design and remodels of existing buildings that minimize energy and resource consumption,

such as solar panels, insulation retrofits, and efficient air and water heating systems.

Policy E/CA-4.6: Plan and develop capital facilities that are sustainable over the long-term and environmentally sound.

Policy E/CA-4.7: Increase the resiliency of critical infrastructure through monitoring, maintenance, planning, investment, and adaptive technology.

Land Use and Urbanization Element

Background

Vision

Through the community visioning process that occurred in 2019, residents described their vision for a White Salmon that is walkable and compact, with a vibrant downtown full of small businesses, easy access to nature and recreation, and small-town character. To achieve this vision, residents identified several priority actions, including developing a network of small streets and pedestrian paths, right-sizing infrastructure, supporting local business needs, and implementing zoning amendments to encourage a diverse housing stock.

This community vision and supporting actions are related to land use and urbanization policies. The land use and urbanization context of a community sets the framework for how residential, commercial, industrial, and public land uses are organized across a community and the community's allocation of these land uses to meet anticipated growth.

Land Use and Urbanization Focus Area Statement

Land use and urbanization policy are major focal points of this Comprehensive Plan and this element helps build a policy foundation for the other elements, including housing, economic development, and transportation. The following focus area statement, created during the community visioning process, guides the goals and policies included in the Land Use and Urbanization Comprehensive Plan element.

“The built environment in White Salmon is integrated with the beauty of its setting. An established area for future growth underscores the important contribution each new development brings, and the obligation to reinforce our village’s character. Natural features and views from the bluff to the Columbia River and Mt. Hood are central to the city’s sense of place. Defined neighborhoods surround the historic business district along Jewett Boulevard. A diverse stock of quality, well-designed homes serve the full range of ages, incomes, and households. New neighborhoods expand housing opportunities and add to a network of green spaces. A secondary, mixed-use area in annexed county land near town and close to city utilities complements the downtown and maintains the city’s walkable character.”

Existing Conditions

The Land Use and Urbanization element and the Comprehensive Plan Land Use Map (see Figure X) are two major focal points of the Comprehensive Plan. The purpose of the Land Use and Urbanization element is to establish goals and policies to help accommodate population and housing growth that contributes to quality of life in White Salmon. By combining land use designations and urbanization strategies with goals, policies, and implementation measures, the Land Use and Urbanization element will help the City of White Salmon protect its character as a walkable, vibrant community with a strong sense of place.

Land Use in the City of White Salmon and its Urban Exempt Area

For the purposes of this Comprehensive Plan, the term “city” means the land within the incorporated area of White Salmon. The term “Urban Exempt Area” means the area outside of the city of White Salmon, that is exempt from the Columbia River Gorge National Scenic Area Act (Scenic Area Act) regulations that were established by the U.S. Congress in 1986 and intended to

accommodate the future growth of the city. Among other purposes, the Scenic Area Act legislation encourages sustainable growth in existing urban areas. Scenic Area Act regulations do not apply within the White Salmon incorporated area and the Urban Exempt Area. As a result, this means that most of the future residential and job growth in the White Salmon area must occur in the city and its Urban Exempt Area, because this growth is not allowed at urban densities and is highly regulated outside of these areas. Perhaps even more crucially, the Urban Exempt Area is the only area where White Salmon can grow outward, so it is especially important that land be planned and used efficiently. The Urban Exempt Area, consisting of approximately 2,200 acres, is now developed with low-density residential uses and some commercial uses, and remains under County jurisdiction until properties are annexed into the city.

In addition to the Scenic Area Act, the land use regulatory framework in the city of White Salmon and Klickitat County is established by the Washington State Growth Management Act, the Shorelines Management Act, and various other state and local requirements – all adapted to meet local community development needs. These state and federal acts influence where new development can occur in White Salmon and its Urban Exempt Area, in addition to local regulations, like comprehensive plan designations, zoning, and development standards. Understanding and working within this context is important for achieving the community’s vision.

Existing Plans and Development Regulations

The Land Use and Urbanization Element of the Comprehensive Plan serves to provide a policy framework for the future use of land throughout the city and guide how development can occur. The Comprehensive Plan is used as a policy directive when development regulations conflict or when zone changes are requested. Specific development standards, including permitted uses, site planning, design, and land division standards, are found in the White Salmon Municipal Code, as well as other applicable City regulations. The County has adopted the Bingen/White Salmon Urban-Exempt Area Plan (dated November 1991) as a subarea plan within their Comprehensive Plan.

The Urbanization Study from FCS GROUP (Appendix X) evaluates both the land demand for a variety of different uses, and the amount of land that is available for development, also known as “buildable lands.” The Urbanization Study also analyzes the development potential and associated challenges of the Urban Exempt Area.

Table 1: Existing Plans and Development Regulations

Plan or Development Regulation	Date and Citation
Title 16, Land Divisions, White Salmon Municipal Code Including: <ul style="list-style-type: none"> • Design Standards (16.45) • Short Plats and Short Subdivisions (16.65) • Boundary Line Adjustments-Review and Approval • Illegally Divided Land (16.85) 	
Title 17, Zoning, White Salmon Municipal Code Including: <ul style="list-style-type: none"> • Use Districts and Boundaries (17.16) • Design and Use Standards (17.68) • Mixed Use Planned Unit Development (17.74) • Residential Planned Unit Development (17.75) 	

Plan or Development Regulation	Date and Citation
Title 19, Administration of Land Development Regulations, White Salmon Municipal Code Including: <ul style="list-style-type: none"> Comprehensive Plan and Development Regulation Amendments (19.20) 	
Urbanization Study	May 2020, FCS GROUP

Land Use Designations

Comprehensive Plan land use designations and development regulations help encourage development that is consistent with the City’s goals and policies, including space for a variety of housing types, offices and businesses, industrial uses and warehouses, shopping and restaurants, schools and libraries, fire and police stations, medical facilities, parks and recreation areas, roads and streets, and land for utilities.

To help achieve the City’s vision, lands are designated for a range of land uses and intensities. The Comprehensive Plan, supported by the Land Use Map, identifies different lands in the city designated for residential, commercial, industrial, or other purposes.

The intent of the Comprehensive Plan designations and Land Use Map are to provide guidance for the desired use, intensity, relationship of land uses to each other, and the desired character for development. Additionally, these land use designations serve as an underlying guide for the zoning ordinance and map, which dictate specific allowed uses and development standards. The zoning ordinance and zoning map are the implementation tools of the Comprehensive Plan, and help the City evaluate and regulate land use proposals according to the vision presented in the Comprehensive Plan.

Residential Land

Low-Density Residential (LDR)

Lands designated as *Low-Density Residential*, or *LDR*, are areas predominantly characterized by single-family detached homes. These areas are found primarily on the north and west sides of the city and have larger lot sizes to maintain the area’s suburban character and sense of privacy between lots. Single-family detached houses may include manufactured or mobile homes.

Medium-Density Residential (MDR)

Lands designated as *Medium-Density Residential*, or *MDR*, are areas that are usually already developed and are located closer to the center of town. Lands with this designation allow more urban-type development, that includes single-family detached housing, as well as two-family homes such as duplexes or townhomes, and manufactured home parks. Additional housing types allowed in this area include accessory dwelling units and cottage housing.

Mobile/Manufactured Home Residential (MMHR)

Lands designated as *Mobile/Manufactured Home Residential*, or *MMHR*, are areas that are typically already developed with mobile home or manufactured home parks. Lands with this designation encourage medium- and high-density, attainable housing by preserving existing and allowing new mobile home and manufactured home parks, and other types of high-density, affordable housing.

High-Density Residential/Mixed Use (HDR/MU)

Lands designated as *High-Density Residential/Mixed-Use*, or *HDR/MU*, are intended to serve as high-density residential areas and act as buffers between commercial areas and Low-Density Residential neighborhoods. Lands with this designation are primarily intended for multifamily structures and apartment buildings. Other housing types, such as accessory dwelling units and cottage housing, are also allowed in these areas. Commercial uses are also allowed in this area as part of a mixed-use development (primarily in the form of ground-floor retail or commercial office space).

Commercial and Industrial Lands

There are lands designated in both the city of White Salmon and the Urban Exempt Area that are designated for commercial uses. Currently no lands specifically designated for industrial uses are within the incorporated area, as the city is limited in the ability to provide larger sites for industrial development that are free from critical areas and appropriately served by infrastructure. However, the city currently has lands designated as *Riverfront Planned District*, to provide for master-planned developments that may include light manufacturing.

Commercial (C)

Lands designated as *Commercial*, or *C*, are envisioned as primarily retail and commercial office areas. Businesses that would likely operate in these areas include grocery stores, pharmacies, restaurants and breweries, banks, hardware and home improvement stores, personal services, and convenience goods for local residential neighborhoods, nearby communities, and visitors alike. There are three areas designated for commercial use, including one on the north side of the city, adjacent to similar commercial areas in the Urban Exempt Area. These areas are largely developed, and infill and redevelopment are expected to continue over the next 20 years.

Riverfront (RF)

The city of White Salmon fronts the Columbia River for approximately three-quarters of a mile. This land, south of State Route 14 (SR 14) is designated as *Riverfront* (RF). This land is intended to allow master-planned developments that can include recreational, commercial, light industrial, and limited residential uses. This land is largely constrained by natural features and is subject to the City's critical areas ordinance. Because of its close proximity to SR 14, secondary access roads—rather than direct access to the highway—are encouraged and in some cases required.

Land Use Designations and Zoning

While comprehensive plan designations serve to help the community maintain sufficient land for all the various uses, and provide guidance about the general character and structure of uses in those respective areas, zoning serves as the official set of regulations, restrictions, and development standards that regulate the use of land. The City's zoning code closely mirrors the underlying comprehensive plan designations. The *Public Use Overlay (PU)* provides areas for public and quasi-public uses, publicly owned or controlled parks and recreation facilities, and governmental buildings. This "district" may act as an overlay to any underlying district where the proposed use is permitted subject to site plan review and approval, or as a "conditional use" if the proposed use is a public facility under public ownership. Some proposed uses may be authorized as a conditional use by the planning commission if the use is compatible with and will not negatively impact the surrounding district. How comprehensive plan land use designations are implemented by zoning designations is captured in Table X.

Table X: Comprehensive Plan Designation to Zoning District

Plan Designation	Low-Density Residential (LDR)	Medium-Density Residential (MDR)	Mobile/Manufactured Home Residential (MMHR)	High-Density Residential/Mixed Use (HDR/MU)	Commercial	Riverfront
Implementing Zoning District						
Single-Family Large Lot Residential (RL)	✓					
Single-Family Residential (R1)	✓					
Two-Family Residential (R2)		✓				
Mobile Home/Manufactured Home Residential Park (MHRP)			✓			
Multifamily Residential (R3)				✓		
General Commercial				✓	✓	
Riverfrontage (RD)						✓
Public Use Overlay (PU)	✓	✓	✓	✓	✓	✓

Urbanization¹

Overview

Planning for the Urban Exempt Area is important to control urban sprawl and discourage “leapfrog development.” Leapfrog development is characterized by intensive residential, commercial or industrial development separated by parcels of rural or agricultural land. Due to expected population growth, the City will eventually need to expand and will likely incorporate portions of the Urban Exempt Area into city limits through annexation. This process will help the City provide urban services such as water, wastewater and sidewalks to the annexed land; in turn, these areas are expected to become developed at urban intensities over time. The presence of the National Scenic Area beyond the Urban Exempt Area makes it imperative that the City work with Klickitat County to plan for and consider annexing the Urban Exempt Area.

Understanding the services available in the Urban Exempt Area is important in identifying how much growth can be accommodated in the future. Residential development at urban densities is reliant on sufficient road, water and wastewater networks; while White Salmon is reasonably positioned to benefit

¹ The Urbanization Study, authored by FCS GROUP in May 2020, serves as a significant source of data for the urbanization portion of this element, and includes information sourced from the U.S. Census Bureau, as well as original data collection and analysis. References for this study are established at the beginning of each subsection and subsequent data can be assumed to be sourced from the same study unless cited differently. The complete Urbanization Study can be found in Appendix X.

from economic growth and development in the region, the amount of development in the Urban Exempt Area is directly dependent upon the City's ability to provide adequate infrastructure service to sites and buildings.

The Urban Exempt Area currently receives services from both Klickitat County and the City of White Salmon, and the County maintains the road system within it. Some residential properties are connected to the City of White Salmon's water and sewer systems, but most use private wells and septic systems. Law enforcement is primarily provided by the County Sheriff but the Bingen-White Salmon Police Department patrols and responds to incidents in the Urban Exempt Area through a mutual aid agreement between the County and City. The Urban Exempt Area is in Fire Protection District 3, but the City of White Salmon Fire Department responds to all fire calls in the area. The Urban Exempt Area receives ambulance service from Klickitat County Emergency Services District No. 1, but Fire Protection District 3 also has an emergency response vehicle.

Currently, the Urban Exempt Area is predominantly composed of subdivided lots ranging from 1/2 acre to more than 20 acres. Some developments have established Covenants, Conditions and Restrictions, which regulate the form of development allowed.

Planning in the Urban Exempt Area

Klickitat County is the permitting jurisdiction and exercises sole planning authority over the Urban Exempt Area. With this in mind, it is vital that the City of White Salmon and Klickitat County coordinate planning and management of development within the Urban Exempt Area to promote development in a sensible, well-planned manner.

Buildable Lands and Forecasted Land Needs

Buildable land supply in White Salmon and the Urban Exempt Area is limited, as documented by the Urbanization Study, completed by FCS GROUP (Appendix X). The study identified limitations in the supply of land across all categories (residential, commercial, and industrial), making it especially important that the City coordinate with Klickitat County to plan future land uses in the Urban Exempt Area. Key findings from the Urbanization Study include the following.

City of White Salmon

- There are approximately 117 acres of vacant, partially vacant, or redevelopable land in White Salmon, the vast majority of which is zoned for Low-Density Residential uses. This land at current densities could accommodate 479 dwelling units.
- There is no industrial land in White Salmon, and there are only a few vacant commercial parcels, mostly located within the Riverfront Planned District. There are approximately 14 acres that could be redeveloped with higher-intensity commercial uses over time.

Urban Exempt Area

- There are approximately 369 acres of vacant, partially vacant, or redevelopable land in the UEA, but most of it is designated for very Low-Density Residential development. A few properties are zoned for MDR housing, but they are either already developed or have development constraints resulting from environmental features.
- In contrast to the City of White Salmon, the Urban Exempt Area has parcels zoned for industrial development in addition to commercial land. There are approximately 8 acres of vacant land for commercial use and approximately 76 acres of vacant industrial land at the Port of Klickitat. There are redevelopment opportunities in the Urban Exempt Area as well.

Forecasted Potential Land Needs

- White Salmon may need about 1,020 new dwelling units over the next 20 to 30 years in order to accommodate expected population growth. This forecasted housing would require approximately 182 acres of land, but only 117 acres of land is available in the city limits. White Salmon would need to annex up to 76 acres of land in the Urban Exempt Area to accommodate this growth.
- Over the next 20 to 30 years, White Salmon will need to develop between 9 and 18 acres of land for commercial purposes and between 9 and 22 acres of land for industrial uses.

Aesthetics and Design

The aesthetics of a community are a core component of defining a “sense of place,” which is the sentiment that a town or place has a strong sense of identity that is proudly embraced by residents and easily recognizable to outsiders. Achieving a sense of place requires investing in a variety of placemaking strategies, such as building and supporting vibrant public spaces.

Urban and architectural design standards for development may have an important role in setting character-defining qualities of a town, and most commonly use themes such as massing and scale, materiality, and landscaping to support a community’s vision for the “feel” of their town. Visual interest provided by streetscapes with strong design standards supports walkable and pedestrian friendly environments. These efforts make good economic sense; the Main Street America approach, which is well known for supporting vibrant and prosperous downtowns and Main Streets across the country, relies on design as one of its core Four Points and a critical part of their transformation strategy. From an economic development perspective, design encourages locals and tourists to patronize of local businesses because of the inviting atmosphere.

Ultimately, the intention of design and aesthetic standards is to ensure an objective and attainable level of site and building design and construction quality without eliminating or overly limiting creativity and flexibility. As White Salmon grows, it will be important that the Comprehensive Plan sets the stage for aesthetic considerations to preserve the city’s identity, and maintain the visual qualities that make it attractive, while discouraging incompatible development.

Goals and Policies

Land use and urbanization goals and policies will help ensure that future development is consistent with the community vision, and that growth occurs in an orderly manner according to the community’s values. Goals and policies are presented for three land use and urbanization topic areas.

- Compact and Efficient Land Use – focuses on land use patterns and supporting housing and employment choice
- Urbanization – focuses on policies for the Urban Exempt Area and accommodating growth
- Aesthetics and Design – focuses on maintaining community character and enhancing White Salmon’s sense of place

Compact and Efficient Land Use Goal

GOAL LU-1: Establish and maintain a land use pattern that accommodates the current and future needs of the City and provides housing and employment choices that are cohesive with the community’s vision.

Policy LU-1.1: Promote new development in areas with existing public services and near transportation networks and essential facilities, to better support a variety of housing and employment choices. Discourage suburban sprawl and “leapfrog” development by promoting redevelopment or infill development to support the efficient use of land downtown, near the hospital commercial area and in the River Frontage District.

Policy LU-1.2: Revise White Salmon’s Land Use Map to provide clear guidance to property owners on which lands can accommodate future residential, commercial and industrial growth consistent with the City’s vision.

Policy LU-1.3: Encourage mixed-use development, with residential and commercial components, that fosters small business development, an increase in net new housing and employment opportunities and a walkable, compact community that reduces car trips.

Urbanization Goal

GOAL LU-2: Collaborate with Klickitat County on land use planning for the Urban Exempt Area, ensuring a common vision for development, orderly land division and infrastructure provision, and the ability to accommodate future residential and employment needs.

Policy LU-2.1: In partnership with Klickitat County, consider developing a subarea plan for the Urban Exempt Area in conjunction with a “planned action” environmental impact statement. This subarea plan and associated planned action environmental impact statement would address the following.

- Identifying and mapping appropriate land use designations for the Urban Exempt Area, considering future land use needs, development demand, and current adjacent land uses.
- Planning for adequate public infrastructure and facilities—especially water and wastewater infrastructure—in a way that efficient, cost-effective, and supportive of future desired development and annexation.
- Planning for phasing of annexation.

Policy LU-2.2: Negotiate and adopt an Inter-Governmental Agreement with Klickitat County, that establishes a common vision for future development, and coordinates land use planning and decision making within the Urban Exempt Area. This Inter-Governmental Agreement should include common development standards and review procedures for the Urban Exempt Area, to ensure that infrastructure improvements take place concurrently with development. This Inter-Governmental Agreement should be implemented jointly and periodically updated and renewed as necessary to remain effective.

Policy LU-2.3: Participate in Klickitat County’s long-range planning efforts by ensuring City consistency with Countywide planning policies, reviewing and commenting on proposed development in the Urban Exempt Area, coordinating on current planning actions when mutually beneficial, providing updated data, and proposing mutually beneficial urbanization policies during County-led planning processes.

Policy LU-2.4: As part of the Inter-Governmental Agreement process, work collaboratively with Klickitat County to establish a mutual set of urbanization policies for the Urban Exempt Area, including formalizing development standards and coordination between City and County on topics resulting from the subarea plan and associated planned action environmental impact statement. These topics may include, but are not limited to, the following.

- Road development standards that are reasonably practicable for rural dwellers to achieve, but that can and will be readily improved to meet City standards upon annexation.
- Future street connection plans that ensure access routes are adequate and connectivity is maintained in the long term.
- Regulations that address water and wastewater connection requirements and whether individual, permit-exempt wells may be allowed in the City's water service area.
- Uniform standards for implementation and maintenance of alternative wastewater treatment systems when they are deemed necessary and feasible as best means of service expansion.
- Requirements for minimum lot size, minimum lot dimensions, and dwelling unit density targets that support lot division that accommodates urban residential densities and typologies.
- Requirements for shadow platting to help predict and accommodate future land division and development.
- Coordination on critical areas issues, including mitigation, such as banking and off-site restoration and enhancement in lieu of on-site mitigation for larger project impacts elsewhere in the County.
- Identifying best tools to ensure equitable landowner participation for necessary improvements to roads or other service upgrades at time of annexation.
- Transfer of Development Rights from Wild and Scenic River Management Area into the Urban Exempt Area or less developed portions of the Urban Exempt Area.

Policy LU-2.5: In response to urbanization needs and with support from Klickitat County, encourage and support annexation of lands within the Urban Exempt Area into the city by:

- Developing an annexation policy and codes to guide the process.
- Cooperating with property owners that have requested annexation.

[Aesthetics and Design Goal](#)

GOAL LU-3: Establish and maintain design and aesthetic standards that preserve and enhance White Salmon's "sense of place," ensuring an objective level of site and building design and construction quality without eliminating or overly limiting creativity and flexibility.

Policy LU-3.1: With public input, consider developing and adopting a set of urban design and architectural standards that support and enhance the character-defining qualities of White Salmon, including its "small-town feel" and "sense of place." Form based codes and/or conventional regulatory tools can be used.

Policy LU-3.2: Support vibrant and attractive public spaces, and streets that are walkable and pedestrian-friendly. This can be accomplished by using visual interest features and landscaping to enhance streetscapes, and fostering inclusive, people-oriented public spaces. Long stretches of blank walls, palisades, or inactive ground floors should be avoided.

Housing Element

Background

Vision

The community identified the importance of attainable housing throughout the visioning process. A variety of housing types, including affordable housing and housing for seniors, was the top response when 2040 Vision Survey participants were asked what they would like to see change or improve in the White Salmon of the future. In the survey, residents also identified taking action on affordable long-term rental housing as a top priority for achieving their vision for White Salmon.

Housing Focus Area Statement

Housing is a key focus area of White Salmon’s Comprehensive Plan update. The following focus area statement, created during the community visioning process, guides the goals and policies included in the Housing Comprehensive Plan element.

“The built environment in White Salmon is integrated with the beauty of its setting. An established area for future growth underscores the important contribution each new development brings, and the obligation to reinforce our village’s character. Natural features and views from the bluff to the Columbia River and Mt. Hood are central to the city’s sense of place. Defined neighborhoods surround the historic business district along Jewett Boulevard. A diverse stock of quality, well-designed homes serve the full range of ages, incomes, and households. New neighborhoods expand housing opportunities and add to a network of green spaces. A secondary, mixed-use area on annexed county land near town and close to city utilities complements downtown and maintains the city’s walkable character.”

Existing Conditions

The city of White Salmon and its Urban Exempt Area offer a variety of housing types for a range of income levels, though the diversity of housing is more limited than desired. There is a high concentration of single-family dwellings, but duplexes, multifamily dwellings (such as apartments), manufactured homes, townhomes, condominiums, mixed-use housing, and senior citizen housing, are only present in much smaller numbers. Resulting from its proximity to the Portland metropolitan area and because of its growing notoriety as an outdoor recreation hub, property values started to increase dramatically in the early 1990s as the number of second homes, vacation homes, and short-term rental properties grew. That trend has continued throughout the first two decades of the twenty-first century, increasing both rental costs and average purchase price, as well as narrowing the available housing stock. Thanks to its scenery, mild climate, and small-town character, White Salmon is known throughout the Columbia River Gorge region as a unique and desirable community, and the City anticipates growing demand for residential development.

Data Sources

The Urbanization Study, authored by FCS GROUP in May 2020, serves as a significant source of data for this element, and includes information sourced from the U.S. Census Bureau, as well as original data collection and analysis. References for this study are established at the beginning of each subsection and subsequent data can be assumed to be sourced from the same study unless cited differently. The complete Urbanization Study can be found in Appendix X.

Housing Diversity and Supply

As of 2018, there were approximately 1,396 housing units in White Salmon. Single-family detached homes are the predominant housing type, accounting for 69 percent of all units, while townhomes and multifamily housing represent just 20 percent of the housing stock. Mobile home living is limited in White Salmon and, with the loss of the 30-space Columbia Crest Mobile Home Park (also known as Tim’s Trailer Court) in 2007, supply has declined from 14 percent of housing stock in 2000, to 11 percent in 2018 (Appendix X, Urbanization Study, May 2020, FCS GROUP). White Salmon’s mobile home living became even more limited when the 19-space Washington Street Trailer Court closed in the summer of 2020. A breakdown of the units by housing type in 2010 and 2018 within the city limits according to the U.S. Census Bureau was as follows.

Table X.X: White Salmon Housing Types, 2018

	2000		2018	
	#	%	#	%
Single Family Detached	606	64%	968	69%
Townhomes/Plexes/Apts	211	22%	275	20%
Mobile Home/Other	131	14%	153	11%
Total Housing Units	948	100%	1,396	100%

Source: U.S. Census, and American Community Survey estimates.

Source: Urbanization Study, May 2020. FCS GROUP. Appendix X.

Housing Affordability

The U.S. Department of Housing and Urban Development considers households “cost-burdened” if they pay more than 30 percent of their income on housing; households are considered “severely cost-burdened” if they pay more than 50 percent of their income for housing. The share of cost-burdened homeowners and renters in White Salmon is significantly less than average in Washington. In White Salmon, 6 percent of homeowners and approximately 1 percent of renters are considered “cost-burdened,” versus 16 percent and 21 percent, respectively, for Washington as a whole (Appendix X, Urbanization Study, May 2020, FCS GROUP).

In Klickitat County, the average middle-income earning household (earning between 80 to 120 percent of median household income) should be able to afford between \$1,081 and \$1,622 per month for rent and between \$236,000 to \$353,000 for a mortgage. If households are paying more than these amounts, they are likely “cost-burdened” to some degree. Median household income in White Salmon is lower than that of Klickitat County as a whole, meaning that households in White Salmon will likely be “cost-burdened” at even lower rent- and purchase-price amounts than in the County.

Home values in White Salmon continue to rise year-over-year, with the average sales price increasing 5.9 percent from \$427,000 in 2018 to \$454,000 in 2019. (**Zillow.com Home Value Index; compiled by FCS GROUP**). This recent increase is part of a longer-term trend; home values in Klickitat County increased 34 percent from 1980 to 2000, and average sales prices in White Salmon went up from \$163,000 in 2006 to \$218,540 in 2009 (**White Salmon Comprehensive Plan, 2012**). In White Salmon, the 2018 median rent was \$918, about 12 percent higher than the median rent in Klickitat County. If median rents and home sale prices continue to increase faster than median income, housing affordability will become an even greater concern, with the share of “cost-burdened” households expected to rise.

Tenancy and Vacancy

The majority of people in White Salmon own the home they live in, but the share of seasonal or short-term rental housing has increased significantly over the past two decades, from 6 percent in 2000 to 21 percent of housing inventory in 2018. Most owner-occupied housing is single-family detached houses, while renters are more likely to live in attached housing (like townhomes) or multifamily housing (like apartments). Approximately 65 percent of people residing in mobile homes rent their units, while approximately 35 percent of mobile home residents own their units (Appendix X, Urbanization Study, May 2020, FCS GROUP).

Table X.X White Salmon Housing Tenancy and Seasonal/Vacant Supply

	2000		2010		2018	
	#	%	#	%	#	%
Housing Tenancy						
Owner Occupied Units	507	53%	516	47%	660	47%
Renter Occupied Units	380	40%	405	37%	447	32%
Subtotal	887	94%	921	85%	1,107	79%
Other Units *	61	6%	166	15%	289	21%
Total Housing Units	948	100%	1,087	100%	1,396	100%

* includes seasonally-occupied units, short term rentals and other vacant units.

Source: U.S. Census, and American Community Survey 2013-2018 estimates.

Source: Urbanization Study, May 2020. FCS GROUP. Appendix X.

Housing Construction

New residential building construction in Klickitat County is dominated by single-family housing, and Klickitat County has issued an average of 91 single-family permits per year since 2008 (Appendix X, Urbanization Study, May 2020, FCS GROUP).

Text TBD- building permit data from City of White Salmon- or FCS.

Senior, Special Needs, and Low-Income Housing

Certain segments of the population have specific housing needs, including some seniors and those who may require some assistance with their day-to-day living. America has an aging population and between 2015 and 2060, the number of Americans over the age of 65 will increase more than 105 percent (U.S. Census Bureau, 2017).

The Mid-Columbia and Columbia Gorge Housing Authority (Housing Authority) serves a five-county area throughout the Columbia River Gorge region, including Klickitat County. The Housing Authority administers housing programs and provides support to the Columbia Cascade Housing Corporation, which is an affiliated, nonprofit organization that acts as the “development” arm of the Housing Authority. Together, these organizations help to meet the housing needs for senior citizens, disabled people, and people on fixed incomes.

Homelessness

White Salmon does not experience homelessness on the same scale as larger cities on the West Coast. The total number of homeless individuals in Klickitat County has fluctuated over the past decade, and the point-in-time homeless count of 17 people in 2019 was down from 33 in 2018. The point-in-time

homeless count for 2020 was not available at the time of writing, but anecdotal evidence from local homeless and housing nonprofits indicates that the number of homeless residents appeared to be increasing between 2019 and 2020 (Appendix X, Urbanization Study, May 2020, FCS GROUP).

Existing Plans and Development Regulations

The development of housing in White Salmon is regulated by development standards, which include provisions related to both the planning of housing (like where housing can be built and what form it can take), as well as building and construction standards (contained within the building code). These development standards ensure that housing is habitable and safe, but, by the City’s own account, White Salmon’s zoning code has not provided the quality, affordability, and diversity of housing stock needed. In 2020, the City revised its code to preserve the availability of mobile home and manufactured home parks, and encourage the developments with at least 55 percent of units meeting the affordable housing threshold. The City anticipates further revisions to its residential zoning codes, with a focus on attainability and development of multifamily housing. Provisions to address quality and overall community aesthetics are also envisioned within future code updates.

The Urbanization Study from FCS GROUP provides critical data regarding long- and short-term housing trends, condition and composition of the current housing stock, and other information related to housing. This study provides a foundation for the development of housing policy.

Table XX: Existing Plans and Development Regulations

Plan or Development Regulation	Date and Citation
Title 15, Buildings and Construction, White Salmon Municipal Code Including: <ul style="list-style-type: none"> • Building Code (15.04) • Mobile Homes and Mobile Home Parks (15.20 and 15.24) 	
Title 17, Zoning, White Salmon Municipal Code Including: <ul style="list-style-type: none"> • Use Districts and Boundaries (17.16) • Accessory Dwelling Units (17.64) • Manufactured Home Siting Standards (17.68.130) • Cottage Infill Projects (17.73) • Residential Planned Unit Development (17.75) 	
Urbanization Study	May 2020, FCS GROUP

Population and Housing Trends

Current population estimates are discussed in more detail in the Economics Element of this Comprehensive Plan.

The average age of a population is important when considering the adequacy of housing in a community. Different age or generational cohorts have different housing needs and place varying demands on a community’s housing market. Overall, White Salmon has an older population than average in Washington. In White Salmon, 21.5 percent of residents are over the age of 65, which is significantly more than the state of Washington as a whole, where 14.7 percent of all residents are over the age of 65 (Appendix X, Urbanization Study, May 2020, FCS GROUP).

Population Trends and Projections

The Washington State Office of Financial Management (OFM) provides long-term population forecasts for Klickitat County, and there is significant variation between the low-, medium-, and high-growth scenarios. For the 2020 to 2040 time-frame, under the low-growth scenario, Klickitat County is projected to lose population. Under the medium-growth scenario, Klickitat County is projected to gain only 240 people while the high-growth forecast assumes that 4,719 people will be added to the population of Klickitat County during the same time frame (Appendix X, Urbanization Study, May 2020, FCS GROUP).

The high-growth scenario is most consistent with population trends that have occurred over the past decade. White Salmon’s population increased from 1,861 year-round residents in 1990 to 2,610 in 2019. The total number of households and dwelling units also increased during this time frame, but the average household size decreased. The average household size in 2018 was 2.2, down from 2.43 in 1990. Like age, the average household size can affect a community’s response to housing demand. During this time frame, the total number of new dwellings increased at a faster rate than new year-round residents, reflecting an increase in second homes and short-term rental properties.

Table X.X: White Salmon Households and Dwelling Units

	1990	2000	2010	2018	Change: 1990-2018
Households (HH)	763	887	889	1,107	344
Avg. HH Size	2.43	2.46	2.23	2.2	(0.2)
Dwelling units	816	949	1,087	1,396	580

Source: U.S. Census, and American Community Survey 2013-2018 estimates.

Source: Urbanization Study, May 2020. FCS GROUP. Appendix X.

Long term, the amount of population growth that White Salmon and its Urban Exempt Area can accommodate is partly dependent on a number of factors. These include the amount of buildable land available, the relative cost of housing compared to other areas in the Columbia River Gorge area and Klickitat County, and continued economic development.

Table X.X: Annual Average Population Growth Rate

Annual Average Population Growth Rate, 2000-2019		
Source: Washington State Office of Financial Management, 2019, compiled by FCS Group		
0.9%	0.8%	1.3%
White Salmon	Klickitat County	Washington

Source: Urbanization Study, May 2020. FCS GROUP. Appendix X.

Table X.X: Population Trends

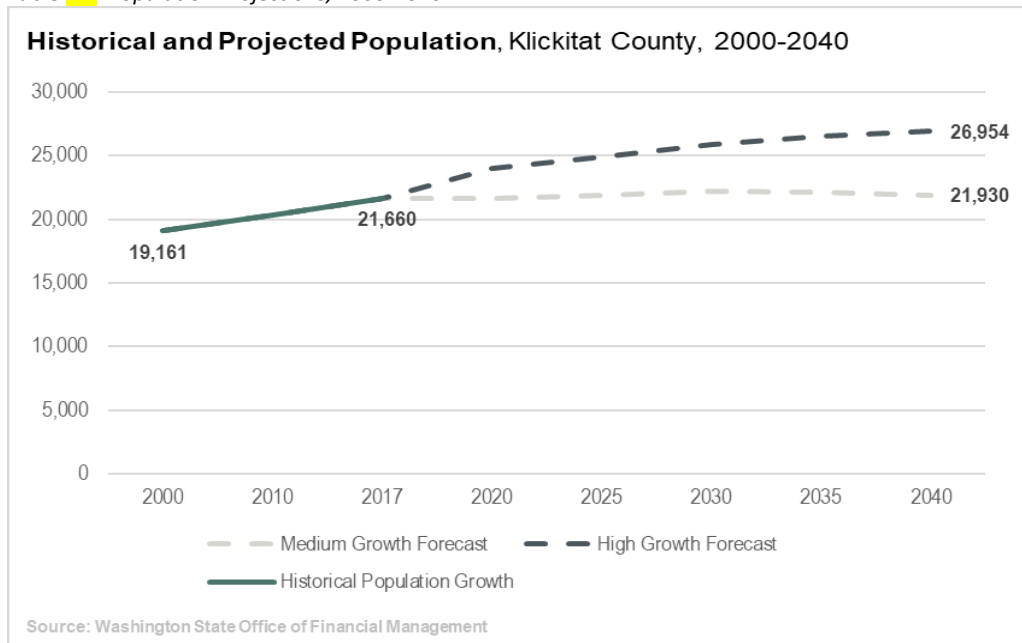
Population	2000	2010	2018	2019	2000 to 2019	2000-2019 AGR	2010-2019 AGR
Klickitat County	19,161	20,318	21,980	22,430	3,269	0.8%	1.1%
Alderdale	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Bingen	672	720	735	750	78	0.6%	0.5%
Dallesport	1,185	1,202	1,313	1,331	146	0.6%	1.1%
Goldendale	3,760	3,407	3,530	3,545	(215)	-0.3%	0.4%
Husum	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Lyle	530	499	535	536	6	0.1%	0.8%
Roosevelt	79	156	178	178	99	4.4%	1.5%
Trout Lake	494	557	605	621	127	1.2%	1.2%
White Salmon	2,193	2,224	2,505	2,610	417	0.9%	1.8%
Wishram	324	342	345	345	21	0.3%	0.1%
Washington State	5,894,141	6,724,540	7,427,570	7,546,410	1,652,269	1.3%	1.3%

Source: Washington State Office of Financial Management, Small Areas Estimate Program (Sep, 2019) and Estimates of April 1 Population.

AGR = average annual growth rate.

Source: *Urbanization Study*, May 2020. FCS GROUP. Appendix X.

Table X.X: Population Projections, 2000-2040



Source: *Urbanization Study*, May 2020. FCS GROUP. Appendix X.

Income and Poverty

Household income in White Salmon is reviewed in more detail in the Economics Element of this Comprehensive Plan, but remains lower than the median household income of both Klickitat County and Washington. Actual median household income in White Salmon, may in fact be lower than the U.S. Census Bureau suggests; these estimates often include large “estate homes” outside of city limits that skew the data, reflecting stronger median household incomes (Appendix X, *Urbanization Study*, May 2020, FCS GROUP). While incomes are rising in White Salmon, they are growing at a slower pace than overall for Washington.

The United States uses a nationally recognized income threshold for determining poverty, known as the Federal Poverty Level. While establishing a national threshold helps in providing consistent data and benchmarks, it has some shortcomings; it is not based on the current cost of household necessities and is not adjusted for regional cost-of-living differences (except for Alaska and Hawaii). In 2016, 12.1 percent of White Salmon households met federal poverty thresholds, which was higher than the state average of 10.9 percent.

Housing Needs

As White Salmon grows, the demand for housing of all types, especially attainable housing, will increase, and accommodating this growth will be critical to the long-term success of the community. For Klickitat County, the Washington State OFM has forecasted a 0.96 percent annual population growth rate over 20 years. This will require approximately 2,259 net new dwelling units over 20 to 30 years (Appendix X, Urbanization Study, May 2020, FCS GROUP).

White Salmon has more water and sewer infrastructure capacity and buildable land than other communities in western Klickitat County and is located closer to a variety of public and private services in the Hood River-White Salmon-Bingen urban area and is, therefore, likely to experience the greatest market interest and development pressure over the coming decades. The White Salmon area is projected to “capture” approximately 45 percent of the overall net new housing demand, possibly accounting for approximately 1,019 units over the next 20 to 30 years.

Over the coming decades, demographic and householder preferences will continue to shift, which means the housing mix will have to become more diverse and offer more housing product options. Findings in the Urbanization Study indicate that renters are much more likely to prefer multifamily housing choices, such as apartments or duplexes, over single-family detached dwellings. In contrast, single-family homes are the preferred housing choice as household incomes rise and renters start families. Although White Salmon has a population that is older than the state average, local elected officials have expressed the need to increase the amount of “workforce housing,” such as townhomes, apartments, manufactured homes, and accessory dwelling units. These types of housing are more attainable to middle-income households because they can be developed at lower cost- and rent-level per square foot when compared to single-family detached houses. Reflecting this relationship between consumer cohorts and housing needs, the future optimal housing mix in western Klickitat County would be composed of about 60 percent detached single-family housing, 30 percent townhomes or multifamily low-rise housing units, and 10 percent mobile/manufactured homes. In White Salmon, the optimal mix would be 59 percent detached single-family housing, 33 percent townhomes or multifamily low-rise housing units, and 8 percent mobile/manufactured homes or cottage housing.

Table X.X: Projected Housing 20- to 30-Year Demand in White Salmon Area

Housing Demand Forecast	Detached Homes	Mobile/Mfg. Homes & Cottages	Townhomes/ Plexes/ADU/ MFL	Total
West County				
White Salmon	602	80	338	1,019
Bingen	114	19	57	189
Husum /Trout Lake	49	20	-	69
Lyle	34	14	4	53
Subtotal West	798	133	399	1,330
Total Klickitat County				
Residential Demand (Dwelling units)	1,476	226	557	2,259

Source: based on market trends.

Source: *Urbanization Study*, May 2020. FCS GROUP. Appendix X.

Goals and Policies

The following goals and policies reflect the long-term outcomes and supporting actions for the City of White Salmon’s vision for housing, based on the 2019 community visioning process and the 2020 Urbanization Study. Goals and policies are presented for three housing topic areas.

- Affordability and Diversity – focuses on affordability of housing citywide and development of diverse housing stock
- Design and Neighborhoods – focuses on residential development that supports the quality of life and small-town character of White Salmon
- Partnerships and Education – focuses on establishing a network of partners to ensure housing needs are met

Affordability and Diversity Goal

GOAL H-1: Establish, support and maintain a diverse stock of housing that serves the full range of ages, incomes and household types, including long-term renters and people with special needs.

Policy H-1.1: Review and update land use and zoning regulations to remove unnecessary barriers to the development of attainable housing stock. The 2020 Urbanization Study contains policy recommendations that can be used as guidance for revising the code. Consider providing appropriate incentives and bonuses for high-density residential development, such as townhomes, apartments, and other multifamily housing and affordable housing products, such as income-restricted units, single-resident occupancy units, and employee housing.

Policy H-1.2: Use and encourage innovative land use planning tools and strategies that result in the development of “workforce housing,” attainable for households earning between 80 to 120 percent of White Salmon median household income. This can, in part, be achieved by supporting common-sense housing solutions, including gradual increases in housing density. This policy encourages the development of the following types of housing.

- Cottage housing and other smaller homes (less than 1,000 square feet), which are more affordable to construct and can be built as infill on existing home lots or on smaller lots
- Low-rise mixed-use buildings with complementary commercial components
- Accessory dwelling units, especially in established neighborhoods

- “Live-work” spaces that support economic development through the allowance of home occupations, artisan/artist spaces, and craft manufacturing or light industry
- Housing for people with special needs, preferably within walking distance to public transportation, shopping, employment opportunities, medical facilities, schools, and other essential services
- Adaptive reuse of preexisting, older or historic structures
- Infill development near the downtown and hospital areas

Policy H-1.3: Recognize mobile homes/manufactured homes as a necessary, dignified, and functional attainable housing solution. Support the continued existence of this attainable housing option through the designation of land for mobile home/manufactured home parks that prevent the development of single-family, stick-built homes.

Policy H-1.4: Lead local community outreach efforts to explore appropriate strategies that preserve long-term affordability of housing for both renters and homeowners, including, but not limited to

- Vacation/short-term rental restrictions.
- Public/private partnerships.
- Public/housing authority acquisitions programs.
- Time-limited ownership.
- Long-term affordability agreements with developers or property owners.
- Inclusionary zoning.

Policy H-1.5: Promote and support the rehabilitation/renovation of existing, substandard housing.

Design and Neighborhoods Goal

GOAL H-2: Establish, support, and maintain defined neighborhoods with homes that meet development code standards and enhance the quality of life for city residents.

Policy H-2.1: With public input, consider establishing development and design standards to help protect White Salmon’s small-town feel and other aspects of community character, including site and building design. Consider standards that respond to and enhance the various viewsheds and unique topography of the area.

Policy H-2.2: Ensure residential development adds to the network of green spaces and minimizes negative impacts on surrounding uses by

- Establishing and maintaining a robust, healthy, and diverse tree canopy in residential neighborhoods.
- Encouraging the enhancement of multifamily and mixed-use properties through native landscaping and plantings that provide interest through all seasons of the year.

Policy H-2.3: Incorporate pedestrian and bicycle paths into residential site design to connect neighborhoods to each other, to adjacent commercial areas, and to the larger pedestrian and bicycle network.

Policy H-2.4: Require all residential developments to construct curbs, gutters, sidewalks, and street lighting to City standards. Encourage the use of LID strategies, such as stormwater gardens, narrow streets, and native plant conservation, to promote minimal impervious surfaces and minimize runoff in residential areas.

Partnerships and Education Goal

GOAL H-3: Invest in local and regional partnerships for education and data collection to ensure supportive policies and structures are in place that promote housing affordability.

Policy H-3.1: Provide contact information for, encourage, and support organizations, groups, and programs that provide homeownership education, technical and financial assistance, and facilities to populations with special needs so that they can remain and thrive in the community. Develop an implementation plan in coordination with housing partners that supports specific strategies such as

- Emergency shelter for youth and victims of domestic or other forms of abuse and trafficking.
- Helping first-time or veteran homebuyers navigate purchasing a home.
- Helping to qualify low-income residents to rent housing with vouchers.
- Preventing at-risk or imminently homeless individuals and families from becoming homeless by offering tenant-landlord dispute mediation and emergency financial assistance.
- Assisting people on fixed incomes, people with disabilities, or people that require in-home living assistance construct, maintain, or repair the health and safety features of their homes.
- Providing chronically or long-term homeless individuals and families with essential services coordination.

Policy H-3.2: Maintain a collaborative and productive partnership with the Mid-Columbia and Columbia Gorge Housing Authority, and consider enlisting them as the agency of record to act as the Housing Authority for the City of White Salmon. Build new collaborative partnerships with other local and regional, public and nonprofit housing groups to support efforts that provide attainable housing options in White Salmon.

Policy H-3.3: Continue to collect and evaluate data regarding the state of housing in White Salmon so that the City's response and approach can be tracked, measured, and adjusted over time. Along with studies and plans such as the 2020 Urbanization Study, this data and information should include

- Permit data.
- Home sale volumes and prices.
- Home values and property tax collected.
- Buildable acreage.
- Anecdotal evidence of affordability.