

## White Salmon Planning Commission Meeting

### A G E N D A

February 10, 2021 – 5:30 PM

Viz Zoom Teleconference

Meeting ID: 839 2377 6047 Passcode: 796194

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 - January 27, 2021

**Public Comment** email to Jan Brending at [janb@ci.white-salmon.wa.us](mailto:janb@ci.white-salmon.wa.us) by 5:00 p.m. on Wednesday, February 10, 2021 will be read during the planning commission meeting and forwarded to all planning commissioners. Please include in the subject line "Public Comment – February 10, 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 Workshop
  - a. Overall Comments
  - b. Land Use and Urbanization Element
  - b. Housing Element
  - c. Environmental Quality/Critical Areas Element
  - d. Economics Element
  - e. Parks and Recreation Element

#### Adjournment

**File Attachments for Item:**

1. Approval of Meeting Minutes - January 27, 2021



**CITY OF WHITE SALMON**  
**Planning Commission Meeting - Wednesday, January 27, 2021**

**COMMISSION AND ADMINISTRATIVE PERSONNEL PRESENT**

**Commission Members:**

Ross Henry, Chairman  
Greg Hohensee  
Seth Gilchrist  
Tom Stevenson  
Michael Morneault

**Staff:**

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

**Consultant:**

Scott Keillor, WSP Senior Land Use Planner  
Ethan Spoo, WSP Senior Land Use Planner

**CALL TO ORDER/ ROLL CALL**

Ross Henry, Chairman, called the meeting to order at 5:00 p.m. Eight audience members were attending by teleconference. A quorum of planning commissioner members was present.

**APPROVAL OF MINUTES**

1. Approval of the minutes of November 24, 2020.  
Moved by Ross Henry. Seconded by Seth Gilchrist.  
Discussion: None  
*Motion to approve meeting minutes, as is, of November 24, 2020. CARRIED 4-0-1.*

**PUBLIC COMMENT – DRAFT ELEMENTS**

Comments on the Draft Elements for the Comprehensive Plan were received by the following:

- Ruth Olin, Inside City Limits, White Salmon, WA
- Kallie Kurtz, Outside City Limits, White Salmon, WA
- Peter Wright, White Salmon, WA
- Dorothy Herman, Inside City Limits, White Salmon, WA
- Shelley Baxter, Inside City Limits, White Salmon, WA
- Archer Mayo, Business Owner, White Salmon, WA
- Becky Miles, White Salmon, WA
- Gracen Bookmyer, White Salmon, WA
- Kalama Reuter, Inside City Limits, White Salmon, WA
- Dan Cox, White Salmon, WA
- Karen Jenkins, Inside City Limits, White Salmon, WA
- Debie Garner, Inside City Limits, White Salmon, WA
- Fire Chief Wesley Long, Klickitat County Fire District 3, Husum, WA
- Smoke Management Field Coordinator Carolyn Kelly, DNR, Olympia, WA

**Staff noted that additional public comment on the elements will be allowed for the planning commission meeting on February 10, 2021.**

**ACTION ITEMS**

2. **Comprehensive Plan Update Process Review**

a. **Presentation and Discussion**

WSP Senior Planners Scott Keillor and Ethan Spoo made an overview presentation of the comprehensive plan update status, timeline and highlighted goals from the draft elements for discussion. Chairman Henry requested the group to be mindful to incorporate public and city comments from the early Comprehensive Plan discussions.

3. **Discussion of Draft Elements**

b. **Economics Element**

Commissioner Gilchrist stated that due to the pandemic, White Salmon has experienced an influx of remote workers and would like to see the comprehensive plan reflect the impact of remote workers in the economics element. He said he thinks it is not the state sales tax the deters tourism but instead the bridge toll and would like to see that addressed.

Commissioner Hohensee had no comment on the economics draft element.

Commissioner Stevenson acknowledged that Klickitat County is growing but believes it would be unlikely to fill the identified lodging needs due to the increasing number of short-term rentals and because White Salmon is not located on the highway.

Chairman Henry agreed with Commissioner Gilchrist as he's personally seen an increase of remote workers in White Salmon within his profession. He said internet providers are better able to service our area, and believes this may boost the local population growth, but is unsure how it would help small business growth. Henry said he would like the comprehensive plan to reflect the past year's activity due to COVID19. Henry said that although tech-related jobs in the area are large today, it may not be the case tomorrow and therefore the city should strive to connect with local business owners to assure their success.

Commissioner Morneault agrees with Commissioner Henry that employment has changed tremendously within the last 40 years. He suggested adding how the community has distributed the jobs and wages, as he believes it would change how the section is viewed.

Consultant Planner Keillor stated that the urbanization study could give more details of how the jobs and salary distribution. He said the lodging room number is driven by demand, and short term rentals would impact the number. Keillor said he agrees about the need to pay attention to local business growth.

c. **Environmental Quality/Critical Areas Element**

Commissioner Gilchrist stated that he found the wording for the wildland fire protection language weak and would like to see more requirements on this subject.

Commissioner Hohensee suggested clarification of language in E/CA-4.5.

Commissioner Stevenson believes that overdoing critical areas hinders the city, specifically requirements related to the white oak tree. He said he agrees with wildfire concerns but questions how to maintain the trees and make properties safe from fire.

Commissioner Morneault agreed with Commissioner Gilchrist; the comprehensive plan needs to be more specific regarding wildland fire protection.

Chairman Henry stated that climate change is essential, but it is important to consider our city's size when addressing climate change.

Consultant Planner Spoo recognized that there is a tension between addressing wildland fire and maintaining trees/critical areas and stated that it is a vital balance to strike. He said the comprehensive plan reflects policy statements for which code revisions will follow with specific requirements where wildfire protection can directly support. Spoo stated that in the State of Washington, white oaks, predominantly woodland white oaks, are considered priority habitat and critical area. He said the city only has the flexibility to write its code to protect and allow for development surrounding said areas. Spoo said the city is concurrently updating its critical areas ordinance.

**d. Land Use and Urbanization Element**

Commissioner Gilchrist stated that its residents have a strong connection with Bingen and the Port of Klickitat, and would like to see a goal for White Salmon to access recreation or work with biking/walking facilities from Rhineland Village and White Salmon without using a car or walking on the side of the highway.

Commissioner Hohensee commented on what it means to have medium density. He said he believes that the city's last rezone started a conflict in neighborhoods that were traditionally single-family residences which were then zoned R2. Hohensee said he thinks it works against the desire to maintain the small-town feel.

Commissioner Stevenson agreed with Commissioner Hohensee; that the vision to maintain the small-town feel of the existing neighborhoods holds an equal or larger position to affordable and multi-family units.

Commissioner Morneault gave an example of infill density on the corner of Main and Cherry Street, where a developer tore down a single-family dwelling and constructed three in its place. He said this may be seen more as the older single-family homes are the ones that occupy larger lots.

Chairman Henry expressed concern about how the city would grow into the urban exempt area. He stated that a plan and a vision with the county would help guide growth in the urban exempt area. Henry said housing prices have skyrocketed in the last three years and believes that increasing the density is not going to make White Salmon attainable at the affordable rate the city seeks. He said creative mixed-use housing has the potential to address the affordable housing issue.

Consultant Planner Keillor stated that the comments voiced during the development of the urbanization study captured in the goals and policies of the current draft element. He said townhouses are located next to single-family homes because of the city's inclusive zoning. He said the functional question is how to balance housing choices and types and organize the context in which the plan creates zones that enhance existing and future uses while trying to accommodate growth. Keillor recommended taking a look at the infill area and urban exempt area. He stated that he understands the challenge of keeping the neighborhood's character and adapting for growth and indicated that changes could be made between policy and code levels. Keillor agreed that collaboration with Klickitat County to develop the urban exempt area is key and that density does not always equal affordability. He stated that he likes the idea of identifying walking facilities from neighborhoods to employment areas, and it may be best placed in the transportation element.

Staff further commented on the ability to change the land use designation map, adding that the Riverfront Zone (created in the 1980s) has now been developed in a manner that makes the original vision unobtainable. Staff suggested the zoning could be changed to commercial or other mixed-use designation. Staff also suggested planning commissioners review the residential designations to determine if they want them to remain the same, specifically R2 zoning.

Commissioner Stevenson recommended that the aesthetics and design section contain language "maintain existing small-town feel both in the downtown and neighborhoods."

e. **Housing Element**

Commissioner Gilchrist said that cost burden is only one part of the a matrix related to affordability. He said it may depend on other factors such as how many people live in a unit and believes that the rate of cost burden for a residence could be higher as families live in multi-generational homes. He said referring to policy H-2.3, that it is challenging to decrease traffic while increasing density.

Commissioner Hohensee questioned how the city could reconcile the high minded design and environmental goals with the attainable housing agenda. He said he understands the need for affordable housing but does not see it being possible with high development costs and requirements.

Commissioner Stevenson agreed with Commissioner Hohensee and shares concern on how to achieve affordable housing. He said he is encouraged with policy H-1.4 regarding vacation/short-term rental restrictions but would like to see a further paragraph of how short-term rentals affect affordability, including a statement that long term rentals are one of the most affordable ways to live in a community. Stevenson said he believes the city should focus on ADUs even though the community may not want ADUs, but it may be better than the alternative housing types such as duplexes or townhomes.

Commissioner Stevenson said he would also like a policy that encourages narrow roads and lower traffic speed in older existing neighborhoods and in newer neighborhood developments that can enhance pedestrian and bicycle networks.

Commissioner Morneault had no comment on the housing draft element.

Chairman Henry clarified that the consultant had seen the planning commission's draft short-term rental consensus. He said that requiring residential development to have sidewalk, curb, and lighting requirements needed clarification as many infill lots may end up creating dead-end sidewalks/connections.

f. **Parks and Recreation Element**

Parks and Recreation Element discussion was tabled to the following meeting.

**ADJOURNMENT**

The meeting was adjourned at 8:00 p.m.

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Ross Henry, Chairman

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Erika Castro Guzman, Associate Planner

**File Attachments for Item:**

2. Comprehensive Plan Update Workshop

- a. Overall Comments
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## Comprehensive Plan Update Overall Comments

### Commenter

Kallie Kurtz, Public Comment

### Comments

How does the Comprehensive Plan Update fit within the "Social Detriments of Health" of our community.

Kallie Kurtz, Public Comment

Need a specific anti-racists and equity mission leading this work with comprehensive frameworks to address anti-racism and equity within all aspects of the city's work. How is the comprehensive plan update addressing systemic equity?

Kallie Kurtz, Public Comment

Need a better mechanism of participation and engagement for those who home is White Salmon but live outside the official city limits. This makes White less representative of the community that it actually is. This is important in terms of equity as people of color, women and those with disabilities have less access to resources and money and therefore are likely not to be able to afford living within city boundaries and thus are excluded from representation.

Gracen Bookmyer, Public Comment

Would like to see more age-friendly, walk ability and planning throughout White Salmon to support and ease of engagement for older adults and people living with disabilities: benches near playgrounds, more crosswalks, lights to alert drivers, slower traffic speeds, multi-general use facilities and White Salmon engaging with the Age Friendly Initiative through AARP.

Dan Cox, Public Comment

Are we making White Salmon a welcoming and equitable place for all races and social status. Want to make sure vision is set within an anti-racist framework that allows all people of color and social status an equal opportunity.

Joanna Kaiserman, Public Comment

Individuals, organizations and governments are being called to examine their implicit biases and take necessary steps to advance racial justice. The Comprehensive Plan needs to acknowledge this and includes actions for how the plan is leading our community to be more just and equitable. Consider the Comprehensive Plan through a racial justice lens and explore how the plan's goals

Joanna Kaiserman, Public Comment

and policies can foster understanding, respect and inclusion of everyone

Joanna Kaiserman, Public Comment

Acknowledge the indigenous communities of the area in the plan and their continued influence.

Joanna Kaiserman, Public Comment

Includ policy to protect tribal treaty rights and to protect sacred and historic sites.

Develop a racial equity action plan. The Government Alliance on Race and Equity (GARE) website provides excellent resources for local governments like White Salmon that are committed to achieving racial equity including free toolkits and how-to manuals for creating an equity plan.

## 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*

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

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"> <li>Comprehensive Plan and Development Regulation Amendments (19.20)</li> </ul>	
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)	✓	✓	✓	✓	✓	✓

## Urbanization<sup>1</sup>

### 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

<sup>1</sup> 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.

Commenter

Joe Turkiewicz, Council Member

Jason Hartmann, Council Member

Ashley Post, Council Member

Tom Stevenson, Planning Commissioner

Tom Stevenson, Planning Commissioner

Tom Stevenson, Planning Commissioner

Tom Stevenson, Planning Commissioner

Tom Stevenson, Planning Commissioner

Comments

LU-1.3 3.2 Consider allowing commercial zoned properties to allow for a great percentage of square footage dedicated to residential if the forecasted growth and business incentive does not lead to empty lots being developed. Creative solutions like a food cart courtyard, fountain, or other public space that benefits the general population could be considered in the commercial Under section "Existing Conditions" change last sentence to "By combining land use designations and urbanization strategies with goals, policies, implementation measures and code enforcement, the Lane 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."

Page 2 "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 use be planned and used efficiently." Why are the

It is stated that the Urban Exempt Area is approximately 2200 acres. This should be checked. I haven't seen any survey work showing city and urban exempt sizes specifically but my semi-crude analysis lead me to believe that the city is approximately 800 acres and the urban exempt "Residential Land - Low-Density Residential recommends allowing manufactured or mobile homes. When I was first on the Planning Commission nearly 30 years ago the city decided to not allow mobile homes on single family lots. Rather than an about-face, we should consider allowing manufactured, tiny, cottage, and ADU's on single-family residential lots and restrict mobile homes to the mobile home parks, whose presences has been encouraged.

"Buildable Lands and Forecasted Land Needs" - "Urban Exempt Area" states that there are 369 acres of developable land in the UEA. This not mostly "very" Low-Density Residential development area. As I remember when the UEA was created in the county following the establishment of the National Scenic Area Act the county was diligent in creating 1/2 acre lots sizes in most of the land in the UEA. This land would be categorized as Low Density Residential "Aesthetics and Design" This portion of the Land Use and Urbanization element refers to "sense of place" and "preserve the city's identity". Please consider adding "maintain existing village, small town feel in both the downtown and neighborhoods" at the end of the third paragraph.

General Comment -- somewhere in one of the draft elements it was mentioned to require future subdivisions to provide for 4-acre park that would be developed and paid for by the subdivision developer and would be maintained by the subdivision HOA. Remember, this is a Comprehensive Plan document and, as such, should be concerned with generalized land use ideas and direction. The above requirement is ultra-specific and should be considered when the

Commenter

Seth Gilchrist, Planning Commissioner

Comments

It seems odd that this exact statement appears twice in the documents. Under "Land Use and Urbanization Focus Are Statement - 2nd paragraph in italics

"Land Use in the City of White Salmon and Its Urban Exempt Area" Sentence beginning with "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..." add the surrounding/neighborhood before "Urban Exempt Area."

Seth Gilchrist, Planning Commissioner

"Commercial" Currently, short term rental and hotels are also out-right uses in C districts. I think this should be pointed out specifically as the character of these types of uses is very different from the others listed.

Seth Gilchrist, Planning Commissioner

Riverfront (RF) "secondary access roads" What does this mean exactly? Currently there is no access to this land.

Seth Gilchrist, Planning Commissioner

Urbanization - Overview, 2nd paragraph, last sentence. Is this correct? Currently the UEA is regulated by the county. I don't see how the amount of development permitted by the county has any relationship to the infrastructure the city provides. I think working with the county to prevent leap-frog development is a good idea, but I don't understand how that development is dependent on the city at this time.

Seth Gilchrist, Planning Commissioner

Planning in the Urban Exempt Area - Exactly.

Seth Gilchrist, Planning Commissioner

Urban Exempt Area - Bullet 2 Bingen and the Port of Klickitat are critical infrastructure for White Salmon. While we may not be considering how they are developed, we should be considering what we can do to facilitate our development goals as our residents are hired in these buildings and facilities. The Economics Element references Bingen and the Port repeatedly.

Seth Gilchrist, Planning Commissioner

Urban Exempt Area Bullet 2 We should also consider upgrades to 141 for pedestrian and bike usage. This would connect not only our communities, but connect low income housing like Rhine Village to both towns and facilitate residents with a lower probability of having a car access to these economic areas.

Seth Gilchrist, Planning Commissioner

Aesthetics and Design after the reference to "the Main Street American approach," I think a reference to mainstreet.org would be helpful context here.

Seth Gilchrist, Planning Commissioner

Policy LU-2.1 2nd bullet, add "is" before "efficient, cost-effective,..."

Seth Gilchrist, Planning Commissioner

Policy LU-3.2 What about formation of pedestrian zones?

Seth Gilchrist, Planning Commissioner

"Land Use and Urbanization Focus Statement" "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." What area is being described?

Michael Morneault, Planning Commissioner

Commenter

Comments

Ruth Olin, Public Comment

Would like to see verbiage about creating tax incentives to donate land for parks in White Salmon. Need to set aside land now before it is developed or the opportunity is gone. The riverfront is not a place for industrial development. It is the most precious land for all residents and tourism to enjoy the beauty of the great river.

Ruth Olin, Public Comment

Ruth Olin, Public Comment

Happy to see Aesthetics and Design Goal (Goal LU-3). Hope that lighting (including light pollution) and public furniture will be addressed. Hope that White Salmon can develop an identity that is inviting and verdant in the coming years. Hope visual and physical access to the river is part of White Salmon's identity. Commercial zoning should not allow 100% lot coverage. Commercial developments should do their part to create verdant downtown. Should prohibit any development in the MHR zoning that is not a mobile home park and that includes the Washington Street Trailer Park. The loss of mobile home parks has resulted in the loss of affordable housing for lower income citizens and has added to the homeless population we have today.

Dorothy Herman, Public Comment

Dorothy Herman, Public Comment

Additional land available adjacent to Rhine Village Apts should be considered for expansion of affordable homes.

Peter Wright, Public Comment

Support city's housing and land use/urbanization goals. Concerned with affordability in White Salmon

Peter Wright, Public Comment

Encourage all available zoning tools and incentives to encourage housing for low to middle income residents.

Peter Wright, Public Comment

Current zoning requirements and property standards such as the 20' minimum dwelling width requirement are unnecessarily restrictive to solutions for current and future residents. We live in a county skewed to the aged and need to focus on safe streets for elderly to navigate but how does increased traffic affect those streetes.

Shelley Baxter, Public Comment

Kalama Reuter, Public Comment

Collaborate with county planning for urban exempt area to include low-income housing and connectivity for walking and biking safely to downtown and schools. Coordinate for infrastructure development and create rules for developments in the urban exempt area. Will the comprehensive plan address not allowing bluff lots to be subdivided down to itty-bitty rectangles lining the bluff. The character of White Salmon comes from the tree line along the bluff and a future of 5' setback houses will not be in keeping with the character of the community nor will there be room for mature, native trees like the ponderosa pine, doug fir and white oak.

Karen Black Jenkins, Public Comment

## 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%
<b>Total Housing Units</b>	<b>948</b>	<b>100%</b>	<b>1,396</b>	<b>100%</b>

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

\* 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*

<b>Plan or Development Regulation</b>	<b>Date and Citation</b>
Title 15, Buildings and Construction, White Salmon Municipal Code Including: <ul style="list-style-type: none"> <li>• Building Code (15.04)</li> <li>• Mobile Homes and Mobile Home Parks (15.20 and 15.24)</li> </ul>	
Title 17, Zoning, White Salmon Municipal Code Including: <ul style="list-style-type: none"> <li>• Use Districts and Boundaries (17.16)</li> <li>• Accessory Dwelling Units (17.64)</li> <li>• Manufactured Home Siting Standards (17.68.130)</li> <li>• Cottage Infill Projects (17.73)</li> <li>• Residential Planned Unit Development (17.75)</li> </ul>	
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		
<b>0.9%</b>	<b>0.8%</b>	<b>1.3%</b>
White Salmon	Klickitat County	Washington

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

Table X.X: Population Trends

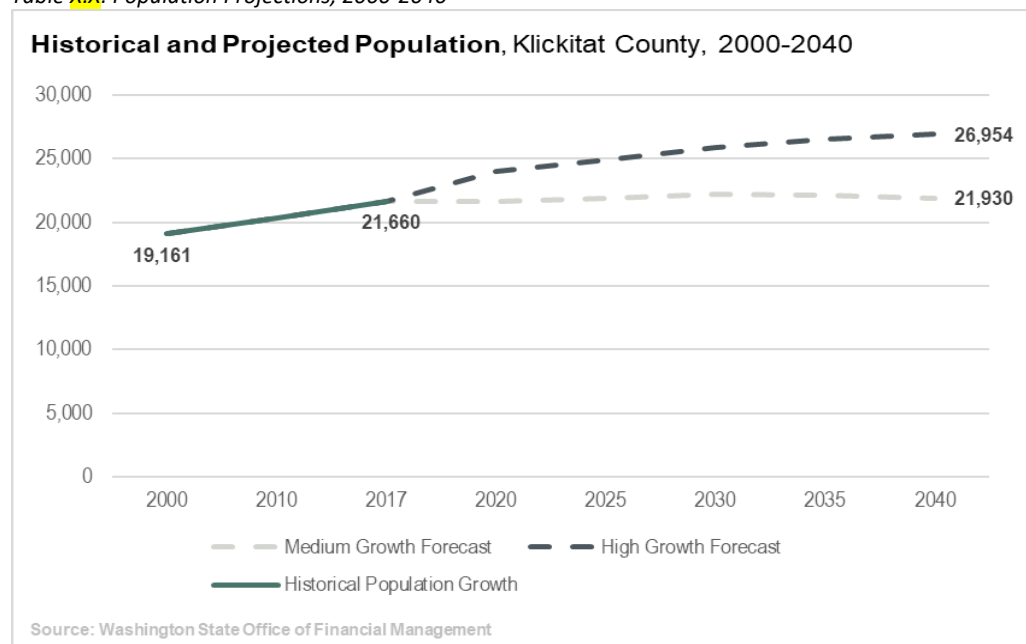
Population	2000	2010	2018	2019	2000 to 2019	2000-2019 AGR	2010-2019 AGR
Klickitat County	19,161	20,318	21,980	22,430	3,269	0.8%	1.1%
Alderdale	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Bingen	672	720	735	750	78	0.6%	0.5%
Dallesport	1,185	1,202	1,313	1,331	146	0.6%	1.1%
Goldendale	3,760	3,407	3,530	3,545	(215)	-0.3%	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%
<b>White Salmon</b>	<b>2,193</b>	<b>2,224</b>	<b>2,505</b>	<b>2,610</b>	<b>417</b>	<b>0.9%</b>	<b>1.8%</b>
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
<b>West County</b>				
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	<b>798</b>	<b>133</b>	<b>399</b>	<b>1,330</b>
<b>Total Klickitat County</b>				
Residential Demand (Dwelling units)	<b>1,476</b>	<b>226</b>	<b>557</b>	<b>2,259</b>

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.



Commenter

Comments

oe Turkiewicz, Council Member

oe Turkiewicz, Council Member

Tom Stevenson, Planning Commissioner

Tom Stevenson, Planning Commissioner

Tom Stevenson, Planning Commissioner

Tom Stevenson, Planning Commissioner

Tom Stevenson, Planning Commissioner

Tom Stevenson, Planning Commissioner

Tom Stevenson, Planning Commissioner

H-1.3 Consider means to subsidize or encourage stick built construction in MH district as an alternative to the cheapest momentary solution. There is a reason houses from the 1800's are preserved and useful in today's market. A stick built home is more energy efficient and last indefinitely if maintained, it is upgradeable and expandable. The most economical way to do something is to do it once. If an owner of MH land has a plan or path for entry to individual home ownership that would otherwise not be available at an equal price-point, that type of development allows for someone to gain equity in an asset and improve their financial position instead of paying lot rent and relative high-energy costs on a depreciating item. See reasoning for both, but in a supply and demand market the highest and best use, and the greatest overall

H-1.5 Rhine Village is looking pretty rough. Like putting on a clean shirt or a new pair of pants for an individual, a fresh coat of paint would lift the perception of everyone living there or

Even though in the visioning process it was stated that we have an "obligation to reinforce our village's character", much of the Housing Element is devoted to the creation of attainable housing. Under "Existing Conditions" it is stated that "property values started to increase dramatically in the early 1990's as the number of second homes, vacation homes, and short-term rental properties grew." White Salmon has been "discovered". Second homes and vacation homes will continue to proliferate, but we can add controls to short-term rentals. I think we should expand this sentence under "Existing Conditions" shown above, possibly creating its own paragraph that clearly focuses on how STR's affect housing affordability (including but not

The Housing Element introduces some interesting numbers. The graph under "Housing Diversity and Supply" shows that the percentage number of existing housing types in 2018 and then in the third paragraph under "Housing Needs" the optimal percentage amount is shown for the different types of housing (single family detached, townhomes/plexes/apts, and mobile home/other. Understanding that a majority of additional detached single family homes are second homes or vacation homes and they are the fastest growing segment of residential construction, is there any idea of how many Townhomes/Plexes/Apts have to be built to become

Under Goals and Policies, Design and Neighborhoods should be the first bullet point since it was not mentioned by community members in the visioning process.

Policy H-2.1 Delete the abbreviating statement "With public input, consider establishing development and design standards to help". It was made clear in the visioning portion of this process that White Salmon residents want to follow the second half of this policy, "protect

Policy H-2.2 Add language to the first bullet point "by focusing on road R/W and other public

Policy H-2.4 Add "or suitably design adjacent pathways" following curbs, gutters, sidewalks.

Add Policy H-2.5 "Encourage narrow roads and low-vehicle traffic speed in older existing neighborhoods and new neighborhood developments which will enhance pedestrian and

## Comprehensive Plan Update Housing

### Commenter

Tom Stevenson, Planning Commissioner

### Comments

Under Affordability and Diversity, Policy H-1.4 What is time-limited ownership and inclusionary zoning?

Seth Gilchrist, Planning Commissioner

Seth Gilchrist, Planning Commissioner

Housing Affordability, 3rd paragraph. Not sure if we have data on this, but cost burden is only part of the overall toll. Sqft/person should also be considered and while only 6% of WS is "cost-burdened" I would venture that there is a significant portion of our population that are living in smaller than average spaces. I personally know at least one family with 7 ppl in a 900 sqft home, and with the closing of the Washington St Trailer Park, I think that this problem has likely gotten worse as those residents are now residing on couches and floors in the city to avoid long commutes to work or due to not having a way to commute.

Tenancy and Vacancy, First sentence "or vacant"

Seth Gilchrist, Planning Commissioner

Population Trends and Projections, last sentence, first paragraph Should be "projects" or "anticipates". This is an output of an analysis, assumptions are inputs of an analysis.

Seth Gilchrist, Planning Commissioner

Seth Gilchrist, Planning Commissioner

Ross Henry, Planning Commissioner

Policy H-2.3 Consider ways to route traffic away from residential zones, and prevent required passage through school and central business zone to access residential housing while maintaining close connections using pedestrian and bike infrastructure.

Policy H-2.4 "LID" Define please

Does not see STRs mentioned, Any explanation?

Ross Henry, Planning Commissioner

Michael Morneau, Planning Commissioner

Michael Morneau, Planning Commissioner

Policy H-2.4 Require all residential developments to construct curbs, gutters, sidewalks. (On Wyers Street there are no sidewalks as well 90% of the town. I think sidewalks need to be applied based on creating safe walking routes for the local neighborhoods or future. We are never going to have sidewalks throughout the city.) and street lighting to city standards (I don't believe we need to have lights on every street. There is a light on the alley behind my house and all it does is keep me awake.). 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.

"Background" Is attainable the same as affordable?

"Existing Conditions" sentence starting with "Resulting from its proximity...." the sentence references in the early 1990's -- most likely the mid '80s.

Ruth Olin, Public Comment

Projections show high increase in population and housing in coming years. Should put into place methods to set aside land for parks and green space now, including in the urban exempt area.

**Comprehensive Plan Update  
Housing**

**Commenter**

**Comments**

Ruth Olin, Public Comment

H 1.2 should address planting and stricter lot cover limits, more pervious cover to provide for a place we want to live in and be healthy.

Ruth Olin, Public Comment

Smart growth promotes density, but sometimes the open space that density was supposed to create is forgotten. Density should be in exchange for conservation land.

Shelley Baxter, Public Comment

concerned the city has no development tools for promoting attainable housing let alone affordable without upzoning an infill which may lead to density and traffic issues.

Shelley Baxter, Public Comment

Will we trade livable rural character for our town with the belief that density will somehow create both jobs and homes for the new arrivals?

Gracen Bookmyer, Public Comment

Would like to see more development focused on single-level ADA accessible and age-friendly design.

Gracen Bookmyer, Public Comment

Older adults need the location of their home to be suitable for walk ability to grocery stores, pharmacies and community and watering holes.

Joanna Kaiserman, Public Comment

Providing attainable housing is one way to address equity issues in our community.

## 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*

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

#### *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 (CO<sub>2</sub>) makes up the vast majority of GHGs,



followed by methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O). 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.

Commenter

Bill Hunsaker, City Staff

Joe Turkiewicz, Council Member

Jason Hartmann, Council Member

Jason Hartmann, Council Member

Tim Ransier, Council Member

Tim Ransier, Council Member

Ashley Post, Council Member

Ashley Post, Council Member

Ashley Post, Council Member

Ashley Post, Council Member

Ashley Post, Council Member

Ashley Post, Council Member

Ashley Post, Council Member

Tom Stevenson, Planning Commissioner

Comments

Have done some research and do not believe that the Oregon White Oak is a protected species in the State of Washington. There are places that there are some protections but not E/CA 1.10 (and in general) code enforcement flowchart for educating, identifying and processing code violations that includes a boilerplate litigation template

Add verbiage about air pollution from agricultural and residential burning.

Add verbiage about city development of policies, parks and pathways to help residents and tourists enjoy the outdoors.

Be clear somewhere in here about protecting our drinking water (since some of it is surface water and some of it is groundwater).

How are the policy recommendations ordered? Could climate change be moved higher in

Page 1, Love the existing condition background summary

Should this document include White Salmon's status as a "Tree City" with an active tree

Page 2, Critical areas in White Salmon are displayed on Figures X-X" figures have not yet been included in this document

Page 2 and 3, the critical areas ordinance as it stands contains protections for Heritage Trees and creates a surrounding buffer that provides a protected critical area. While there is acknowledgement of the Oregon White Oak under the "Fish and Wildlife Habitat

Conservation" section, Heritage Trees should be listed as another subsection (listed along with Wetlands, Critical Aquifer Recharge Area, Fish and Wildlife Habitat, Frequently Flooded Areas, and Geological Hazardous Area) along with description. These trees of significant size

prevent erosion, provide significant carbon storage, provide wildlife habitat, and reduce

Page 3, Landslide Hazard Areas. Human activities are listed that increase the potential of

landslides. While excavation is included, this section should include and specify that the

removal of vegetation and trees increases soil erosion and the risk of landslides.

Add to Policy Goals: Discourage unnecessary removal of vegetation and well established, healthy trees during property development

Page 7, amendment E/CA 2.2 to include Underwood Conservation District

The primary species of tree in the White Salmon area is Douglas Fir. Due to additional rainfall on the western edge of this area, Douglas Fir will naturally overgrow other trees (including

Oregon White Oak) and we should mention that any Oregon White Oak savannas occur east of White Salmon. We should consider rewriting the third paragraph explaining existing

conditions which create radical changes in flora that occurs in the White Salmon vicinity due to the quick changing rainfall within a short distance of the center of the Cascade range

Commenter

Comments

Tom Stevenson, Planning Commissioner

Reconsider the last sentence in the second paragraph of "Stormwater Quality." Since White Salmon is not a NPDES permittee they could take advantage of the unique topography (perched on a bluff) to possibly take advantage of a natural water filter area, rather than be

Tom Stevenson, Planning Commissioner

The last sentence in "Wildfire Risk" should include how the bluff (with its abundant natural vegetation) is the most wildfire risk within the city. It is well known that most of the recent (30-40 years) wildfires threatening the city have come from train track sparks along SR 14 below the bluff driven by strong west winds in the summer

Tom Stevenson, Planning Commissioner

Recommend adding Policy to Goal E/CA-1. "Coordinate residential and commercial expansion in the city and urban exempt area by allowing necessary forest and groundwater resources to be modified to accept development while maintaining visual and resource protection."

Tom Stevenson, Planning Commissioner

Recommend adding Policy to Goal E/CA-3: "Allow property owners to cut trees on their property that might fall on their buildings or create fire danger."

Seth Gilchrist, Planning Commissioner

Are there any takeaway statements from the visioning process to support this element?

Seth Gilchrist, Planning Commissioner

high air quality? (3rd paragraph on first page "The prevailing winds moving through the Gorge help curtail pollution and ensure "high air quality" in White Salmon.

Seth Gilchrist, Planning Commissioner

Air Quality: Is there an impact on air quality from the proximity of the orchards? As someone with seasonal allergies, I can attest that pollen levels can be quite high here.

Seth Gilchrist, Planning Commissioner

Page 6, top of the page the sentence starting with "These gases are **omitted** into the atmosphere..." should read "These gases are **emitted** into the atmosphere..."

Seth Gilchrist, Planning Commissioner

Policy E/CA-1.5 and accounting for deferred costs. Minimizing costs has a tendency to simply defer, rather than truly minimize, where the environment is concerned.

Seth Gilchrist, Planning Commissioner

Policy E/CA 1.6 This should also be part of a city plan for public infrastructure. For example, not paving low use roads, mandating narrower streets and foregoing copious on street parking in new developments in favor of retaining un-paved areas.

Seth Gilchrist, Planning Commissioner

Goal E/CA-3 Given that wildfire is the most likely catastrophic event within city limits, I think should we consider mandated fire risk minimization during development or short platting/subdivision.

Commenter

Comments

Seth Gilchrist, Planning Commssioner

There are also opportunities to use land that is dangerous for housing and roadways for development of alternative transportation. Concrete example: Spring street is steep and its topography and lack of sidewalks make it a dangerous walking and biking path. Cherry St is too steep to pave between Hillside Ln and Strawberry Mt Rd, but a stairway could be constructed on the Cherry St corridor that moves pedestrian traffic off of Spring St. We should target these kinds of beneficial uses and aim to obtain easements across "unbuildable" land for community access. This could have been done with Slugs End, for example.

Michael Mornaelt, Planning Commissioner

"Background" last sentence of first paragraph instead of referring to "protections" refer to "restrictions and dictates"

Ruth Olin, Public Comment

Page 4: Support low-impact development techniques but have yet to see them implemented  
Low impact development methods should be required for all new developments and city built roadds, curbsn, and right-of-ways and choose to regulate stormwater in a low impact development way.

Ruth Olin, Public Comment

E/CA1.1 Update/change starndards to require low impact development methods of drainage, grading and stromwater management

Ruth Olin, Public Comment

We do nto have stormwater requirements that would mitigate inevitable runoff from devleopment for density into Jewett Creek

Shelley Baxter, Public Comment

Implement city composting of yard debris.

Kalama Reuter, Public Comment

Annex lands to protect critical areas expecially riparian areas

Kalama Reuter, Public Comment

Create infrastructure for electric vehicle charging in downtown.

Kalama Reuter, Public Comment

Does not believe that statement "prevailing winds moving through the Gorge help curtail pollution and ensure high air quality in White Salmon." Stagnant aire and inversions are not uncommon especially in the Spring, Fall and Winter. Outdoor burning is allowed in adjacent unincorported areas that affect the City of White Salmon. Recommend working with adjacent agencies to address outdoor burning that affects air quality in White Slmon.

Debie Garner, Public Comment

In response to Debie Garner, What changes would be recommended, Fire District # is contemplating a "burn permit' system but it akes resources and education well in advance of implementation

Wesley Long Public Comment (Fire Chief Distr

In response to Debie Garner, would be willing to discuss reglatory details from DNR's side, specifially DNR's Smoke Management Plan.

Carolyn Kelly, Public Comment (DNR)

**Comprehensive Plan Update  
Environment and Critical Areas**

**Commenter**

**Joanna Kaiserman, Public Comment**

**Comments**

Address environmental justice which is not currently seen as an issue in the city. Consider how policies in the plan can ensure that no one in our community is disproportionately exposed to sources of pollution



## 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
<b>Total</b>	<b>612</b>	<b>1,064</b>	<b>452</b>

Source: White Salmon Urbanization Study, Appendix XX

### Income

According to the latest U.S. Census estimate, the 2018<sup>1</sup> 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

<sup>1</sup> 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.



Commenter

oe Turkiewicz, Council Member

ason Hartmann, Council Member

im Ransier, Council Member

Seth Gilchrist, Planning Commsisoner

Seth Gilchrist, Planning Commsisoner

Seth Gilchrist, Planning Commsisoner

Seth Gilchrist, Planning Commsisoner

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Seth Gilchrist, Planning Commsisoner

Seth Gilchrist, Planning Commsisoner

Michael Morneault, Planning Commissione

Michael Morneault, Planning Commissione

Michael Morneault, Planning Commissione

Michael Morneault, Planning Commissione

Michael Morneault, Planning Commissione

Michael Morneault, Planning Commissione

Comments

EC 3.3-3.5 (and in general) code enforcement flowchart for educating, identifying and processing code violations that includes a boilerplate litigation template

Insitu is a subsidiary of The Boeing Company, remove the word "growing" from their description and consider adding verbiage (though not sure where) something to the effect of Insitu's departure from the Gorge is a risk to the economic health of the region

Page 4, can the White Salmon Arts council be added to the list of partners. One of the recommendaitons inlcudes a focus on art, seems like it would be good to call them out. Also "Background" Are there any takeaway statements from the visioning process o suAre there any takeaway statements from the visioning process to support his element?

"Background" I think we would be remiss if we didn't acknowledge the growing remote "Background" last paragraph. This statement neglects the lack of an income tax in WA, which is leading to economic migration of remote workers from Hood River and other higher "Background" top of 2nd page dsicussing sales tax. I think the bridge toll is a substantial barrier, potentially much larger than the sales tax. \$4 round trip without BreezeBy is a hefty "Partners" I feel like the Port of Hood River should be on this list since they run the bridge

Policy EC-1.2 Additionally, cars and trucks should be routed and handled outside of the downtown core by providing bypasses and parking close to, but outside of the core business Goal EC-2 Seek and retain locations of scenic beauty for public use. For example, purchase or otherwise acquire bluff property for conversion into a public park; creation of a business corridor on the bluff allowing a restaurant or hotel to offer accommodation with a bluff

Policy EC-3.3 Strive for a transparent process

Goal EC-4 Develop policies that are beneficial for remote workers, such as tax breaks for home offices, attracting shared office businesses, providing infrastructure like municipal wifi, facilitate connections between remote workers and explicitly allow renting of small (eg

Goal EC-5 Foster grass roots initiatives like the Gorge Maker Space, provide a conduit for educational incubators to connect with and leverage interest in such activities by

"Background" description of Insitu instead of using "also known as drones"{ use "commonly

"Background" last paragraph - Everybody's Brewing is a major attraction for Oregon

Table 1 - For 2020, the government numbers seem low when education employment is

considered or is education consdiered under "services." Also there is no mention of the 200

"Columbia Gorge Economic Strategy" Is attainable the same as affordable.

"Advancing Economic Prosperity in Klicktiat County - 10-Year Economic Development Strategic Plan, 2017" Define primary and secondary forest products industry? The major

source of timber (and industrial jobs) in this region is the Naitonal Forest, bu tthe

Policy EC-2.3 Examples of incentives

Commenter

Comments

Ruth Olin, Public Comment

EC-1.4 Regarding incentive based design guidelines for new development along Jewett; incentives should include creating pervious and planted areas that will enhance and attract

Ruth Olin, Public Comment

EC-2.1 Regarding tourism assets, such as proximity to the Columbia River: look for opportunities to provide access to river and river trails

Ruth Olin, Public Comment

EC-2.1 Regarding tourism assets, such as proximity to the Columbia River: encourage tourism by enacting zoning to keep height of buildings along Highway 14 low to preserve the view across the river

Archer Mayor, Public Comment

EC 4 "Attract, Plan and support new businesses and industries in White Salmon" - the city's refusal to create a short-term rental policy in regards to downtown commercial area is at odds with the stated goal of preserving commercial space for business growth. This loophole allows for the development of the entire commercial area into condo and quasi-hotels with no future use restrictions to stop units from becoming permanent residential units.

Archer Mayor, Public Comment

EC-1: same issue as identified in relation to EC 4

## 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).

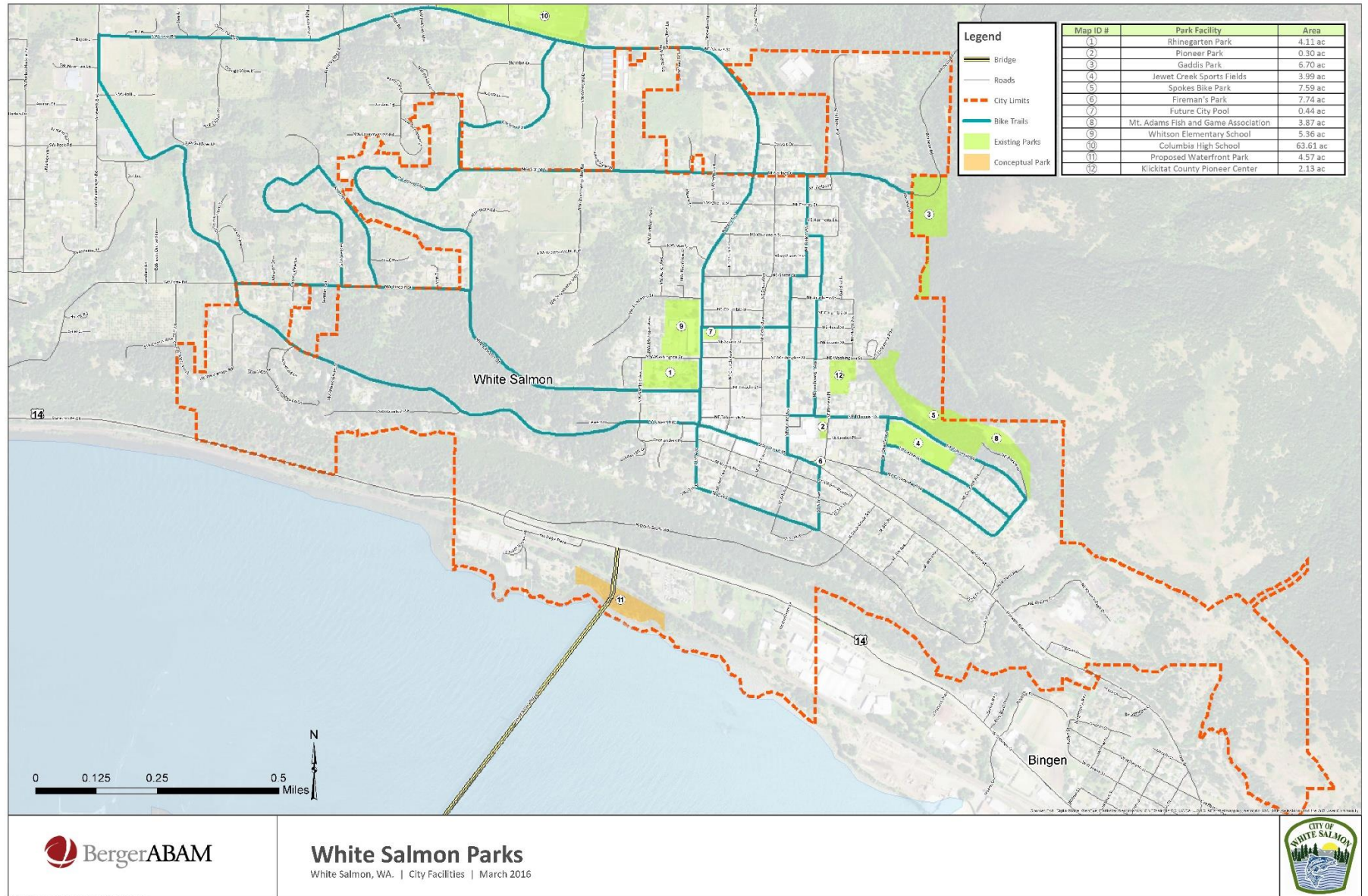




Table 1: White Salmon Parks and Recreation Facilities

Existing Facility	Description
<b>City-owned Facility</b>	
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.
<b>Non-City-owned Facility</b>	
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.

Commenter

Ashley Post, Council Member

Ashley Post, Council Member

Ashley Post, Council Member

Ashley Post, Council Member

Ashley Post, Council Member

Ashley Post, Council Member

Ashley Post, Council Member

Ashley Post, Council Member

Ashley Post, Council Member

Ashley Post, Council Member

oe Turkiewicz, Council Member

ason Hartmann, Council Member

ason Hartmann, Council Member

ason Hartmann, Council Member

im Ransier, Council Member

im Ransier, Council Member

Comments

In the focus area statement (p.1) it would be helpful to specifically include mention of a completed loop trail that spans the city neighborhoods

Map, Page #, #7 is identiirfed as future city pool site. The location has changed to next to the middle school. It will not be a city pool but a pool ran by a Metropolitan Park District. #7 is Page 2, be more epmhatic that because of the need for more parks and green spaces, the city needs to reuquire that park land/green space be set aside an dinlcude langauge about the possibility of reuquiring the addition of connected bike and pedstrian systems between Page 3, why is the Klickitat County Pioneer Center listed as a Park Facility, if remains should be included with a discription on page 4 under "non-city owned faicity"

Page 4 lists the Washington Gorge Action Program Youth Center as an existing city owned Page 4, Columbia High School, along with description should be added to page 4 under "non- Page 4, Spoke Bile Park description should mention a pump track which was recently added in 2020 and allows for skill building for young riders

Page 5 Under "Facilities and Plans" a section should be added acknowledge the desire to replace the current and deteriorating Rheingarten Pak playground with a Natural Play Park that incorporates the surround landscape and vegetation to bring nature to children's dail yout Page, Facilities and Plans discussion of connecting parks, connecting to the bridge and to multimodal transportation system -- be more direct in describing the lack of safe access to Bingen and to the bridge for bikers and pedestrians and the need for safe trail/pathway "Continue to work with the City of Bingen and Klickitat County in deelopment the Loop to improve the regional multimodal transportation system" -- add the Port of Klickitat who hcurrently has a trail, park, riverfront access, boat launch, and greenspace.

Make a strong effort to maintain/strengthen good relationships with adjacent landowners. Realize and promote their interests in order to facilitate continued access.

Remove "Future city pool, park number 7 from Table 1

Add "Bluffs Trail" to the "Future Facilities" section Underneath the heading, include "The City of White Salmon envisions the White Salmon Bluffs Trail as an opportunity to revive a storied piece of local history, reconnect the community to its local waterfront, promote activie lifestyles, and draw tourists into the commercial core of our community."

Add Policy P&R 1.7: Create pathway and possibly transportation linking downtown White Salmon with the White Salmon-Hood River Brige and the White Salmon waterfront.

Page 3, figure note for 7, states city pool will be across the street from the elementary school. That should be removed.

Page 5, figure note 12 is Pioneer Center really classified as a park? It's basically a bulding an dparking lot. Not sure that hshould be counted.

## Comprehensive Plan Update Parks and Recreation Element

### Commenter

Jim Ransier, Council Member

Jim Ransier, Council Member

Seth Gilchrist, Planning Commissioner

Seth Gilchrist, Planning Commissioner

Seth Gilchrist, Planning Commissioner

Michael Morneault, Planning Commissioner

Ruth Olin, Public Comment

Ruth Olin, Public Comment

Ruth Olin, Public Comment

Ruth Olin, Public Comment

Archer Mayo, Public Comment

Archer Mayo, Public Comment

Archer Mayo, Public Comment

Becky Miles, Public Comment

Kalama Reuter, Public Comment

### Comments

Page 4, there's mention of Wahsington Gorge Action Program Youth Center, which is not called out in the map on Page 3 -- should it be?

Page 4, is it worth noting that some of the land in Rheingarten Park (or maybe all of it?) is owned by the school district?

The map needs to be updated to reflect where the new pool will be located

Policy P&R-4.11 And ancillary benefits such as moving pedestrians off of roads without sidewalks and onto separate infrastructure.

Policy P&R-4.12 5 acres is too large. this should extend down to 3 acres.

"Existing Conditions" reference to Pioneer Park -- it is a memorial to the historic burial ground that the park was built over.

Guard against over-development and too much signage on natural trails

Encourage "pocket" parks throughout town, especially near downtown

Encourage tax incentives for individuals who want to donate

P&R 2.4 - Improve Pioneer Park - Benches are good.

Riverfront Park - believes that "strong community support" for the Riverfront Park is in error.

The identified location is a poor choice and would require heavy investment only to be underutilized, and a safety and maintenance liability.

Consider working with the Port of Klickitat and the City of Bingen to create meaningful river access that is safe, accessible and has the necessary land and aquatic elements that add value to a waterfront experience for all users.

Strike Goal P&R 3 and replace with a more reasonable approach of creating a wider community waterfront park to meet the unmet needs of citizens with regard to accessing the Columbia River for a variety of recreation uses.

Would love to see staircase built from White Salmon to the Hood River Bridge to provide accessibility of White Salmon pedestrians who will eventually be able to cross the bridge on foot.

Access to nature and connectivity are biggest concerns. Please consider access through Gaddis Street on the west side of Jewett Creek to Gaddis and Spoke Parks. Consider potential for trails linking NW Cherry Street to Strawberry Mountain, possibly using an existing street or utility easements. Trail exists from the west end of El Camino Real that goes down to Loop Road and potentially Jewett to the southwest.

Commenter

Kalama Reuter, Public Comment

Comments

Figure was missing on existing creitical areas. Consdier chagning the open space/park requirements for developments of 2.5 acres or more. Would love to encourage thoughtful development of all larger parcels thar eramin in the city or the urban exempt area to include affordable housing aspects and open space/park areas with connecting paths that are not all paved.