



White Salmon Planning Commission
A G E N D A
October 26, 2022 – 5:30 PM
119 NE Church and Via Zoom Teleconference

Meeting ID: 876 3891 9400 Passcode: 768666
Call in Number: +1 (253) 215-8782 US (Tacoma)

Call to Order/Roll Call

Public Comments

Public Hearing

1. The Applicant seeks to obtain a variance to White Salmon Municipal Code 17.24.040(F) Density Provisions for an R-1 zoned lot located at 716 NE Tohomish Street to build a single-family residence eventually.

A copy of the proposed Variance is available on the City's website or by calling Erika Castro Guzman at 509-493-1133 #209.

Written comments may be submitted to Erikac@ci.white-salmon.wa.us by 5:00 p.m. on Wednesday, October 26, 2022, noting in the subject line *Public Hearing – Proposed Variance 2022.001*. Individuals who wish to testify via teleconference or in person will be allowed to do so.

Adjournment

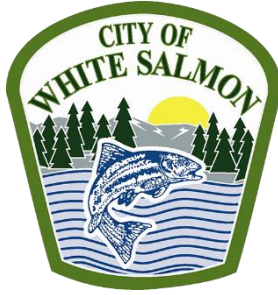
File Attachments for Item:

1. The Applicant seeks to obtain a variance to White Salmon Municipal Code 17.24.040(F) Density Provisions for a R-1 zoned lot located at 716 NE Tohomish Street to eventually build a single-family residence.

A copy of the proposed Variance is available on the City's website or by calling Erika Castro Guzman at 509-493-1133 #209.

Written comments may be submitted to Erikac@ci.white-salmon.wa.us by 5:00 p.m. on Wednesday, October 26, 2022, noting in the subject line *Public Hearing – Proposed Variance 2022.001*.

All written comments will be read during the public hearing. In addition, any individual who wishes to testify via teleconference or in person will be allowed to do so.



CITY OF WHITE SALMON PLANNING COMMISSION

OCTOBER 26, 2022

**VARIANCE APPLICATION
2022.001**

REQUEST

**The Applicant seeks to obtain a variance to
White Salmon Municipal Code 17.24.040(F) Density Provisions for a
R-1 zoned lot located at 716 NE Tohomish Street to
eventually build a single-family residence**

STAFF REPORT

October 26, 2022

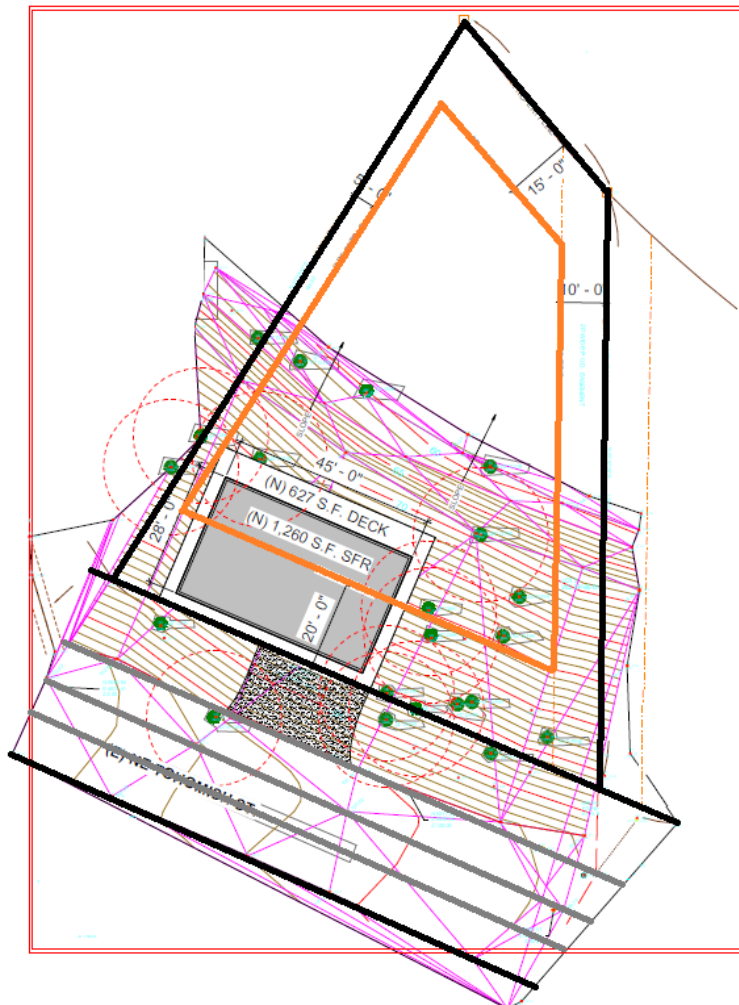
City of White Salmon
Planning Commission

Variance Application WS-VAR-2022.001
Applicant: Steven Kingsford-Smith

STATEMENT/PURPOSE

The applicant, Steven Kingsford-Smith, is seeking to obtain a Variance to request a modification from White Salmon Municipal Code 17.24.040(F), regarding density provisions: the requirement for a front yard setback from 20-ft to 0-ft front yard setback. The applicant desires to build a single-family residence eventually.

The desired home site:



LEGAL DESCRIPTION

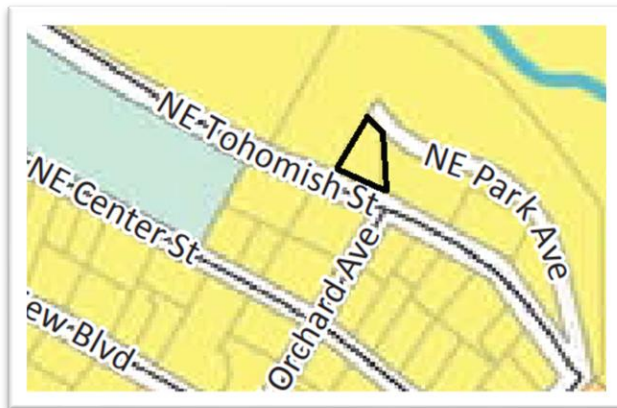
Klickitat County Tax Parcel 03-11-1990-0002/01

Lot 1 of City of White Salmon Short Plat 2002-007, in the SW ¼ of the SE ¼ Irregular Tracts of Section 19, Township 3 North, Range 11 East, of the Willamette Meridian, in Klickitat County, State of Washington.

ACREAGE OF PROPERTY

0.24 Acres; 10,571 square-feet

ZONING AND SURROUNDING USES



The subject property, 716 NE Tohomish Street, is zoned Single-Family Residential (R-1).

- North* – One parcel, single-family residence (03111900000500), NE Park Ave (Public Road), City of White Salmon zoned R-1.
- South* – One parcel, single-family residence (03111976041000), NE Tohomish Street (Public Road), City of White Salmon zoned R-1.
- East* – One parcel, single-family residence (03111990000202), City of White Salmon zoned R-1.
- West* – One parcel, single-family residence (03111900000500), City of White Salmon zoned R-1.

MUNICIPAL STATUTE(S) OF BEARING

WSMC 17.80.058 Variance Purpose and Criteria (1):

The purpose of the variance process is to provide a mechanism whereby the city may grant relief from the provisions of this chapter where practical difficulty renders compliance with the provisions of this chapter an unnecessary hardship, where the hardship is a result of the physical characteristics of the subject property and where the purpose of this chapter and of the White Salmon Comprehensive Plan can be fulfilled.

WSMC 17.80.058 Variance Purpose and Criteria (4):

Variance applications shall be processed as a Type II decision pursuant to the procedures set forth in Title 19. WSMC 19.10.040 (1) A Variance is a Type II Action "Planning Commission" review. Notice and open record hearing before the Planning Commission. Planning Commission makes the final decision subject to a right of appeal.

WSMC 17.23.040 Density Provisions:

Density provisions for the R1 district are as follows:

- A. Maximum number of primary dwelling structures per lot: one;*
- B. Maximum height of building: two stories, but not to exceed twenty-eight feet;*
- C. Minimum area of lot: five thousand square feet for each single-family structure;*
- D. Minimum depth of lot: eighty feet;*
- E. Minimum width of lot: fifty feet;*
- F. Maximum percentage of lot coverage: fifty percent;*
- F. Minimum front yard depth: twenty feet;*
- G. Minimum side yard width: five feet;*
- H. Minimum side yard width along flanking street of corner lot: fifteen feet;*
- I. Minimum rear yard required: fifteen feet. NOTE: accessory structures allowed within rear yards subject to five-foot setback from rear lot lines subject to development standards in this zone.*

VARIANCE FACTS AND FINDINGS

WHITE SALMON MUNICIPAL CODE (WSMC)

TITLE 17 – ZONING

WSMC CHAPTER 17.80 CONDITIONAL USES, VARIANCES, AND APPEALS

WSMC 17.80.058 — Variance purpose and criteria – (5) Approval Criteria

The decision makers may approve or approve with modifications an application for a variance from the provisions of this chapter if:

- A. *A variance will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zoning district in which the subject property is located;*

Finding – The Applicant seeks total relief from the 20-foot frontage setback for the Single Family Residential (R-1) zone density provision requirement found in White Salmon Municipal Code (WSMC) 17.23.040(F). All other new residential construction is subject to these requirement in the R-1 zone.

Staff finds two neighboring residences east of said parcel, parcels 03111990000202 (718 NE Tohomish St) and 03111943000200 (732 NE Tohomish St) appear to be set back at least 10 feet from their (southern) property line fronting NE Tohomish Street. Staff notes that the Applicant did not provide documentation showing that the structures on the two parcels above are closer than 10 feet from the lot line fronting NE Tohomish Street.

Staff did find land use decisions from 1995 and 1996 that have a bearing on this variance application. The 1995 decision (Files WS-SP-95-01 and WS-V-95-01, see Attachment G) show how the subject parcel was created, and as part of this decision, a setback variance of 10 feet was approved. In 1996, a variance application was reviewed and denied (File WS-V-96-01, see Exhibit H). The 1996 variance requested the City grant a zero lot line development and this request was denied as:

“It was felt that the granting of this variance would constitute a ‘precedent’ in the local area that was not desirable... Existing parking problems in situations where homes are constructed with severely reduced setbacks were cited. It was felt that this was not a desirable situation and would negatively affect the local road access, road maintenance and snow plowing.” (WS-V-96-01, page 1

Based upon an adjacent property review by Staff (Exhibit J), 718 NE Tohomish, the property immediately adjacent to the east of subject property and a property that was part of the 1995 decisions, is set back at least 10 feet from the property line abutting NE Tohomish Street.

In addition, based on the Plot Plan dated July 12, 2022, submitted by Applicant, no allowance appears to have been made to comply with off-street parking requirements of the R-1 zone. Per WSMC 17.24.050,

“In the R1 district, at least two permanently maintained off-street parking spaces or a private garage shall be on the same lot as the dwelling, or be attached thereto or made a part of the main building. Each parking space shall be not less than ten feet wide and twenty feet long.”

The Plot Plan indicates some kind of driveway is shown at the southeast corner of the proposed structure, but as shown in the Plot Plan, the entire driveway is in the public right-of-way (ROW). Based on a 10-foot setback, the Applicant could theoretically have two or more parallel parking spaces between the Tohomish Street ROW and the southernmost side of a structure. Granting the ability to develop a parcel without parking meeting R-1 zone standards is granting a special privilege in addition to the special privilege of a zero-lot line development. Staff notes the variance granted in 1995 did not grant a reduction in parking minimums.

Approving this variance would constitute the granting of a special privilege as other homes do not enjoy this ability to develop up to the lot line and a setback variance to a 10-foot setback for the subject property was approved in 1995. Staff notes that should this variance be approved, based on materials submitted by Applicant, an additional variance would be required to address the lack of off-street parking.

B. The Variance is necessary because of special circumstances relating to the size, shape, topography, location or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zoning district in which the subject property is located;

Finding – Although this parcel has a steep slope, there has already been a variance granted (Exhibit G) that accounts for topographical challenges. Other properties that were part of this short plat have since been developed, 718 NE Tohomish complied with the setback variance that was granted in 1995 (Exhibit J). Staff concludes approval of this variance would grant a special privilege.

C. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zoning district in which the subject property is located;

Finding – The granting of the variance is found to be materially detrimental to the public welfare, as well as injurious to the adjacent property owners. Based upon the Plot Plan submitted by the Applicant, the Applicant has not demonstrated compliance with off-street parking requirements. Should a garage be part of the proposed structure, a vehicle exiting the garage would enter the NE Tohomish Street travel lanes with no visibility prior to entering the street. This poses a danger to both vehicle and pedestrian traffic. Staff also find the reasons given in the denial of the 1996 variance remain the same in regards to this variance application.

- D. *The special circumstances of the subject property make the strict enforcement of the provisions of this chapter an unnecessary hardship to the property owner;*

Finding – The enforcement of the provisions of this chapter is enforceable without hardship to the owner. A home could still be constructed with a 10-foot setback. Again, the 10-foot setback variance approved in 1995 acknowledged and remediated the circumstance of this property, with the special circumstance being the slope.

- E. *The special circumstances of the subject property are not the result of the actions of the applicant;*

Finding – The boundary lines and topography are not due to the Applicant's actions. However, that does not mean the setback requirements do not apply. Based upon a purchase date of October 10, 2015 (Klickitat County Assessor's file 1115548), the purchaser acquired this parcel about 20 years after the 10-foot setback variance was approved and the 10-foot setback variance remains in effect. The applicants must adhere to the required setbacks, regardless of their wants or desires, to ensure equal opportunity for future development in said area. Staff concludes no new special circumstances since the 1995 variance approval have been identified by the applicant.

- F. *The variance is the minimum necessary to fulfill the purpose and the need of the applicant;*

Finding – Based upon the 10-foot setback variance approved in 1995, special circumstances of this parcel were already addressed, and in 1996 a variance to allow a zero lot line development was denied. The circumstances for making that decision have not changed. The topography remains the same, and a property owner may build within 10 feet of the property line abutting NE Tohomish St. Staff concludes approval of this variance would grant a special privilege and is not necessary to allow reasonable use of the applicant's property.

- G. *The variance is consistent with the purposes and intent of this chapter,*

Finding – Pursuant to WSMC 17.80.58, the variance process is to provide a mechanism whereby the city may grant relief from the strict enforcement of provisions where practical difficulty renders compliance with the provisions of this chapter an unnecessary hardship, where the hardship is a result of the physical characteristics of the subject property.

The Applicant requests total relief from WSMC 17.24.040(F) which requires a 20-foot front yard depth. Staff has determined that the variance request would be inconsistent with the purpose and intent of WSMC Chapter 17.80. The intended density and other provisions of WSMC Chapter 17.24 – R1 can be met without an additional variance.

H. *The variance is consistent with the goals and policies of the White Salmon Comprehensive Plan; and...*

Finding – Pursuant to RCW 35A.63.080 from the date of approval by the legislative body the comprehensive plan, its parts and modifications thereof, shall serve as a basic source of reference for future legislative and administrative action: PROVIDED, That the comprehensive plan shall not be construed as a regulation of property rights or land uses: PROVIDED, FURTHER, That no procedural irregularity or informality in the consideration, hearing, and development of the comprehensive plan or a part thereof, or any of its elements, shall affect the validity of any zoning ordinance or amendment thereto enacted by the code city after the approval of the comprehensive plan.

The Municipal Statute(s) of Bearing applicable to the Applicant's variance were adopted after the ratification of the City's comprehensive plan; therefore, the applicable municipal statutes shall be used to make the determination(s).

In consideration of the applicable ordinances, Staff has determined that the applicant's variance request is inconsistent with the City's Comprehensive Plan and ordinances.

I. *The fact that property may be utilized more profitably will not be an element of consideration before the decision maker.*

Finding – The property owner seeks permission to modify their property's setback abutting NE Tohomish Street. Neither approval nor denial of this request is reliant on the applicant's desire to use the property more profitably due to the granting of the variance.

RADIAL SEARCH CONDUCTED AND NOTIFICATION

A radial search has been conducted to those parties located within a three-hundred-foot radius adjacent to the property. Letters of project notification and of the Public Hearing for consideration of this Variance Application have been sent to each of the parties identified within the radial search as of September 21, 2022. At the writing of this Staff Report, two letters of opposition commentary response have been received.

AGENCY NOTIFICATION

Letters of notification of the Public Hearing from this Variance Application have been sent to the various and usual public agencies and public safety departments with a request to provide commentary relative to this Variance Application as of September 21, 2022. At the writing of this Staff Report, one letter of commentary response has been received. Staff reserves the right to receive commentary from the public safety agencies until the time and date of this Public Hearing before the City Planning Commission.

STAFF DETERMINATION

The purpose of the variance process is to provide a mechanism where the city may grant relief from the provisions of Title 17 where a hardship is a result of the physical characteristics on the subject property. Staff has reviewed the Applicant's variance request and has found that although there is a steep slope on this property, previous land use actions addressed this by granting a variance to the front setback from 20 feet to 10 feet and no hardship that could be reasonably applied as a direct result of additional physical characteristics of the subject property. Homes are commonly designed and constructed to fit the lot size and lot shape. Because parking is not addressed in materials submitted by Applicant, Staff concluded that an additional variance would be required to address this issue, or if a garage is part of a future residence, the garage would enter directly into public right of way with no sightline visibility. Staff notes that even if off-street parking issues were addressed to the City's satisfaction by meeting parking requirements per City code, granting an additional setback variance from the previously granted 10 -foot variance to zero feet constitutes a special privilege. In addition, granting of the variance request would be found to be materially detrimental to the public welfare, as well as injurious to the future adjacent property owners.

STAFF REPORT PREPARED BY:

City Planning Department
Jeff Broderick, City Land-Use Planner
Erika Castro Guzman, Permit Technician

ATTACHMENTS

Exhibit A:	Variance Permit Application Form
Exhibit B:	Plot Plan
Exhibit C:	Klickitat County GIS View of Parcel
Exhibit D:	Narrative
Exhibit E:	Radius Search and Public Notices
Exhibit F:	Public Comment(s)
Exhibit G:	WS-SP-95-01 and WS-V-95-01 Determination and Recorded Plat Map
Exhibit H:	Variance Request WS-V-96-01
Exhibit I:	Recorded Plat Map for WS-SP-02-007 (Alteration to Lot 2 of WS-SP-95-01)
Exhibit J:	718 NE Tohomish St, Plot Plan (09/2017)

RECOMMENDATION / CONDITION OF APPROVAL

The Planning Director recommends **denial** of Variance 2022.001, a variance to reduce the present 10-foot setback allowed in the 1995 variance decision to a zero-lot line development. There are no recommended conditions of approval.

SUGGESTED MOTION(S)

Based upon the findings for Kingsford-Smith's variance request as provided in WSMC 17.80.058(5) and the staff report...

- Option 1:* Move to **approve as is** Variance 2022.001 regarding WSMC 17.24.040(F), regarding density provisions, to allow a 0-ft front setback for the property addressed at 716 NE Tohomish Ave.
- Option 2:* Move to **approve with conditions** Variance 2022.001 regarding WSMC 17.24.040(F), regarding density provisions, to allow a 0-ft front setback for the property addressed at 716 NE Tohomish Ave.
- Option 3:* Move to **deny** Variance 2022.001 regarding WSMC 17.24.040(F), regarding density provisions, to a 0-ft front setback for the property addressed at 716 NE Tohomish Ave.

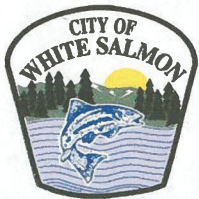


EXHIBIT A
CITY OF WHITE SALMON
VARIANCE PERMIT

VARIANCE APPLICATION INSTRUCTION

A variance is a method by which property owners are granted modifications to the strict application of the specific provision of *Chapter 17.80.058 of the White Salmon Municipal Code* due to a hardship beyond the control of the applicant. Variances do not permit property to be used in a manner other than that provided in the codes. This process is intended to review situations where uniform zoning application would unduly burden one property more than other properties in the area.

Please complete all portions of the attached application. You may provide any additional information you desire to support your application, i.e.: pictures, maps, letters etc. Your application will be reviewed by City Staff and upon completion, notice of the public hearing on the variance application will be advertised in "The Enterprise" and mailed to adjacent land owners. The public hearing will be scheduled with the Planning Commission within three to five weeks after submittal of the completed application.

The following is a list of the information to be submitted for a variance application:

1. ☒ Application form
2. ☒ Impact Fee - \$750.00 plus twice the actual cost of postage per letter of notification.
3. ☒ Environmental Review Fee - \$400.00, if applicable. (NA)
4. ☒ Area sketch - Show location of property and contiguous properties.
5. ☒ Plot Plan - Shows location on property including adjacent driveways, buildings, and easements. Dimensions of all improvements to property lines.
6. ☒ Radius Search - A list of names and mailing addresses of all adjacent property owners that abut the subject property of the variance location.

Date: 7/15/22 Physical Address: 716 NE Tohomish St.

Applicant: Stephen Kingsford-Smith
Representative for Applicant: —

Telephone: (509) 637-5510 ©
Mailing Address: 651 NW Sundown Lane, 98672
Email: big_summits@hotmail.com

VARIANCE APPLICATION

To the White Salmon Planning Commission...

Describe the Modification of the terms of the White Salmon Zoning Ordinance requested: Change
building setback from 20' from edge of easement (40
from easement) to 0' from road easement (20' from
road)

Purpose of the variance: Allow for construction of residence

Complete legal description of property: parcel #: 03111990000201, Lot 1
WS - SP 2002-07 in SWSE Irr Tracts; 19-3-11,
0.24 acres
Common description of the property: (please see attached)

Address of the property involved: 716 NE Tohomish Street

Zone in which property is located: _____

Dimensions of the land: North - 49.69', South - 116.8', East - 132.22',
West - 146.6'

Current Land Use of Site: varznt

Current land use to the:

North: Gun Range, private East: Residential
South: Residential West: Varznt (owned by gun range)

Floor space of buildings:

Existing: NA Additional: NA Entire: NA

VARIANCE APPLICATION (CONTINUED)

How many cars may be parked off the street on these premises: Two

Other Parking Provisions, Describe: None beyond street parking

Name of each owner of the property involved and mailing address: _____

① Dan Miller, PO Box 1566

② Mt. Adams Fish & Game Assoc., PO Box 2347

③ Richard Joyce, PO Box 51

What are the exceptions or extraordinary circumstances which lead to applicant to believe this is entitled to a variance?

(please see attached)

The applicant(s) hereby certifies that all the above statements and the statements in any exhibit and plot plans transmitted herewith are true; and the applicant(s) acknowledge that any permit issued based on false statements transmitted herewith may be revoked.

Applicant Signature: 

CHAPTER 17.80.058 – VARIANCE PURPOSE AND CRITERIA

Application for variances from the terms of this title; provided, that any variance granted shall be subject to such conditions as will assure compliance with the following purpose and criteria:

1. Purpose. The purpose of the variance process is to provide a mechanism whereby the city may grant relief from the provisions of this chapter where practical difficulty renders compliance with the provisions of this chapter an unnecessary hardship, where the hardship is a result of the physical characteristics of the subject property and where the purpose of this chapter and of the city comprehensive plan can be fulfilled.
2. Scope. This section shall apply to each application for a variance from the provisions of this chapter.
3. Application Submittal and Contents. The application for a variance shall be submitted to the city on forms provided by the city, along with the appropriate fees established by city fee regulations. The application shall include all materials required pursuant to application requirements.
4. Permit Review Process. Variance applications shall be processed as a Type II decision according to the procedures set forth in Title 19.
5. Approval Criteria. The decision maker may approve or approve with modifications an application for a variance from the provisions of this chapter if:
 - a. The variance will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zoning district in which the subject property is located;
 - b. The variance is necessary because of special circumstances relating to the size, shape, topography, location or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zoning district in which the subject property is located;
 - c. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zoning district in which the subject property is located;
 - d. The special circumstances of the subject property make the strict enforcement of the provisions of this chapter an unnecessary hardship to the property owner;
 - e. The special circumstances of the subject property are not the result of the actions of the applicant;
 - f. The variance is the minimum necessary to fulfill the purpose and the need of the applicant;
 - g. The variance is consistent with the purposes and intent of this chapter;
 - h. The variance is consistent with the goals and policies of the city comprehensive plan; and
 - i. The fact that property may be utilized more profitably will not be an element of consideration before the decision maker.

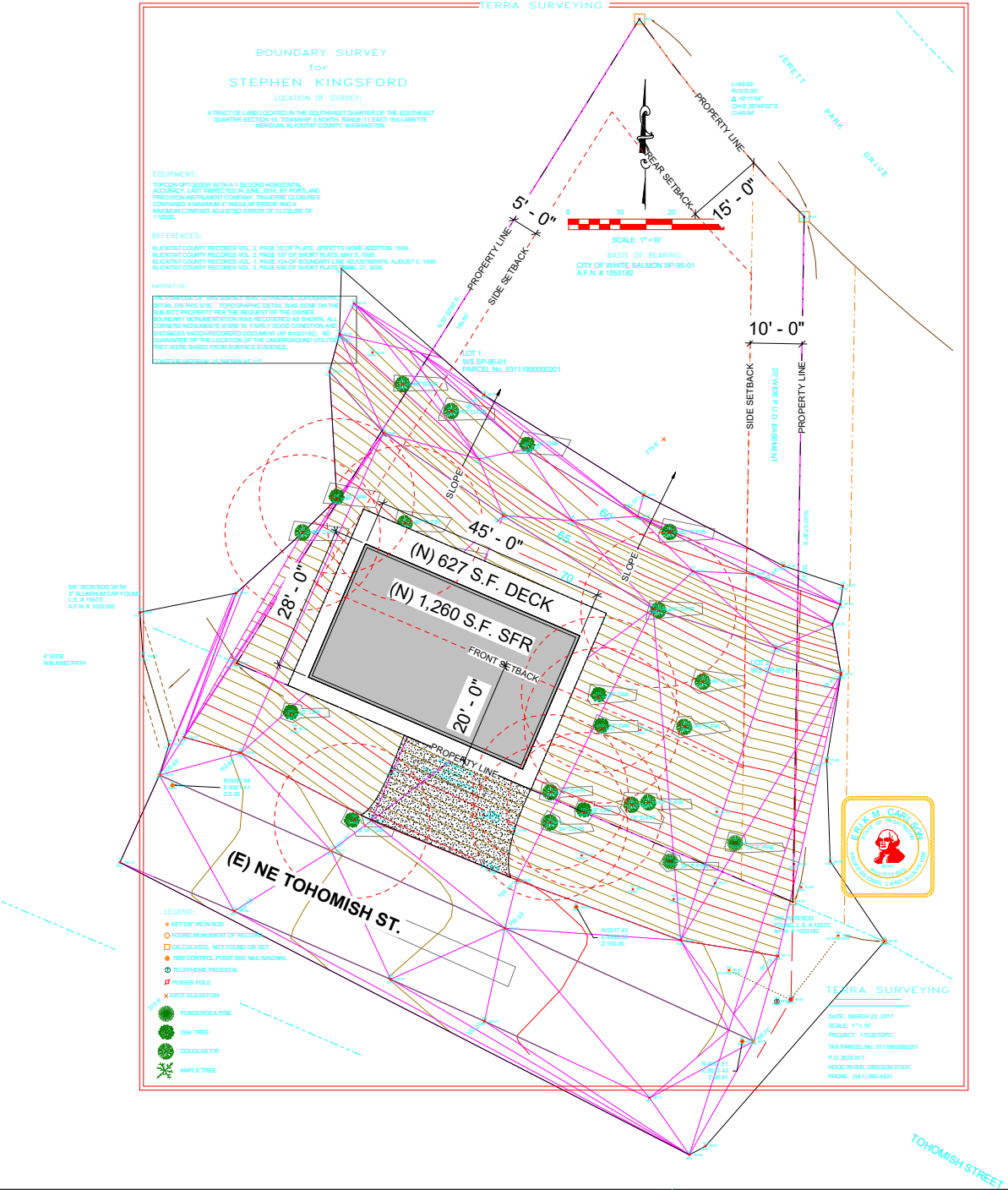


EXHIBIT C

☒ County Boundary

☒ Towns (Points)

☐ City Limits

☒ Roads

☐ City

☐ County

☐ Other Govt

☐ Private

☐ State

☒ Parcels

☐ Private Roads



Parcels

PARCEL: NJM:03111990000201

LEGAL: Lot 1 WS-SP 2002-07 in SWSE 1/4 Tract; 19-3-11

NAME: KINGSFORD-SMITH, STEPHEN

ADDRESS: 551 NW SUNDOWN LN WHITE SALMON WA 98672

SURVEY: 1053182

SURVEY2: 245922

SURVEY3:

AUDITOR: NO:

COMMENT:

ACRES: 0.24

Common description of property:

The property is located on the east end of NE Tohomish Street; adjacent to where NE Orchard Avenue intersects Tohomish from the south. It is bordered by the Mt. Adams Fish and Game 'gun range' to the north and west sides and residential homes on the east and south sides. The property slopes downward to the north, starting out gradually (15%) and then becoming much steeper (39%) after the first 20-30 feet.

What are the exceptions or extraordinary circumstances which lead the applicant to believe this is entitled to a variance:

- 1) **ADJACENT PROPERTY PRECEDENCE:** There are three other properties to the east of mine that share the small, steep bluff above the *Mount Adams Fish & Game Association* and along the north side of NE Tohomish Street. Dan Miller's property directly to the east (parcel number 03111990000202), Orin Pearson's property east of that (parcel number 03111943000200), and Stephen See's property east of that (parcel number 03111990000100). All three of these properties have residential structures that are sited fairly close to Tohomish Street and that do not have a 20' front setback from their south property boundaries.
- 2) **SIGNIFICANT HILLSIDE SLOPE:** My property also holds the steepest slope of any properties on the northside of Tohomish. While the grade begins at roughly 15%, it soon drops off to 39% and adds significant building challenges as a result. (See below) Additionally, the property sits within an area of White Salmon's *Critical Area Report* and a geotechnician's report will be required. Undoubtedly, the hazard to people and property is reduced by building on the least-steep portion of the property.
- 3) **ENVIRONMENTAL IMPACT:** This property sits within White Salmon's *Fish + Wildlife Habitat Conservation Areas*. Due to the steep slope, all structural foundation work is planned to be on pilings, but the significant disturbance to the slope from heavy machinery is greatly increased as construction proceeds downhill. Approximately six piling footings will need to be drilled and the damage to slope vegetation, slope topsoil, and slope instability and erosion increases greatly if construction is pushed farther away from the road. Additionally, if the construction proceeds at the edge of the south property boundary, this will place the structural disturbance at the greatest possible distance from the Jewett Creek riparian zone and minimize any possible impact on wildlife and habitat.
- 4) **HOUSING SITE SAFETY AND CONSTRUCTION SITE SAFETY:** If the siting for the construction moves farther to the north, the steep slope creates a building site that is dangerously high off the ground. Indeed, the north pilings would be over twenty feet tall to place the house at street level. For both the day-to-day safety of residents and guests, the safety of emergency responders in the case of a fire or health crisis, and certainly the safety of construction site contractors and builders, siting the house at the edge of the south property boundary is by far the safest option.
- 5) **"UNNECESSARY HARDSHIP" DUE TO "PHYSICAL CHARACTERISTICS OF THE SUBJECT PROPERTY":** In summary, the language of the variance purpose and criteria exists for such a property as mine. There exists both "*practical difficulty*" and "*unnecessary hardship*" in placing the building site 20' from the south property boundary. The proposed location of the house along the south property boundary still gives a generous buffer from the road that places the proposed building site close to the setback(s) of the other properties to the east and preserves space for any future (although unlikely) city developments along the north side of Tohomish. The topography of this property, while steep, becomes exceptionally impractical, environmentally destructive, and unsafe as any building site moves towards the north. I practically and respectfully submit and request to the Planning Commission to remove the 20' front setback from the development requirements and allow construction to proceed with a 0' front setback.



EXHIBIT E
CITY OF WHITE SALMON
NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

WHITE SALMON PLANNING COMMISSION

The White Salmon Planning Commission will hold a public hearing in person and via Zoom teleconference on Wednesday, October 26, 2022, at 5:30 PM. In person location: 119 NE Church Ave, White Salmon, WA 98672. Zoom Meeting ID to be provided on the meeting date agenda. The purpose of the hearing is to receive public testimony regarding the following application. APPLICATION NUMBER: WS-VAR-2022.001. REQUEST: The purpose of this public hearing is to hear Variance Application WS-VAR-2022-001. The applicant is requesting a zero front setback to NE Tohomish to eventually build a single-family residence. LOCATION: 716 NE Tohomish Street, Klickitat County Parcel No. 03111990000201, located within a portion of the SW ¼ SE ¼ Section 19 Township 3 North, Range 11 East, Klickitat County, Washington within the City Limits of White Salmon

The proposed application and staff report will be included in the Planning Commission Packet for the October 26, 2022 meeting. The packet is available on the City's website at <https://www.white-salmon.net/>.

All information related to this application and review criteria are available from the Planning Department, Jeff Broderick, City Planning at Planner@ci.white-salmon.wa.us or 509-493-1133 ext. 204.

All interested parties are encouraged to attend and offer testimony. Comments may be emailed to erikac@ci.white-salmon.wa.us, or must be received by 5:00 p.m. October 26, 2022. All comments must include your name and address.

The Planning Commission may approve with or without conditions, deny, or table to continue the matter.

100 Main Street PO Box 2139 White Salmon, Washington 98672
Telephone: (509) 493-1133 Web Site: white-salmon.net

Notice Posted: 09/20/2022 at Property, City Hall, Library, and Post Office

City of White Salmon: Legal Publication

2 messages

Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

Fri, Sep 16, 2022 at 11:40 AM

To: Walegals@gorgenews.com

Cc: Brendan Conboy <planner@ci.white-salmon.wa.us>, Clerk Treasurer <clerktreasurer@ci.white-salmon.wa.us>

Hello,

Please see attached the City of White Salmon's public notice to be published on September 21 and 28, 2022.

Thank you!

Erika Castro Guzman, *Permit Technician* | *City of White Salmon* (509) 493.1133 ext 209**Notice to Gorge News WS-VAR-2022.001 Kingford-Smith_Final.doc**

27K

walegals <walegals@gorgenews.com>

Fri, Sep 16, 2022 at 3:17 PM

To: Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

We will schedule this for Sept. 21, 28, 2022

Thank you

~ Shirley ~

*Legals***DEADLINE to receive legals is 4 pm on Friday!!****Prior to Holidays ~ 4 pm on Thursday!!****orlegals@gorgenews.com****walegals@gorgenews.com***Columbia Gorge News**The Dalles/Hood River/White Salmon*

[Quoted text hidden]

Place Your
Logo Here

Work Order™

Home Calendar **New Work Order** Assign New Request Reports My Settings

Search for



Advanced Search

Shortcuts | Help

Actions: Add | List | Graph | Report

Work Order

Shortcuts ▾

Legend ▾

Add/Update Work Order

(Short Form)

Work Order: 6642

◀ First ◀ Prev Next ▶ Last ▶▶

Date Received	9/16/2022	Date Completed (CTRL+ALT+D)	9/20/2022 4:18:00
<input checked="" type="checkbox"/> Priority (ALT+Y)	Scheduled ▾	<input type="checkbox"/> Emergency (ALT+M)	
<input checked="" type="checkbox"/> Location Info (ALT+Z)	Streets ▾ Bldg./Unit TOHOMISH ST ▾ Area -- Select Area -- ▾	Contact Information Area Number 716 NE Tohomish Ave	
<input checked="" type="checkbox"/> Description (ALT+I)	Requesting two public notices be posted on wooden stakes on 09/20/2022 please. May be removed after 10/27/2022. Erika has the notices and handy dandy map ready.		
Assigned To (ALT+G)	Works, Public ▾		
Action Taken (ALT+K)	posted signs at marked locations Add New Note		
<input checked="" type="checkbox"/> Change Status (ALT+C)	Complete ▾	Status Last Changed by Ryan Adam	
Budget Info (ALT+B)	Purpose -- Select Purpose -- ▾ Budget -- Select Budget Account -- ▾ Craft -- Select Craft -- ▾ Classification <-- Select Classification --> ▾ Type <-- Select Type --> ▾	Project -- Select Project -- ▾ Custom Category -- Select Custom Category -- ▾ Equipment Downtime <input type="text"/> hr <input type="text"/> min Cost \$ <input type="text"/> 0.00	
(CTRL+ALT+E)	Save		

Transactions List

Labor Transactions 1 - 2 of total 2 listed

◀ First ◀ Previous 10 Next 10 ▶ Last ▶▶

Delete	Date	Description	Type	Cost Each	Hours	Amount
<input type="checkbox"/>	9/20/2022	Ross Lambert	Regular	\$44.54	0.5	\$22.27
<input type="checkbox"/>	9/20/2022	Ryan Adam	Regular	\$44.54	0.5	\$22.27
<input type="button" value="Delete"/> (ALT+U)		Total Labor			1	\$44.54

Grand Total \$44.54

Journal Notes

New Note

Date	Journal Note
	No Journal Notes at this time

Legend

☒ Required Information

Ctrl+M Shortcut menu

NOTICE OF PUBLIC HEARING WHITE SALMON PLANNING COMMISSION

The White Salmon Planning Commission will hold a public hearing in person and via Zoom teleconference on Wednesday, October 26, 2022, at 5:30 PM. In person location: 119 NE Church Ave, White Salmon, WA 98672. Zoom Meeting ID to be provided on the meeting date agenda. The purpose of the hearing is to receive public testimony regarding the following application. APPLICATION NUMBER: WS-VAR-2022.001. REQUEST: The purpose of this public hearing is to hear Variance Application WS-VAR-2022-001. The applicant is requesting a zero front setback to NE Tohomish to eventually build a single-family residence. LOCATION: 716 NE Tohomish Street, Klickitat County Parcel No. 03111990000201, located within a portion of the SW ¼ SE ¼ Section 19 Township 3 North, Range 11 East, Klickitat County, Washington within the City Limits of White Salmon

The proposed application and staff report will be included in the Planning Commission Packet for the October 26, 2022 meeting. The packet is available on the City's website at <https://www.white-salmon.net/>.

All information related to this application and review criteria are available from the Planning Department, Jeff Broderick, City Planning at Planner@ci.white-salmon.wa.us or 509-493-1133 ext. 204.

All interested parties are encouraged to attend and offer testimony. Comments may be emailed to erikac@ci.white-salmon.wa.us, or must be received by 5:00 p.m. October 26, 2022. All comments must include your name and address.

The Planning Commission may approve with or without conditions, deny, or table to continue the matter.

September 21, 2022 – 2 Week



CITY OF WHITE SALMON

MEMORANDUM

DATE: September 20, 2022

TO: Bingen / White Salmon Police Department – Lisa@bwspolice.com
White Salmon Treasurer – ClerkTreasurer@ci.white-salmon.wa.us
White Salmon Fire Department Chief – BillH@ci.white-salmon.wa.us
White Salmon PW Operations Manager – Pwsoperations@ci.white-salmon.wa.us
White Salmon Utility Clerk – UtilityClerk@ci.white-salmon.wa.us
Klickitat County Assessor – RealProperty@klickitatcounty.org
Klickitat County Treasurer – GregG@klickitatcounty.org
Klickitat County Public Utility District – MGarner@klickpud.com,
AEstey@klickpud.com and JBalcom@klickpud.com
Klickitat County Mapping Technician – KimG@klickitatcounty.org
Washington Department of Fish & Wildlife – Amber.Johnson@dfw.wa.gov
Charter Communications – Msag@charter.com
NW Natural Gas – Tlb@nwnatural.com

FROM: City of White Salmon Planning Department

SUBJECT: Planning Commission Public Hearing
Applicant: Steve Kingsford-Smith Application: Variance No: WS-VAR-2022-001
Location: 716 NE Tohomish Street
Klickitat County Parcel: 03111990000201

The White Salmon Planning Commission will hold a public hearing in person and via Zoom teleconference on Wednesday, October 26, 2022, at 5:30 PM. In person location: 119 NE Church Ave, White Salmon, WA 98672. Zoom Meeting ID to be provided on the meeting date agenda. The purpose of the hearing is to receive public testimony regarding the following application.

Enclosed is a variance application submitted by Steve Kingsford-Smith, owner, for property located at 716 NE Tohomish Street, Klickitat County Parcel No: 03111990000201, SW ¼ SE ¼ Section 19 Township 3 North, Range 11 East, Klickitat County, Washington within the City Limits of White Salmon.

The purpose of this public hearing is to hear Variance Application WS-VAR-2022-001 to request a modification from White Salmon Municipal Code 17.24.040(F) regarding density provisions: the requirement for a front yard setback. The applicant desires to build a single-family residence eventually.

The proposed application and staff report will be included in the Planning Commission Packet for the October 26, 2022, meeting. The packet is available on the City's website at <https://www.white-salmon.net/>.



CITY OF WHITE SALMON

MEMORANDUM

All information related to this application and review criteria are available from the Planning Department, Jeff Broderick, City Planning at planner@ci.white-salmon.wa.us or 509-493-1133 ext. 204.

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City of White Salmon: Proposed Variance 2022-001

1 message

Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

Mon, Sep 19, 2022 at 9:48 AM

To: Bill Hunsaker <Billh@ci.white-salmon.wa.us>, Russ Avery Public Works Operations Manger <pwsoperations@ci.white-salmon.wa.us>, Assessor Real Property <realproperty@klickitatcounty.org>, gregg@klickitatcounty.org, Mark Garner <Mgarner@klickpud.com>, Kim Gleason <Kimg@klickitatcounty.org>, "Johnson, Amber M (DFW)" <amber.johnson@dfw.wa.gov>, msag@charter.com, "Brumley, Tonya" <tlb@nwnatural.com>, Aaron Estey <AEstey@klickpud.com>, Jared Balcom <JBalcom@klickpud.com>, Lisa George <Lisa@bwspolice.com>, Jeff Broderick <planner@ci.white-salmon.wa.us>, Clerk Treasurer <clerktreasurer@ci.white-salmon.wa.us>, Stephanie Porter Utility Clerk <utilityclerk@ci.white-salmon.wa.us>

Cc: Jeff Cooper <jeffc@ci.white-salmon.wa.us>, City Administrator <administrator@ci.white-salmon.wa.us>, Mike Hepner <mike@bwspolice.com>

Bcc: Steve Kingsford-Smith <aperture34@gmail.com>

Good morning,

Enclosed is a variance application submitted by Steve Kingsford-Smith, owner, for property located at 716 NE Tohomish Street, Klickitat County Parcel No: 03111990000201.

The purpose of this public hearing is to hear Variance Application WS-VAR-2022-001 to request a modification from White Salmon Municipal Code 17.24.040(F) regarding density provisions: the requirement for a front yard setback. The applicant desires to build a single-family residence eventually.

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All interested parties are encouraged to attend and offer testimony. Comments may be emailed to erikac@ci.white-salmon.wa.us or must be received by 5:00 PM. October 26, 2022. All comments must include your name and address.

The Planning Commission may approve with or without conditions, deny, or table to continue the matter.

Thank you for your attention to this matter.

Erika Castro Guzman, Permit Technician | [City of White Salmon](https://www.white-salmon.net/) (509) 493.1133 ext 209

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

**716 Tohomish Variance Application Merged Notice.pdf**

2688K



CITY OF WHITE SALMON

MEMORANDUM

DATE: September 20, 2022

TO: Adjacent Property Owners to 716 NE Tohomish Street

FROM: City of White Salmon Planning Department

SUBJECT: Planning Commission Public Hearing
Applicant: Steve Kingsford-Smith Application: Variance No: WS-VAR-2022-001
Location: 716 NE Tohomish Street
Klickitat County Parcel: 03111990000201

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The Planning Commission may approve with or without conditions, deny, or table to continue the matter.

**City of White Salmon
Public Works Department**

**Mt Adams Fish & Game Assoc
PO Box 2347
White Salmon, WA 98672**

**Wilma Denny
PO Box 201
White Salmon, WA 98672**

**City of White Salmon
Clerk-Treasurer**

**Daniel Miller
PO Box 1566
White Salmon, WA 98672**

**Clara Cook
PO Box 1687
Sisters, OR 97759**

**City of White Salmon
Building Department**

**Orin Pearson
PO Box 404
White Salmon, WA 98672**

**Ardys Hoyt
PO Box 1484
White Salmon, WA 98672**

**City of White Salmon
City Administrator**

**Curtis Goodwin
PO Box 582
White Salmon, WA 98672**

**Anna Siebenborn
PO Box 1593
White Salmon, WA 98672**

**City of White Salmon
Police Department**

**Christopher Samuels
PO Box 1732
White Salmon, WA 98672**

**Erik Hauge
PO Box 623
White Salmon, WA 98672**

**Tanya Reyes Garcia
PO Box 1803
White Salmon, WA 98672**

**Frank Erickson
PO Box 1998
White Salmon, WA 98672**

**Adrian Palmer
PO Box 831
White Salmon, WA 98672**

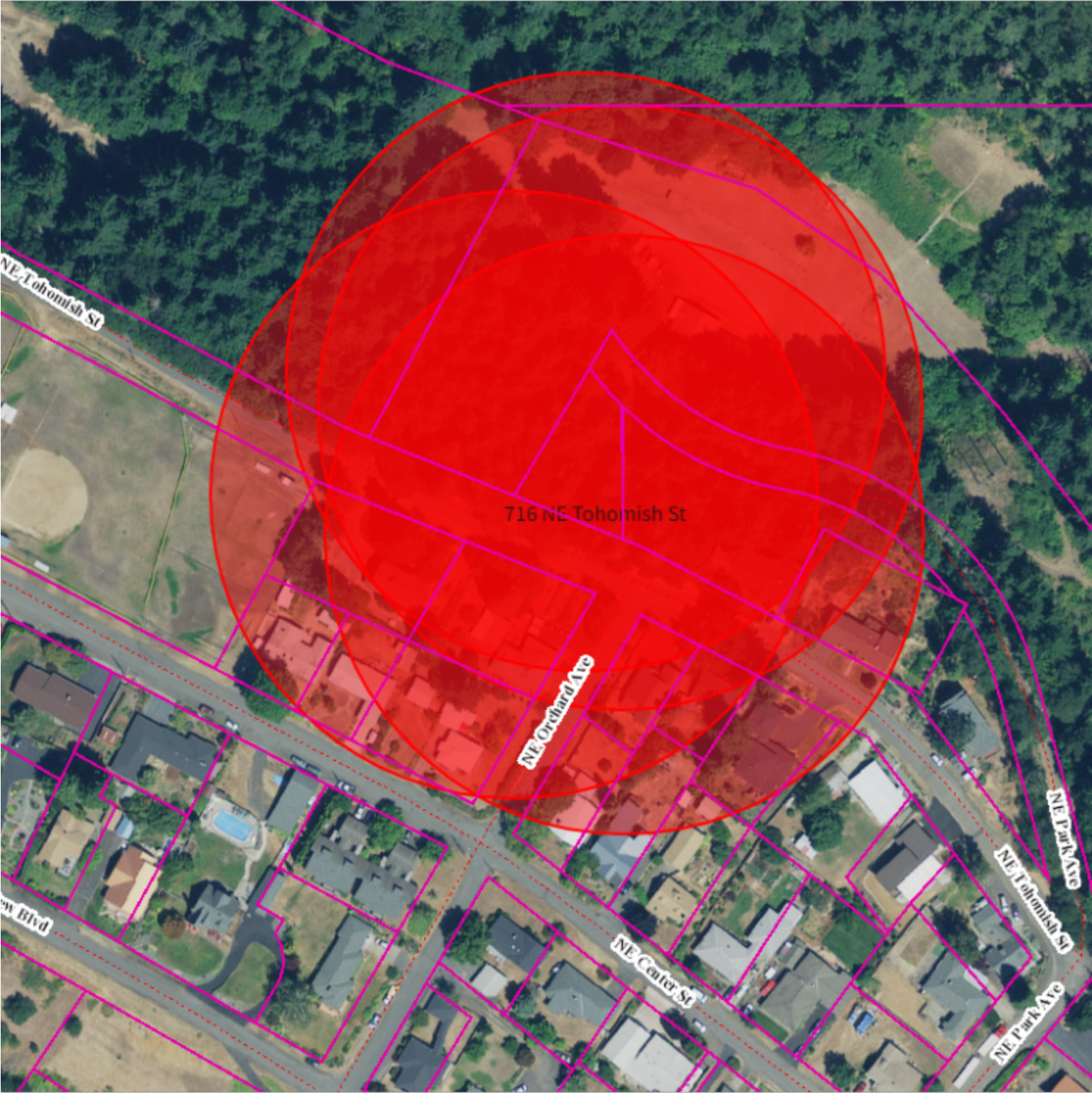
**Richard Joyce
PO Box 51
White Salmon, WA 98672**

**Susan Benedict
PO Box 2114
White Salmon, WA 98672**

**School Dist #405 White Salmon
PO Box 157
White Salmon, WA 9872**

716 NE Tohomish St

300-ft Radius Search



Legend

County Boundary

Towns (Points)

Roads

- City
- County
- Other Govt
- Private
- State

Parcels



100 ft





City of White Salmon: Proposed Variance 2022-001

Jeff Cooper <jeffc@ci.white-salmon.wa.us>

Mon, Sep 19, 2022 at 12:38 PM

To: Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

Erika

Would this impact the city if we widen the street and sidewalk? That would be my concern that the house would be out too far and snow plowing also.

Jeff Cooper
WDM1, WDS, WTPO1, City Mech.
City of White Salmon
[220 NE Tohomish Street](#)
[White Salmon, WA. 98672](#)
(509) 493-1133 Ext. 505

[Quoted text hidden]



Variance No:WS-VAR-2022-001

2 messages

Jay Carroll JFoto <jamon@gorge.net>
To: erikac@ci.white-salmon.wa.us

Tue, Oct 11, 2022 at 9:13 AM

Dear Planning Commission,

I live across the street from the parcel in question. I am adamantly opposed to a Zero set back in this area. This street is very narrow and is quite busy. During baseball and soccer season cars park on both sides of the road and a firetruck or ambulance would not be able to reach the houses east of the ball fiends due to the narrow space. The seasons are very limited but it is still a community safety hazard. Having a Zero set back would put all the residents at risk that live east of this parcel year round. Each house Must have 2 car off street parking available for the safety of the community. Zero set backs also makes it problematic for snow plows to do their job and again that puts the public at risk of danger. This area is already congested with cars and trucks WITH the required 2 off street parking ordnance.

We can not allow this variance to occur as it could set a precedence for others to do the same and the safety of our roads and neighbors are at risk. We have this Ordinance for a very good reason !!!

Please Deny this application.

Thank you for your time and consideration,

Sincerely,

Susan Benedict

[673 NE Tohomish St](#)

[White Salmon, Wa](#)

360-319-9519

Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

Tue, Oct 11, 2022 at 9:33 AM

To: Jay Carroll JFoto <jamon@gorge.net>, Jeff Broderick <planner@ci.white-salmon.wa.us>

Good morning Susan,

We appreciate your comments. Once our Planning Commission Chair opens the public hearing/public comments, staff will read your testimony.

The Planning Commission Public Hearing will be held in person at 119 NE Church Ave and via Zoom Teleconference. This meeting's agenda (including Zoom information) will appear on the following link on October 21, 2022: <https://www.white-salmon.net/bc-pc/page/planning-commission-0>

Kindly,

Erika Castro Guzman, *Permit Technician* | [City of White Salmon](#) (509) 493.1133 ext 209

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[Quoted text hidden]

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Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

Variance No:WS-VAR-2022-001 617 ne Tohomish

2 messages

Jay Carroll JFoto <jamon@gorge.net>
To: erikac@ci.white-salmon.wa.us

Tue, Oct 11, 2022 at 10:53 AM

Dear planning commission,

I live on Tohomish and am opposed to this variance as it is un fair to residents who live and use this street. Just a few yards from this site 10 years ago

A neighbor Bonnie Neil built a carport that was off street but a few feet with-in the setback and had to remove it to comply with street setbacks. This was just a few feet into the setback providing off-street parking and this variance request is for zero setback and will promote on-street parking.

This street is narrow and on-street parking will be a safety concern, during ball season cars park on street and it is very congested. Emergency vehicles would not be able to pass. Winter snow plowing will be affected. Tohomish is a popular walk way used by many city residents. To further tighten the roadway seems unfair to our community so a small home can be built on a critically steep slope. Our community is growing rapidly and good planning will maintain the safety and quality of our community, overcrowding the streets will be unsafe and unpleasant.

Thank you,

Jay Carroll

[673 NE Tohomish](#)

[White Salmon, Wa 98672](#)

Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>
To: Jay Carroll JFoto <jamon@gorge.net>, Jeff Broderick <planner@ci.white-salmon.wa.us>

Tue, Oct 11, 2022 at 11:29 AM

Good morning Jay,

We appreciate your comments. Once our Planning Commission Chair opens the public hearing/public comments, staff will read your testimony.

The Planning Commission Public Hearing will be held in person at 119 NE Church Ave and via Zoom Teleconference. This meeting's agenda (including Zoom information) will appear on the following link on October 21, 2022: <https://www.white-salmon.net/bc-pc/page/planning-commission-0>

Kindly,

Erika Castro Guzman, *Permit Technician* | [City of White Salmon](#) (509) 493.1133 ext 209

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so at their own risk. Zoning, Land Division, and other White Salmon Municipal Code sections are subject to change. Fees and timelines are subject to change.

[Quoted text hidden]

City of White Salmon

Glockenspiel
Bell Tower
White Salmon



MAYOR: Marvin E. Merritt
CLERK/TREASURER: Kelly Ingraham
CITY ATTORNEY: E. Thompson Reynolds

170 NW Lincoln
P.O. Box 2139, White Salmon, WA 98672
Tel.: 509-493-1133 — Fax: 509-493-1231

Short Plat WS-SP-95-01

Variance WS-V-95-01

APPLICANT: Charles and Verna Mansfield

The applicant is requesting to divide a 1.14 acre parcel into two lots of the following sizes: one 0.26 acre lot and one 0.88 acre lot. The Variance request is to reduce the required 20 foot front setback to 10 feet. The property is located in the 700 block of NE Tohomish.

The City of White Salmon Planning Commission has reviewed the above referenced application and has recommended approval with the following conditions:

1. An easement be deeded to the P.U.D. for the existing overhead utilities which cross Lot 2.
2. The adjacent ownership lands which are not part of Lots 1 and 2 be deeded to the Mt. Adams Fish and Game Association at the time the plat is recorded.

Glockenspiel
Bell Tower
White Salmon



City of White Salmon

MAYOR: Marvin E. Merritt
CLERK/TREASURER: Kelly Ingraham
CITY ATTORNEY: E. Thompson Reynolds

170 NW Lincoln
P.O. Box 2139, White Salmon, WA 98672
Tel.: 509-493-1133 — Fax: 509-493-1231

April 7, 1995

Mr. Mike Wellman
Wellman Associates
P.O. Box 419
White Salmon, Wa 98672

**RE: White Salmon Short Plat SP-95-01 and
Variance WS-V-95-01 Charles and Verna Mansfield**

Enclosed please find a copy of the above-referenced material. These applications have received approval from the White Salmon Planning Commission and are scheduled for the April 19, 1995 City Council meeting. Please provide comments you may have by 5:00 P.M. on April 18, 1995 so they may be considered by the City Council.

Your cooperation is appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ira A. Martin'. The signature is stylized with a large, looping 'I' and a cursive 'A'.

Ira A. Martin, Director
Public Works Department

IAM/dsw

CITY OF WHITE SALMON SP-95-01 IN SW¹/₄ SE¹/₄ SEC. 19, T.3 N., R.11 E., W.M.

#	Delta	Radius	Arc	Bearing	Chord
C1	17°32'24"	270.00	82.66	N22°29'55"W	82.33
C2	3°08'28"	270.00	14.80	N32°50'21"W	14.80
C3	43°46'38"	270.00	206.30	N56°17'54"W	201.31
C4	42°57'10"	310.00	232.40	N56°42'38"W	226.99
C5	7°04'04"	310.00	38.24	N31°42'01"W	38.22

"THIS LAND LIES WITHIN THE NATURAL HAZARDS OVERLAY AREA AND WILL REQUIRE FOUNDATION ENGINEERING"

We, CHARLES H. & VERNA M. MANSFIELD owners of the short plot shown herein, hereby declare that this division of land has been made with our free consent and in accordance with our desires, and further, we dedicate all roads as shown, not noted as private.

Owner Charles H. Mansfield 4/5/95
Owner Verna M. Mansfield 4/5/95
Owner _____
Owner _____

WITNESS MY HAND AND OFFICIAL SEAL the day and year first above written.

Terry M. Trantow
Notary Public in and for the State of Washington,
residing in Bingen, WA.

I, Terry M. Trantow, registered as a land surveyor by the State of Washington, certify that this plot is based on an actual survey of the land described herein, conducted by me or under my supervision, during the period of Dec. 16, 1992 through March 6, 1994; that the distances, courses and angles are shown thereon correctly; and that monuments, other than those approved for setting at a later date, have been set and lot corners staked on the ground as depicted on the plot.

Terry M. Trantow 23 JAN. 1995
LS 15673 WA date

I hereby certify that this short subdivision has been examined by me and that it contains adequate provisions for water supply and sewage disposal for domestic/commercial use.

Joe St. 4/21/95
Director of Public Works date

I hereby certify that this short subdivision has been examined by me and that all sewage and water systems herein meet and comply with all requirements of the County Health Department.

Robert Spiller 4/24/95
Klickitat County Health Officer date

I hereby certify that the short subdivision shown herein has been examined by me and that it contains adequate safe provisions for water supply and access for the purpose of fire protection.

John J. Sumner 4/21/95
White Salmon Fire Chief / Fire Marshal date

I hereby certify that this short subdivision has been examined by me and that it conforms with the City of White Salmon ordinances, laws and/or policies.

Joe St. 4/21/95
City Planner / Planning Commission date

I hereby certify that this short subdivision has been examined by me and that it conforms with City of White Salmon standards for survey data, layout of roads, alleys and easements, road names and numbers, and other improvements as required, or as are applicable.

Michael Sullivan 4/25/95
City Engineer date

Examined and approved this 2nd day of May, 1995.

Marion E. Meisner
Mayor
Attest: Kelly A. Ingraham
City Clerk

I hereby certify that all taxes and compensating taxes and/or penalties on property contained within the plot shown herein have been paid, discharged or satisfied.

Robert Spiller 5-5-95
Klickitat County Treasurer date

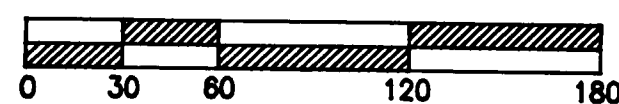
Road Dedication accepted by City Council of White Salmon this _____ day of _____, 1995

Mayor N/A
ATTEST: City Clerk

SHORT SUBDIVISION FILED FOR RECORD AT THE REQUEST OF TRANTOW SURVEYING, INC. THIS 5th DAY OF MAY, 1995, AT 3:00 P.M. AND RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 127, RECORDS OF KICKITAT COUNTY, WASHINGTON.

Nancy Evans
Klickitat County Auditor Deputy
246922

Land within this short subdivision shall not be further divided for a period of five (5) years unless a final plat is filed pursuant to City of White Salmon Code, Title 16.



LEGEND

- Set IR W/PC
- ⊙ Set IR W/2" AC
- Corner of record
- Calculated, not set or found
- () Call of record

REFERENCES:

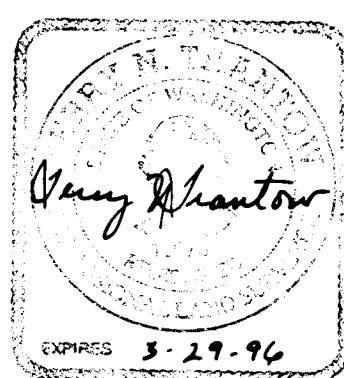
1. V.2, P.10 of Plats
2. V.9, P.20 of Surveys

Basis of Bearings taken from Ref.2 as true

Description of Total Parcel: Beginning at a point on the north line of NE Tohomish Street which is N 37-03 W, 100 feet from the intersection of the north line of NE Tohomish Street with the east line of NE Park Avenue, in the SW¹/₄ SE¹/₄ Section 19, T3N, R11E, W.M., in the County of Klickitat and the State of Washington; said point being the easterly SW corner of that tract conveyed to Mt. Adams Fish and Game Assoc., Inc., by Deed recorded January 28, 1959 in Book 127, Page 264; thence Northwest along the north line of said NE Tohomish Street to a point on said north line which is 150 feet Southeast of a point which is N 35-21 E of NW corner of Lot 7, Block 4, JEWETT'S HOME ADDITION; thence N 35-21 E, 150 feet to a point; thence Southeast and at all times parallel and at a distance of 150 feet from Tohomish Street's northeasterly line to a point which bears N 39-29 E, 150 feet from the point of beginning; thence S 39-29 W, 150 feet to the point of beginning; EXCEPTING THEREFROM that portion conveyed to Wendell Bradshaw by Deed recorded July 24, 1959, in Book 128, Page 367; ALSO EXCEPTING THEREFROM any portion lying Northerly of the southerly right of way line of JEWETT PARK DRIVE as described in that particular document recorded in Vol. 221, Page 528 of deeds; ALL records of said County. AFB 246922

Trantow Surveying, Inc. makes no warranty as to matters of unwritten title such as adverse possession, estoppel, acquiescence, hazardous waste, etc.

TRANTOW SURVEYING, INC.
P.O. Box 287, Bingen, Washington 98605
(509) 493-3111



23 JAN. 1995
REV. 6 APR. 1995

OWNER/APPLICANT:
Charles H. & Verna M. Mansfield
780 NE Grandview
White Salmon, WA 98672

City of White Salmon

Glockenspiel
Bell Tower
White Salmon



MAYOR: Marvin E. Merritt
CLERK/TREASURER: Kelly Ingraham
CITY ATTORNEY: E. Thompson Reynolds

170 NW Lincoln
P.O. Box 2139, White Salmon, WA 98672
Tel.: 509-493-1133 — Fax: 509-493-1231

April 11, 1996

Mr. Fred Heany
Pacific Rim Builders, Inc.
PO Box 1400
White Salmon, WA 98672

RE: Variance Request WS-V-96-01

Dear Mr. Heany:

As you are aware, the City of White Salmon Planning Commission reviewed your variance application at a Public Hearing on April 10, 1996. The Planning Commission elected to deny your variance request citing the following reasons:

1. It was felt that the granting of this variance would constitute a "precedent" in the local area that was not desirable.
2. Existing parking problems in situations where homes are constructed with severely reduced setbacks were cited. It was felt that this was not a desirable situation and would negatively affect the local road access, road maintenance and snow plowing.

Should you want to appeal the Planning Commission's decision you must file your appeal and request to be heard by the City Council.

Sincerely,

Ira A. Martin
City Engineer

IAM/dsw

cc: Planning Commission

NOTICE OF PUBLIC HEARING

Notice is hereby given that the White Salmon Planning Commission will hold a public hearing at its regular meeting on Wednesday, April 10, 1996, at 7:00 p.m., in the City Council Chambers of the Park Center Building, 170 NW Lincoln, White Salmon, WA.

The purpose of the hearing is to consider a Variance Application in a R-1 Single Family Residential District as submitted by Fred Heany dba Pacific Rim Builders, Inc., who is requesting a zero setback from the right-of-way. The property is located at 718 NE Tohomish Street, White Salmon, Lot 2 of WS-Short Plat 95-01.

All interested parties are encouraged to attend and offer testimony in favor or against a copy of the proposal is available for review at City Hall. Written testimony may be directed to the White Salmon Planning, Commission, P.O. Box 2139, White Salmon, WA 98672.

The Planning Commission may approve with or without conditions, deny, table, or continue the matter.

IRA A. MARTIN
City Engineer
Mar. 28 & Apr. 4, 1996-21

Affidavit of Publication

STATE OF WASHINGTON }
COUNTY OF KICKITAT } ss.

Wanda K. Mansfield, Being duly sworn, says that he is the

Office Manager of the White Salmon Enterprise, a weekly newspaper printed and published in White Salmon, in Klickitat County, State of Washington, and that said newspaper, during all of the times herein mentioned and for more than six months prior to such publication is and was a weekly newspaper established, published and circulated continuously in the town of White Salmon, Klickitat County, Washington, once a week as a weekly newspaper, and of general circulation in said Klickitat county and approved as a legal newspaper by order of the Superior Court of said county; that the annexed is a true copy of

NOTICE OF PUBLIC HEARING (Variance Application in

a R-1 Single Family Residential District as sub-

mitted by Fred Heany dba Pacific Rim) as it was published

in the regular and entire issues of said paper for a period of two (2) successive weeks,

commencing on the 28th day of March, 19 96

and ending on the 4th day of April, 19 96

and that said newspaper was regularly distributed to its subscribers during all of said period, and that said notice was published in said newspaper and not in supplement form.

Wanda K. Mansfield

Subscribed and sworn to before me this 4th day of April, 19 96

Elaine M. Backke
Notary Public for Washington, residing at White Salmon.

Glockenspiel
Bell Tower
White Salmon



City of White Salmon

MAYOR: Marvin E. Merritt
CLERK/TREASURER: Kelly Ingraham
CITY ATTORNEY: E. Thompson Reynolds

170 NW Lincoln
P.O. Box 2139, White Salmon, WA 98672
Tel.: 509-493-1133 — Fax: 509-493-1231

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Ira A. Martin
City Engineer

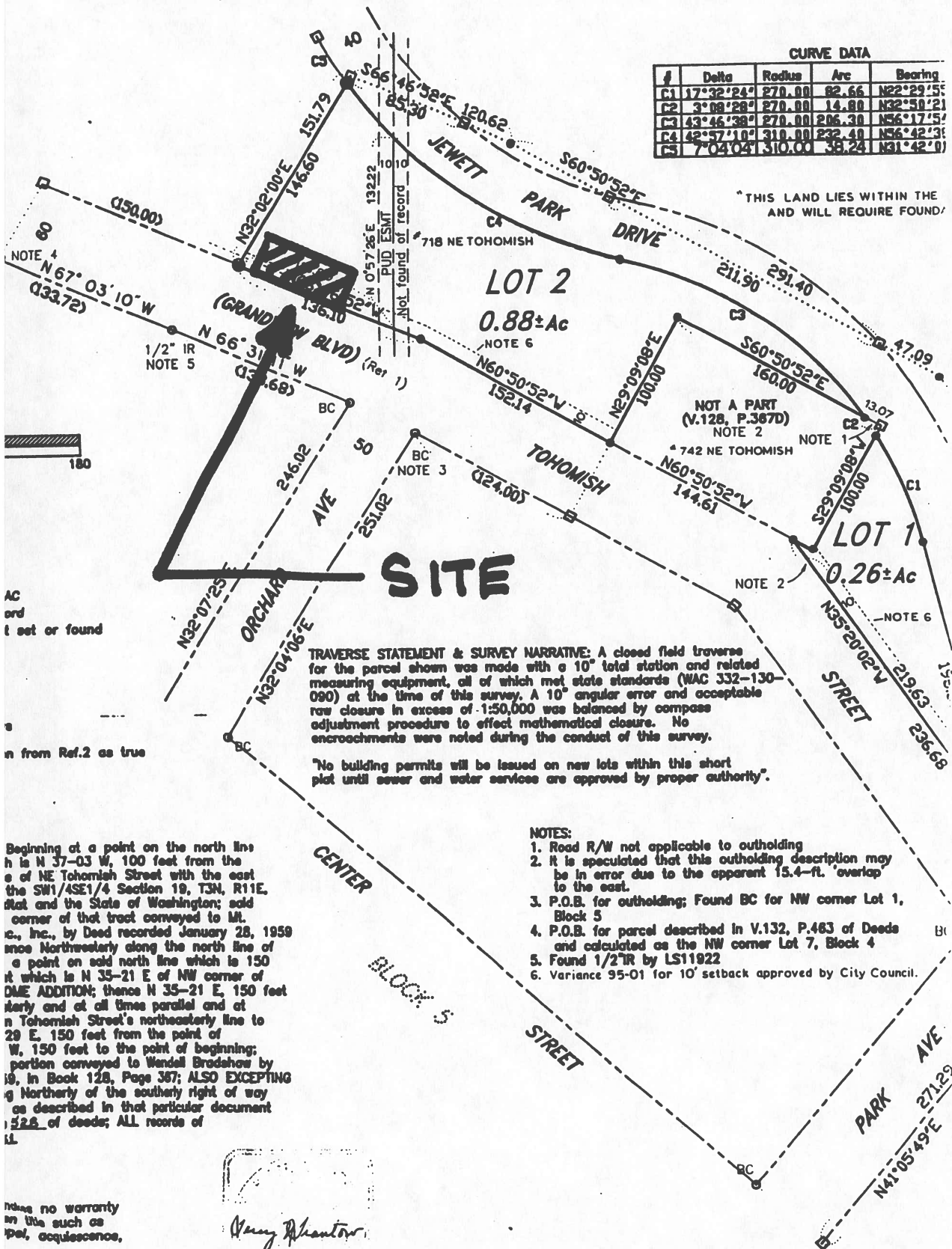
Publish twice: week of March 27 and April 3, 1996.

CITY OF WHITE SALMON SP-95001 IN SW¹/₄ SE¹/₄ SEC. 19, T.3 N., R.11 E., W.M.

CURVE DATA

#	Delta	Radius	Arc	Bearing
C1	17°32'24"	270.00	82.66	N22°29'55"
C2	3°08'28"	270.00	14.80	N32°50'21"
C3	43°46'38"	270.00	206.30	N56°17'51"
C4	42°57'10"	310.00	232.40	N56°42'31"
C5	7°04'04"	310.00	38.24	N31°42'09"

* THIS LAND LIES WITHIN THE
AND WILL REQUIRE FOUND



Beginning at a point on the north line h is N 37-03 W, 100 feet from the e of NE Tohomish Street with the east the SW1/4SE1/4 Section 19, T3N, R11E, dist and the State of Washington; said corner of that tract conveyed to M.L. Co., Inc., by Deed recorded January 28, 1959 since Northwest along the north line of a point on said north line which is 150 it which is N 35-21 E of NW corner of DME ADDITION; thence N 35-21 E, 150 feet stary and at all times parallel and at n Tohomish Street's northeasterly line to 29 E, 150 feet from the point of beginning; portion conveyed to Wendell Bradshaw by 19, in Book 128, Page 387; ALSO EXCEPTING g Northerly of the southerly right of way as described in that particular document 12.6 of deeds; ALL records of 11

making no warranty
on this such as
per, acquiescence,

IG, INC.
Ingleton 88605

Harry Rhantow
3-29-96
23 JAN 1995
REV. 6 APR 1995

City of White Salmon SP-02-007

Alteration to Lot 2 of WS SP-95-01

in SW1/4 SE1/4 Sec. 19, T3N., R.11E., W.M.

EXHIBIT I

LEGAL DESCRIPTION

Lot 2 of WS SP-95-01

REFERENCES

1. WS SP-95-01, AFN 246922

NOTES

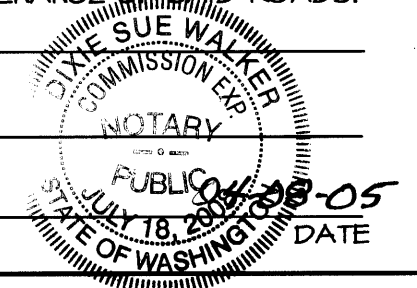
- For further information see Ref. 1 Short Plat.
- This land lies within the Natural Hazards overlay area and will require foundation engineering.
- Building permits may not be issued on new lots within this short plat until sewer and water services are approved by proper authority.

WE, OWNERS OF PLAT SHOWN HEREIN, HEREBY DECLARE THAT THIS DIVISION OF LAND HAS BEEN MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRE. FURTHER, WE DEDICATE ALL ROADS AS SHOWN, NOT NOTED AS PRIVATE, AND WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AGENCY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF SAID ROADS.

Roberta F. Cripe
OWNER

OWNER

Dixie Sue Walker
NOTARY PUBLIC



I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND THAT IT CONTAINS ADEQUATE PROVISIONS FOR WATER SUPPLY AND SEWAGE DISPOSAL FOR DOMESTIC/ COMMERCIAL USE.

W. S. Keiper
SUPERINTENDENT OF PUBLIC WORKS

4-11-05
DATE

I, RICH BELL, A REGISTERED LAND SURVEYOR IN THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF LAND DESCRIBED HEREIN, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY, THAT FOUND MONUMENTS ARE AS DEPICTED ON THE THIS DRAWING.

Richard W. Bell
RICH BELL

4-7-05
DATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND THAT IT CONTAINS ADEQUATE SAFE PROVISIONS FOR WATER SUPPLY AND ACCESS FOR PURPOSES OF FIRE PROTECTION.

William Hunsen
WHITE SALMON FIRE MARSHAL

4-12-05
DATE

I HEREBY CERTIFY THAT THIS PLAT SHOWN HEREIN HAS BEEN EXAMINED BY ME AND THAT IT CONFORMS WITH CITY OF WHITE SALMON STANDARDS FOR SURVEY DATA, LAYOUT OF ROADS, EASEMENTS AND OTHER IMPROVEMENTS AS REQUIRED.

W. S. Keiper
CITY ENGINEER

4-11-05
DATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND THAT IT CONFORMS WITH THE CITY OF WHITE SALMON ORDINANCES, LAWS AND/OR POLICIES.

W. S. Keiper
CITY PLANNER

4-11-05
DATE

I HEREBY CERTIFY THAT ALL TAXES, AND COMPENSATING TAXES AND/OR PENALTIES AND PROPERTY CONTAINED WITHIN THE PLAT SHOWN HEREIN HAVE BEEN PAID, DISCHARGED OR SATISFIED.

Karl Whitman
CLICKITAT COUNTY TREASURER

4-27-05
DATE

APPROVED THIS 11 DAY OF April, 2005
WHITE SALMON CITY COUNCIL.

Linda Pru
MAYOR

Margie Sigler
ATTEST: CITY CLERK

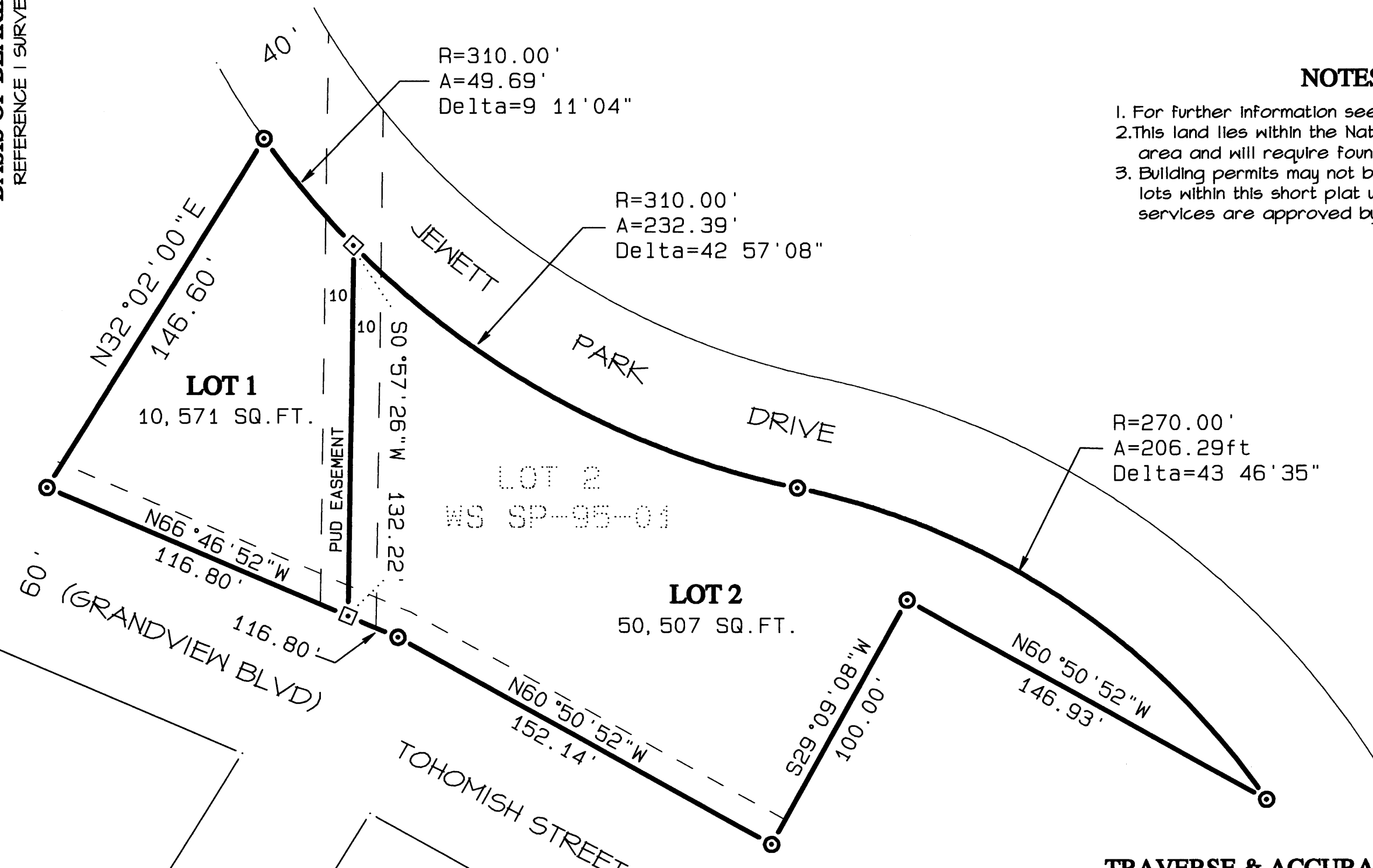
SHORT SUBDIVISION FILLED FOR RECORD AT THE REQUEST OF ROBERTA CRIFE ON THE 27 DAY OF APRIL, 2005

AT 10:52AM
RECORDED IN AUDITORS FILE NUMBER 1053182

OF CLICKITAT COUNTY WASHINGTON.
Diana Housden by Anna Weaver
CLICKITAT COUNTY AUDITOR DEPUTY

Vol 2 PS. 680

BASIS OF BEARING
REFERENCE | SURVEY

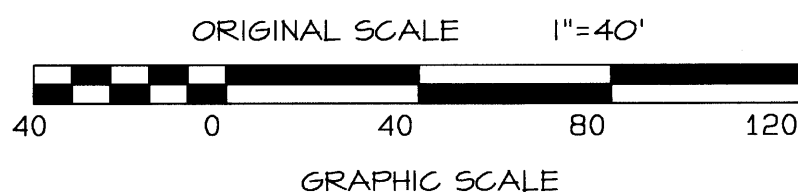


TRAVERSE & ACCURACY STATEMENT

Calculations are based on the Ref. 1 survey which states "a 10 second angular error and acceptable raw closure in excess of 1:50,000 was balanced by compass adjustment procedure to effect mathematical closure".

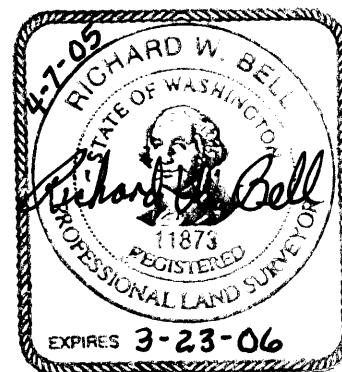
SURVEY NARRATIVE

The purpose of this survey is to divide Lot 2 of the White Salmon Short Plat 95-01 in to two lots.



LEGEND

- MARKER FOUND AS NOTED IN REF. 1 SURVEY
- CALCULATED CORNER; NOT SET OR FOUND.



DATE	DESCRIPTION	BY
5/03	DRAFT	ARB
5/03	CHECK	RWB

SHORT PLAT
FOR ROBERTA CRIFE
WHITE SALMON, WASHINGTON

SHEET: 1 OF 1
PROJECT: 02b027
DATE: Apr 2005

O:\2002\B02\N02B02T.pro

Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.

DESIGN CRITERIA

2015 INTERNATIONAL RESIDENTIAL CODE
 W/ WASHINGTON AMMENDMENTS
 OCCUPANCY = SINGLE FAMILY RESIDENTIAL
 SNOW LOAD = 55# LIVE PSF
 FLOOR LIVE LOAD = 40# PSF
 FLOOR DEAD LOAD = 15# PSF
 CEILING LIVE LOAD(NO STORAGE) = 10# PSF
 CEILING LIVE LOAD(LIMITED STORAGE) = 20# PSF
 WIND LOAD = 110 MPH @ 3 SEC. GUST EXP. B
 SEISMIC ZONE = D1
 SOIL BEARING = 1,500 PSF
 ENERGY CODE = PRESCRIPTIVE PATH 1
 FROST DEPTH = 18"

PARCEL NUMBER

03111990000202
 KLUICKITAT COUNTY, WA
 AREA = 1.16 ACRES

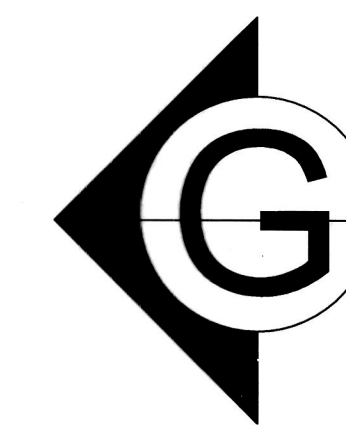
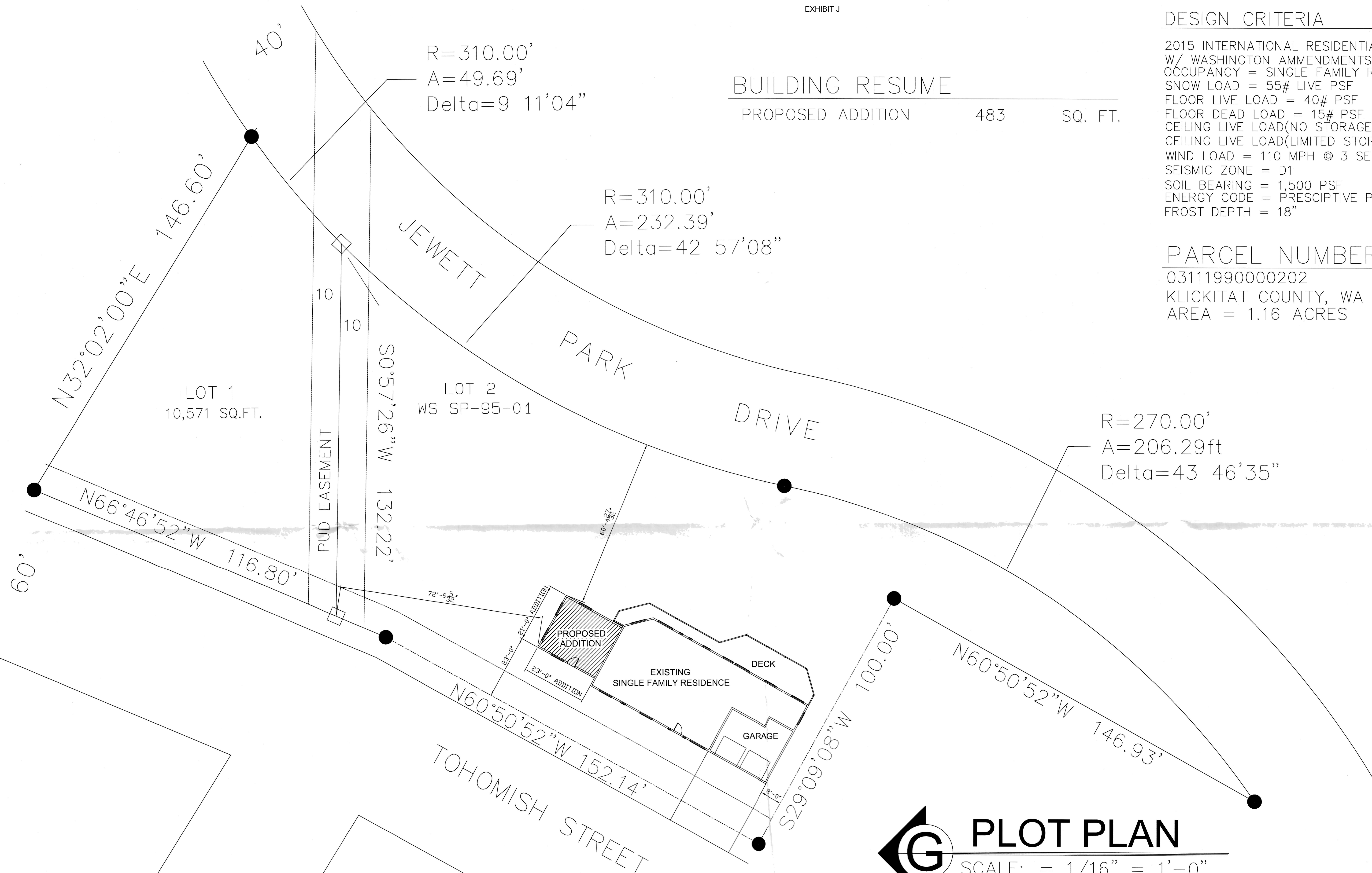
BUILDING RESUME

PROPOSED ADDITION 483 SQ. FT.

$R=310.00'$
 $A=49.69'$
 $\Delta=9\ 11'04''$

$R=310.00'$
 $A=232.39'$
 $\Delta=42\ 57'08''$

$R=270.00'$
 $A=206.29ft$
 $\Delta=43\ 46'35''$



PLOT PLAN

SCALE: = 1/16" = 1'-0"

PLANS REVIEWED BY
 MARK VAN VOAST 1696 CAX
 DATE 09/29/17 MWZ

ENGINEERING BY
BELL DESIGN CO.
 900 WEST STEUBEN
 BINGEN, WA 98605
 (509) 493-3886
 APPROVED BY

DESIGN BY:
GORGE DESIGN-BUILD, INC.
 P.O. BOX 880
 WHITE SALMON, WA 98672
 TODD A. DOUTHIT, PRES.
 (541) 308-5533
 8-22-2017
 FILE: MILLER.DWG
 REVISION 9-15-17

PROPOSED REMODEL FOR
DAN MILLER & BECKY WILLIAMS
 718 TOHOMISH STREET
 WHITE SALMON, WA 98672
 509.281.1100

1
 5