



White Salmon Planning Commission Meeting

A G E N D A

April 26, 2023 – 5:30 PM

119 NE Church and Via Zoom Teleconference

Meeting ID: 894 8986 1753

Call in Number: 1 (253) 215-8782 US (Tacoma)

Call to Order/Roll Call

Public Comment

Approval of Minutes

- [1.](#) Meeting Minutes - February 8, 2023
- [2.](#) Meeting Minutes - February 22, 2023
- [3.](#) Meeting Minutes - March 22, 2023
- [4.](#) Meeting Minutes - April 12, 2023

Adjournment

White Salmon Planning Commission Workshop (Immediately to Follow Regular Meeting)

Discussion Items

1. Potential Changes to Housing Code
The goal of this workshop is for the Planning Commission to discuss and suggest potential changes to White Salmon's Housing Code; Primarily within White Salmon Municipal Code Title 17—Zoning.

File Attachments for Item:

1. Meeting Minutes - February 8, 2023



DRAFT
CITY OF WHITE SALMON
Planning Commission Meeting - Wednesday, February 8, 2023

COMMISSION AND ADMINISTRATIVE PERSONNEL PRESENT

Commission Members:

Greg Hohensee, Chairman
Ross Henry
Tom Stevenson
Michael Morneault (Arrived 5:38 PM)
Seth Gilchrist (Absent Excused)

Staff:

Jeff Broderick, City Land-Use Planner
Erika Castro Guzman, City Associate Planner
Kenneth Woodrich, City Attorney

CALL TO ORDER/ ROLL CALL

Chairman Greg Hohensee called the meeting to order at 5:34 p.m. A quorum of planning commissioner members was present. Nine audience members attended in person or by teleconference.

PUBLIC COMMENT

No written public comment or spoken testimony was made.

PUBLIC HEARING

1. Proposed Variance 2022.002

Public Hearing

Greg Hohensee, the Chairman, opened the public hearing at 5:38 p.m. and read the Appearance of Fairness Doctrine to the planning commissioners for the public hearing; no conflict of interests or concerns arose.

Staff Presentation

The Land-use Planner, Jeff Broderick, presented the variance report to the Planning Commission.

The purpose of this public hearing is to hear Variance Application WS-VAR-2022-002 to request a modification from White Salmon Municipal Code 17.24.035(A.3) regarding dwelling standards: the requirement for all dwelling not to be less than twenty feet in width at the narrowest point of its first story. The applicant desires to build a single-family residence sixteen feet in width at the narrowest point of its first story.

The subject property, owned by Joel Blackmon and Sarah Coleman, is located at 850 E Jewett Avenue. The property is west of the White Salmon Jewett Creek where it intersects with E Jewett Blvd, east of NE Vine Street and E Jewett Blvd intersection. The previous landowners, via WS-VAR-2021-003 decision, was granted relief to geographic and environmental constraints by creating a buildable area. The site is currently vacant.

Background: The previous owner of this parcel sought a critical area variance (File 2021-003 VAR-O'Donnell) to establish a buildable area due to the proximity of Jewett Creek. The variance was granted with conditions, and the buildable area was approved by the Planning Commission at the February 9, 2022, meeting. The variance did not grant construction of a specific type of residence or did it allow for the residence to not meet City standards for structure width. Any alteration of said variance would be the minimum necessary to allow for reasonable use of the property. The

buildable area was approved by the Planning Commission and allowed for reasonable use in accordance with these standards.

Recommendation: Staff recommends the Planning Commission deny Variance 2022.002, a variance to reduce the width of a residence to 16 feet at the narrowest point based upon the findings for the variance request as provided by WSMC 17.80.058-Variance purpose and criteria and the staff report. There are no recommended conditions of approval as part of the staff report.

Applicant Presentation

The applicant and owner, Joel and Sarah Blackmon, presented their case to the Planning Commission. Sarah Blackmon, a Portland resident, addressed the 20-foot minimum exterior wall width variance. She shared that she grew up in a logging town on the north side of the Gifford Pinchot and recognizes the dedication and commitment of White Salmon to ensure the character of their rural community. She said she hopes to further explore the intent insurance of public welfare and sensitivities surrounding hardship and special privileges. Blackmon said that the 20-foot minimum exterior wall code is specific to the City of White Salmon and is not present in the Washington State or International Building Codes. Adding that she assumes that the code aims to prevent modular homes or modular home look alikes.

Sarah Blackmon stated that their proposed 16-foot wall is not forward facing and contains minimal visibility for the neighbors. The proposed design is a modern northwest style, which integrates into the fabric of the neighborhood and will positively impact public welfare by improving upon a highly visible lot which has stood vacant for many years. She said that granting this variance will not impact the ability to employ the procedures necessary to ensure a structurally sound and appropriately engineered, modestly sized home in accordance with Washington State and International Building Codes.

Sarah Blackmon stated that she is requesting a 20% deviation from the White Salmon standard, which will not negatively impact occupancy regulation, air flow, lighting, or other public health standards. However, she said it will create further hardship in the development of the property due to its 2,214 square foot oddly shaped building envelope. She shared that preserving the outdoor living space within the approved envelope is an important aspect of their design as it strives to protect the property's geohazard zone and the heritage tree drip canopy.

Public Comment

Chairman Greg Hohensee opened the public testimony portion of the public hearing at 6:03 p.m.

Mike Henderson, 858 E Jewett Blvd (Inside city limits) — Proponent

Mike Henderson stated he owns the property at 858 E Jewett. He said that several years ago, he looked into buying the property and realized there were a lot of challenges with developing it due to overlapping setbacks and environmental concerns. He shared that John O'Donnell, the previous owner, realized the property had little value unless it could be developed and hired professionals to help him with the complications of achieving a buildable footprint. Henderson stated that Joel and Sarah are as diligent as John to achieve their goal of developing the property. He concluded that this variance is one of the many challenges they will face. Mike Henderson stated that he has no objections to the variance and hopes the city will approve it.

Chairman Hohensee closed the public testimony portion of the public hearing at 6:09 p.m.

Staff Rebuttal

Land-use Planner, Jeff Broderick, had no rebuttal.

Applicant Closing Rebuttal

The applicant and owner, Sarah Blackmon requested the Planning Commission's reconsideration of the 5 square foot encroachment into the geohazard zone and a loss of 96 square feet of livable space on the 1st floor. She stated that the vision in the 2040 Comprehensive Plan is all about design, good integration and good architecture that supports this region, and this is why they are asking for reconsideration.

Discussion

The Planning Commission discussed the variance proposal for 850 E Jewett Blvd, requesting to build a single-family residence sixteen feet in width at the narrowest point of its first story.

Commissioner Tom Stevenson and Planner Jeff Broderick discussed the proposed structure. They concluded that the site plan provided as part of the 2021 decision indicated there was a building on the site, but the building plans since then have changed. Chairman Greg Hohensee specifically noted that the decision then did not refer to a building footprint. He clarified that the planning commission established a buildable space, given the critical areas (creek, slope and tree) setbacks and zoning setbacks of the vacant parcel. Planner Broderick agreed.

Commissioner Ross Henry stated that he remembered the various encroachments onto this property. Commissioner Henry and Chairman Hohensee recalled that the setbacks were: 10 feet across the entire rear setback (the environmental setback) that is at a 45 degree angle along the Jewett Creek slope, building setbacks on the front yard is 20 feet, and that the average side setback was 5 feet. They concluded that the 2021 O'Donnell decision established a buildable area, therefore as long as the residential structure was built within said building envelope it would meet all zoning and critical area setbacks established as the minimum to meet reasonable use of the property, voted on one year ago.

The Commission discussed that the variance before them is only for the width of the proposed structure and not the building encroachment. The applicant had commented that prior to this design they had proposed plans that had encroached in that 10-foot geo-hazard setback.

Planner Jeff Broderick discussed the multiple building plans presented by the Blackmond's as part of this variance, each of which has been slightly different. He stated that there had been some earlier iterations that had a corner of the structure extending into critical areas, which is not something the city would permit.

Commissioner Henry asked if the structure proposed for this parcel can extend beyond the buildable envelope. Planner Broderick noted that beyond the buildable area established, there is buffer averaging for the length of the buffer. Chairman Hohensee reminded the commission that there is a specific application in front of them.

Commissioner Michael Morneault and Planner Jeff Broderick discussed page 48/Exhibits B regarding the multiple building plans, one of which shows a building encroaching in the minimum hazard offset; the other is an example of where the structure is shortened slightly and is not encroaching into any critical areas.

Chairman Hohensee had no questions or clarification of the presentation or applicant.

Chairman Hohensee closed the public hearing at 6:26 p.m.

Discussion

Commissioner Ross Henry discussed the need to follow code and not have the city be constructed based on variances. He noted that the last update of the housing code was 2012, and that there are a variety of ways that houses can now be constructed. Commissioner Henry expressed the need to see the code rewritten.

Commissioner Tom Stevenson agreed with Commissioner Henry. He shared that he is familiar with architecture and was on the Planning Commission when the code in question was made. He stated that he enjoyed the architectural work on the house and understands its difficulty.

Commissioner Michael Morneault discussed the Wahington State Building Code and International Building Code, which are model building codes given followed by cities and jurisdictions. He stated that The City of White Salmon is within its rights and responsibilities to modify the building and land use codes as they see fit.

Chairman Greg Hohensee maintained that staff is restrained by code, regardless of professional architecture plans. He said that the problem in granting this variance would open the floodgates to other developers and potentially open the city to litigation. He concluded that the real solution is to edit the housing ordinances and encouraged the planning commission to do so soon.

Commissioner Ross Henry stated that he believes that it would be acceptable for less than 50% of the structure to be substandard as long as it meets building code.

Commissioner Tom Stevenson discussed the issue of variances in today's city code. He suggests that the planning commission should work with the planner to update the city's housing codes.

City Attorney Ken Woodrich explained the process of making an appropriate motion to appeal against a decision made by the Planning Commission. He suggests that if the Planning Commission is unlikely to approve the motion, they still need to make a motion to approve and how it denied is when it is voted down. Regardless of if the motion is approved or denied, the applicant must have something to appeal from if they the proposed variance does not prevail.

Motion

Moved by Ross Henry. Seconded by Tom Stevenson.

Move to **approve with conditions** Variance 2022.002 in relation to WSMC 17.28.034(A)(3), regarding width provisions, to allow a 16-foot-wide structure for the property addressed as 850 E Jewett Avenue with the following conditions:

1. Street front meets building standards width.
2. 50-percent of the structure shall meet building width.

Discussion

Chairman Greg Hohensee believes that introducing legislation by the proposed motion is a bad idea.

Commissioner Tom Stevenson suggested creating reasonable conditions to allow the residential structure that is substandard in the code. He suggested that the minimum portion of the house that doesn't make it below minimum should be a small portion, and that a frontage should be at least 50% above minimum. He believes that this is a worthwhile idea to consider.

Commissioner Michael Morneault is concerned about the precedence the city would be establishing for future applications and its liability.

Chairman Greg Hohensee agrees with Commissioner Morneault. He said he believes that making this decision now could set a precedent and potentially grant special privilege.

Commissioner Ross Henry expressed his appreciation for Chairman Hohensee's commitment to upholding the code and his belief that if a design like this came forth as a variance, it would set precedent with the motion he has made. He also expressed his concern about not moving forward with the motion, as it would leave people and their livelihood in limbo. Therefore, he shared that he feels comfortable in making the motion with very specific conditions as it relates to this variance application.

Tom Stevenson withdrew his second to the proposed motion.

Ross Henry withdrew his proposed motion.

Discussion

Chairman Greg Hohensee verified the dimensions on Exhibit B (the site plan with redacted lines).

Commissioner Ross Henry said that he wishes to propose a motion with the condition that the street frontage meets the standard width (minimum 20 feet width along E Jewett Blvd).

Chairman Hohensee and City Attorney Ken Woodrich discussed the issue of the minimum dimension of a house facing either road (E Jewett Blvd and Pole Yard Road). Chairman Hohensee suggested that the minimum dimension should be no less than 20 feet, while Attorney Woodrich stated that the code is ambiguous because there is no definition for the term "width" in the definition section of Title 17.

City Attorney Ken Woodrich and Planner Jeff Broderick discuss White Salmon Municipal Code (WSMC) 17.280.034, paragraph three, which states that all dwellings shall be not less than 20 feet in width at the narrowest point of its first story. Further discussion entailed the minimum size for the primary residence is 600 square feet, but at no point on the residence's narrowest point on the first story it cannot be less than 20 feet.

City Attorney Ken Woodrich argued that the Planning Commission should only interpret the code if it is ambiguous, but not legislate. He said that Planning Commissioners can make recommendations to the City Council for future housing code changes, but they don't have the authority to legislate.

Motion

Moved by Ross Henry. Seconded by Tom Stevenson.

Move to approve with condition Variance 2022.002 in relation to WSMC 17.28.034(A)(3), regarding width provisions, to allow a 16-foot-wide structure for the property addressed as 850 E Jewett Avenue with the following condition:

1. Any street front width of the structure meets building standards no less than 30-ft.

No Commissioner Seconded the Motion, MOTION DIES.

Motion

Moved by Tom Stevenson. Seconded by Michael Morneault.

Move to **approve with condition** Variance 2022.002 in relation to WSMC 17.28.034(A)(3), regarding width provisions, to allow a 16-foot-wide structure for the property addressed as 850 E Jewett Avenue with the following condition:

1. The structure meets the minimum width of any street frontage, 50-percent of the structure shall meet building width.

Discussion

Michael Morneault is unsure if it is 50% of the floor area or 50% of the width on the 1st floor area.

Michael Morneault withdrew his second to the proposed motion.

Tom Stevenson withdrew his proposed motion.

Motion

Moved by Tom Stevenson. Seconded by Ross Henry.

Move to **approve with conditions** Variance 2022.002 in relation to WSMC 17.28.034(A)(3), regarding width provisions, to allow a 16-foot-wide structure for the property addressed as 850 E Jewett Avenue with the following conditions:

1. The structure meets the minimum width of 20-ft on any street frontage.
2. 50% of the first-floor footprint must be greater than the 20-foot width.

Discussion

The Planning Commission did not have further discussion.

Vote

TIE, MOTION FAILS 2–2.

Henry – Aye, Stevenson – Aye, Morneault – Nay, Hohensee – Nay.

FINAL ANNOUNCEMENTS/REMARKS

Planner Jeff Broderick shared that during the next planning commission meeting, The Watershed Group will be presenting the Shoreline Master Plan progress, expected to be complete by June 30, 2023.

Additionally, the transportation system plan will have a survey out for the public that will be open for at least 30 days; expected to be done late summer.

ADJOURNMENT

The meeting was adjourned at 7:29 p.m.

Greg Hohensee, Chairman

Erika Castro Guzman, City Associate Planner

File Attachments for Item:

2. Meeting Minutes - February 22, 2023



DRAFT
CITY OF WHITE SALMON
Planning Commission Meeting - Wednesday, February 22, 2023

COMMISSION AND ADMINISTRATIVE PERSONNEL PRESENT

Commission Members:

Greg Hohensee, Chairman
Ross Henry
Michael Morneault
Seth Gilchrist
Tom Stevenson (Absent Excused)

Staff:

Jeff Broderick, City Land-Use Planner
Erika Castro Guzman, City Associate Planner

Planning Consultants:

Alex Capron, Consultant Planner
Alexandra Plumb, Consultant Planner
Chelsey Benner, WA Dept of Ecology Planner

CALL TO ORDER/ ROLL CALL

Chairman Greg Hohensee called the meeting to order at 5:30 p.m. A quorum of planning commissioner members was present. No audience members attended in person nor by teleconference.

PUBLIC COMMENT

No written public comment or spoken testimony was made.

DISCUSSION ITEMS

1. Draft Shoreline Master Plan and Critical Area Ordinance

The Land-use Planner, Jeff Broderick, introduced The Watershed Company and Washington Department of Ecology planners.

The purpose of this presentation is to review the draft Shoreline Master Plan and Critical Area Ordinance, as to where it applies to the city land. The meeting's goal is to provide background of the Shoreline Master Program (SMP) update, including project history; and provide an update on upcoming steps and status for separate City-wide critical area work.

Where the Shoreline Master Plan primarily applies to lands within 200-ft of the Columbia River, the Critical Area Ordinance will identify all other waterway within city limits. The draft plan at this time contains minor revisions, to assure consistency with State law. Dept of ecology must review the proposed amendments/edits prior the city council. The anticipate finish date is June 2023. Recommended changes are required based on state law, if not accepted by the city it may extend the timeline, at this time there are no anticipate issues.

Amendments include:

1. Legislative amendments including:
 - A. Exemptions
 - Forest Practices
 - Substantial Development (Exemption Cost Threshold)
 - B. Exceptions
 - Add statutory exceptions section
 - C. Shoreline Restoration Relief
 - Setback reduction option for associated development
 - D. Definitions
 - Development
 - Floodway
 - Nonconforming uses, structures, and lots
 - E. Federal applicability
2. Critical Areas Regulations in Shoreline Jurisdiction
 - A. Ensure critical areas tract measures remain in-effect.
 - B. Review existing wetland buffer requirements consistent with the 2018 guidance from the Washington State Department of Ecology
 - Reference up-to-date 2014 wetland rating system & minimization measures
 - Habitat corridor requirements
 - C. Re-locate Heritage Tree section to zoning code.
 - D. Add WDNR references seismic hazard area guidance
 - E. Clarify buffer averaging requirements

Anticipated timeline of key events:

- Planning Commission Meeting — February 22, 2023
- Joint Ecology/City Meeting Public Comment — Early March to Early April, 2023
- Joint Ecology/City Meeting Public Hearing — March 22, 2023
- Respond to Public Comments — April 2023
- Submittal to Ecology for Initial Determination — April 2023
- Local adoption of the SMP — June 2023

ADJOURNMENT

The meeting was adjourned at 6:32 p.m.

Greg Hohensee, Chairman

Erika Castro Guzman, City Associate Planner

File Attachments for Item:

3. Meeting Minutes - March 22, 2023



DRAFT

CITY OF WHITE SALMON
Planning Commission Meeting – Wednesday March 22, 2023

COMMISSION AND ADMINISTRATIVE PERSONNEL PRESENT

Commission Members:

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

Staff:

Jeff Broderick, City Land-Use Planner
Erika Castro Guzman, City Associate Planner
Shawn MacPherson, City Attorney

CALL TO ORDER/ ROLL CALL

Chairman Greg Hohensee called the meeting to order at 5:30 p.m. A quorum of planning commissioner members was present. Seventy-five audience members attended in person and by teleconference.

PUBLIC COMMENT

Shelley Baxter, Inside City Limits

Shelley Baxter encouraged City Planners to consider more bike stands.

Gina Day, Inside City Limits

Gina Day is a resident of White Salmon and is concerned about the lack of activities for children and adults to do when it's cold, wet and rainy. She is looking for an affordable and close activity, such as a roller skating rink, that can be used year round.

Sherry Bousquet, Outside City Limits

Sherry Bousquet stated that she is concerned with the direction the city is going. She has been living in Husum for five years and has watched the city be destroyed with 'affordable' housing that is not affordable. She is hoping that the Planning Commission will take this city seriously and consider what the city will look like and what the design is going to be.

PUBLIC HEARING

1. Proposed Residential Plan Unit Development 2023.001

Public Hearing

Greg Hohensee, the Chairman, opened the public hearing at 5:36 p.m. and read the Appearance of Fairness Doctrine to the planning commissioners for the public hearing; no conflict of interests or concerns arose.

Staff Presentation

The Land-use Planner, Jeff Broderick, presented the Residential Plan Unit Development report to the Planning Commission via PowerPoint Presentation.

The applicant, Nancy White on behalf of White Salmon Main Street LLC, is requesting preliminary approval to divide one existing parcel into 31 residential parcels totaling 4.33 acres per the Klickitat County property tax search tool. Because the Applicant has chosen to subdivide this

property as a residential planned unit development (R-PUD), new lots within the subdivision may be smaller than what is normally allowed per City code. A review of R-PUD code is part of these findings and recommended decision.

There will be new streets within the subdivision built to City standards for public streets. Water and sewer facilities are to be constructed within the subdivision and connected to City services. These facilities will be dedicated to the City, or respected local agencies, as part of the final plat process. Standards for these facilities are included in these findings and decision and the Development Agreement (that is being negotiated concurrently with this land use action).

There is to be one public street taking access from North Main Street, a facility that is owned by Klickitat County at this location. That street is proposed to generally run from east to west to and through the subdivision. Within the subdivision, there will be a second street taking accessing the primary street generally running from north to south and then turning west to and through to the west end of the property.

There is also a SEPA checklist (file WS-SEPA-2023-001) associated with this application.

Staff's Recommendation

Move to recommend approval with (24) conditions set forth in the staff report to City Council, the preliminary plat of subdivision files WS-SUB-2023-001 and residential planned unit development WS-R-PUD-2023-001. The planning commission finds the application is consistent with application code provisions and adopts the finding and conclusions as set forth.

1. Prior to final plat, Applicant note size of property in square feet and acres on the site survey.
2. Prior to final plat, Applicant shall provide plans that either allows for on-street parking or provides plans for how additional off-street parking shall be provided in sufficient quantities where on-street parking would not be necessary. If no on-street parking is provided, Staff shall require additional off-street parking beyond what would normally be required.
3. Prior to final plat, Applicant shall establish a homeowner's association meeting the standards of WSMC 17.75.040(D)(1) that is binding on all property owners within the proposed subdivision to maintain open space and easements associated with the open space or come to an agreement agreeable to the City about the maintenance and operation of this open space.
4. Prior to Final Plat, Applicant shall provide a traffic analysis meeting the standards laid out by Klickitat County's memo found in Exhibit L.
5. Prior to final plat, Applicant shall provide plans indicating common area landscaping plans.
6. Prior to commencing construction or grading, Applicant shall provide the City with plans for grading and recontouring that meet City standards and receive approval for such plans prior to grading or recontouring work.
7. Prior to commencing construction or grading, Applicant shall provide the City with plans for grading and recontouring that meet City standards and receive approval for such plans prior to grading or recontouring work as well as make provisions for erosion control measures.
8. If Applicant installs or constructs outdoor lighting/street lights, Applicant shall comply with the standards found in WSMC 8.40-Outdoor Lighting.
9. Prior to commencing construction or grading, Applicant shall provide the City with plans for grading and recontouring that meet City standards and receive approval for such plans prior to grading or recontouring work as well as make

- provisions for erosion control measures.
10. Applicant shall make improvements and apply for final plat approval within five years of the date of preliminary plat approval.
 11. Prior to final plat, a development agreement shall be finalized and approved by City Council and shall include financial guarantees or provision of a performance bond(s) as necessary.
 12. Applicant shall record the final plat within 60 days of obtaining final plat approval from the City Council and all signatures are affixed to the completed mylar plans.
 13. Prior to final plat, Applicant shall clearly note on plat maps what is to be dedicated and where the dedicated infrastructure is located, including dimensions, capacity of pipes and materials used as well as provide as-built drawings.
 14. Prior to final plat, Applicant shall, at least two weeks prior to filing a final plat, supply the council and the administrator with copies of the grantee organization articles of incorporation and bylaws, and with evidence of the conveyance or a binding commitment to convey meeting the criteria set forth above.
 15. Prior to final plat, Applicant shall not on final plat map the easement granting the ability to construct, operate and maintain the booster pump station proposed to be located at the southeast corner of subject property and adjacent to N. Main Street. If City and Applicant agree, Applicant may also dedicate the land needed for the booster pump station to the City as part of the final plat process.
 16. Applicant shall alter the stormwater bioswale as necessary based on final design plans for the booster pump station.
 17. Prior to final plat and as part of general public improvements, Applicant shall install a fire hydrant at the southwest quadrant of the Street A and Street B intersection. This hydrant shall meet City standards of the City and Applicant to verify sufficient water flow for hydrant to be usable.
 18. Prior to final plat Applicant shall work with Klickitat County to assure access to N. Main Street and work to resolve the issues presented in WSMC 16.45.030(A)(1).
 19. (revised 3.16.23) On the final plat map, Applicant shall either indicate if Lots 5 and 9 are reserved for a hammerhead emergency vehicle turnaround space or if Applicant creates an agreement with the adjacent landowner to the west that provides a road of sufficient width and quality to allow access between Street A and Street B. The access solution chosen by Applicant shall remain in place until such time development on adjacent properties allow for circulation and turnaround of emergency vehicles.
 20. Assuming the street network on the property immediately to the west of subject property is not built out, Applicant shall at all times maintain a way to allow for emergency vehicle turnaround maneuvering per the Fire Chief's memorandum (Exhibit K) and shall indicate on final plat map what parcels are reserved for hammerhead turnarounds or an agreement with the property owner to the west of subject property that allows for a road that creates a loop between Street A and Street B until such time the road network to the west allows for emergency vehicle turnaround or egress. Any agreements for access shall be indicated on the final plat map and recorded with Klickitat

County.

21. Applicant shall construct water and sewer improvements to City standards and shall be inspected by the City prior to acceptance, dedication to the City and final plat. Applicant shall construct sewer main line from intersection of Street A and N. Main Street to the nearest east-running public sewer lateral. Exhibit C has additional details about standards and what needs to be constructed.
22. Prior to final plat and acceptance of public improvements, Applicant shall demonstrate compliance with the provisions of WSMC 16.45.100.
23. Prior to issuance of development permits, each proposed residential project shall demonstrate compliance with the require to provide all utility connections underground and all utility infrastructure within the subdivision on both proposed public right of way and on private property shall be underground.
24. Prior to final plat, Applicant shall provide stormwater plans to include capacity calculations and exact dimensions of the stormwater pond/bioswale.
25. Prior to final plat, Applicant shall provide a plat map indicating location, size and dimensions of the pump station facility. These dimensions may be obtained from the City's engineering consultant designing this project.
26. Prior to final plat, Applicant shall establish monuments in accordance with the standards of WSMC 16.55.040.
27. to final plat, Applicant shall demarcate all lots and tracts per the standards in WSMC 16.55.050.
28. Prior to final plat, Applicant shall name the streets the comprise the internal subdivision street network or work with the City to establish street names.
29. Prior to final plat, Applicant shall provide to the City any restrictive covenants and/or HOA CCR documents related to this subdivision.
30. Prior to final plat, Applicant shall provide final plat map(s) meeting all the standards, criteria and required information of WSMC 16.60.020
31. Prior to final plat, Applicant shall construct required improvements per the Public Works Memorandum (Exhibit C)
32. Prior to final plat, Applicant shall demonstrate proposed streets meet the standards set forth in the Public Works Memorandum, City street construction standards and the Development Agreement as approved by City Council and then construct streets to these standards prior to acceptance by the City. Streets shall include on-street public parking amounts acceptable to the City.
33. Prior to final plat, Applicant shall note all heritage trees on the final plat map and include any required buffers in addition to the heritage tree dripline. Additional compliance with tree buffers shall be reviewed at the time of building permit or additional land use action review applications are received.
34. Prior to final plat, Applicant shall include a notice meeting the standards of WSMC 18.10.119 on the final plat map.
35. Heritage trees identified on Lots 27 and 28 on the preliminary plat map shall appear on the final plat map and shall be identified as heritage trees on the final plat map. The ponderosa tree shall be indicated on final plat map.
36. Applicant shall include the above dedication easement statement on the final plat map.

Applicant Presentation

The applicant, Nancy White, owner of White Salmon Main Street LLS, stated that she is a member of the community and has a business in Bingen that employs 80 people. She said she has spent a lot of time in the area and is familiar with the traffic and the way the parcel sits in the community. White emphasized that last week, Governor Inslee noted that there is a need for over 1,000,000 affordable housing units to address the current needs of the state. Nancy White stated that the lack of housing is a major issue in the gorge. She said that the R-PUD includes 10 lots for this cause and the city has assured the developer that covenants will be built into the parcels to ensure affordability and that additional grants will be available to build and offer affordable housing. She added that the water pumping station would be dedicated to the city. She summarized that the concerns for having enough water pressure are legitimate, and Spring Street is dangerous for pedestrians. She said her engineer is designing the streets in a way that creates a safe crossing and are committed to working that aspect out as she anticipates to know more about what traffic requirements are expected. Nancy highlighted that the city planners have reviewed the application and did not see anything that would concern them about moving forward and she and her engineer feel like they can comply with the outlined conditions.

Public Comment

Chairman Greg Hohensee opened the public comment portion of the public hearing at 6:25 PM.

Written Testimony

Chairman Hohensee entered into the record 19 written public comments, that was distributed to the Commissioners prior to the meeting (on Wednesday, March 22, 3:24 PM PT via email) and has been reviewed as part of the record and deliberation.

The record included 13 Proponent, 4 Opponent and 2 Unstated positions:

Comment	Date	Time	Name	Position
1	Thursday, March 16, 2023	1:52:00 PM	David White	Proponent
2	Thursday, March 16, 2023	2:19:00 PM	Leslie Naramore	Proponent
3	Friday, March 17, 2023	8:24:00 AM	Peter Wright	Unknown
4	Friday, March 17, 2023	9:51:00 AM	Audrey Lemley	Opponent
5	Friday, March 17, 2023	12:35:00 PM	Joanna Turner	Proponent
6	Monday, March 20, 2023	5:02:00 PM	Charlie Guthrie	Proponent
7	Monday, March 20, 2023	5:37:00 PM	Cheryl Park	Proponent
8	Monday, March 20, 2023	11:51:00 AM	Tonya Colson	Opponent
9	Tuesday, March 21, 2023	12:30:00 PM	John Colson	Opponent
10	Wednesday, March 22, 2023	7:02:00 AM	Barbara Bailey	Proponent
11	Wednesday, March 22, 2023	9:01:00 AM	Mike Rockwell	Proponent
12	Wednesday, March 22, 2023	10:40:00 AM	Susan Svensson	Unknown
13	Wednesday, March 22, 2023	11:21:00 AM	Patricia Arnold	Proponent
14	Wednesday, March 22, 2023	1:23:00 PM	Jenn Sharp	Proponent
15	Wednesday, March 22, 2023	1:57:00 PM	Patricia Arbogast	Opponent
16	Wednesday, March 22, 2023	2:40:00 PM	Sasha Bentley	Proponent
17	Wednesday, March 22, 2023	2:52:00 PM	David Roth	Proponent
18	Wednesday, March 22, 2023	2:59:00 PM	Scott Clements	Proponent
19	Wednesday, March 22, 2023	4:30:00 PM	Bernadette Williams	Proponent

Spoken Testimony

The record included 5 Proponent, 5 Opponent and 3 Unstated positions:

Kevin Herman, Inside City Limits — Opponent

Kevin Herman stated that he lives near the project site. He said he is not against someone doing with their property as they wish, but stated that it comes with restrictions. He is concerned about whether there is an actual criteria for how much noise is too much and normal noise after construction is done. He said he is not in agreement with 31 houses and \$1,000,000 for low income housing, as he does not think any government entity should be in the business of trying to make affordable housing. Kevin shared that he remembers what happened to Tim's trailer park and assumes Spring Street mobile home park is falling apart. He wants to make sure that his city isn't engaging in affordable housing, as he believes that money could be better served for community improvements.

Ray Klebba, Inside City Limits — Unknown

Ray Klebba stated that his property abuts the proposed project site and he has concerns about the proposed small lots below 3,000 square feet. He believes that larger lots would allow for Accessory Dwelling Units (ADUs). He expressed concern that the city is given water and sewer connections for \$1,000,000. He also believes that new low income units are being built in Hood River, OR. Furthermore, he stated that he is concerned about traffic and how people are going to get out of the area in case of an emergency.

Kirby Erdely, Inside City Limits — Proponent

Kirby Elderly said he commends the city for dedicating a third of the proposed lots to affordable housing. He believes that it is a great choice to partnership with a reputable and local housing agency to manage and ensure that the homes are built for truly affordability to the future buyers. Elderly believes this agreement will create a diversity in housing stock, allowing for alternatives to larger lot single family homes that are often cost prohibitive. Elderly expressed appreciation for the city's efforts towards affordable housing in White Salmon.

Becky Williams, Inside City Limits — Proponent

Becky Williams stated that she is a school district employee and that over the past five years, she has seen several families leave white salmon due to lack of housing. She stated that this has been heartbreaking as a teacher and parent to see those families leave. She said that increasing inventory and providing housing is essential for the school district to remain a vital part of the community.

Joel Madsen, Inside City Limits — Proponent

Executive Director, Mid-Columbia Housing Authority and Columbia Cascade Housing Corporation
Joel Madsen stated he is representing Columbia Cascade Housing Corporation, an entity that focuses on diversity, equity and inclusion to address inequities and systemic biases. Single family zoning perpetuates inequity and undermines efficiency, but this PUD is a step in the right direction that helps diversify the city's housing stock.

Shelley Baxter, Inside City Limits — Unknown

Shelley Baxter stated that she lives near the proposed site and is happy to see 10 affordable units in White Salmon, but asks traffic concerns to be critically considered. She shared that according to the Federal Highway Administration and the Bureau of Transportation Statistics, each

household has an average of 9.5 car trips a day (4 trips per person); mean 589 trips on and off Main Street a day for this development.

Cheryl O'Grady, Inside City Limits — Unknown

Cheryl O'Grady stated she lives on Ingram Place, and she feels like she is taking her life in her hands when she makes a left (or right) turn to get out of her development. O'Grady believes it is unreasonable to approve any development without a proper traffic plan to handle the extra traffic.

Mike Nelson, Inside City Limits — Opponent

Mike Nelson stated that he lives near the project and is opposed to the gentrification of the region. He would support an apartment complex in the area, as it is a more reasonable and equitable approach given the median income and median home price. Nelson shared that his biggest issue is with the way the city got here originally. He said neighbors Shelley Baxter, Ray Klebba and Nancy White proposed the annexation, but when Baxter and Klebba tried to withdraw their support of the petition, Mayor Poucher said it was too late. Nelson stated that Mayor Marla Keethler has since brought back up the topic of fixing the condition of Spring Street, which is in extreme disrepair which he believes would be a better use of tax dollars and not waste money on this development that adds more traffic to the failing roads is just going to get worse. Mike Nelson thanked the planning commission for their time and asked them not to allow the gentrification of the town.

Gina Day, Inside City Limits — Opponent

Gina Day stated that her concern is that her sewer and water doubled in January 2023, and she feels like her base fees are paying for the development improvements when she uses less than \$5.00 worth of water.

Geraldine Jacobs, Inside City Limits — Opponent

Geraldine Jacobs said she lives directly downhill from the development and is concerned about the water draining into her yard. She stated that she attending the development neighborhood meeting to express the same concern and is not happy future water drainage problems for her property.

Sherry Bousquet, Outside City Limits — Opponent

Sherry Bousquet believes this development will harm neighbors and the aesthetics of the rural White Salmon. She also believes that affordable housing is a tax scam and money laundering, and that only developers profit. She questions why this meeting is being held, as it is presented as outright allowed but doesn't understand why there are conditions. She believes that public services should be provided to U.S. Department of Housing and Urban Development's (HUD) people, and that they should not have to transport them, take care of their children, or give them medical care. Bousquet said she tired of hearing of funding cuts, but the government raising utilities and tax rates. She is concerned about the potential for a slum in the city of White and believes that this will lead to people living in slums, where they don't know their neighbors, lock their doors, and don't go out at night. She said she is tired of their taxes, their property tax, and their utilities. Bousquet said the planning commission should not want to start a slum in the city.

Dorothy Herman, Inside City Limits — Opponent

Dorothy Herman stated she is concerned about the water system and water pressure zone where the proposed development is located being inadequate to serve the proposed development. She believes that the city need to take a look at how we got here: by taking away affordable housing

for people who work at Underwood Fruit, SDS, Thriftway and teaching jobs. She also believes that we need a trailer park to give the community affordable housing (better than the tents). She is against zoning and subdivision.

Chris Heald, Outside City Limits — Proponent
Director, Big Columbia River Land Trust Organization

Chris Heald is the director at the Big River Community Land Trust Organization and is looking to create a Community Land Trust to provide affordable housing for people in the area. He explained that the Land Trust would own the land and sell homes for \$300,000 instead of the median price (of 650 or \$700,000) in White Salmon. The Community Land Trust is a membership organization that allows homeowners to own their homes and gain equity in a controlled fashion; It is expected to last longer than the people currently operating it, and members have a 99 year lease on the land. He further discussed how members have the right to sell and gain equity through limited profit rules. Heald said it is a great model and he's willing to promote it.

Stephanie Porter, Outside City Limits — Proponent

Stephanie Porter shared that she lives in Trout Lake, WA and works for the City of White Salmon. She stated that she was forced to move out of the city due to a lack of affordable housing. Porter said that although her family wouldn't qualify for HUD, they don't qualify to purchase a \$700,000 home therefore appreciates the design of this project, because it will bring middle housing that is currently missing.

Applicant Rebuttal

The applicant, Nancy White on behalf of White Salmon Main Street LLC, had no further comments or rebuttal.

Staff Rebuttal

City Planner Jeff Broderick addressed several issues raised by speakers, such as stormwater runoff, infrastructure improvements, and water improvements. He noted that any additional development beyond a handful of homes in this part of town was going to trigger and push this issue. Staff further discussed the construction hours are designated to prevent people from constructing at certain times, allowable construction hours are 7 am to 7 pm, Monday – Friday per White Salmon Municipal Code 8.05.030 - Exemptions.

City Attorney Shawn MacPherson discussed the concept of competent evidence in a quasi-judicial determination. He noted that evidence related to alternative plans or other types of housing that should be considered instead of the proposed, traffic concerns, and a low income housing component. He stated that the development agreement is going to be considered at a later time. He also noted that the plan in front of them today is subject to the codes that are in effect when it was submitted and vested, and that the conditions of approval are designed to set forth those standards; once those conditions are met, including bonding requirements and other public improvements, the development will be set before the City Council, the hearings body associated with the final plan approval.

Chairman Greg Hohensee close the public comment portion of the public hearing at 7:06 pm.

Discussion

The Planning Commission discussed the Residential Plan Unit Development proposal for tax parcel 03111909100200, requesting a mix of residential use for the applicant's desires to eventually create 31 lots.

Commissioner Seth Gilchrist had no questions or clarification of the presentation or applicant.

Commissioner Michael Morneault stated that his traffic study concern was that it did not reflect additional building directly west of the proposed development. Planner Broderick said that was correct as it can be assumed that the western property would create an access to NW Spring Street, in addition to the proposed street network as part of the Four Oaks subdivision.

Commissioner Morneault asked for clarification as the report mentions three access points to the West property, including “Street A” accessing Main Street and “Street B” at the western boundary. Planner Broderick explained that there is only one ingress egress point at N Main Street and that once the property develops, there will be two additional spots outside of this specific neighborhood into another neighborhood. Further discussed entailed that the development to the west would need to link to the street network as it exists by dedication of right-of-way not actions of condemnation.

Commissioner Morneault further commented about the proposed bio swell, which is 10 feet deep and is part of the open space where he believes should be strictly for playgrounds, swimming pools, etc. He stated that he is not against having affordable housing, but suggests that there should be a more of a housing mix.

Commissioner Tom Stevenson asked for clarification of fire hydrant and location requirements in the proposed development. Staff further discussed the limitations on development in the pressure zone due to an upper limit to what can be served for domestic water purposes and fire hydrants needing sufficient flow and pressure for fire safety.

Commissioner Stevenson asked if the traffic generated within the four acre subdivision would enter N Main Street until further development to the west is built. Planner Broderick said yes. He stated that Klickitat County provided comments to the traffic study and are seeking additional information beyond the traffic memorandum developed by CDKS.

Chairman Hohensee provides clarification to Commissioner Morneault that in any R-PUD, a minimum of 15% of the net development area must be established, maintained, and preserved as open space and community facilities. Planner Broderick explained that there are other descriptions of what could be included in open space, such as natural landscaping. He suggests revisiting future code changes to better specify what open space needs to be defined as being and what it should not be. Planner Broderick stated that as code is written, there is a fair amount of flexibility as to what open space actually is or how it can be interpreted.

Commissioner Ross Henry asked if there would be any improvements to the current water tank storage tank on top of Strawberry Mountain to provide adequate water for the development. Interim Public Works Operations Manager Jeff Cooper explained that Spring Street is a 500,000 gallon reservoir and Strawberry Mountain is a 200,000 gallon reservoir; and Strawberry Mountain’s reservoir would be used to supply this development. He shared that Spring Street reservoir has been an issue in the past, but has worked with White Salmon’s School District to adjust their irrigation schedule and haven’t had any issues for a couple years. Cooper added that that new pump station is going to be a great asset.

Commissioner Henry asked staff to clarify the process of reviewing traffic studies. Planner Broderick answered that it is typically a condition that needs to be met, so there needs to be something installed or there are limits at which are set. He further discussed that it is an engineering firm that is engaged to do a study (of origin and destination of trips) to see where the traffic is actually going; then reviewed by the applicant's engineer, City and Klickitat County to better understand the traffic pattern. Planner Broderick explained that N Main Street is still a county facility at the intersection of Main Street and Spring Street, just south of the proposed development.

Commissioner Henry sought clarification that the City Council was the governing body that handled the annexation and made provisions for zoning. City Associate Planner Erika Castro Guzman stated that in 2019 the City Council that discussed zoning of the proposed annexation, but not it's subdivision potential.

City Attorney MacPherson discussed the purpose section of the RPUD process, which provides discretion to facilitate the efficient use of land and provide opportunities for permitting innovative and diversified living environments. He stated that the code also provides flexibility for applying provisions and requests, such as open space and access ways. He concludes that the purpose section provides a broader perspective of potential uses and flexibility for applying provisions and requests.

Chairman Greg Hohensee clarified if the R-PUD can only have 31 primary residences. Planner Broderick stated that additional structures or accessory dwelling units (ADUs) would be difficult to impossible to add to the lots proposed and that standards for setbacks will be reviewed for compliance at the time a building permit is submitted.

Chairman Hohensee asked for the dimensions of the proposed pump house. Interim Operations Manager Cooper confirmed it is 12' by 16' in size.

Chairman Hohensee asked how many additional on street parking spaces would be expect to be created. Planner Broderick stated that the streets could accommodate for some parking, but have not been counted; furthermore confirming that each residence requires two parking spaces per code, which could be accomplished through a garage, carport or driveway.

Commissioner Michael Morneau asked for clarification on the proposed water pump station. Planner Jeff Broderick stated that the city is not creating a special district for the public station, as it is part of a general interest to upgrade the entire water system. Commissioner Morneau said he believes it is an addition that does not serve the entire community, from a tax/utility payer point of view.

Commissioner Ross Henry asked for clarification on density bonus and development or infrastructure agreement. Planner Broderick said that the City Council will consider and vote on the development agreement between the city and the developer regarding infrastructure costs at a future date. He said the developer is not requesting any density bonuses for the attainable housing, and there is a 20% density bonus simply because the property zoning is in the R1 Single-Family Residential District.

Chairman Greg Hohensee explained that building setbacks may be modified in accordance with approval of a binding site plan, with exceptions such as the 10 foot set back on the backside of the property. He also clarifies that exterior density of the single and multifamily dwellings must meet setbacks and height limits required in the zone in which they are located, meaning the R1 Single-Family zone with respect to the outside perimeter of the R PUD. City Attorney Shawn MacPherson and Applicant's Engineer, Dustin Conroy from Pioneer Surveying and Engineering explained the concept of beveling and confirmed the exterior setbacks remain.

Commissioner Seth Gilchrist asked City Attorney if the planning commission were allowed to impose conditions that are in excess of the city code that applies to the properties. City Attorney MacPherson explained that the PUD code states that the application can indicate the placement of accessory dwelling units. Planner Broderick explained that there were no specific structural proposals.

Chairman Hohensee asked staff to clarify the density bonus. Planner Broderick clarified that the proposed R-PUD is not proposing using any density bonus; he stated that 31 lots is the maximum density and that the applicant could have requested with a 20% bonus, which the number of lots could have be increased to 37 or 38 lots. He noted that the density bonus comes from being located in the R1 Single-Family District

Commissioner Stevenson discussed the possibility of western lot exiting onto Main Street as he describes Spring Street narrow and steep. He advises the city council to look at roads adjacent to the development holistically and ahead of time to get a better product. He said that in regards to the pumping station, he would encourage the City Council to ask staff for more supporting information.

Commissioners discussed underground utilities, including power, water, sewer, natural gas, and storm drainage. City Attorney Shawn MacPherson discussed the issue of upsizing pipes and trenches for future development. He stated that development agreements exist to build into the development standards, but they don't allow for additional impacts beyond the actual proportionality of what is proposed.

Commission Seth Gilchrist shared that he is a father of a young family who has a hard time finding childcare and things for them to do in the winter. He believes that the people who are going to occupy these homes are a benefit to all of us. He also believes that the development is within walking distance of both all three schools and an easy travel distance of the grocery, and that this is an opportunity to reduce traffic in the community.

Motion

Moved by Michael Morneault. Seconded by Ross Henry.

Move to recommend approval with conditions set forth in the staff report to City Council, the preliminary plat of subdivision files WS-SUB-2023-001 and residential planned unit development WS-RPUD-2023-001. The planning commission finds the application is consistent with application code provisions and adopts the finding and conclusions as set forth.

Discussion

Commissioners and the City Attorney discuss the possibility of the city council remanding back the motion recommendation the Planning Commission composed for further deliberation. Commissioner Ross Henry and City Attorney Shawn MacPherson discuss recommendations for

the Council to consider during their process, such as considering Lot 21 as green space and not a developable lot.

Vote

MOTION CARRIED. 5–0.

Morneault – Aye, Henry – Aye, Stevenson – Aye, Gilchrist – Aye, Hohensee – Aye.

Chairman Hohensee closed the public hearing at 8:24 p.m.

FINAL ANNOUNCEMENTS/REMARKS

City Planner Jeff Broderick shared that the next Planning Commission meeting on April 12th is to discuss the Shoreline Master Plan (SMP) and make amendments to the housing code. He further drew attention to a city flyer to sign up for electronic updates for the upcoming amendments to the housing code.

Commissioner Ross Henry and Chairman Greg Hohensee discussed the importance of staying engaged in the process of the City of White Salmon. They encouraged everyone to sign up for e-mail alerts and stay involved in the process. Chairman Hohensee also encouraged people to send in an application and resume to the city if they were interested in being a member of the planning commission board.

ADJOURNMENT

The meeting was adjourned at 8:30 p.m.

Greg Hohensee, Chairman

Erika Castro Guzman, City Associate Planner

File Attachments for Item:

4. Meeting Minutes - April 12, 2023



DRAFT
CITY OF WHITE SALMON
Planning Commission Meeting - Wednesday, April 12, 2023

COMMISSION AND ADMINISTRATIVE PERSONNEL PRESENT

Commission Members:

Greg Hohensee, Chairman
Ross Henry
Michael Morneault (Excused)
Seth Gilchrist (Excused)
Tom Stevenson (Absent Excused)

Staff:

Jeff Broderick, City Land-Use Planner
Erika Castro Guzman, City Associate Planner

Planning Consultants:

Alex Capron, Consultant Planner
Bri Hines, Consultant Planner

CALL TO ORDER/ ROLL CALL

Chairman Greg Hohensee called the meeting to order at 5:39 p.m. A quorum of planning commissioner members was not present. Three audience members attended by teleconference.

PUBLIC HEARING

1. Draft Shoreline Master Plan and Critical Area Ordinance

Chairman Greg Hohensee opened the public hearing at 5:41 p.m.

Presentation

The Land-use Planner, Jeff Broderick, introduced The Watershed Company and Washington Department of Ecology planners.

The purpose of this presentation is to review the draft Shoreline Master Plan and Critical Area Ordinance, as to where it applies to the city land. The meeting's goal is to provide background of the Shoreline Master Program (SMP) update, including project history; and provide an update on upcoming steps and status for separate City-wide critical area work.

Where the Shoreline Master Plan primarily applies to lands within 200-ft of the Columbia River, the Critical Area Ordinance will identify all other waterway within city limits. The draft plan at this time contains minor revisions, to assure consistency with State law. Dept of Ecology must review the proposed amendments/edits prior the city council. The anticipate finish date is June 2023. Recommended changes are required based on state law, if not accepted by the city it may extend the timeline, at this time there are no anticipate issues.

No changes or additions have been made to the original amendments discussed on February 22, 2023. The amendments include:

1. Legislative amendments including:
 - A. Exemptions
 - Forest Practices
 - Substantial Development (Exemption Cost Threshold)
 - B. Exceptions
 - Add statutory exceptions section
 - C. Shoreline Restoration Relief

- Setback reduction option for associated development
- D. Definitions
 - Development
 - Floodway
 - Nonconforming uses, structures, and lots
- E. Federal applicability
- 2. Critical Areas Regulations in Shoreline Jurisdiction
 - A. Ensure critical areas tract measures remain in-effect.
 - B. Review existing wetland buffer requirements consistent with the 2018 guidance from the Washington State Department of Ecology
 - Reference up-to-date 2014 wetland rating system & minimization measures
 - Habitat corridor requirements
 - C. Re-locate Heritage Tree section to zoning code.
 - D. Add WDNR references seismic hazard area guidance
 - E. Clarify buffer averaging requirements

Anticipated timeline of key events:

- Planning Commission Meeting — February 22, 2023
- Joint Ecology/City Meeting Public Comment — March 20, 2023
- Joint Ecology/City Meeting Public Hearing — April 12, 2023
- Respond to Public Comments — April 2023*
- Submittal to Ecology for Initial Determination — May 2023*
- Local adoption of the SMP — June 2023*

**Dates are tentative*

Discussion

Chairman Greg Hohensee asked about the possibility of raising the average high watermark on the Columbia River, which is controlled by surrounding dams. Alex Capron, Consultant, said that restoration activities, such as extracting fill from the shoreline, can shift the ordinary high watermark. He said that this is a rare event, and typically isn't as common on a river environment as it is in a marine shoreline.

Public Comment

Chairman Greg Hohensee opened the public comment portion of the public hearing at 6:06 p.m.

Chairman Hohensee entered into the record one written public comments that was available for viewing during the meeting and thereafter.

- Tricia Sears, WA DNR, emailed 03/31/2023 4:00 PM

Chairman Greg Hohensee closed the public comment portion of the public hearing at 6:11 p.m.

Discussion

The Planning Commission recommends the Draft Shoreline Master Plan, as presented, to move forward to the City Council for further public comment.

Commissioner Ross Henry asked if there are access rights for the public along the Columbia River, including the White Salmon River. Alex Capron, Consultant, stated that he is currently working

Planning Commission Minutes – April 12, 2023

with the City of Stevenson to develop an integrated shoreline public access and trails plan. He shared that there is documentation that anything water of the ordinary high watermark is public, but anything above that is subject to whoever owns the underlying land.

Commissioner Ross Henry discussed the issue of access to the Columbia River in Oregon, which is recognized at the state level. Alex Capron, Consultant, said there is an ecology shoreline user guide with a chapter on public access, which outlaws the common law doctrine that is established by case law and allows the public rights of access for navigation and recreation within the water themselves.

FINAL ANNOUNCEMENTS/REMARKS

Planner Jeff Broderick stated that the next Planning Commission meeting on April 26th that will be a listening session for staff to understand where the Planning Commission would like to propose changes to housing code. He added that later in the spring, staff will look at what may be proposed and then brought forth to the public for consideration.

ADJOURNMENT

The meeting was adjourned at 6:19 p.m.

Greg Hohensee, Chairman

Erika Castro Guzman, City Associate Planner