



## White Salmon City Council Meeting

### A G E N D A

January 15, 2025 – 6:00 PM

119 NE Church Ave and Zoom Teleconference

Meeting ID: 853 5220 8023

Call In: 1 253 215 8782 US (Tacoma)

Zoom Link: <https://us02web.zoom.us/j/85352208023>

- I. **Call to Order, Land Acknowledgement, and Presentation of the Flag**
- II. **Roll Call**
- III. **Changes to the Agenda**
- IV. **Presentations**
  - A. Mayor's Updates
- V. **Public Comment** Any public in attendance at the meeting (either in person or via Zoom) will be provided an opportunity to make public comment of a general nature in the time allotted. No registration is required. Each person will be allowed three minutes for comment.
- VI. **Consent Agenda**
  - [A.](#) Approval of Johnson Control Contract Renewal 2025
  - [B.](#) Approval of Resolution 2025-01-615 Updating Bank Account Signers
  - [C.](#) Approval of TIB Grant Award Matching Funds
  - [D.](#) Retroactive Approval USDA Outlay Report #13
  - [E.](#) Approval of Meeting Minutes - January 2, 2025
  - F. Approval of Vouchers
- VII. **Business Items**
  - [A.](#) **Ordinance 2025-01-1175 Amending WSMC 18.40 Heritage Trees and WSMC 13.01.050 Stormwater Runoff Control Standards**
    1. Presentation
    2. Public Hearing
    3. Discussion and Action
  - [B.](#) **Ordinance 2025-01-1176 Amending WSMC 15.28 Flood Damage Prevention (Ecology-sponsored FEMA Update)**
    1. Presentation
    2. Public Hearing
    3. Discussion and Action
  - [C.](#) **Cherry Hill Estates Preliminary Plat**
    1. Presentation
    2. Discussion
    3. Action
  - [D.](#) **Approval of AWC CQC Scholarship White Salmon Nominee**
    1. Presentation
    2. Discussion
    3. Decision and Action
  - [E.](#) **Resolution 2025-01-604 Adopting the Greenhouse Gas Emissions Reduction Plan**
    1. Presentation
    2. Discussion
    3. Action

**F. Approval of 2025 Legislative Priorities**

1. Presentation
2. Discussion
3. Action

**VIII. Reports and Communications**

**A. Department Head Reports**

**B. Council Member and Committee Reports**

1. CityLab Board Update

**IX. Executive Session (if needed)**

**X. Adjournment**

**File Attachments for Item:**

A. Approval of Johnson Control Contract Renewal 2025



## CITY COUNCIL REPORT

Business Item

Consent Agenda

Needs Legal Review:  
Meeting Date:  
Agenda Item:  
Presented By:

No, unnecessary  
January 15, 2025  
Planned Service Agreement – Johnson Controls  
Stephanie Porter, Clerk Treasurer

### Action Required

Authorization for Mayor to sign Planned Service Agreement with Johnson Controls related to the city's sprinkler system at the Fire Hall/Public Works building in the amount of \$3,780.

### Motion for Business Item / Proposed Motion for Consent Agenda

Move to authorize the Mayor to sign Planned Service Agreement with Johnson Controls related to the city's sprinkler system at the Fire Hall/Public Works building in the amount of \$3,780.

### Explanation of Issue

The City uses Johnson Controls for the maintenance and inspection of the city's sprinkler system at the fire hall/public works facility. This is a renewal of the agreement in the amount of \$3,780.

### Council Options:

City Council has the following options available at this time:

1. Accept the Staff Recommendation.
2. Revise the Staff Recommendation.
3. Refer this issue back to staff for additional work.
4. Take No Action
5. Other action as desired by council.

### Fiscal Analysis:

The proposed 2025 budget provides for this work.

### Recommendation of Staff

Staff recommends the City Council authorize the Mayor to sign Planned Service Agreement with Johnson Controls related to the city's sprinkler system at the Fire Hall/Public Works building in the amount of \$3,780.

### Follow Up Action

No follow up action is required.

# City of White Salmon PSA Renewal February\_2025

## Planned Service Agreement



**Johnson Controls Fire Protection LP**  
14200 E Exposition Ave  
Aurora CO80012-2540  
USA

**Proposal Presented On:**  
12-17-2024



# SERVICE SOLUTION

**Customer #:** 2169169  
**City of White Salmon**  
**Date:** 17-Dec-24  
**Proposal #:** CPQ-799949  
**Term:** 1-Feb-25 to 31-Jan-26  
**External Contract #:** 25996672 R01-SEP-2024  
**Subscription ERP #:**

**Billing Customer:**  
 City of White Salmon  
 220 NE Tohomish St  
  
 White Salmon, WA 98672-1149

**Service Location:**  
 City of White Salmon  
 220 NE Tohomish St,  
 White Salmon, WA 98672-1928

**Johnson Controls Fire Protection LP**  
**Sales Representative:**  
 Alexis Bernacet  
 14200 E Exposition Ave  
 Aurora CO 80012-2540  
 alexis.bernacet@jci.com

## INVESTMENT SUMMARY

(Service Solution Valid for 30 Days)

SERVICE/PRODUCT DESCRIPTION	QUANTITY	FREQUENCY	INVESTMENT
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### SYSTEM-EX-EXTINGUISHERS

**EXTINGUISHERS/PORTABLES SYSTEM** Est. First Inspection: July

Dry chem - stored pressure- refillable (ABC)	70	Annual	
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**EXTINGUISHER ESSENTIAL SERVICE Total:** \$1,100.00

### SYSTEM-FA-PYRO-XLS

**PYRO/SIEMENS FIRE ALARM SYSTEM XLS** Est. First Inspection: December

Main Fire Alarm Panel	1	Annual	
Smoke Sensor Addressable	17	Annual	
Heat Detector Restorable	13	Annual	
Pull Station	1	Annual	
Audio-Visual Notification Conventional	4	Annual	

**FIRE ALARM ESSENTIAL SERVICE OFFER Total:** \$1,400.00

### SYSTEM-SP-WET SPRINKLER

**WET SPRINKLER SYSTEM** Est. First Inspection: December



# SERVICE SOLUTION

Wet System Test & Inspect (Includes 1 Annual  
 Tamper, Flow, Gate Valve, Fire Dept  
 Connection Plastic Caps, Valve Trim &  
 Main Drain Valve)

**SPRINKLER ESSENTIAL SERVICE OFFER Total: \$530.00**

## SYSTEM-SP-DRY SPRINKLER

**DRY SPRINKLER SYSTEM Est. First Inspection: December**

Dry System Test & Inspect(Includes 1 Annual  
 Tamper, Pressure Switch, Low Air, Gate  
 Valve, Valve Trim, Main Drain Valve, Fire  
 Dept. Plastic Caps, Full Trip Test)

**SPRINKLER ESSENTIAL SERVICE OFFER Total: \$750.00**

**Subtotal Contract Value (less tax): \$3,780.00**

**Total Estimated Tax: \$0.00**

**Total Contract Value with Estimated Tax : \$3,780.00**

Johnson Controls has **not** included an estimate for all state and local sales tax for this quote based on the understanding that a valid exemption and/or resale certificate is received by Johnson Controls from Purchaser. Otherwise, actual sales tax due will be calculated and billed



# SERVICE SOLUTION

## SUMMARY OF SERVICES

The summary of services is intended to cover the following locations:

Location	Address	City	State	Zip	Fire Alarm	Sprinkler	Fire Extinguishers
City of White Salmon	220 NE Tohomish St,	White Salmon	WA	98672-1928	\$1,400.00	\$1,280.00	\$1,100.00

### FIRE ALARM ESSENTIAL SERVICE OFFER

#### SYSTEM-FA-PYRO-XLS

##### TEST AND INSPECTION:

Inspections and diagnostic tests for the accessible peripheral devices listed and currently connected to the facility fire alarm system. Tests will be scheduled in advance. Unless otherwise specified herein, batteries installed within wireless initiating and notification peripheral devices are not covered under this agreement. Replacement of such batteries will be at an additional cost.

##### DOCUMENTATION:

Accessible components and devices logged for:

- Location of each device tested, including system address or zone location
- Test results and applicable voltage readings
- Any discrepancies found noted Inspection documentation provided to Customer's representative. NOTE: Certain additional services may be required by the Authority Having Jurisdiction. AHJ or internal organizational requirements may be more restrictive than state/provincial requirements. Building owners and managers should make themselves aware of applicable codes and references in order to ensure that contracted services are in compliance with these requirements.

### EXTINGUISHER ESSENTIAL SERVICE

#### SYSTEM-EX-EXTINGUISHERS

TEST AND INSPECTION OVERVIEW: Inspections and diagnostic tests for the accessible portable fire extinguishers listed. Any recharges, hydrostatic testing, service parts and labor will be performed at the time of inspection and billed in addition to this agreement.

##### DOCUMENTATION:

Any discrepancies found will be noted.

Inspection documentation shall be provided to Customer. NOTE: Certain additional services may be required by the Authority Having Jurisdiction. AHJ or internal organizational requirements may be more restrictive than state/provincial requirements. Building owners and managers should make themselves aware of applicable codes and references in order to ensure that contracted Services fulfill requirements.

### SPRINKLER ESSENTIAL SERVICE OFFER

#### SYSTEM-SP-WET SPRINKLER

#### SYSTEM-SP-DRY SPRINKLER



## SERVICE SOLUTION

### TEST AND INSPECTION:

Inspections and diagnostic tests for the accessible fire sprinkler devices listed and currently connected to fire sprinkler system. Tests will be scheduled in advance.

### DOCUMENTATION:

Accessible components and devices logged for: Test results Any discrepancies found noted Inspection documentation provided to Customer. NOTE: Certain additional services may be required by the Authority Having Jurisdiction. AHJ or internal organizational requirements may be more restrictive than state/provincial requirements. Building owners and managers should make themselves aware of applicable codes and references in order to ensure that contracted Services fulfill requirements.

### Customer Portal (Basic)

**SYSTEM-EX-EXTINGUISHERS**

**SYSTEM-FA-PYRO-XLS**

**SYSTEM-SP-WET SPRINKLER**

**SYSTEM-SP-DRY SPRINKLER**

Basic Customer Portal functionality will be provided.



# SERVICE SOLUTION

This Service Solution (the "Agreement") sets forth the Terms and Conditions for the provision of equipment and services to be provided by Johnson Controls Fire Protection LP ("Company") to **City of White Salmon** and is effective **1-Feb-25** (the "Effective Date") to **31-Jan-26** (the "Initial Term"). Customer agrees that initial inspections may be performed within 45 days from the Effective Date.

**PAYMENT FREQUENCY:** BAMA In BAMA

<b>Signature :</b>	_____
<b>Date :</b>	_____

**PAYMENT TERMS:** Net 30

*For applicable taxes, please see Section 3 of the Terms & Conditions*

**PAYMENT AMOUNT: \$3,780.00 - Proposal #: CPQ-799949**

**PAYMENT SUMMARY:**

Year	PSA Charges
1	\$3,780.00

**CUSTOMER ACCEPTANCE:** In accepting this Agreement, Customer agrees to the Terms and Conditions on the following pages and any attachments or riders attached hereto that contain additional terms and conditions. It is understood that these terms and conditions shall prevail over any variation in terms and conditions on any purchase order or other document that Customer may issue. Any changes in the system requested by Customer after the execution of Agreement shall be paid for by Customer and such changes shall be authorized in writing.

**ATTENTION IS DIRECTED TO THE LIMITATION OF LIABILITY, WARRANTY, INDEMNITY AND OTHER CONDITIONS CONTAINED IN THIS AGREEMENT.**

## SERVICE SOLUTION

**SCOPE OF SERVICE AND BASE TERMS AND CONDITIONS:** In accepting this Agreement, Customer agrees to the Terms and Conditions found at <https://johnsoncontrols.com/buildings/legal/fire-service-psa-terms-august-8-2023> (the "Service Terms"). Where services include, use, implement, and deploy software and hosted software products, such software related to these services are governed by Company's standard terms for software found at <https://www.johnsoncontrols.com/techterms> (the "Software Terms"). Both the Service Terms and Software Terms, as in effect from time to time, are fully incorporated into this agreement by reference (collectively, the "Terms and Conditions"). Attention is directed to the Customer's commitments and obligations to Company, limitation of liability, warranty, indemnity and other terms and conditions contained therein. It is understood that these terms and conditions shall prevail over any variation in terms and conditions on any purchase order or other document that Customer may issue. Any changes requested by Customer after the execution of Agreement shall be authorized in writing by the parties. This Planned Service Agreement, Terms and Conditions, and any schedules attached hereto are incorporated by reference as if set forth fully herein (collectively the "Agreement"), cover the rights and obligations of the Parties.

Any additional work or services outside the scope of the Agreement and performed by Company at the direction of Customer shall be subject to the Company's standard customer terms and conditions found at <https://www.johnsoncontrols.com/customerterms>, which are also incorporated herein by reference.

This proposal is valid for thirty (30) days from the proposal date. In accepting this proposal, Customer agrees to the Terms and Conditions Covering the Agreement herein and understand they shall prevail over any variation in terms and conditions on any Purchase Order or other documents Customer may issue.

# SERVICE SOLUTION

Unless otherwise agreed to by the parties, pricing is based upon the following billing and payment terms: Invoices will be delivered via Email (ap@ci.white-salmon.wa.us) , payment is Net 30, and invoices are to be paid via Electronic Funds Transfer. Johnson Controls Electronic Funds Transfer transfer details will be forth coming upon contractual agreement.

This offer shall be void if not accepted in writing within thirty (30) days from the date first set forth above.

To ensure that JCI is compliant with your company's billing requirements, please provide the following information:

PO is required to facilitate billing:  **NO: This signed contract satisfies requirement**  
 **YES: Please reference this PO Number: \_\_\_\_\_**

City of White Salmon	Johnson Controls Fire Protection LP
Signature: _____	Authorized Signature: <u>Alexis Bromley</u>
Print Name: _____	Print Name: <u>Alexis Bromley</u>
Title: _____	Title: _____
Phone #: _____	Phone #: _____
Fax #: _____	Fax #: _____
Email: _____	License #: _____ (if applicable)
Date: _____	Date: <u>12/20/2024</u>

**File Attachments for Item:**

B. Approval of Resolution 2025-01-615 Updating Bank Account Signers



## COUNCIL REPORT

**Business Item**

**Consent Agenda**

Needs Legal Review:

Yes, Completed

Meeting Date:

January 15, 2025

Agenda Item:

Approval of Resolution 2025-01-615 Removing and Authorizing Bank Account Signers

Presented By:

Marla Keethler, Mayor

**Action Required:**

Review and take action on Resolution 2025-01-615 Removing and Authorizing Bank Account Signers.

**Motion for Business Item / Proposed Motion for Consent Agenda:**

Motion to approval Resolution 2025-01-615 Removing and Authorizing Bank Account Signers

**Background of Issue:**

Current Clerk Treasurer will be leaving employment as of January 31, 2025.

**Explanation of Issue:**

The Clerk Treasurer is a signer on the city bank accounts. This needs to be updated to have 2 active employees as signers. Administration recommends to have Deputy Clerk Troy Rosenberg be a signer on the bank account until the Finance Director position is filled. It will be updated at that time.

**Council Options:**

City Council has the following options available at this time:

1. Accept the Staff Recommendation.
2. Revise the Staff Recommendation.
3. Other action as desired by council.

**Fiscal Analysis:**

No financial impact.

**Follow Up Action:**

A new resolution will need to approved to replace the Deputy Clerk signer with the Finance Director once hired and onboarded.

**RESOLUTION 2025-01-615**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHITE SALMON,  
WASHINGTON, REMOVING SIGNERS AND AUTHORIZING SIGNERS ON  
FINANCIAL ACCOUNTS**

**WHEREAS**, there has been a change in Clerk Treasurer of the City of White Salmon; and

**WHEREAS**, the City of White Salmon finds the needs to remove signers and authorize new signers on city financial accounts, and

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF WHITE SALMON,  
WASHINGTON, DOES RESOLVE AS FOLLOWS:**

Stephanie Porter is to be removed as signer on all city financial accounts.

The authorized signers on all financial accounts are: Mayor – Marla Keethler, Mayor Pro Tempore – Jason Hartmann, Deputy Clerk Treasurer – Troy Rosenburg and Special Projects Coordinator – Erika Castro Guzman.

ADOPTED by the Council of the City of White Salmon, Washington. Dated this 15<sup>th</sup> day of January, 2025.

\_\_\_\_\_  
**Marla Keethler Mayor**

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**Stephanie Porter, Clerk Treasurer**

\_\_\_\_\_  
**Shawn MacPherson, City Attorney**

**File Attachments for Item:**

C. Approval of TIB Grant Award Matching Funds





## COUNCIL REPORT

**Business Item**

**Consent Agenda**

Needs Legal Review:	no, not necessary
Meeting Date:	1.15.25
Agenda Item:	TIB Funding- Grant Match, Dock Grade Rd.
Presented By:	Andrew Dirks- PWD

**Action Required:**

Review and approval of Grant Match for Transportation Improvement Board funding for Chip Sealing Dock Grade Road not to exceed \$7,707.

**Motion for Business Item / Proposed Motion for Consent Agenda:**

Motion to approve Grant Match for Transportation Improvement Board funding for Chip Sealing Dock Grade Road not to exceed \$7,707.

**Background of Issue:**

Public Works has applied for and received grant funding to Chip Seal N Dock Grade Rd from Hwy 14 to Jewett Blvd. This was awarded from the Washington State Transportation Improvement Board in the amount of \$146,430. This requires a City Funded match of \$7,707.

**Council Options:**

City Council has the following options available at this time:

1. Accept the Staff Recommendation.
2. Revise the Staff Recommendation.
3. Other action as desired by council.

**Fiscal Analysis:**

If approved, this Chip Seal project would need to be allocated from the Street Fund. Transportation Benefit District Funding cannot be used for Chip Seal Projects.

**Diversity Equity Inclusion & Stakeholder Analysis:**

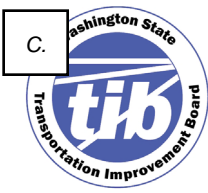
Upgrades to the City’s transportation system proved a better experience for all users and reduce the risk of emergency repairs and closures.

**Policy & Plan Implications:**

Mentioned in the CFIP.

**Recommendation of Staff/Committee:**

Staff recommends approval of Grant Match for Transportation Improvement Board funding for Chip Sealing Dock Grade Road not to exceed \$7,707.



# Washington State Transportation Improvement Board

## TIB Members

Chair  
Councilmember Sam Low  
Snohomish County

Vice Chair  
Mayor Hilda González  
City of Granger

Susan Carter  
Hopelink

Kent Cash  
Port of Vancouver

Barbara Chamberlain  
WSDOT

Dongho Chang  
WSDOT

Scott Chesney  
Spokane County

Vicky Clarke  
Cascade Bicycle Club & Washington  
Bikes

Nick Covey  
Link Transit

Andrew Denham  
Town of Twisp

Stephanie Forman  
Forman Consulting

Preston Frederickson  
City of Walla Walla

Commissioner Al French  
Spokane County

Commissioner Scott Hutsell  
Lincoln County

Councilmember Jon Pascal  
City of Kirkland

Les Reardanz  
Whatcom Transportation Authority

Mayor Kim Roscoe  
City of Fife

Maria Thomas  
Office of Financial Management

John Vicente  
City of Kenmore

Jennifer Walker  
Thurston County

Jane Wall  
County Road Administration Board

November 22, 2024

Andrew Dirks  
Public Works Director  
City of White Salmon  
Post Office Box 2139  
White Salmon, WA 98672-2139

Dear Andrew Dirks:

Congratulations! The Transportation Improvement Board (TIB) is pleased to announce the selection of your project, Dock Grade Road Chip Seal, SR14 to SR141, TIB project number 2-E-936(007)-1.

TIB is awarding 94.9999% of approved eligible project costs with a maximum grant of \$146,430.

Before any work is permitted on this project, you must complete and email the following items to your TIB engineer:

- Verify the information on the attached Project Funding Status Form and revise, if necessary. Sign and email a copy.
- Sign and email one copy of the Fuel Tax Grant Distribution Agreement.

You may only incur reimbursable expenses after you receive approval from TIB. **This project must advertise for bids no later than May 1 and construction activities shall start no later than July 1 of the year of scheduled construction, unless TIB provides an extension in writing.**

In accordance with RCW 47.26.084, you must certify full funding by November 22, 2025, or the grant may be terminated. Grants may also be rescinded due to unreasonable project delays as described in WAC 479-05-211.

If you have questions, please contact Chris Langhoff, TIB Project Engineer, at [ChrisL@TIB.wa.gov](mailto:ChrisL@TIB.wa.gov).

Sincerely,

Ashley Probart  
Executive Director

Enclosures

Ashley Probart  
Executive Director

P.O. Box 40901  
Olympia, WA 98504-0901  
Phone: 360-586-1140  
[www.tib.wa.gov](http://www.tib.wa.gov)

City of White Salmon  
2-E-936(007)-1  
Dock Grade Road Chip Seal  
SR14 to SR141

STATE OF WASHINGTON  
 TRANSPORTATION IMPROVEMENT BOARD  
 AND  
 City of White Salmon  
 AGREEMENT

THIS GRANT AGREEMENT (hereinafter "Agreement") for the Dock Grade Road Chip Seal, SR14 to SR141 (hereinafter "Project") is entered into by the WASHINGTON STATE TRANSPORTATION IMPROVEMENT BOARD (hereinafter "TIB") and City of White Salmon, a political subdivision of the State of Washington (hereinafter "RECIPIENT").

### 1.0 PURPOSE

For the project specified above, TIB shall pay 94.9999 percent of approved eligible project costs up to the amount of \$146,430, pursuant to terms contained in the RECIPIENT'S Grant Application, supporting documentation, chapter 47.26 RCW and/or chapter 47.04 RCW, title 479 WAC, and the terms and conditions listed below.

### 2.0 SCOPE AND BUDGET

The Project Scope and Budget are initially described in RECIPIENT'S Grant Application and incorporated by reference into this Agreement. Scope and Budget will be further developed and refined, but not substantially altered during the Design, Bid Authorization and Construction Phases. Any material alterations to the original Project Scope or Budget as initially described in the Grant Application must be authorized by TIB in advance by written amendment.

### 3.0 PROJECT DOCUMENTATION

TIB requires RECIPIENT to make reasonable progress and submit timely Project documentation as applicable throughout the Project. Upon RECIPIENT'S submission of each Project document to TIB, the terms contained in the document will be incorporated by reference into the Agreement. Required documents include, but are not limited to the following:

- a) Project Funding Status Form
- b) Bid Authorization Form with plans and engineers estimate
- c) Award Updated Cost Estimate
- d) Bid Tabulations
- e) Contract Completion Updated Cost Estimate with final summary of quantities
- f) Project Accounting History

### 4.0 BILLING AND PAYMENT

The local agency shall submit progress billings as project costs are incurred to enable TIB to maintain accurate budgeting and fund management. Payment requests may be submitted as

often as the RECIPIENT deems necessary, but shall be submitted at least quarterly if billable amounts are greater than \$50,000. If progress billings are not submitted, large payments may be delayed or scheduled in a payment plan.

## 5.0 TERM OF AGREEMENT

This Agreement shall be effective upon execution by TIB and shall continue through closeout of the grant or until terminated as provided herein, but shall not exceed 10 years unless amended by the Parties.

## 6.0 AMENDMENTS

This Agreement may be amended by mutual agreement of the Parties. Such amendments shall not be binding unless they are in writing and signed by persons authorized to bind each of the Parties.

## 7.0 ASSIGNMENT

The RECIPIENT shall not assign or transfer its rights, benefits, or obligations under this Agreement without the prior written consent of TIB. The RECIPIENT is deemed to consent to assignment of this Agreement by TIB to a successor entity. Such consent shall not constitute a waiver of the RECIPIENT's other rights under this Agreement.

## 8.0 GOVERNANCE & VENUE

This Agreement shall be construed and interpreted in accordance with the laws of the state of Washington and venue of any action brought hereunder shall be in the Superior Court for Thurston County.

## 9.0 DEFAULT AND TERMINATION

### 9.1 NON-COMPLIANCE

- a) In the event TIB determines, in its sole discretion, the RECIPIENT has failed to comply with the terms and conditions of this Agreement, TIB shall notify the RECIPIENT, in writing, of the non-compliance.
- b) In response to the notice, RECIPIENT shall provide a written response within 10 business days of receipt of TIB's notice of non-compliance, which should include either a detailed plan to correct the non-compliance, a request to amend the Project, or a denial accompanied by supporting details.
- c) TIB will provide 30 days for RECIPIENT to make reasonable progress toward compliance pursuant to its plan to correct or implement its amendment to the Project.
- d) Should RECIPIENT dispute non-compliance, TIB will investigate the dispute and may withhold further payments or prohibit the RECIPIENT from incurring additional reimbursable costs during the investigation.

### 9.2 DEFAULT

RECIPIENT may be considered in default if TIB determines, in its sole discretion, that:

- a) RECIPIENT is not making reasonable progress toward correction and compliance.
- b) TIB denies the RECIPIENT's request to amend the Project.
- c) After investigation TIB confirms RECIPIENT'S non-compliance.

TIB reserves the right to order RECIPIENT to immediately stop work on the Project and TIB may stop Project payments until the requested corrections have been made or the Agreement has been terminated.

### 9.3 TERMINATION

- a) In the event of default by the RECIPIENT as determined pursuant to Section 9.2, TIB shall serve RECIPIENT with a written notice of termination of this Agreement, which shall be served in person, by email or by certified letter. Upon service of notice of termination, the RECIPIENT shall immediately stop work and/or take such action as may be directed by TIB.
- b) In the event of default and/or termination by either PARTY, the RECIPIENT may be liable for damages as authorized by law including, but not limited to, repayment of grant funds.
- c) The rights and remedies of TIB provided in the AGREEMENT are not exclusive and are in addition to any other rights and remedies provided by law.

### 9.4 TERMINATION FOR NECESSITY

TIB may, with ten (10) days written notice, terminate this Agreement, in whole or in part, because funds are no longer available for the purpose of meeting TIB's obligations. If this Agreement is so terminated, TIB shall be liable only for payment required under this Agreement for performance rendered or costs incurred prior to the effective date of termination.

## 10.0 USE OF TIB GRANT FUNDS

TIB grant funds come from Motor Vehicle Fuel Tax revenue and other revenue sources. Any use of these funds for anything other than highway or roadway system improvements is prohibited and shall subject the RECIPIENT to the terms, conditions and remedies set forth in Section 9. If Right of Way is purchased using TIB funds, and some or all of the Right of Way is subsequently sold, proceeds from the sale must be deposited into the RECIPIENT's motor vehicle fund and used for a motor vehicle purpose.

## 11.0 INCREASE OR DECREASE IN TIB GRANT FUNDS

At Bid Award and Contract Completion, RECIPIENT may request an increase in the maximum payable TIB funds for the specific project. Requests must be made in writing and will be considered by TIB and awarded at the sole discretion of TIB. All increase requests must be made pursuant to WAC 479-05-202 and/or WAC 479-01-060 and/or WAC 479-10-575. If an increase is denied, the recipient shall be liable for all costs incurred in excess of the maximum amount payable by TIB. In the event that final costs related to the specific project are less than the initial grant award, TIB funds will be decreased and/or refunded to TIB in a manner that maintains the intended ratio between TIB funds and total project costs, as described in Section 1.0 of this Agreement.

## 12.0 INDEPENDENT CAPACITY

The RECIPIENT shall be deemed an independent contractor for all purposes and the employees of the RECIPIENT or any of its contractors, subcontractors, and employees thereof shall not in any manner be deemed employees of TIB.

## 13.0 INDEMNIFICATION AND HOLD HARMLESS

The PARTIES agree to the following:

Each of the PARTIES, shall protect, defend, indemnify, and save harmless the other PARTY, its officers, officials, employees, and agents, while acting within the scope of their employment as such, from any and all costs, claims, judgment, and/or awards of damages, arising out of, or in any way resulting from, that PARTY's own negligent acts or omissions which may arise in connection with its performance under this Agreement. No PARTY will be required to indemnify, defend, or save harmless the other PARTY if the claim, suit, or action for injuries, death, or damages is caused by the sole negligence of the other PARTY. Where such claims, suits, or actions result from the concurrent negligence of the PARTIES, the indemnity provisions provided herein shall be valid and enforceable only to the extent of a PARTY's own negligence. Each of the PARTIES agrees that its obligations under this subparagraph extend to any claim, demand and/or cause of action brought by, or on behalf of, any of its employees or agents. For this purpose, each of the PARTIES, by mutual negotiation, hereby waives, with respect to the other PARTY only, any immunity that would otherwise be available to it against such claims under the Industrial Insurance provision of Title 51 RCW. In any action to enforce the provisions of the Section, the prevailing PARTY shall be entitled to recover its reasonable attorney's fees and costs incurred from the other PARTY. The obligations of this Section shall survive termination of this Agreement.

## 14.0 DISPUTE RESOLUTION

- a) The PARTIES shall make good faith efforts to quickly and collaboratively resolve any dispute arising under or in connection with this AGREEMENT. The dispute resolution process outlined in this Section applies to disputes arising under or in connection with the terms of this AGREEMENT.
- b) Informal Resolution. The PARTIES shall use their best efforts to resolve disputes promptly and at the lowest organizational level.
- c) In the event that the PARTIES are unable to resolve the dispute, the PARTIES shall submit the matter to non-binding mediation facilitated by a mutually agreed upon mediator. The PARTIES shall share equally in the cost of the mediator.
- d) Each PARTY agrees to compromise to the fullest extent possible in resolving the dispute in order to avoid delays or additional incurred cost to the Project.
- e) The PARTIES agree that they shall have no right to seek relief in a court of law until and unless the Dispute Resolution process has been exhausted.

15.0 ENTIRE AGREEMENT

This Agreement, together with the RECIPIENT'S Grant Application, the provisions of chapter 47.26 Revised Code of Washington and/or 47.04 Revised Code of Washington, the provisions of title 479 Washington Administrative Code, and TIB Policies, constitutes the entire agreement between the PARTIES and supersedes all previous written or oral agreements between the PARTIES.

16.0 RECORDS MAINTENANCE

The RECIPIENT shall maintain books, records, documents, data and other evidence relating to this Agreement and performance of the services described herein, including but not limited to accounting procedures and practices which sufficiently and properly reflect all direct and indirect costs of any nature expended in the performance of this Agreement. RECIPIENT shall retain such records for a period of six years following the date of final payment. At no additional cost, these records, including materials generated under the Agreement shall be subject at all reasonable times to inspection, review or audit by TIB personnel duly authorized by TIB, the Office of the State Auditor, and federal and state officials so authorized by law, regulation or agreement.

If any litigation, claim or audit is started before the expiration of the six (6) year period, the records shall be retained until all litigation, claims, or audit findings involving the records have been resolved.

Approved as to Form  
Attorney General

By:

Signature on file

\_\_\_\_\_  
Guy Bowman  
Assistant Attorney General

Lead Agency

Transportation Improvement Board

\_\_\_\_\_  
Chief Executive Officer                      Date

\_\_\_\_\_  
Executive Director                              Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

**File Attachments for Item:**

D. Retroactive Approval USDA Outlay Report #13





## COUNCIL REPORT

**Business Item**

**Consent Agenda**

Needs Legal Review:

No, not necessary

Meeting Date:

January 15, 2025

Agenda Item:

Retroactive Approval of Outlay 13

Presented By:

Stephanie Porter, Clerk Treasurer

### Action Required:

Review and approval of USDA Outlay 13.

### Motion for Business Item / Proposed Motion for Consent Agenda:

Motion to approve of USDA Outlay 13 amount to be determined by January 14, 2025.

### Explanation of Issue:

The proposed Outlay report will be provided to the council by January 14, 2025 after a meeting with USDA related to the Liquidated Damages process.

### Council Options:

City Council has the following options available at this time:

1. Accept the Staff Recommendation.
2. Revise the Staff Recommendation.
3. Other action as desired by council.

### Fiscal Analysis:

The adopted budget contains funding for this purpose.

**File Attachments for Item:**

E. Approval of Meeting Minutes - January 2, 2025



**City of White Salmon City Council Meeting  
January 02, 2025  
In Person and Via Zoom Teleconference**

**Attendance:**

**Council Members:**

Ben Giant  
Patty Fink  
David Lindley  
Jim Ransier

**Staff Present:**

Christopher True, PW Ops Manager  
Mike Hepner, Police Chief  
Marla Keethler, Mayor  
Stephanie Porter, Clerk Treasurer  
Shawn Mac Pherson, City Attorney  
Troy Rayburn, City Administrator

- I. **Call to Order, Land Acknowledgement and Presentation of the Flag**  
Mayor Marla Keethler called the meeting to order at 6:00p.m. There were approximately 1 members of the public in attendance in person and via teleconference.
- II. **Roll Call**  
*Moved by Ben Giant. Seconded by David Lindley.*  
*Motion to excuse Council Member Jason Hartmann from the January 2, 2025 City Council Meeting.*  
**CARRIED 4-0**
- III. **Changes to the Agenda**  
No Changes Requested.
- IV. **Presentations**  
A. Mayor's Update (6:03pm)
- V. **Public Comment (6:09pm)**  
No Public Comment.
- VI. **Consent Agenda (6:10pm)**
  - A. Approval of SCADA Change Order #4
  - B. Approval of SCADA Payment #8
  - C. Approval of Contract Amendment No 5 with Facet, Inc.
  - D. Approval of 2025 ESRI GIS Subscription
  - E. Resolution 2025-01-614 Approving the Transfer of Fire Department Equipment to WKRFA
  - F. November 2024 Treasurer Report
  - G. Approval of Meeting Minutes-December 18, 2024
  - H. Approval of Vouchers

Vouchers audited and certified as required by RCW 42.24.080 and expense reimbursement claims as required by RCW 42.24.090 as of this 2<sup>nd</sup> day of January 2025.

Type	Date			
<b>Claims</b>	12/30/2024	42030	42062	63,199.54
	1/2/2025	42063	42070	68,211.46
			<b>Claim Total</b>	<b>131,411.00</b>
<b>Payroll</b>	1/6/2025	EFT	EFT	138,333.96
	1/6/2025	42071	42071	859.95
			<b>Payroll Total</b>	<b>139,193.91</b>
<b>Manual Claims</b>	11/5/2024	EFT	EFT	891.59
	11/10/2024	EFT	EFT	7,920.00
	11/15/2024	EFT	EFT	120.00
	12/2/2024	EFT	EFT	2,655.34
	12/3/2025	EFT	EFT	2,307.16
	12/5/2024	EFT	EFT	901.00
	12/10/2024	EFT	EFT	7,920.00
	12/12/2024	41969	41971	11,757.35
	12/15/2024	EFT	EFT	120.00
<b>VOIDED Checks</b>			N/A	0.00
			<b>Manual Claim Total</b>	<b>34,592.44</b>
			<b>Toal Vouchers</b>	<b>305,197.35</b>

Staff addressed council questions to item C and D.

**Moved by David Lindley. Seconded by Ben Giant.**

**Motion to approve Consent Agenda and vouchers in the amount of \$305,197.35.**

**CARRIED 4-0.**

**VII. Business Items**

**A. Ordinance 2024-12-1172 NW Natural Franchise Public Hearing (6:23pm)**

The Public Hearing was continued from December 18, 2024 council meeting.

**Public Comment:**

Eric Strid, White Salmon Resident

**Public Comments Written:**

Wes Long, WKRFA Chief

Eric Strid, White Salmon Resident

**Mayor Keethler closed the Public Comment at 6:31pm.**

Council Discussed.

- VII. Reports and Communications**
  - A. Department Heads (6:41pm)**
  - B. Council Members (6:43pm)**
    - Ben Giant, Council Member
    - Jim Ransier, Council Member
    - Patty Fink, Council Member
    - David Lindley, Council Member
  
- IX. Executive Session**

No Executive Session needed.
  
- X. Adjournment**

The meeting was adjourned at 6:49p.m.

**File Attachments for Item:**

A. Ordinance 2025-01-1175 Amending WSMC 18.40 Heritage Trees and WSMC 13.01.050 Stormwater Runoff Control Standards1. Presentation2. Public Hearing



## COUNCIL REPORT

**Business Item**

**Consent Agenda**

Needs Legal Review:

Yes, Completed

Meeting Date:

January 15, 2025

Agenda Item:

Tree Protection Ordinance

Presented By:

Deb Powers, Senior Arborist and Alex Capron, AICP, Senior Planner; Facet, Arborist and Planning Consultant

### Action Required:

Discussion regarding Planning Commission and City staff recommendations to adopt the Tree Protection Ordinance and related amendments, repealing the existing Heritage Tree Ordinance (WSMC 18.40, Ord. No. 2023-11-1153, dated December 20, 2023). Further, adopt incentives in the city's existing Stormwater runoff control standards (WSMC 13.01.050, Ord. No. 2205-01-1176) to retain on-site tree canopy as a credit for stormwater flow control standards.

### Motion for Business Item / Proposed Motion for Consent Agenda:

Motion to repeal WSMC 18.40 and WSMC 13.01.050 and replace with WSMC 18.40, 18.41 and 13.01.050.

### Explanation of Issue:

Proposed amendments to the city's Heritage Tree Ordinance (WSMC 18.40) were developed and re-titled as the 'Tree Protection Ordinance' to address inflexibility in the current code (WSMC 18.40). This work concludes original work done in 2023 removing the Heritage Tree Ordinance from the City's now current Critical Areas Ordinance, Ord. No. 2023-11-1152, dated December 20, 2023 and consistent with Ecology guidance, as heritage trees defined under WSMC 18.40 are not a state-defined critical area. In turn, the proposed Tree Protection ordinance and related incentives for stormwater, follows best arboriculture practices and Firewise guidance while allowing tree removal flexibility for single-family property owners. Should City Council decide to move this forward, this item can potentially be adopted as a Consent Agenda item on January 15<sup>th</sup>, 2025.

### Key amendments include:

1. Increased tree removal allowances based on property size.
2. Added code language on defensible space and Firewise guidance from two local fire authorities, Underwood Conservation District and West Klickitat Regional Fire Authority.
3. Incentives for retaining tree canopy for stormwater flow control credit. Incentives in retaining tree canopy offset impervious surface ratios where 1,000 SF of canopy equates to 500 SF of impervious surface that does not need to be treated. These amendments to the city's existing Stormwater runoff control standards (WSMC 13.01.050) are above and beyond what is typically allowed under the State-wide Ecology Stormwater Manual for canopy retention credits for stormwater flow calculations.
4. An increase in the minimum size criteria for Special (native) Trees.

5. A reorganized Heritage Tree nomination process.
6. Setting thresholds and allowances for permitting tree removal without an arborist report.
7. Reduced jargon and added examples and diagrams for further code clarity.

**Council Options:**

City Council has the following options available at this time:

1. Accept the Staff Recommendation.
2. Revise the Staff Recommendation.
3. Refer this issue back to staff for additional work.
4. Other action as desired by council.

**Fiscal Analysis:**

Financial impacts will be assessed by the department.

**Recommendation of Staff/Committee:** Staff is recommending adoption of the revised Tree Protection Ordinance (WSMC 18.40), Heritage Tree Ordinance (WSMC 18.41) and incentives to the city's existing Stormwater runoff control standards (WSMC 13.01.050) above and beyond what is typically allowed under the State-wide Ecology Stormwater Manual.

**Follow Up Action:**

Once the hearing has concluded, and draft Ordinance is deemed acceptable by Council, City staff can move forward with finalizing Ordinances for Council's February 5th meeting concerning the Tree Protection Ordinance (WSMC 18.40).



**CITY OF WHITE SALMON**

**ORDINANCE NO. 2025-01-1175**

**AN ORDINANCE OF THE CITY OF WHITE SALMON, WASHINGTON, AMENDING WSMC CHAPTER 18.40, AND ADDING WSMC CHAPTER 18.41 BY REPEALING CHAPTER 18.40 TO UPDATE TREE PROTECTION AND HERITAGE TREE PROVISIONS, INCLUDING SEVERABILITY AND AN EFFECTIVE DATE AND AMENDING WSMC 13.10.050 , INCLUDING SERVABILITY.**

**WHEREAS**, the City of White Salmon (“City”) copied much of the existing Heritage Tree Ordinance regulations from WSMC 18.10.317 to WSMC 18.40 – Heritage Trees as a placeholder, administering these regulations until a future ordinance has gone through the public process; and

**WHEREAS**, to align with best practices and industry standards for tree protection; to promote site planning flexibility, building and development practices that protect trees from indiscriminate removal or destruction, promote thoughtful tree removal and replanting strategies and to improve the City’s review and administration of tree protection and removal; and

**WHEREAS**, to implement the policy goals and objectives outlined in the City’s Comprehensive Plan, the 2019 Community Forest Management Plan and support efforts towards greater climate and wildfire resiliency; and

**WHEREAS**, to respond to the community’s desire to protect and preserve mature trees and provide for replanting in order to maintain canopy cover, to thereby reduce erosion, mitigate the heat island effect, improve air quality, manage stormwater and provide numerous public benefits; and

**WHEREAS**, two local fire authorities, the Underwood Conservation District and West Klickitat Regional Fire Authority and the Columbia Land Trust East Cascades Oak Partnership provided guidance on appropriate tree protections; and

**WHEREAS**, the Tree Board provided suggested code changes regarding the tree ordinance update at its April 15<sup>th</sup>, July 1<sup>st</sup>, and August 13<sup>th</sup>, 2024 meetings; and

**WHEREAS**, the Notice of Intent to Adopt Amendment was sent on May 22<sup>nd</sup>, 2024, to the Washington State Department of Commerce informing the proposed change in development regulations;

**WHEREAS**, in accordance with Chapter 43.21C RCW and WAC 197-11-960, a SEPA checklist was submitted on July 3<sup>rd</sup>, 2024. No appeals were filed; and

**WHEREAS**, between July 10<sup>th</sup>, 2024, and August 9<sup>th</sup>, 2024, the City provided a public comment period; and

**WHEREAS**, on August 28<sup>th</sup>, September 11<sup>th</sup>, September 25<sup>th</sup>, and December 11<sup>th</sup>, 2024, a public hearing with the Planning Commission occurred to hear public testimony; and

**WHEREAS**, on December 11<sup>th</sup>, 2024, Planning Commission voted 4-0 (one abstain) to recommend approval to City Council,

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF WHITE SALMON DOES ORDAIN AS FOLLOWS:**

**Section 1.** That the following amendments be made to White Salmon Municipal Code Chapter 13.01.050 by revising Chapter 13.01.

**Key:** **Bold Underlined** = added language  
**~~Bold Strikethrough~~** = deleted language  
Plain text = no change

**WSMC 13.01.050 – Stormwater runoff control standards. (Also shown in Attachment 1)**

- A. The review and approval of construction permits for regulated activities subject to this chapter shall be based on the conformance of the development plans with the standards of this section. The city official may impose any conditions of approval needed to assure that the development plan meets the appropriate standards.
- B. Generally, the city stormwater runoff control standards are based on low impact development (LID) techniques that minimize impervious surfaces and infiltrate stormwater on site. Tight line conveyance of stormwater onto adjacent property will be allowed only if there is no other feasible alternative and only if the proposed location and volume of runoff will not change.
  - 1. If the development proposes more than two thousand square feet of impervious surface, the developer shall calculate the estimated runoff volume for the design storm specified by the city official. The runoff volume shall be calculated as follows: impervious area (sf) x 0.10 (ft) = runoff volume (cf).
  - 2. Infiltration facilities must be constructed capable of infiltrating the design storm runoff volume.
  - 3. If the development proposes less than two thousand square feet of impervious area, the developer shall provide for and install industry standard LID facilities to control runoff from all impervious surfaces.
  - 4. In either instance the developer/homeowner is encouraged to consider potential to size and locate detention tanks to allow storm water to accumulate during wet months for re-application to the site as landscape irrigation during dry months. This source may only supplement rather than eliminate reliance on potable water for landscape irrigation but as costs of water increase so does the incentive to decrease reliance on potable water for landscape irrigation.
  - 5. The developer/homeowner may receive a runoff volume credit for retaining trees on-site. Significant and special trees are defined within WSMC 18.40 (Ord XX).**
    - a. The credit is such that the square footages for impervious surface requiring stormwater treatment is offset by the canopy square footage of on-site trees at a 2:1 ratio. For example, a 1,000 square foot canopy equates to 500 square feet fewer of impervious surface that has to be treated on-site per WSMC 13.01.050.B(1).**

**Section 2:** That the following amendments be made to White Salmon Municipal Code Chapter 18.40 by revising Chapters 18.40 AND 18.41.

**Chapter 18.40 – TREE PROTECTION.**

**White Salmon Municipal Code**

**18.40.010 - Purpose.**

**The purpose of this Chapter is to establish a process and standards to provide for the preservation, replacement, and protection of trees located in the City of White Salmon to:**

- A. Implement the policy goals and objectives outlined in the City’s Comprehensive Plan and Community Forest Management Plan and support efforts towards greater climate and wildfire resiliency (placeholder for Climate Action Plan);**
- B. Promote site planning, building and development practices to prevent indiscriminate removal or destruction of trees, avoid unnecessary disturbance to trees and vegetation, and provide for replanting in order to maintain canopy cover, reduce erosion, and minimize risk of wildfires;**
- C. Preserve and enhance White Salmon’s aesthetic, community character, biodiversity, and wildlife habitat provided by native vegetation and mature trees;**
- D. Protect the native Oregon white oak through retention and replacement; and**
- E. Promote best practices to maximize ecosystem services provided by trees, including improved air quality, stormwater filtration, and carbon storage and sequestration, as well as trees’ contributions to the livability, public health, safety, and quality of life in White Salmon.**

**18.40.020 - Definitions.**

**The requirements provided in this section supplement those identified in Title 17 and 18. The most restrictive definitions and those protective of the environment shall prevail.**

- 1. American National Standards Institute (ANSI) - the ANSI A300 industry consensus standards developed by the Tree Care Industry Association and written by the Accredited Standards Committee (ASC) for the management of trees, shrubs, and other woody vegetation.**
- 2. Arborist report – written review and recommendations, submitted by a qualified professional arborist for the purpose of meeting the requirements set forth in this chapter, including but not limited to trees identified by number, species, DBH, and general health/condition. A risk assessment and/or recommended tree protection measures may be required, if applicable.**
- 3. Diameter at breast height (DBH) – diameter or thickness of a tree trunk measured at 4.5 feet above grade per ANSI A300 standards. If the tree is multi-trunked, the total DBH is the square root of the sum of each individual DBH, squared. Example with three trunks: The**

square root of  $(\text{stem1})^2 + (\text{stem2})^2 + (\text{stem3})^2 = \text{Total DBH}$ . If the main tree trunks split at or below 4.5 feet above grade, the measurement will be taken below the split.

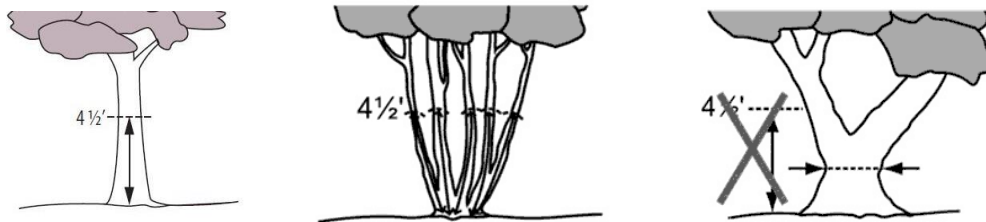
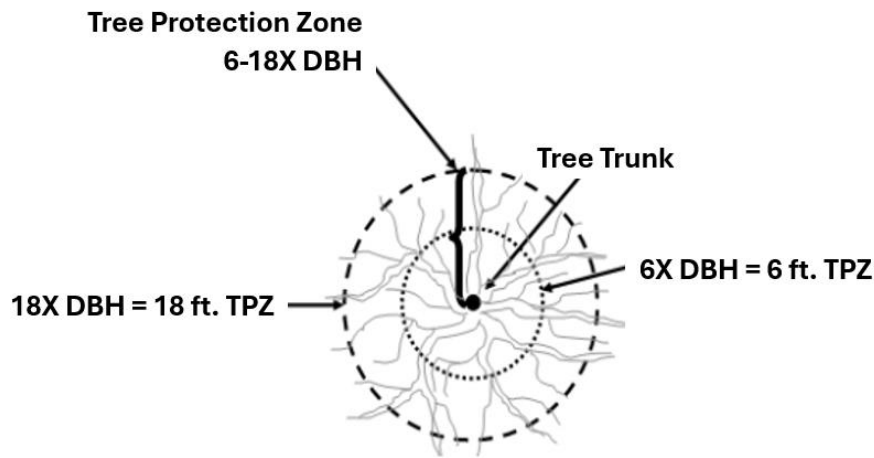


Figure 1. Measuring DBH (trunk diameter)

4. Grove – three or more significant and/or special trees with overlapping or touching branches.
5. Hazard tree – A tree with a combination of structural defects and/or disease which makes it subject to a high probability of failure, in proximity to high-frequency targets (persons or property that can be damaged by tree failure), that cannot be lessened with reasonable and proper arboricultural practices, nor can the target be removed or restricted; or a tree or tree part assessed by a qualified professional as having an extreme or high overall risk rating using the ISA Tree Risk Assessment Qualification (TRAQ) method in its current form. For example, an unhealthy tree with a large trunk cavity leaning over a house.
6. Heritage tree – any tree that because of its age, size, unique type, or historical association that is of special importance to the city, as nominated pursuant to WSMC 18.41.020.
7. Nuisance tree – a tree causing significant physical damage to a private or public structure and/or infrastructure, including but not limited to the sidewalk, curb, road, water or sewer or stormwater utilities, driveway, parking lot, building foundation, or roof; or is severely infested with an insect, pest, and/or other pathogen that significantly impacts the long-term viability of the tree.
8. Prohibited tree – trees that are exempt from tree protection provisions in this chapter, including red alder (*Alnus rubra*), black cottonwood (*Populus trichocarpa*), holly (*Ilex aquifolium*), Tree of Heaven (*Ailanthus altissima*), or other invasive trees listed by the state or county weed control board (not including trees located within critical areas).
9. Pruning – the practice of selectively removing branches from a tree using approved practices to achieve a specified objective based on ANSI A300 Tree Care Standards best practices. Pruning that exceeds twenty-five percent (25%) of a tree’s live canopy within twelve (12) consecutive months constitutes tree removal.
10. Qualified professional arborist – a person with relevant education and training in arboriculture or urban forestry, having the International Society of Arboriculture (ISA) Arborist Certification and for purposes of hazard tree evaluation, TRAQ (tree risk assessor) qualification.
11. Topping – indiscriminate cuts to reduce the height or crown size of an established tree that typically leave a stub, without regard to long-term tree health or structural integrity. Topping is not an acceptable pruning practice pursuant to 2023 ANSI A300 Tree Care Standards. This definition does not apply when the sole purpose is to create snag(s) for wildlife habitat.

12. Tree protection zone (TPZ) – an area defined by a qualified professional arborist on sites under development that is equal to 6-18 times the DBH, where construction activities and access are limited to protect tree(s) and soil from irreversible damage to tree health and stability. TPZ denotes the location of tree protection fencing. For example, a minimum tree protection zone for a 12-inch DBH maple tree is calculated by multiplying 12 inches DBH x 6 = 72 inches, which equates to tree protection fence placement located 6 feet from the face of the tree trunk. Impacts within the 6x TPZ fence location may likely result in compromised tree health/stability. Tree protection resulting in minimal impacts for the same tree is calculated by multiplying 12 inches DBH x 18 = 216 inches, which equates to tree protection fence placement located 18 feet from the face of the tree trunk.



**Figure 2. Tree Protection Zones**

- 13. Significant Tree – a regulated tree with a DBH of more than 18 inches with the exception of Prohibited Trees.
- 14. Special Tree – a regulated tree with a DBH that is equal to or greater than the diameters listed in the Special Tree Table below:

**Table 1. Special Tree Table**

<u>Native Species</u>	<u>Minimum DBH Threshold (inches)</u>
<u>Cascara – Rhamnus purshiana</u>	<u>8</u>
<u>Pacific Dogwood – Cornus nuttallii</u>	<u>8</u>
<u>Ponderosa Pine – Pinus ponderosa</u>	<u>12</u>
<u>Oregon White Oak/Garry Oak – Quercus garryana</u>	<u>8</u>

**18.40.025 - Applicability.**

For properties seeking Firewise assistance, written recommendations provided by the Underwood Conservation District and West Klickitat Regional Fire Authority are accepted for establishing defensible space limits for a given site. Properties located within the wildland-urban interface (WUI), the International Wildland-Urban Interface Code, 2021 Edition, published by the International Code Council and as adopted by the State Building Code Council in Chapter 51-55 WAC shall be applicable within the city.

**18.40.030 – Significant/special tree removals and maintenance, not associated with development.**

- A. To ensure that trees function well in their intended landscape, the City of White Salmon promotes the proper care of trees on private property to ensure trees reach their normal life expectancy and contribute to optimal benefits to the community. For that reason, tree topping is prohibited and may be considered tree removal per WSMC 18.40.020(6).**
- B. Tree removal allowance. Any private property owner of developed property may remove up to a specified number of significant and/or special trees with the submittal of a tree removal notification to the city.**
- C. On any single legal parcel less than 7,200 square feet where no exterior construction, demolition, grading, material storage, or other development activity is proposed, one significant or special tree may be removed per 12-month period or a maximum of two trees may be removed per 24-month period. One additional significant or special tree may be removed for each additional 7,200 square feet of lot area. For example, a 10,000 square foot lot may remove 2 trees per year and a 30,000 square foot lot may remove 5 trees per year.**

**Table 2. Significant/Special Tree Removal Allowance Table**

<b><u>Property Size</u></b>	<b><u>Tree Removal Allowance per 12 Months</u></b>
<b><u>Up to 7,200 sq. ft.</u></b>	<b><u>1</u></b>
<b><u>7,201 sq. ft. to 14, 400 sq. ft.</u></b>	<b><u>2</u></b>
<b><u>14,401 sq. ft. to 21,600 sq. ft</u></b>	<b><u>3</u></b>
<b><u>21,601 sq. ft. to 28,800 sq. ft.</u></b>	<b><u>4</u></b>
<b><u>28,801 sq. ft. or greater</u></b>	<b><u>5</u></b>

- 1. A tree or tree(s) may not be removed without a permit under the following conditions:**
  - a. The tree is a heritage tree (see WSMC 18.41);**
  - b. The tree is located within a critical area or critical area buffer; or**
  - c. The tree is in an Oregon White Oak woodland as protected under WSMC 18.10.312 (Ord. 2023-11-1152, effective January 1, 2024)**
- D. Removal of hazard or nuisance trees. Removal of hazard or nuisance trees does not count toward the tree removal allowances if the nuisance or hazard condition is supported by a qualified professional arborist and approved by the city. The city may request an arborist's report prepared by a qualified professional arborist to be submitted to the city and paid for by the applicant. The City may approve the removal of hazard or nuisance trees from private property without the submission of an arborist report if the applicant provides photographic evidence or other documentation demonstrating that the tree is dead, dying, defective or fits nuisance tree criteria.**
- E. Emergency tree removal. In case of emergency, when a tree is imminently hazardous or dangerous to life or property, it may be removed by order of the police chief, fire chief, the director of public works or their respective designees without a permit, so long as notification before or immediately after the event is provided.**

**18.40.040 – Significant and Special tree retention associated with development.**

- A. The City’s objective is to mitigate the impacts of incremental canopy loss due to development by establishing clear standards for the retention of significant and special trees and for planting and maintenance of new trees.
- B. Retention of significant and special trees. Development proposals shall retain significant and/or special trees to the maximum extent feasible. Requests for modifications to development standards can be accomplished pursuant to WSMC 18.40.060. Removal of a significant and/or special tree associated with development shall be limited to the following circumstances:
  - 1. If the tree is dead or meets the criteria of a hazardous tree, as determined by a qualified professional arborist.
  - 2. A significant and/or special tree can be removed if its presence reduces the building area of the lot by more than fifty percent after all potential alternatives have been considered, including a possible reduction to setbacks and minimum yard depth and width requirements.
  - 3. If retention of the tree limits the structural footprint to less than the following, when also omitting steep slope areas as area available to development:
    - a. Single-family home: 1,000 square feet
    - b. Townhomes or multi-family units: 900 square feet per unit
    - c. Accessory Dwelling Unit: 700 square feet
    - d. Businesses/Commercial: 1,200 square feet or the amount of square footage necessary to support the existing or proposed use, as shown by the applicant in a site development permit.
  - 4. Retention of a significant and/or special tree or grove will prevent creation of a residential lot through a subdivision or short subdivision.
  - 5. A significant and/or special tree cannot be removed to facilitate construction access and will only be considered for removal if it impedes the ability of the landowner to develop permitted buildings or permanent access as described by an approved driveway permit, pursuant to WSMC 13.01.070.
- C. Properties undergoing development activities related to new single-, two- and multifamily residential, commercial, and other development types shown in Table 1 in which grading, excavation, demolition, or other construction activity is shown within the tree protection zone of significant and/or special trees shall be required to develop a tree retention plan, to be submitted with the related development permit for review by the Planning Administrator.
  - 1. Tree retention plans shall be prepared by the applicant and include the following:
    - a. A site plan containing the following information:
      - i. Footprint of the house(s), driveway(s), utilities, streets and any other proposed improvements;
      - ii. Grade changes;
      - iii. Surveyed location of significant and/or special trees or heritage trees (subject to WSMC 18.41);
      - iv. Trees to be removed noted with x’s or ghosted out indicating proposed tree removals; and

v. Location of tree protection fencing drawn to scale at the TPZ for retained trees.

b. A tree inventory prepared by a qualified professional arborist containing the following information:

- i. All significant/special trees on the subject property listed by common name and genus/species, identified by numbers that correspond to the site plan, size (DBH), general health condition rating, and indications of proposed tree removals.
- ii. The inventory shall include trees on adjacent properties with canopies extending onto the subject parcel that may be impacted by the proposed development.

D. Tree protection with development. Reasonable efforts to protect significant and/or special trees shall include the following:

- 1. Tree protection fencing placed along the TPZ. Fencing shall be constructed of chain link (or other approved material) and at least six feet high.
- 2. Avoidance of grading, excavation, demolition, or other construction activity within the TPZ.
- 3. The city shall consider modifications to the applicant’s tree retention plan with recommendations from a qualified professional arborist.

18.40.050 - Tree replacement requirements.

A. Each significant and/or special tree removed under an approved development permit must be replaced according to the following table:

Table 3. Significant/Special Tree Replacement Ratios.

<u>Zone</u>	<u>Number of Replacement Trees Required per Tree Removed</u>
<u>R1</u>	<u>2</u>
<u>R2</u>	<u>2</u>
<u>R3</u>	<u>1</u>
<u>Commercial</u>	<u>1</u>
<u>RL</u>	<u>3</u>
<u>MH</u>	<u>1</u>
<u>All others</u>	<u>1</u>

B. In addition to the replacement requirements in Table 1, Oregon white oak trees shall be replaced by a minimum of two (2) replacement trees for every tree removed.

C. Fee in-lieu. A fee in-lieu of tree replacement may be allowed if a parcel cannot adequately accommodate the number of replacement trees required to be planted, subject to approval by the Planning Administrator.

- 1. The base fee per tree is established in the schedule of land use and site work permit fees. At a minimum, the fee must be set to account for the cost of a tree, installation (labor and equipment), maintenance for three years, and fund administration.



2. Fee-in-lieu is required for each replacement tree that is required but is not planted on site.
3. The fee must be paid prior to the issuance of a development permit.
4. Funds collected through fee in-lieu may be used for the purposes of:
  - a. Planting and maintaining trees on publicly owned property within the City;
  - b. Irrigation and related work necessary for the successful establishment of new trees;
  - c. Establishing and maintaining a monitoring program for the removal and replacement of trees;
  - d. Urban forestry education;
  - e. Other purposes relating to public trees as determined by the City Council.

18.40.060 – Development Incentives and Requests for Modifications to Development Standards.

1. In order to retain significant and/or special trees or grove of trees anywhere on the property, an applicant may opt to utilize development incentives, seeking relief from stormwater flow control, subject to WSMC 13.01.050.B(5).
2. Where retention of significant and/or special trees or grove of trees anywhere on the property conflicts with development of an ADU, an applicant may opt to utilize modifications to development standards seeking relief from off-street parking standards from proposed ADU(s), per Title 17 – Zoning and WSMC 17.72.
  - a. The applicant must provide a brief memo describing why this request for modifications is necessary and there is no feasible alternative, including but not limited to:
    - i. Shift or flip (mirror) the location of proposed building footprints and driveways;
    - ii. Relocate utilities when feasible, taking into account gravity and location of existing mains;
    - iii. Avoid rockery/retaining walls located within TPZs to maintain existing grades.

18.40.070 Enforcement. City enforcement of the tree protection regulations contained in this chapter may include:

- A. It is unlawful for any person to remove a heritage, significant and/or special tree or impact said tree in such a way that its removal becomes necessary. Any person who vandalizes, grievously mutilates, destroys or excessively prunes a heritage, special or significant tree without authorization or beyond the scope of an approved permit shall be in violation of this chapter.
- B. Stop work on any construction project which threatens a heritage, significant and/or special tree until it is shown that appropriate measures have been taken to protect the tree or an exception is granted for its removal; and/or
- C. Stop work on any arborist work or construction project that does not display a permit for removal or major pruning of a heritage, significant and/or special tree.

**D. As part of a civil action brought by the city, a court may assess against any person who commits, allows, or maintains a violation of any provision of this chapter a civil penalty in an amount not to exceed five thousand dollars per violation. Where the violation has resulted in removal of a tree, the civil penalty shall be in an amount of at least five thousand dollars per tree unlawfully removed, or the replacement value of each such tree, whichever amount is higher. Such amount shall be payable to the city. Replacement value for the purposes of this section shall be determined using the most recent edition of the Guide for Plant Appraisal, published by the Council of Tree and Landscape Appraisers.**

**Chapter 18.41 – HERITAGE TREES.**

**18.41.010 - Purpose. The city acknowledges that heritage trees provide valuable local habitat and that the preservation of such trees is critical to maintaining the character of White Salmon. The purpose of this chapter is to define the process for nominating or removing heritage trees and to establish the heritage tree registry.**

**18.41.020 - Applicability.**

A. Heritage trees include:

- ~~1. Oregon White Oaks with a trunk diameter larger than fourteen inches,~~
- ~~2. All other tree species with a trunk diameter greater than eighteen inches, and~~

- 1. Any tree designated as a heritage tree by the city council in accordance with the nomination process detailed below.

**18.41.030 - Heritage tree nomination process.**

A. Heritage trees may be designated in accordance with the following nomination and designation process:

- 1. **Any party may nominate a heritage tree; however, the nomination must acknowledge approval with written consent by the landowner of the ground sustaining the tree, prior to being accepted by the city for review.**
- ~~2. Nominations for heritage tree(s) must fit the size criteria defined in this chapter, be outstanding specimens, or of distinctive age, form, location, or of ecological, cultural or historical significance. **Trees with smaller trunk diameters may also be nominated for heritage status.**~~
- ~~3. **Any party may nominate a heritage tree; however the nomination must be approved by the landowner of the ground sustaining the tree and be accepted by the city onto the inventory list of heritage trees compiled and maintained by the city.**~~
- 4. Nomination applications must include a map showing the tree’s location on the property, photograph, and a narrative description of the location, species, trunk diameter, approximate age, and the specific characteristics and reasoning on which the nomination is based.

**B.** The city shall inspect the tree(s), consult with a qualified professional arborist to verify the nominated tree does not fit hazard **or nuisance** tree criteria, and decide whether or not the tree(s) are to be designated **as** a heritage tree or tree grove. Notice of the city's decision shall be mailed to the land owner and any other parties participating in the nomination process.

**C. Heritage trees that have been designated by the city shall be added to an inventory of heritage trees compiled and maintained by the city.**

**D.** At the request of the property owner, the Council may be asked, but is not required to, reverse the designation of a heritage tree.

**18.41.040** - Heritage tree registry. The city shall maintain a registry of heritage trees or groves designated within the city limits in response to the voluntary nomination process. The registry may include a map identifying the location of the trees, date tree was designated and a brief narrative description of each heritage tree.

**18.41.050 - Heritage tree removal.**

**A. Heritage trees may only be removed if they meet the circumstances outlined in WSMC 18.40.040.B(1).**

**B. Removal of a heritage tree requires public signage of the pending removal, including permit number and date of removal, no less than 14 days before the removal date.**

**C. Removal decisions by the administrator are not contestable by the public, but illegal removals are reportable by the public.**

**18.41.060 - Heritage tree declassification. A heritage tree may be removed from heritage tree status at the request of the property owner after providing written notice to the city and receiving city approval.**

**Section 3. Severability / Validity.** The provisions of this ordinance are declared separate and severable. If any section, paragraph, subsection, clause, or phrase of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this ordinance.

**Section 4.** This Ordinance shall take effect and be in force five (5) days after its publication according to law.

**Section 5. Transmittal to the State.** Pursuant to RCW 36.70A.106, a complete and accurate copy of this ordinance shall be transmitted to the Department of Commerce within ten (10) days of adoption.

Passed by the council and approved by the Mayor on this 15<sup>th</sup> day of January, 2025.

\_\_\_\_\_  
Marla Keethler, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Stephanie Porter, Clerk Treasurer

\_\_\_\_\_  
Shawn MacPherson, City Attorney

## TECHNICAL MEMORANDUM

Date:	January 9, 2025
To:	White Salmon Planning Commission
From:	Alex Capron, AICP, Senior Planner Deb Powers, Senior Arborist
Project Name:	White Salmon Tree Code Update
Project Number:	2205.0244.05

# Tree Code Amendments - Planning Commission Recommendation to the City Council

Following its approval on December 11, 2024, the Planning Commission’s recommendations for amendments to White Salmon Municipal Code (WSMC) Chapter 18.40-41, Ord. 2023-11-1153 tree protection code and related amendments to incentivize tree canopy retention under WSMC 13.01.050, Ord. No. 22025-01-1176, Stormwater Runoff Control Standards (Attachment 1) be brought before the City Council at the January 15, 2025 public hearing for public testimony, discussion and consideration of adoption.

### Background

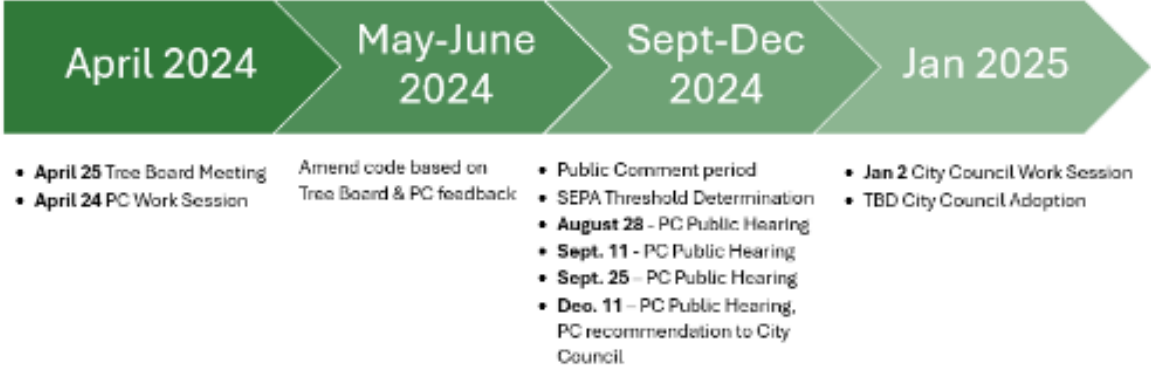
In 2019, the City of White Salmon published its Community Forest Management Plan (Plan), a guidance document outlining goals for the City, stakeholders and residents to better manage its tree resource. One of the goals identified in the Plan was to adopt a tree protection ordinance for the retention of mature trees city-wide. During the 2022-2023 Shoreline Master Program and Critical Areas Ordinance updates, the City pulled tree protection standards (heritage tree regulations) out of both updated ordinances upon consulting with Ecology. Ecology’s stance, as agreed by the city, was that heritage trees themselves are not a defined critical area, as established by the state Growth Management Act<sup>1</sup>.

When the critical area ordinances were updated in late 2023, the heritage tree code language was removed from that code section with the intent of creating broader tree protection standards in a separate code section. Currently, the code outlining the heritage tree nomination process is located within White Salmon Municipal Code (WSMC) Chapter 18.40, Special Provisions – Heritage Trees. Aside from the voluntary nomination process, the code includes heritage tree designation criteria, protection measures and enforcement regulations, and is very rigid and often requires a variance for tree removal, resulting in difficulties for single-family property owners in particular to develop or re-develop their property. Further, to date, there have been no heritage tree nominations since the code was adopted, which was another reason to consider updates to incentivize the recognition and protection of large,

<sup>1</sup> Per WAC 365-196-485(2) (<https://app.leg.wa.gov/WAC/default.aspx?cite=365-196-485>). Accessed January 2025.

mature Oregon white oak trees while retaining flexibility in limited removals without retaining an arborist.

The tree code update project launched in April 2024 and continued through the summer and fall, as shown in the project timeline below:



*Draft Code Development*

Opportunities for public engagement, including a public survey, online story map, flyers, Mayor’s Talk event held in July 2024, and Tree Board meetings informed the initial draft code. Public survey results revealed that the community valued older, mature trees and voiced strong community support for reasonable tree protection measures (Attachment 2). Initial draft code versions reflected these sentiments by focusing on mature and native tree protection measures with development, while the heritage tree nomination process remained intact with changes to further clarify the code. Other initial code provisions include:

- Minimum size thresholds (18” trunk diameters) for trees protected with development, with smaller thresholds for the slow-growing Oregon oak trees based on recommendations from the Columbia Land Trust and East Cascades Oak Partnership.
- Providing opportunities for certain tree removal with and without development.
- Thresholds to replace trees removed with development based on lot size.
- A fee in lieu program for tree replacement where replacement trees cannot realistically be planted on-site.
- Initial incentives for greater tree retention with development with waived minimum parking requirements for Accessory Dwelling Unit (ADUs) and earned stormwater credits; however, only the latter was approved as a Planning Commission recommendation.

*WA State Growth Management & SEPA Checklist Requirements*

Pursuant to Revised Code of Washington (RCW) 36.70A.106, the City of White Salmon has provided the Notice of Intent to Adopt an Amendment to its development regulations through the Washington Department of Commerce, which will be followed by Notice of Final Adoption, pending City Council approval. The State Environmental Policy Act (SEPA) checklist for non-project proposals was submitted by the City of White Salmon to the WA State Department of Ecology on July 3, 2024 per Washington Administrative Code (WAC) 197-11-960.

## Public Comment Period & Public Hearings

The 30-day public comment period was held from July 10<sup>th</sup> to August 9<sup>th</sup>, 2024. The written public comments received during this period accompanies this memo (Attachment 3). Public hearings were held during the August 28, September 11, September 25, and December 11, 2024 Planning Commission meetings. Several concerns raised during public testimony consistently emerged during public testimony: while a Tree Board member and some residents expressed the draft code is much improved (i.e., increased tree removal allowances), others felt the code is overly restrictive, doesn't allow enough tree removal for fire safety, or will have an undesirable effect on much-needed housing density and affordability. Several residents described personal development scenarios and how the code might apply. A community member described his experience observing the lack of any tree protection on an adjacent property undergoing construction, which seemed to justify the need for clear tree protection requirements with development.

## Planning Commission Recommendations

An overview of the Planning Commission's code changes from the initial draft code include:

- Increased tree removal allowances based on property size.
- Added code language on defensible space and Firewise guidance from two local fire authorities, the Underwood Conservation District and West Klickitat Regional Fire Authority (Attachment 4).
- An increase in the minimum size criteria for Special (native) Trees.
- A reorganized Heritage Tree nomination process.
- Reduced jargon and added examples and diagrams for further code clarity.

The Planning Commission was prepared to provide its recommendation at the September 25, 2024 meeting, however, commissioners expressed a desire to see additional improvements before bringing the draft Tree Protection Ordinance recommendation to the City Council. One substantive change to the draft code included deleting the parking incentive for tree retention with the development of ADUs, as revisions to the parking code are already being evaluated by Dr. Mehaffey, with additional guidance from the City Attorney. The Planning Commission requested that Facet continue making improvements to simplify the code, especially related to tree protection measures with development to make it more understandable and implementable for laypersons. Additional code changes discussed at the December 11, 2024 Planning Commission meeting that did *not* result in draft code revisions include:

- Waiving the requirement for a tree protection plan (arborist report) with development projects.
- Allowing heritage tree removals.
- Within the tree code, create a city-wide fire overlay zone for Firewise land management.
- Replace the local fire authority-approved Firewise guidance language with a reference to the RCW Building Code.

Although the Planning Commission supports continued improvements in code simplification, the Commission recommends that the draft code presented in Attachment 1 be considered by the City Council for adoption.

A.

## Next Steps

Following discussion, the City Council provide direction for recommendations on draft tree code amendments.

### Attachments

- 1\_Proposed Tree Protection Ordinance\_WSMC 18.40\_18.41\_Heritage Tree Protection Ordinance
- 2\_Community Survey Results
- 3\_Public Comment\_7.10.24-8.9.24
- 4\_UCD\_WKRFA\_emails
- 5\_Proposed Stormwater runoff control standards Ordinance\_WSMC 13.01.050

# White Salmon Heritage Tree Code Update

Monday, April 08, 2024



A.

**128**

Total Responses

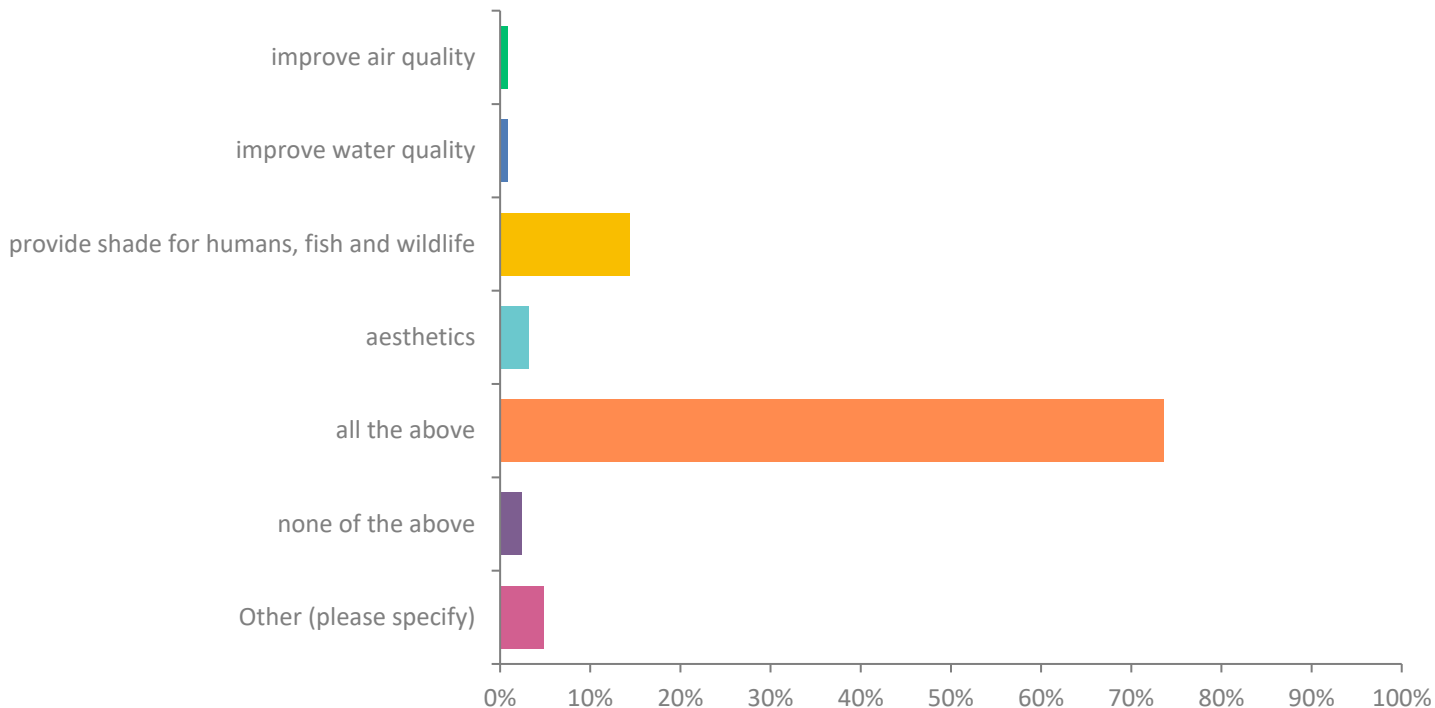
Date Created: Thursday, March 14, 2024

Complete Responses: 128

# Q1: Trees provide many benefits to a community, please let us know which is the most important to the City of White Salmon

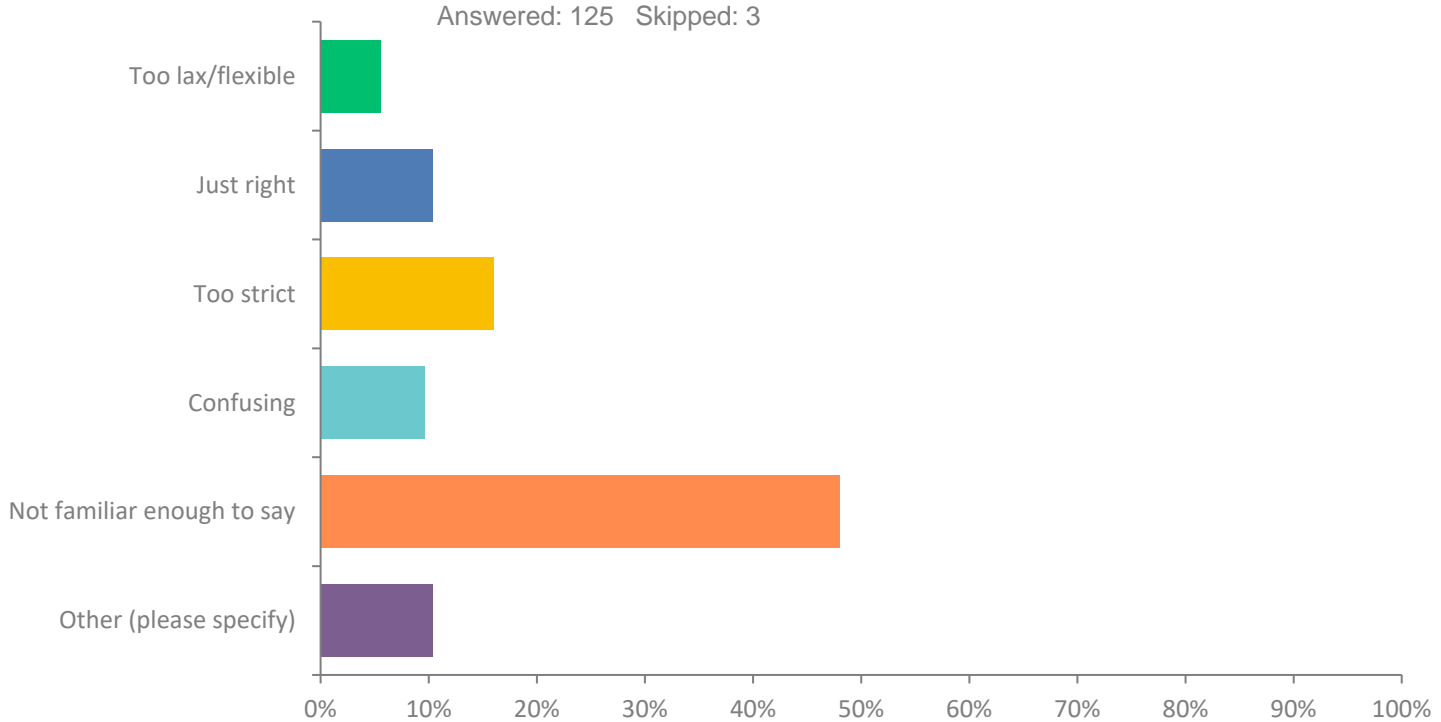
A.

Answered: 125 Skipped: 3

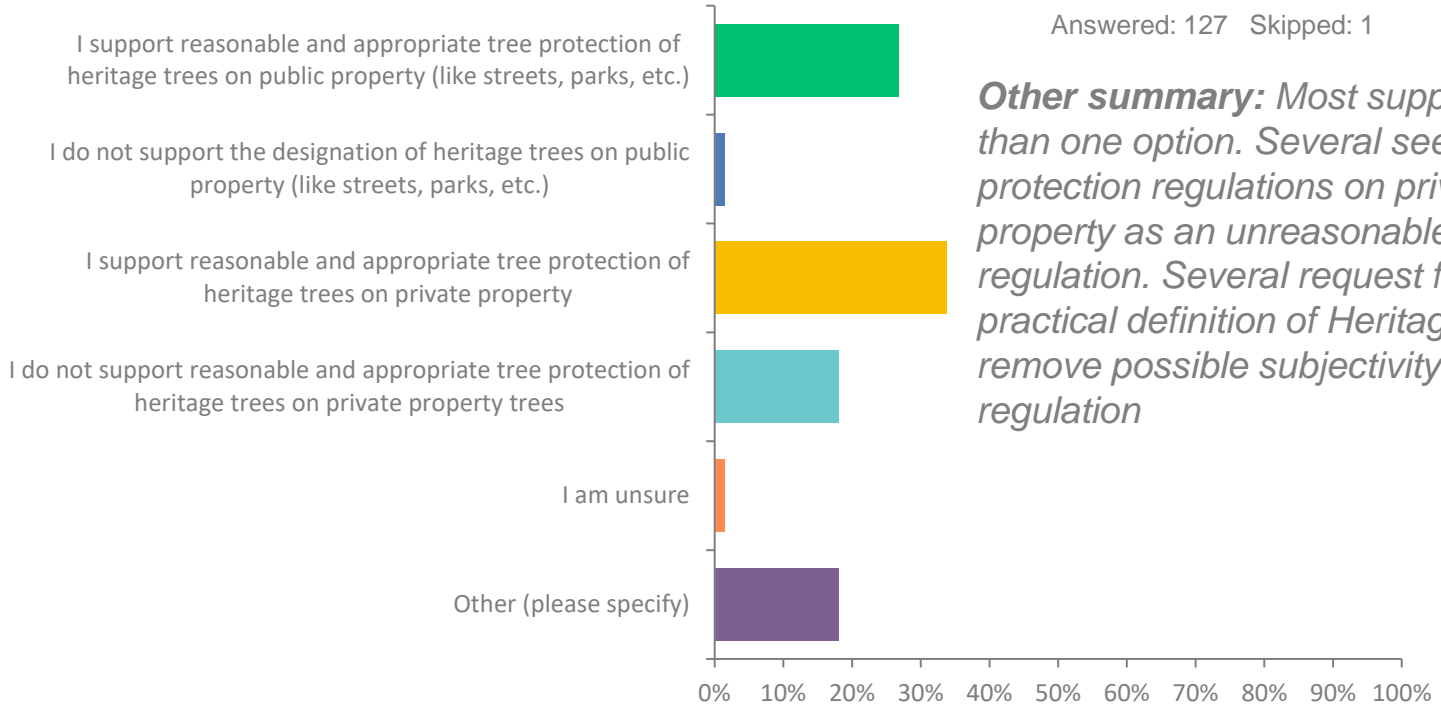


**Q2: How would you rate your awareness and understanding of White Salmon's current Heritage Tree Code**  
([https://www.whitesalmonwa.gov/sites/default/files/fileattachments/city\\_council/page/3211/ordinance\\_2023-11-1153\\_creating\\_wsmc\\_18.40\\_signed.pdf](https://www.whitesalmonwa.gov/sites/default/files/fileattachments/city_council/page/3211/ordinance_2023-11-1153_creating_wsmc_18.40_signed.pdf))?

A.



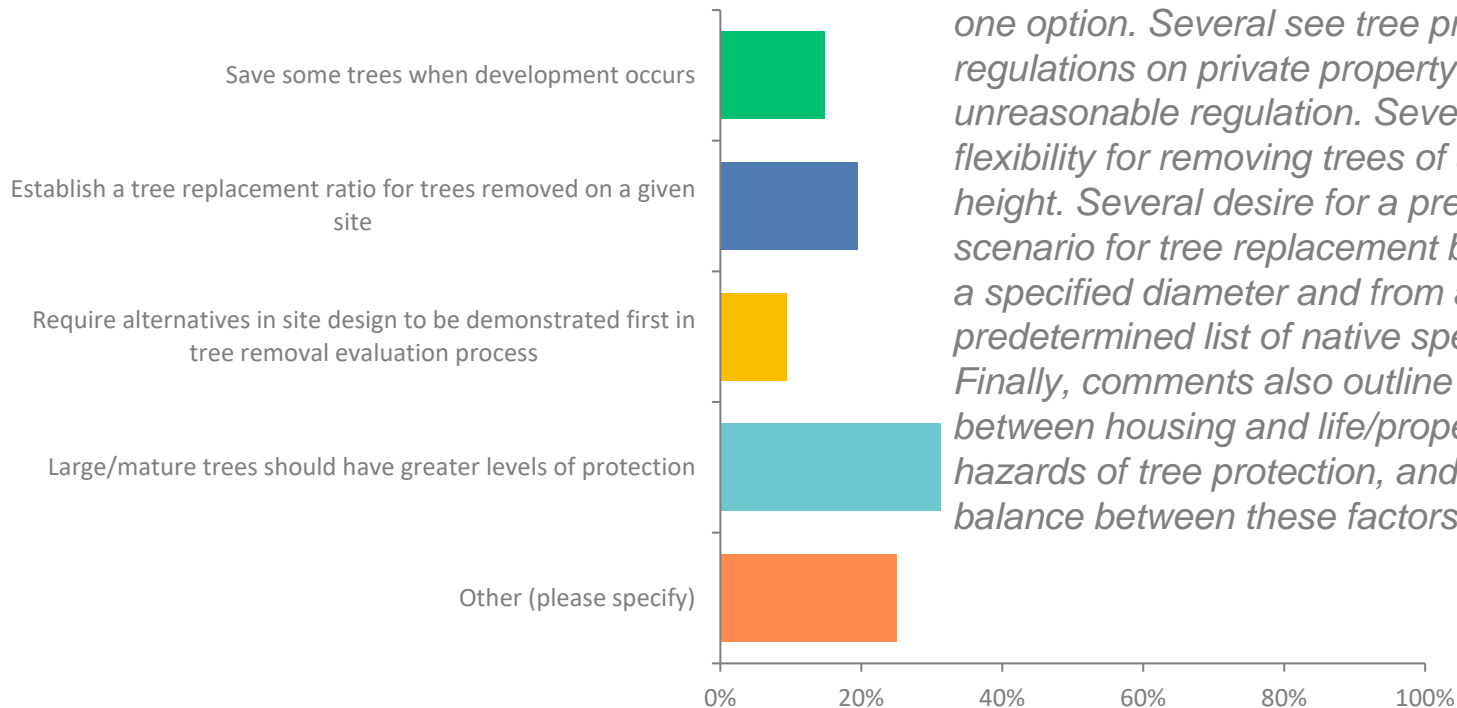
**Q3- A Heritage Tree Program can be designed to protect trees on public property (like streets, parks or near public buildings) or can include protections for trees on private property. Consider one statement that most applies in your personal opinion.**



*Other summary: Most support more than one option. Several see tree protection regulations on private property as an unreasonable regulation. Several request for a practical definition of Heritage tree to remove possible subjectivity in regulation*

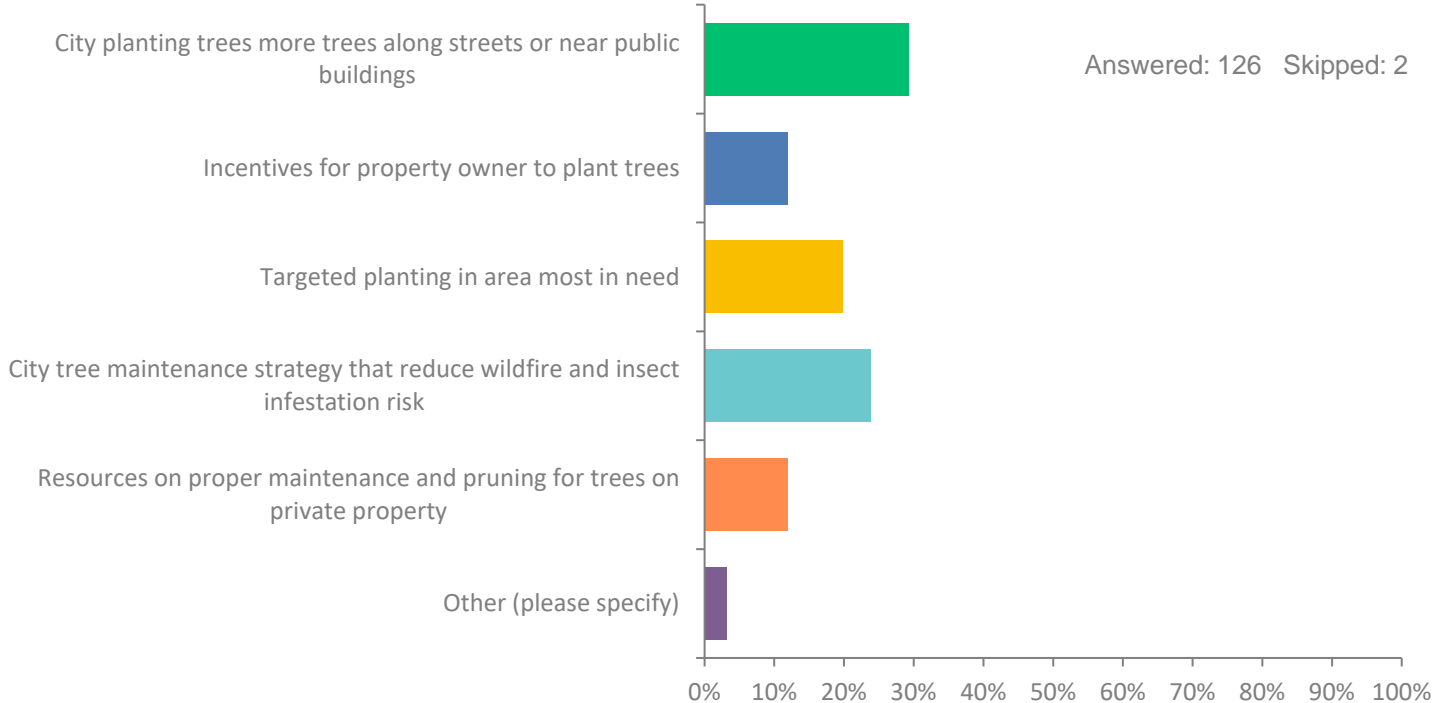
# Q4: What strategy for tree retention would you most prefer the City implement in the Heritage Tree regulatory update?

Answered: 128 Skipped: 0



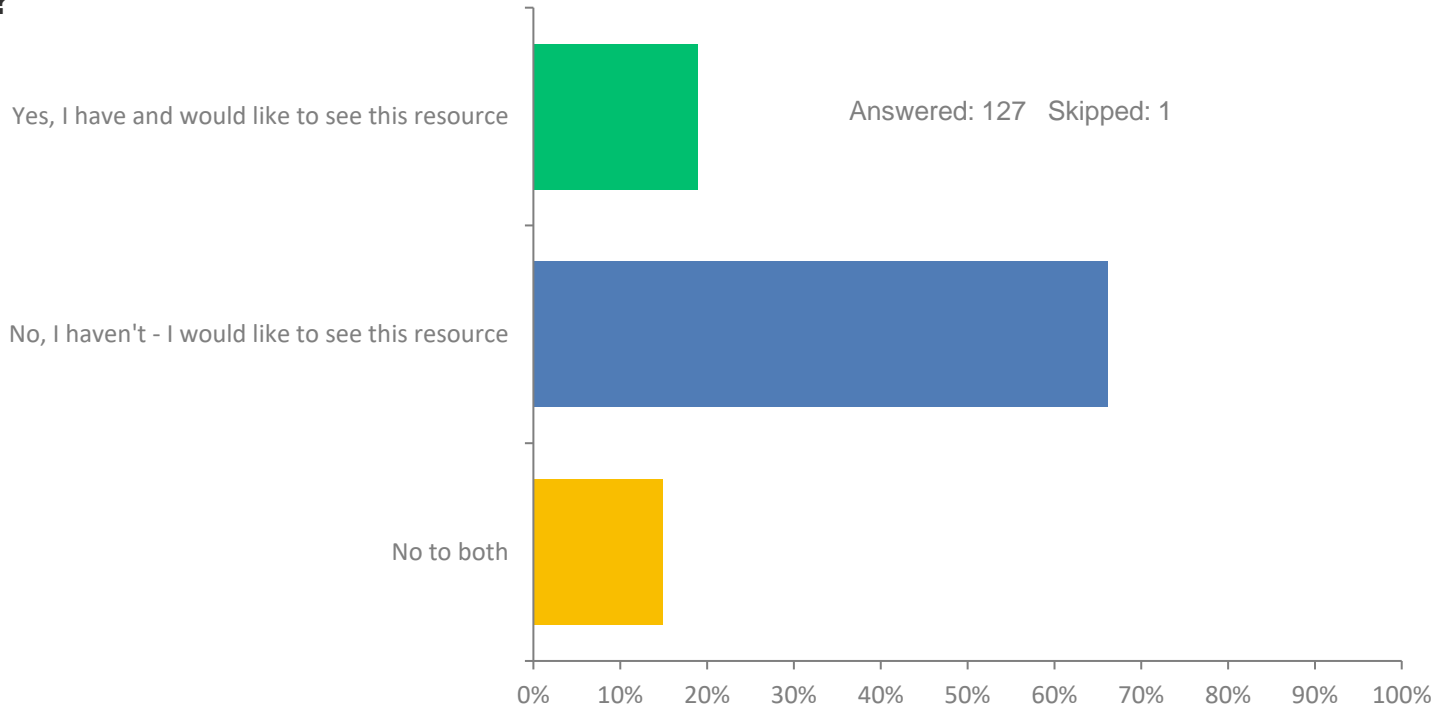
*Other summary: Most support more than one option. Several see tree protection regulations on private property as an unreasonable regulation. Several desire flexibility for removing trees of a certain height. Several desire for a prescriptive scenario for tree replacement based upon a specified diameter and from a predetermined list of native species. Finally, comments also outline conflict between housing and life/property hazards of tree protection, and needing a balance between these factors.*

**Q5. A Heritage Tree Program often includes a tree canopy goal. Tree canopy goals assess the percentage of trees (eaves, branches and stems) that shelter the ground when viewed from above. In order to accomplish the tree canopy goal what specific strategies would you support**



A.

**Q6: Have you ever tried to find tree care, tree planting or recommended tree species list information on the City's website? If not, is this a resource you would like to see?**



A.

ATTACHMENT 4

 Outlook

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**RE: Firewise Concerns in White Salmon**

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**From** Tova Tillinghast <tova@ucdwa.org>**Date** Tue 9/17/2024 3:50 PM**To** Alex Capron <ACapron@facetnw.com>

You don't often get email from tova@ucdwa.org. [Learn why this is important](#)

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Alex,

I'm sorry I didn't get back to you sooner (I've been out sick among other things). Dan shared with me this request.

Yes, we are fine with being listed and available to make recommendations around defensible space. Whether or not defensible space is a mandate, the city should strongly encourage that with a focus NOT on trees, but on flammable bushes, ladder fuels, leaf and needle debris, stacked firewood, and building materials, etc. Tree are not the reason cities and towns burn down, and there are many other factors in play that can address community safety.

I have not had the time to review or follow this process, so please take the following recommendations as appropriate:

There should be some protections for large-diameter trees, especially white oaks. As in, no cutting down oaks larger than "X" diameter. As we all know, larger trees are extremely important for shade/cooling, carbon storage, wildlife habitat and are more fire resistant than smaller trees. In Portland, the requirement for leaving a tree is 20 inches and larger in diameter, completely or partially on private property should be retained. <https://www.portland.gov/trees/trees-development/tree-plan-requirements-development-permits/site-tree-preservation>

We've been actively working on controlling and managing the invasive Tree of Heaven (*Ailanthus altissima*) within and around the City of White Salmon. First, identify the tree species (check the leaf margins to see if the leaves are smooth, if they are smooth, then the tree is likely Tree of Heaven. If the leaves are serrated or "toothed" margins, then the tree is likely Black Walnut or another type of Sumac). If you do have Tree of Heaven, it is very important NOT to cut the tree unless it is a hazard tree. If you cut Tree of Heaven before it is dead, it will root sucker wildly and create more of a problem. If a tree must be cut because it is a hazard, the outer rim and cambium layer of the trunk will need to be treated immediately afterward with herbicide. Tree of Heaven treatment is different depending on what size the trees are. On smaller trees, less than 3-4 feet, a foliar spray can be used. Using a 1% Triclopyr solution or 2% Glyphosate solution can be used. Triclopyr concentrate (60%) can be used undiluted for the hack and squirt technique or can be diluted down (1 part chemical to 60 parts water for foliar spray). When using a hack-and-squirt method to control Tree of Heaven, you can use a concentrated herbicide solution undiluted or diluted with water at a 1:1 ratio. Herbicide applications are done from July to mid-October when the trees are sending energy down to the roots of the tree. There is more we could discuss here, but that's what I can share for now.



A.

Tova

***Tova B. Tillinghast***  
District Director  
Underwood Conservation District  
[www.ucdwa.org](http://www.ucdwa.org)

---

**From:** Alex Capron <[ACapron@facetnw.com](mailto:ACapron@facetnw.com)>  
**Sent:** Tuesday, September 17, 2024 3:13 PM  
**To:** Dan Richardson <[dan@ucdwa.org](mailto:dan@ucdwa.org)>  
**Subject:** Fw: Firewise Concerns in White Salmon

Hi Dan,

I mistyped your e-mail address. Hopefully this goes through!

We understand that you cannot regulate inside City limits. However, would you be willing to have this amendment be included in City tree code as a voluntary measure for residents concerned about defensible space and seeking Firewise guidance from you and UCD?

Applicability.

18.40.025. For properties seeking Firewise assistance, written recommendations provided by Underwood Conservation District or West Klickitat Fire District are accepted for establishing defensible space limits for a given site. Properties located within the wildland-urban interface (WUI), the International Wildland-Urban Interface Code, 2021 Edition, published by the International Code Council and as adopted by the State Building Code Council in Chapter [51-55](#) WAC is adopted by reference thereto as though fully set forth herein and shall be applicable within the city.

Appreciate your feedback!

Thanks!

**Alex Capron, AICP** (he/him/his)  
Senior Planner  
O: 425-822-5242  
D: 425-650-1319

E: [acapron@facetnw.com](mailto:acapron@facetnw.com)

[\[facetnw.com\]](http://facetnw.com)[facetnw.com](http://facetnw.com)

*Formerly DCG/Watershed*

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**From:** Alex Capron <[ACapron@facetnw.com](mailto:ACapron@facetnw.com)>  
**Sent:** Tuesday, September 17, 2024 3:01 PM

A.



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**RE: Firewise Concerns in White Salmon**

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**From** Wesley Long <chief@kcf3.com>**Date** Wed 9/18/2024 11:12 AM**To** Alex Capron <ACapron@facetnw.com>; Deb Powers <DPowers@facetnw.com>; dan@ucddwa.org <dan@ucddwa.org>**Cc** Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>; davidl@ci.white-salmon.wa.us <davidl@ci.white-salmon.wa.us>

You don't often get email from chief@kcf3.com. [Learn why this is important](#)

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Alex,

I am OK with the verbiage.

To clarify our pending fire service organization is titled West Klickitat Regional Fire Authority. If that matters to your documents.

Enjoy your day!

Wesley W. Long – Fire Chief  
Klickitat County Fire District 3  
P.O. Box 151  
Husum WA 98623  
509-493-2996  
509-637-5559 c  
“Return With Honor”

Any and all correspondence associated with this email is subject to public record per Washington State Law.

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**From:** Alex Capron <ACapron@facetnw.com>**Sent:** Tuesday, September 17, 2024 3:02 PM**To:** Wesley Long <chief@kcf3.com>; Deb Powers <DPowers@facetnw.com>; dan@ucddwa.org**Cc:** Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>; davidl@ci.white-salmon.wa.us**Subject:** Re: Firewise Concerns in White Salmon

Excellent, thanks so much Wes!

Dan & Wes:

A.

We understand that you cannot regulate inside City limits. However, would you be willing to have this amendment be included in City tree code as a voluntary measure for residents concerned about defensible space and seeking Firewise guidance from you and UCD?

Applicability.

18.40.025. For properties seeking Firewise assistance, written recommendations provided by Underwood Conservation District or West Klickitat Fire District are accepted for establishing defensible space limits for a given site. Properties located within the wildland-urban interface (WUI), the International Wildland-Urban Interface Code, 2021 Edition, published by the International Code Council and as adopted by the State Building Code Council in Chapter [51-55](#) WAC is adopted by reference thereto as though fully set forth herein and shall be applicable within the city.

Appreciate your feedback!

Best,

**Alex Capron, AICP** (he/him/his)

Senior Planner

O: 425-822-5242

D: 425-650-1319

E: [acapron@facetnw.com](mailto:acapron@facetnw.com)

[\[facetnw.com\]facetnw.com](https://facetnw.com)

Formerly DCG/Watershed

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**From:** Wesley Long <[chief@kcf3.com](mailto:chief@kcf3.com)>

**Sent:** Wednesday, September 11, 2024 1:49 PM

**To:** Deb Powers <[DPowers@facetnw.com](mailto:DPowers@facetnw.com)>; [dan@ucddwa.org](mailto:dan@ucddwa.org) <[dan@ucddwa.org](mailto:dan@ucddwa.org)>

**Cc:** Alex Capron <[ACapron@facetnw.com](mailto:ACapron@facetnw.com)>; Erika Castro-Guzman <[erikac@ci.white-salmon.wa.us](mailto:erikac@ci.white-salmon.wa.us)>; [davidl@ci.white-salmon.wa.us](mailto:davidl@ci.white-salmon.wa.us) <[davidl@ci.white-salmon.wa.us](mailto:davidl@ci.white-salmon.wa.us)>

**Subject:** RE: Firewise Concerns in White Salmon

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello Deb,

Thank you for reaching out.

A. I would steer you towards <https://wildfireready.dnr.wa.gov/> which has numerous avenues to seek guidance for wildland urban interface fire preventions tips. Specifically for the topic of trees, the strongest recommendation would be to utilize DNR/Firewise guidance to improve tree health and elimination of ladder fuels.

As for tree safety. Occasionally I do see a few items worthy of consideration in this process:

1. Standing dead trees: Pose hazards for obvious reasons.
2. Beetle Kill/infested trees: Threats to healthy vegetation. Increased fire/fuel loads
3. Root systems ADA, pedestrian sidewalk damage (I'm sure this is already covered)
4. Mature trees that pose damage to structures, leaking roofs or other. Property owners should be afforded the opportunity to mitigate predicted or ongoing damage to higher value of their domiciles by mature trees overhead. Grandfather clause?
5. Removal of small dbh trees to improve health of mature trees and canopy.
6. Most predominant item: 'low hanging fruit' and ladder fuels which can carry ground fires into trees with continuity. This applies to all areas for which tree loading per acre is overgrown and/or densely populated.
7. Current open space that occupies forest. This is not in my authority to regulate inside or out of city limits. However forest health affects a geographical area and global view of forest health and/or trees should remain the approach. While there are none inside the city limits that I know of, abandoned and/or unhealthy fruit production trees that become infested with multitude of pests and other should have a venue to protect surrounding healthy trees and be removed.

For clarity, I have been in contact with a citizen who also asked that I attend the public comment meeting regarding this topic. And for further clarity, I have not read the links in entirety at this point. I will when I have the chance.

Happy to discuss when I return from fire assignment in Ellensburg area. Just let me know.

Wesley W. Long – Fire Chief

Klickitat County Fire District 3

P.O. Box 151

Husum WA 98623

509-493-2996

509-637-5559 c

**“Return With Honor”**

A. Any and all correspondence associated with this email is subject to public record per Washington State Law.

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**From:** Deb Powers <[DPowers@facetnw.com](mailto:DPowers@facetnw.com)>  
**Sent:** Wednesday, September 11, 2024 12:49 PM  
**To:** [dan@ucddwa.org](mailto:dan@ucddwa.org); Wesley Long <[chief@kcf3.com](mailto:chief@kcf3.com)>  
**Cc:** Alex Capron <[ACapron@facetnw.com](mailto:ACapron@facetnw.com)>; Erika Castro-Guzman <[erikac@ci.white-salmon.wa.us](mailto:erikac@ci.white-salmon.wa.us)>; [davidl@ci.white-salmon.wa.us](mailto:davidl@ci.white-salmon.wa.us)  
**Subject:** Firewise Concerns in White Salmon

*To: West Klickitat Fire District Chief Wes Long, Underwood Conservation District Firewise Coordinator Dan Richardson.*

Hello Chief Long and Mr. Richardson:

I work for Facet, who is the consultant assisting the City of White Salmon update its tree code. Our role is to help the city develop codes that strike a balance between growth/development with environmental quality/livability and safety. The latest draft of the code allows tree removal on private property and has rules for tree retention with development, as described in this [handout](#).

The City has received numerous public comments concerned with both tree retention and fire safety, so we wanted to reach out to the local fire authorities to get your feedback. The City understands that WA Department of Natural Resources Wildland Urban Interface regulations are pending adoption and may likely mandate WUI defensible space on a local level in 2025. Until then, there is some hesitancy to specifically address fire safety standards in the tree code until the state requirements are established. Instead, City leaders are interested in referencing existing West Klickitat Fire District and/or Underwood Conservation District plans/programs in the code that would encourage residents to follow those protocols until the state mandates require the city to include specific WUI defensible space standards in the code next year.

Can you recommend any such references, publications or adopted plans? If you find it would be helpful, here is a [link](#) to the draft code.

Additionally, we are considering the following new code provision as a way to address Firewise considerations. Would you agree with this approach, or do you have suggested edits to offer?

A.

Applicability.

18.40.025. For properties seeking Firewise assistance, written recommendations provided by Underwood Conservation District or West Klickitat Fire District are accepted for establishing defensible space limits for a given site. Properties located within the wildland-urban interface (WUI), the International Wildland-Urban Interface Code, 2021 Edition, published by the International Code Council and as adopted by the State Building Code Council in Chapter [51-55 WAC](#) is adopted by reference thereto as though fully set forth herein and shall be applicable within the city.

Thank you and please let us know if you have any questions about the draft code or the code amendment process. Alex Capron is Facet’s Project Manager so feel free to reach out to him at [acapron@facetnw.com](mailto:acapron@facetnw.com).

We are looking to finalize the draft code by Wednesday, September 18<sup>th</sup> in-advance Planning Commission's recommendation to City Council, so receiving your feedback before then would be helpful.

Respectfully,

Deb Powers (she, her)  
Senior Arborist | Urban Forester

T: 425.400.8499

E: [dpowers@facetnw.com](mailto:dpowers@facetnw.com)

[facetnw.com][facetnw.com](https://facetnw.com)

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**File Attachments for Item:**

B. Ordinance 2025-01-1176 Amending WSMC 15.28 Flood Damage Prevention (Ecology-sponsored FEMA Update)1. Presentation 2.Public Hearing3. Discussion and Action



## COUNCIL REPORT

**Business Item**

**Consent Agenda**

Needs Legal Review:

Yes

Meeting Date:

January 15, 2025

Agenda Item:

Flood Protection Ordinance

Presented By:

Alex Capron, Senior Planner

### Action Required:

Discussion regarding Planning Commission and City Staff recommendations to adopt the new Flood Damage Prevention Ordinance amendments under WSMC 15.28, repealing the existing Flood Damage Prevention Ordinance (WSMC 15.28, Ord. No. 2021-04-1076, dated April 21<sup>st</sup> 2021).

### Motion for Business Item / Proposed Motion for Consent Agenda:

Motion to approve the Ecology-sponsored FEMA Region 10 floodplain maps, effective February 14, 2025 for the city to remain in compliance with FEMA Floodplain insurance requirements for Jewett Creek.

### Background of Issue:

Proposed amendments to the city’s Flood Damage Prevention Ordinance (WSMC 15.28) are supported by recent Klickitat County and FEMA Region 10 floodplain mapping changes (of which the city was a part of) to the first four miles of Jewett Creek reflected in the [Klickitat County, Washington Flood Map Update](#) and [Klickitat County, Washington Preliminary Floodplains](#) (as of February 29, 2024).

### Explanation of Issue:

Ecology Floodplain Manager Sandra Floyd has provided markups to reference the following:

1. Housekeeping changes to the previously adopted ordinance for clarity and to address scrivener’s errors
2. Updated reference to new FEMA Maps effective February 14<sup>th</sup>, 2025.

### Council Options:

City Council has the following options available at this time:

1. Accept the Staff Recommendation.
2. Revise the Staff Recommendation.
3. Other action as desired by council.

### Fiscal Analysis:

There are no Financial Implications.

### Diversity Equity Inclusion & Stakeholder Analysis:

White Salmon was part of a county-wide effort to update FEMA maps and provide more accurate flood hazard areas for building code and insurance purposes. Stakeholders include all property owners intersecting with Jewett Creek.



**Policy & Plan Implications:**

This is in alignment with the City’s Comprehensive Plan and federal requirements for flood insurance, per FEMA Region 10.

**Recommendation of Staff/Committee:**

Staff recommends approval of the proposed amendments to the Flood Damage Prevention Ordinance.

**Follow Up Action:**

The amended Flood Damage Prevention Ordinance will go to Council as a consent agenda item on February 5th, 2025 to go in-effect February 10, 2025.

Appendices

Appendix I – Proposed Ordinance 2025-01-1177

Appendix II – Comment Response Matrix

Appendix III – WDFW Comment, dated 12/31/24

**CITY OF WHITE SALMON  
ORDINANCE 2025-01-1176**

**AN ORDINANCE REPEALING WSMC 15.28 FLOODPLAIN CONSTRUCTION RESTRICTIONS AND ADOPTING WSMC 15.28 FLOOD DAMAGE PREVENTION**

**WHEREAS**, in order to maintain compliance with the National Flood Insurance Program ("NFIP"), the Department of Ecology developed a model flood damage prevention ordinance; and

**WHEREAS**, the City council of the City of White Salmon has determined that it is in the best interest of the City to repeal WSMC 15.28 - Floodplain Construction Restrictions and adopt WSMC 15.28 Flood Damage Prevention Ordinance; and

**WHEREAS**, Ecology made housekeeping changes to the previously adopted ordinance for clarity and an updated reference to new FEMA maps, effective February 14<sup>th</sup>, 2025;

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF WHITE SALMON DO ORDAIN AS FOLLOWS:**

**SECTION 1.** White Salmon Municipal Code 15.28-Floodplain Construction Restrictions, is hereby repealed.

**SECTION 2.** White Salmon Municipal Code 15.28 - Flood Damage Prevention is adopted as follows:

~~**Strikethrough = deleted text**~~

**Underline = added text**

**Chapter 15.28 - Flood Damage Prevention**

**15.28.010 - Statutory authorization, findings of fact, purpose, and objectives.**

**A. Statutory Authorization**

The Legislature of the State. of Washington has delegated the responsibility to local communities to adopt floodplain management regulations designed to promote the public health, safety, and general welfare of its citizenry.

**B. Findings of Fact**

The flood hazard areas of White Salmon are subject to periodic inundation, which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.

These flood losses may be caused by the cumulative effect of obstructions in areas of special flood hazards that increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately floodproofed, elevated, or otherwise protected from flood damage also contribute to the flood loss.

**C. Statement of Purpose**

It is the purpose of this ordinance to promote the public health, safety, and general welfare; reduce the annual cost of flood insurance; and minimize public and private losses due to flood conditions in specific areas by provisions designed to:

1. Protect human life and health;
2. Minimize expenditure of public money for costly flood control projects;
3. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
4. Minimize prolonged business interruptions;
5. Minimize damage to public facilities and utilities, such as water and gas mains; electric, telephone, and sewer lines; and streets and bridges located in flood hazard areas;
6. Help maintain a stable tax base by providing for the sound use and development of flood hazard areas so as to minimize blight areas caused by flooding;
7. Notify potential buyers that the property is in a Special Flood Hazard Area;
8. Notify those who occupy flood hazard areas that they assume responsibility for their actions; and
9. Participate in and maintain eligibility for flood insurance and disaster relief.

**C. Methods of Reducing Flood Losses**

In order to accomplish its purposes, this ordinance includes methods and provisions for:

1. Restricting or prohibiting development that is dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;

2. Requiring that development vulnerable to floods be protected against flood damage at the time of initial construction;
3. Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
4. Controlling filling, grading, dredging, and other development, which may increase flood damage; and
5. Preventing or regulating the construction of flood barriers that unnaturally divert floodwaters or may increase flood hazards in other areas.

#### **15.28.020 - Definitions.**

- A. "Alteration of watercourse" means any action that will change the location of the channel occupied by water within the banks of any portion of a riverine waterbody.
- B. "Appeal" means a request for a review of the interpretation of any provision of this ordinance or a request for a variance.
- C. "Area of shallow flooding" means a designated zone AO, AH, AR/AO or AR/AH on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow. Also referred to as the sheet flow area.
- D. "Area of special flood hazard" means the land in the floodplain within a community subject to a 1 percent or greater chance of flooding in any given year. It is shown on the Flood Insurance Rate Map (FIRM) as zone A, AO, AH, AI-30, AE, A99, AR. "Special flood hazard area" is synonymous in meaning with the phrase "area of special flood hazard".
- E. "ASCE 24" means the most recently published version of ASCE 24, Flood Resistant Design and Construction, published by the American Society of Civil Engineers.
- F. "Base flood" means the flood having a 1% chance of being equaled or exceeded in any given year (also referred to as the "100-year flood").
- G. "Base Flood Elevation (BFE)" means the elevation to which floodwater is anticipated to rise during the base flood.
- H. "Basement" means any area of the building having its floor sub-grade (below ground level) on all sides.
- I. "Building" - see "Structure."
- J. "Building code" means the currently effective versions of the International Building

Code and the International Residential Code adopted by the State of Washington Building Code Council.

- K. "Critical facility" means a facility for which even a slight chance of flooding might be too great. Critical facilities include (but are not limited to) schools, nursing homes, hospitals, police, fire and emergency response installations, and installations which produce, use, or store hazardous materials or hazardous waste.
- L. "Development" means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials located within the area of special flood hazard.
- M. "Elevation Certificate" means an administrative tool of the National Flood Insurance Program (NFIP) that can be used to provide elevation information, to determine the proper insurance premium rate, and to support a request for a Letter of Map Amendment (LOMA) or Letter of Map Revision based on fill (LOMR-F).
- N. "Elevated building" for flood insurance purposes, means a non-basement building that has its lowest elevated floor raised above ground level by foundation walls, shear walls, post, piers, pilings, or columns.
- O. "Essential facility" has the same meaning as "Essential Facility" defined in ASCE 24. Table 1-1 in ASCE 24-14 further identifies building occupancies that are essential facilities.
- P. "Existing manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by the community.
- Q. "Expansion of an existing manufactured home park or subdivision means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).
- R. "Farmhouse" means a single-family dwelling located on a farm site where resulting agricultural products are not produced for the primary consumption or use by the occupants and the farm owner.
- S. "Flood" or "Flooding" means:
  - 1. A general and temporary condition of partial or complete inundation of normally dry land areas from:

- a. The overflow of inland or tidal waters.
  - b. The unusual and rapid accumulation or runoff of surface waters from any source.
  - c. Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (1)(b) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.
2. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (1)(a) of this definition.
- T. "Flood elevation study" means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards. Also known as a Flood Insurance Study (FIS).
- U. "Flood Insurance Rate Map (FIRM) means the official map of a community, on which the Federal Insurance Administrator has delineated both the special hazard areas and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a Digital Flood Insurance Rat Map (DFIRM).
- V. "Floodplain or flood prone area" means any land area susceptible to being inundated by water from any source. See "Flood or flooding."
- W. "Floodplain administrator" means the city official designated by title to administer and enforce the floodplain management regulations.
- X. "Floodplain management regulations" means zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as floodplain ordinance, grading ordinance and erosion control ordinance) and other application of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.
- Y. "Flood proofing" means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate risk of flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents. Flood proofed structures are those that have the structural integrity and design to be impervious to floodwater below the Base Flood Elevation.

- Z. "Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Also referred to as "Regulatory Floodway."
- AA. "Functionally dependent use" means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long-term storage or related manufacturing facilities.
- AB. "Highest adjacent grade" means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.
- AC. "Historic structure" means any structure that is:
1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
  2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
  3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
  4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
    - a. By an approved state program as determined by the Secretary of the Interior, or
    - b. Directly by the Secretary of the Interior in states without approved programs.
- AD. "Lowest floor" means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access, or storage in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance (i.e. provided there are adequate flood ventilation openings).
- AE. "Manufacture home" means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent

foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle."

- AF. "Manufacture home park or subdivision" means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.
- AG. "Mean sea level" for the purposes of the National Flood Insurance Program, means the vertical datum to which Base Flood Elevations shown on a community's Flood Insurance Rate Map are referenced.
- AH. "New construction" for the purpose of determining insurance rates, means structures for which the "start of construction" commenced on or after the effective date of an initial Flood Insurance Rate Map or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.
- AI. "New manufacture home parks or subdivisions" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by the community.
- AJ. "One hundred-year flood or 100-year flood" - See "Base flood."
- AK. "Reasonably safe from flooding" means development that is designed and built to be safe from flooding based on consideration of current flood elevation studies, historical data, high water marks and other reliable data known to the community. In unnumbered A zones where flood elevation information is not available and cannot be obtained by practicable means, reasonably safe from flooding means that the lowest floor is at least two feet above the Highest Adjacent Grade.
- AL. "Recreation vehicle" means a vehicle that is
1. Built on a single chassis;
  2. 400 square feet or less when measured at the largest horizontal projection;
  3. Designed to be self-propelled or permanently towable by a light duty truck; and
  4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.
- AM. "Start of construction" includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction,



rehabilitation, addition, placement, or other improvement was within 180 days from the date of the permit. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

AN. "Structure" for floodplain management purposes, means a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

AM. "Substantial damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

AN. "Substantial improvement" means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a structure to correct previously identified existing violations of state or local health, sanitary, or safety code specifications that have been identified by the local code enforcement official and that are the minimum necessary to assure safe living conditions; or
2. Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."

AO. "Variance" means a grant of relief by the city from the terms of a floodplain management regulation.

AP. "Water surface elevation" means the height, in relation to the vertical datum utilized in the applicable flood insurance study of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

AQ. "Water dependent" means a structure commerce or industry that cannot exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations.

**15.28.030 - General Provisions****A. Lands to Which This Ordinance Applies** (*44 CFR 59.22(a)*)

This ordinance shall apply to all special flood hazard areas within the boundaries of the City of White Salmon.

**B. Basis for Establishing the Areas of Special Flood Hazard**

The special flood hazard areas identified by the Federal Insurance Administrator in a scientific and engineering report entitled “The Flood Insurance Study (FIS) for Klickitat County, Washington and Incorporated Areas” dated February 14, 2025, and any revisions thereto, with accompanying ~~the~~ Flood Insurance Rate Map (FIRM) dated ~~March 18, 1985~~ February 14, 2025, and any revisions thereto, are hereby adopted by reference and declared to be a part of this ordinance. The FIRM is on file at 100 N. Main Street, White Salmon, WA 98672.

The best available information for flood hazard area identification as outlined in Section ~~4.3-215.28.040(C)(2)~~ shall be the basis for regulation until a new FIRM is issued that incorporates data utilized under Section ~~4.3-215.28.040(C)(2)~~.

**C. Compliance**

All development within special flood hazard areas is subject to the terms of this ordinance and other applicable regulations.

**D. Penalties for Noncompliance**

No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. Violations of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions), shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than three hundred (300) dollars or imprisoned for not more than ninety (90) days, or both, for each violation, and in addition shall pay all costs and expenses involved in the case. Nothing herein contained shall prevent the City of White Salmon from taking such other lawful action as is necessary to prevent or remedy any violation.

**E. Abrogation and Greater Restrictions**

This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

**F. Interpretation**

In the interpretation and application of this ordinance, all provisions shall be:

1. Considered as minimum requirements;

- 2. Liberally construed in favor of the governing body; and,
- 3. Deemed neither to limit nor repeal any other powers granted under state statutes.

**G. Warning And Disclaimer of Liability**

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man- made or natural causes. This ordinance does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the City of White Salmon, any officer or employee thereof, or the Federal Insurance Administration, for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.

**H. Severability**

This ordinance and the various parts thereof are hereby declared to be severable. Should any Section of this ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any portion thereof other than the Section so declared to be unconstitutional or invalid.

**15.28.040 - Administration**

**A. Establishment of Development Permit**

**1. Development Permit Required**

A development permit shall be obtained before construction or development begins within any area of special flood hazard established in Section ~~3-215.28.030(B)~~. The permit shall be for all structures including manufactured homes, as set forth in the "Definitions," and for all development including fill and other activities, also as set forth in the "Definitions."

**2. Application for Development Permit**

Application for a development permit shall be made on forms furnished by the Floodplain Administrator and may include, but not be limited to, plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing. Specifically, the following information is required:

- a. Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures recorded on a current elevation certificate with Section B completed by the Floodplain Administrator.
- b. Elevation in relation to mean sea level to which any structure has been floodproofed;
- c. Where a structure is to be floodproofed, certification by a registered professional engineer or architect that the floodproofing methods for any

nonresidential structure meet floodproofing criteria in Section ~~5.2-2-15.28.050(B)(2)~~;

- ~~d.~~ c. Description of the extent to which a watercourse will be altered or relocated as a result of proposed development;
- ~~e.d.~~ Where development is proposed in a floodway, an engineering analysis indication no rise of the Base Flood Elevation, and
- ~~f.e.~~ Any other such information that may be reasonably required by the Floodplain Administrator in order to review the application.

**B. Designation of the Floodplain Administrator**

The Planning Director is hereby appointed to administer, implement, and enforce this ordinance by granting or denying development permits in accordance with its provisions. The Floodplain Administrator may delegate authority to implement these provisions.

**C. Duties & Responsibilities of the Floodplain Administrator**

Duties of the (*Floodplain Administrator*) shall include, but not be limited to:

**1. Permit Review**

Review all development permits to determine that:

- a. The permit requirements of this ordinance have been satisfied; b,  
All other required state and federal permits have been obtained;
- c. The site is reasonably safe from flooding;
- d. The proposed development is not located in the floodway. If located in the floodway, assure the encroachment provisions of Section ~~5.4-1-15.28.050(D)(1)~~ are met;
- e. Notify FEMA when annexations occur in the Special Flood Hazard Area.

**2. Use of Other Base Flood Data (In A Zones)**

When base flood elevation data has not been provided (in A zones) in accordance with Section ~~3.2-15.28.030(B)~~, BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD, the Floodplain Administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state, or other source, in order to administer Sections ~~5.2-15.28.050(B)~~, SPECIFIC STANDARDS, and ~~5.4-15.28.050(D)~~ FLOODWAYS.

**3. Information to be Obtained and Maintained**

- a. Where base flood elevation data is provided through the FIS, FIRM, or required as in Section ~~4.3-2-15.28.040(C)(2)~~, obtain and maintain a record

of the actual (as- built) elevation (in relation to mean sea level) of the lowest floor

(including basement) of all new or substantially improved structures, and whether or not the structure contains a basement.

- b. For all new or substantially improved floodproofed nonresidential structures where base flood elevation data is provided through the FIS, FIRM, or as required in Section 15.28.040(C)(2) 4.3-2:
  - 1) Obtain and maintain a record of the elevation (in relation to mean sea level) to which the structure was floodproofed.
  - 2) Maintain the floodproofing certifications required in Section 15.28.040(A)(2)(c) 4.1-2(3).
- c. Certification required by Section ~~5.4.1 {or the numbering system used by the community}~~ 15.28.050(D)(1) (floodway encroachments).
- d. Records of all variance actions, including justification for their issuance.
- e. Improvement and damage calculations.
- f. Maintain for public inspection all records pertaining to the provisions of this ordinance.

#### 4. **Alteration of Watercourse**

Whenever a watercourse is to be altered or relocated:

- a. Notify adjacent communities, Washington Department of Fish and Wildlife, and the Department of Ecology prior to such alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administrator through appropriate notification means.
- b. Assure that the flood carrying capacity of the altered or relocated portion of said watercourse is maintained.

#### 5. **Interpretation of FIRM Boundaries**

Make interpretations where needed, as to exact location of the boundaries of the areas of special flood hazards (e.g. where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation. Such appeals shall be granted consistent with the standards of Section 60.6 of the Rules and Regulations of the NFIP (44 CFR 59-76).

#### 6. **Review of Building Permits**

Where elevation data is not available either through the FIS, FIRM, or from another authoritative source (Section ~~4.3-2~~ **15.28.040(C)(2)**), applications for floodplain development shall be reviewed to assure that proposed construction will be *reasonably safe from flooding*. The test of reasonableness is a local judgment and includes use of historical data, high water marks, photographs of past flooding, etc., where available.

Failure to elevate habitable buildings at least two feet above the highest adjacent grade in these zones may result in higher insurance rates.

**15.28.050 - Provisions for Flood Hazard Reduction**

**A. General Standards**

In all areas of special flood hazards, the following standards are required:

**1. Anchoring**

- a.** All new construction and substantial improvements, including those related to manufactured homes, shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads including the effects of buoyancy.
- b.** All manufactured homes shall be anchored to prevent flotation, collapse, or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors.

**2. Construction Materials and Methods**

- a.** All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
- b.** All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.
- c.** Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

**3. Storage of Materials and Equipment**

- a.** The storage or processing of materials that could be injurious to human, animal, or plant life if released due to damage from flooding is prohibited in special flood hazard areas.
- b.** Storage of other material or equipment may be allowed if not subject to

damage by floods and if firmly anchored to prevent flotation, or if readily removable from the area within the time available after flood warning.

**4. Utilities**

- a. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems;
- b. Water wells shall be located on high ground that is not in the floodway (WAC 173-160-171);
- c. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;
- d. Onsite waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

**5. Subdivision Proposals and Development**

All subdivisions, as well as new development shall:

- a. Be consistent with the need to minimize flood damage;
- b. Have public utilities and facilities, such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage;
- c. Have adequate drainage provided to reduce exposure to flood damage.
- d. Where subdivision proposals and other proposed developments contain greater than 50 lots or 5 acres (whichever is the lesser) base flood elevation data shall be included as part of the application.

**B. Specific Standards**

In all areas of special flood hazards where base flood elevation data has been provided as set forth in Section ~~3-2 15.28.030(B)~~, BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD, or Section ~~4-3-2-15.28.040(C)(2)~~, USE OF OTHER BASE FLOOD DATA.

The following provisions are required:

**1. Residential Construction**

- a. In AE and A1-30 zones or other A zoned areas where the BFE has been determined or can be reasonably obtained, new construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated one foot or more above the BFE. Mechanical equipment and utilities shall be waterproofed or elevated at least one foot above the BFE.

- b. New construction and substantial improvement of any residential structure in an AO zone shall meet the requirements in **Appendix A Section 15.28.070**.
- c. New construction and substantial improvement of any residential structure in an Unnumbered A zone for which a BFE is not available and cannot be reasonably obtained shall be reasonably safe from flooding, but in all cases the lowest floor shall be at least two feet above the Highest Adjacent Grade.
- d. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs must meet or exceed the following minimum criteria:
  - 1) Have a minimum of two openings with a total net area of not less than one square inch for every square foot of enclosed area subject to flooding.
  - 2) The bottom of all openings shall be no higher than one foot above grade.
  - 3) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwater.
  - 4) A garage attached to a residential structure, constructed with the garage floor slab below the BFE, must be designed to allow for the automatic entry and exit of flood waters.

Alternatively, a registered engineer or architect may design and certify engineered openings.

## 2. **Nonresidential Construction**

New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall meet the requirements of subsection 1 or 2, below.

- a. New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall meet all of the following requirements:
  - 1) In AE and AI-30 zones or other A zoned areas where the BFE has been determined or can be reasonably obtained:

New construction and substantial improvement of any commercial, industrial, or other nonresidential structure shall have the lowest



floor, including basement, elevated one foot or more above the BFE, or elevated as required by ASCE 24, whichever is greater. Mechanical equipment and utilities shall be waterproofed or elevated at least one foot above the BFE, or as required by ASCE 24, whichever is greater.

- 2) If located in an AO zone, the structure shall meet the requirements in **Appendix A-Section 15.28.070**.
  - 3) If located in an Unnumbered A zone for which a BFE is not available and cannot be reasonably obtained, the structure shall be reasonably safe from flooding, but in all cases the lowest floor shall be at least two feet above the Highest Adjacent Grade.
  - 4) Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:
    - a) Have a minimum of two openings with a total net area of not less than one square inch for every square foot of enclosed area subject to flooding.
    - b) The bottom of all openings shall be no higher than one foot above grade.
    - c) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwater.
    - d) A garage attached to a structure, constructed with the garage floor slab below the BFE, must be designed to allow for the automatic entry and exit of flood waters.
- b.** If the requirements of subsection 1 are not met, then new construction and substantial improvement of any commercial, industrial or other nonresidential structure shall meet all of the following requirements:
- 1) Be dry floodproofed so that below one foot or more above the base flood level the structure is watertight with walls substantially impermeable to the passage of water or dry floodproofed to the elevation required by ASCE 24, whichever is greater;

- 2) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;
- 3) Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the official as set forth in Section ~~4.3- 3(2)~~15.28.040(C)(3)(b);
- 4) Nonresidential structures that are elevated, not floodproofed, must meet the same standards for space below the lowest floor as described in ~~5.2- 4(5)~~ Section 15.28.050(B)(1)(d).

### 3. **Manufactured Homes**

All manufactured homes to be placed or substantially improved on sites shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated one foot or more above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.

### 4. **Recreational Vehicles**

~~a.~~ Recreational vehicles placed on sites are required to either:

~~b.a.~~      Be on the site for fewer than 180 consecutive days, ~~or~~

~~e.b.~~      Be fully licensed and ready for highway use, on wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions; or

~~d.c.~~      Meet the requirements of 15.28.050(~~B~~).(3), above.

### 5. **Enclosed Area Below the Lowest Floor**

If buildings or manufactured homes are constructed or substantially improved with fully enclosed areas below the lowest floor, the areas shall be used solely for parking of vehicles, building access, or storage.

### 6. **Appurtenant Structures (Detached Garages & Small Storage Structures)**

For A Zones (A, AE, A1-30, **AH**, **AO**):

- a. Appurtenant structures used solely for parking of vehicles or limited storage may be constructed such that the floor is below the BFE, provided the structure is designed and constructed in accordance with the following requirements:

- 1) Use of the appurtenant structure must be limited to parking of vehicles or limited storage;
  - 2) The portions of the appurtenant structure located below the BFE must be built using flood resistant materials;
  - 3) The appurtenant structure must be adequately anchored to prevent flotation, collapse, and lateral movement;
  - 4) Any machinery or equipment servicing the appurtenant structure must be elevated or floodproofed to or above the BFE;
  - 5) The appurtenant structure must comply with floodway encroachment provisions in Section ~~5.41~~ 15.28.050(D)(1);
  - 6) The appurtenant structure must be designed to allow for the automatic entry and exit of flood waters in accordance with Section ~~5.2-1(5)~~ 15.28.050(B)(1)(d).
  - 7) The structure shall have low damage potential,
  - 8) If the structure is converted to another use, it must be brought into full compliance with the standards governing such use, and
  - 9) The structure shall not be used for human habitation.
- b. Detached garages, storage structures, and other appurtenant structures not meeting the above standards must be constructed in accordance with all applicable standards in Section ~~5.2-1~~ 15.28.050(B).
  - c. Upon completion of the structure, certification that the requirements of this section have been satisfied shall be provided to the Floodplain Administrator for verification.

**C. AE and AI-30 Zones with Base Flood Elevations but No Floodways**

In areas with BFEs (but a regulatory floodway has not been designated), no new construction, substantial improvements, or other development (including fill) shall be permitted within zones AI-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

**D. Floodways**

Located within areas of special flood hazard established in Section ~~3.2~~ 15.28.030(B) are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters that can carry debris, and increase erosion potential, the

following provisions apply:

**1. No Rise Standard**

Prohibit encroachments, including fill, new construction, substantial improvements, and other development, unless certification by a registered professional engineer is provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels during the occurrence of the base flood discharge.

**2. Residential Construction in Floodways**

Construction or reconstruction of residential structures is prohibited within designated floodways, except for (i) repairs, reconstruction, or improvements to a structure that do not increase the ground floor area; and (ii) repairs, reconstruction, or improvements to a structure, the cost of which does not exceed 50 percent of the market value of the structure either, (A) before the repair or reconstruction is started, or (B) if the structure has been damaged, and is being restored, before the damage occurred. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications that have been identified by the local code enforcement official and that are the minimum necessary to assure safe living conditions, or to structures identified as historic places, may be excluded in the 50 percent.

**a. Replacement of Farmhouses in Floodway**

Repairs, reconstruction, replacement, or improvements to existing farmhouse structures located in designated floodways and that are located on lands designated as agricultural lands of long-term commercial significance under RCW 36.70A.170 may be permitted subject to the following:

- 1) The new farmhouse is a replacement for an existing farmhouse on the same farm site;
- 2) There is no potential building site for a replacement farmhouse on the same farm outside the designated floodway;
- 3) Repairs, reconstruction, or improvements to a farmhouse shall not increase the total square footage of encroachment of the existing farmhouse;
- 4) A replacement farmhouse shall not exceed the total square footage of encroachment of the farmhouse it is replacing;
- 5) A farmhouse being replaced shall be removed, in its entirety, including foundation, from the floodway within ninety days after occupancy of a new farmhouse;
- 6) For substantial improvements and replacement farmhouses, the elevation of the lowest floor of the improvement and farmhouse

respectively, including basement, is a minimum of one foot higher than the BFE;

- 7) New and replacement water supply systems are designed to eliminate or minimize infiltration of flood waters into the system;
- 8) New and replacement sanitary sewerage systems are designed and located to eliminate or minimize infiltration of flood water into the system and discharge from the system into the flood waters; and
- 9) All other utilities and connections to public utilities are designed, constructed, and located to eliminate or minimize flood damage.

**b. Substantially Damaged Residences in Floodway**

- 1) For all substantially damaged residential structures, other than farmhouses, located in a designated floodway, the Floodplain Administrator may make a written request that the Department of Ecology assess the risk of harm to life and property posed by the specific conditions of the floodway. Based on analysis of depth, velocity, flood-related erosion, channel migration, debris load potential, and flood warning capability, the Department of Ecology may exercise best professional judgment in recommending to the local permitting authority repair, replacement, or relocation of a substantially damaged structure consistent with WAC 173-158-076. The property owner shall be responsible for submitting to the local government and the Department of Ecology any information necessary to complete the assessment. Without a favorable recommendation from the department for the repair or replacement of a substantially damaged residential structure located in the regulatory floodway, no repair or replacement is allowed per WAC 173-158-070(1).
- 2) Before the repair, replacement, or reconstruction is started, all requirements of the NFIP, the state requirements adopted pursuant to 86.16 RCW, and all applicable local regulations must be satisfied. In addition, the following conditions must be met:
  - a) There is no potential safe building location for the replacement residential structure on the same property outside the regulatory floodway.
  - b) A replacement residential structure is a residential structure built as a substitute for a legally existing residential structure of equivalent use and size.
  - c) Repairs, reconstruction, or replacement of a residential structure shall not increase the total square footage of floodway encroachment.

- d) The elevation of the lowest floor of the substantially damaged or replacement residential structure is a minimum of one foot higher than the BFE.
- e) New and replacement water supply systems are designed to eliminate or minimize infiltration of flood water into the system.
- f) New and replacement sanitary sewerage systems are designed and located to eliminate or minimize infiltration of flood water into the system and discharge from the system into the flood waters.
- g) All other utilities and connections to public utilities are designed, constructed, and located to eliminate or minimize flood damage.

**3. All Other Building Standards Apply in the Floodway**

If Section ~~5.4-1-15.28.050(D)(1)~~ is satisfied or construction is allowed pursuant to sSection ~~5.4-2-15.28.050(D)(2)~~, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Section ~~5.0-15.28.050~~, Provisions for Flood Hazard Reduction.

**E. General Requirements for Other Development**

All development, including manmade changes to improved or unimproved real estate for which specific provisions are not specified in this ordinance or the state building codes with adopted amendments and any City of White Salmon amendments, shall:

- 1. Be located and constructed to minimize flood damage;
- 2. Meet the encroachment limitations of this ordinance if located in a regulatory floodway;
- 3. Be anchored to prevent flotation, collapse, or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the design flood;
- 4. Be constructed of flood damage-resistant materials;
- 5. Meet the flood opening requirements of Section ~~5.2-1(5)-15.28.050(B)(1)(d)~~, and
- 6. Have mechanical, plumbing, and electrical systems above the design flood elevation or meet the requirements of ASCE 24, except that minimum electric service required to address life safety and electric code requirements is permitted below the design flood elevation provided it conforms to the provisions of the

electrical part of building code for wet locations.

**F. Critical Facility**

Construction of new critical facilities shall be, to the extent possible, located outside the limits of the SFHA (100-year floodplain). Construction of new critical facilities shall be permissible within the SFHA if no feasible alternative site is available. Critical facilities constructed within the SFHA shall have the lowest floor elevated three feet above BFE or to the height of the 500-year flood, whichever is higher. Access to and from the critical facility should also be protected to the height utilized above. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the level of the BFE shall be provided to all critical facilities to the extent possible.

**G. Livestock Sanctuaries**

Elevated areas for the for the purpose of creating a flood sanctuary for livestock are allowed on farm units where livestock is allowed. Livestock flood sanctuaries shall be sized appropriately for the expected number of livestock and be elevated sufficiently to protect livestock. Proposals for livestock flood sanctuaries shall meet all procedural and substantive requirements of this chapter.

**15.28.060 - Variances**

The variance criteria set forth in this section of the ordinance are based on the general principle of zoning law that variances pertain to a piece of property and are not personal in nature. A variance may be granted for a parcel of property with physical characteristics so unusual that complying with the requirements of this ordinance would create an exceptional hardship to the applicant or the surrounding property owners. The characteristics must be unique to the property and not be shared by adjacent parcels. The unique characteristic must pertain to the land itself, not to the structure, its inhabitants, or the property owners.

It is the duty of the City of White Salmon to help protect its citizens from flooding. This need is so compelling and the implications of the cost of insuring a structure built below the Base Flood Elevation are so serious that variances from the flood elevation or from other requirements in the flood ordinance are quite rare. The long-term goal of preventing and reducing flood loss and damage can only be met if variances are strictly limited. Therefore, the variance guidelines provided in this ordinance are more detailed and contain multiple provisions that must be met before a variance can be properly granted. The criteria are designed to screen out those situations in which alternatives other than a variance are more appropriate.

**A. Requirements for Variances**

1. Variances shall only be issued:
  - a. Upon a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances;

- b. For the repair, rehabilitation, or restoration of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure;
  - c. Upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief;
  - d. Upon a showing of good and sufficient cause;
  - e. Upon a determination that failure to grant the variance would result in exceptional hardship to the applicant;
  - f. Upon a showing that the use cannot perform its intended purpose unless it is located or carried out in close proximity to water. This includes only facilities defined in **Section 2.0** ~~(or the numbering system used by the community)~~ **15.28.020** of this ordinance in the definition of "Functionally Dependent Use."
2. Variances shall not be issued within any floodway if any increase in flood levels during the base flood discharge would result.
  3. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the BFE, provided the procedures of Sections **4.0 15.28.040** and **5.0 15.28.050** of this ~~ordinance~~ **chapter** have been fully considered. As the lot size increases beyond one-half acre, the technical justification required for issuing the variance increases.

#### **B. Variance Criteria**

In considering variance applications, the City of White Salmon's Planning Commission as established by the City of White Salmon shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this ordinance, and:

1. The danger that materials may be swept onto other lands to the injury of others;
2. The danger to life and property due to flooding or erosion damage;
3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
4. The importance of the services provided by the proposed facility to the community;



5. The necessity to the facility of a waterfront location, where applicable;
6. The availability of alternative locations for the proposed use, which are not subject to flooding or erosion damage;
7. The compatibility of the proposed use with existing and anticipated development;
8. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
9. The safety of access to the property in time of flood for ordinary and emergency vehicles;
10. The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters expected at the site; and,
11. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities, such as sewer, gas, electrical, water system, and streets and bridges.

**C. Additional Requirements for the Issuance of a Variance**

1. Any applicant to whom a variance is granted shall be given written notice over the signature of a community official that:
  - a. The issuance of a variance to construct a structure below the BFE will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage, and
  - b. Such construction below the BFE increases risks to life and property.
2. The Floodplain Administrator shall maintain a record of all variance actions, including justification for their issuance.
3. The Floodplain Administrator shall condition the variance as needed to ensure that the requirements and criteria of this chapter are met.
4. Variances as interpreted in the NFIP are based on the general zoning law principle that they pertain to a physical piece of property; they are not personal in nature and do not pertain to the structure, its inhabitants, economic or financial circumstances. They primarily address small lots in densely populated residential neighborhoods. As such, variances from flood elevations should be quite rare.

**15.28.070 - Standards for shallow flooding areas (AO Zones) (44 CFR 60.3(c) 7, 8 and 11)** Shallow flooding areas appear on FIRMs as AO zones with depth designations. The base flood depths in these zones range from 1 to 3 feet above ground where a clearly defined channel does

not exist, or where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is usually characterized as sheet flow. In addition to other provisions in this code, the following additional provisions also apply in AO zones:

- A. New construction and substantial improvements of residential structures and manufactured homes within AO zones shall have the lowest floor (including basement and mechanical equipment) elevated above the highest adjacent grade to the structure, one foot or more above\* the depth number specified in feet on the community's FIRM (at least two feet above the highest adjacent grade to the structure if no depth number is specified).
- B. New construction and substantial improvements of nonresidential structures within AO zones shall either:
  - 1. Have the lowest floor (including basement) elevated above the highest adjacent grade of the building site, one foot or more above\* the depth number specified on the FIRM (at least two feet if no depth number is specified); or
  - 2. Together with attendant utility and sanitary facilities, be completely flood proofed to or above that level so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. If this method is used, compliance shall be certified by a registered professional engineer, or architect as in ~~s~~Section 5.2-2(3)-15.28.050(B)(2)(b).
  - 3. Require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures.
  - 4. Recreational vehicles placed on sites within AO zones on the community's FIRM either:
    - a. Be on the site for fewer than 180 consecutive days, or
    - b. Be fully licensed and ready for highway use, on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or
    - c. Meet the requirements of subsections (1) and (3) above and the anchoring requirements for manufactured homes (Section ~~5.1-1(2)-15.28.050(A)(1)(b)~~).

**SECTION 3- SEVERABILITY:** If any section, sentence, or phrase of this Chapter is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or

B.

unconstitutionality shall not affect the validity or constitutionality of any other section, sentence or phrase of this Chapter.

**SECTION 4 - EFFECTIVE DATE.** This ordinance shall take effect five days following the date of its publication by summary.

**ADOPTED** by the City Council of the City of White Salmon, Washington, at a regularly scheduled open public meeting thereof this 15th day of January, 2025.

\_\_\_\_\_  
Marla Keethler, Mayor

Attest:

Approved as to Form:

\_\_\_\_\_  
Stephanie Porter, Clerk-Treasurer

\_\_\_\_\_  
Shawn MacPherson, City Attorney



State of Washington  
DEPARTMENT OF FISH AND WILDLIFE  
Southwest Region 5 • 5525 South 11<sup>th</sup> St Ridgefield, WA 98642  
Telephone: (360) 696-6211 • Fax: (360) 906-6776

December 31, 2024

## EXHIBIT 3

City of White Salmon  
PO Box 2139  
White Salmon, WA 98672

To Whom It May Concern:

Thank you for the opportunity to comment on the **Proposed White Salmon Flood Damage Prevention Ordinance Update**. The Washington Department of Fish and Wildlife (WDFW) has reviewed the proposal and offers the following comments for your consideration.

WDFW supports the city of White Salmon's decision to restrict or prohibit development that is dangerous to health or safety due to water or erosion hazards since it will increase safety to White Salmon's residents. WDFW Regional Habitat Program staff regularly engage with landowners and have first-hand encounters of the risks associated with building infrastructure too close to streams. This interaction is often through reviewing and issuing Hydraulic Project Approval (HPA) permits for bank stabilization along rivers that are prone to erosion and flooding. When working with landowners on bank stabilization projects to protect infrastructure, they often express their concern for project cost.

It is important for White Salmon to consider impacts of building infrastructure in flood prone areas. With careful planning, this can lessen the burden on residents who would otherwise have unexpected and costly work to protect their property from flooding. We commend the city for including code language prohibiting new construction within floodways and preventing the construction of flood barriers that unnaturally divert floodwaters. To better align with White Salmon's decision to prohibit development that is dangerous to health or safety due to water or erosion hazard, **WDFW recommends prohibiting development within floodplains**. Allowing development within floodplains increases risk to infrastructure during flood events and impacts ecosystem processes.

Additionally, WDFW regulates construction or other work activities conducted in or near state waters that will "use, divert, obstruct, or change the natural flow or bed of any of the salt or fresh waters of the state." (RCW 77.55.011(11)). **WDFW is concerned that White Salmon's ordinance, as currently written, could unintentionally direct people to perform hydraulic work that does not comply with state law.** We recommend adding language so WDFW is notified and involved with floodplain modifications, such as channel realignment, so we can provide technical assistance in determining HPA permitting requirements.

### **Building in the Floodplain**

Floodplains provide valuable ecosystem services such as water storage, flow reduction, and fish and wildlife habitat (Benefits of Natural Floodplains 2022). Developing in floodplains often requires altering the natural topography, removing riparian vegetation, and removing/filling adjacent wetlands. These alterations directly and indirectly impact fish and wildlife habitat by altering the natural flow of water and impacting available habitat. Furthermore, streams have a channel migration zone (CMZ), or “the area within which a river channel is likely to move laterally over a specified period (e.g. 100 years),” (Quinn et al. 2020). The CMZ typically includes the floodplain, so if development is permitted, there is an increased risk that infrastructure will be threatened in the future due to a migrating channel.

Additionally, there are two factors that increase flood magnitudes in the Pacific Northwest: decreasing snowpack and intensifying rain events (WDFW 2017). Total precipitation is not projected to change, but there is a projected increase of extreme rain events, often called “Atmospheric River” events are projected to increase (WDFW 2017). **Given floodplain benefits and increase in flood magnitudes, WDFW discourages the permitting of developments within floodplains. This not only ensures that the ecosystem services that floodplains provide (e.g. water storage, flow reduction) are left intact, but reduces the likelihood of financial hardship on residents who often bear the cost to protect their property from flood impacts.**

If the city of White Salmon does not prohibit development within floodplains, WDFW recommends the following:

- Adding language that requires a landowner to explore alternative designs that avoid floodplain impacts.
- If floodplain impacts cannot be avoided, the landowner must provide a justification why floodplain impacts cannot be avoided and demonstrate how floodplain impacts are minimized.

### **Hydraulic Projects / Hydraulic Project Approval Permit (HPA)**

WDFW regulates construction or other work activities conducted in or near state waters that will “use, divert, obstruct, or change the natural flow or bed of any of the salt or fresh waters of the state.” (RCW 77.55.011(11)). Anyone planning a hydraulic project in or near state waters must contact WDFW to determine if a Hydraulic Project Approval (HPA) permit is required.

Chapter 17.56.170.D *Alteration of Watercourse* requires that the Department of Ecology is notified whenever a watercourse is to be altered or relocated. **Since WDFW has regulatory authority over waters of the state, we recommend adding WDFW to the notification requirement so we can ensure proposed activities are compliant with RCW 77.55 and WAC 220-660.** A suggested text amendment is:

#### *15.28.040 C - Administration Duties & Responsibilities of the Floodplain Administrator*

##### *4. Alteration of Watercourse*

*Whenever a watercourse is to be altered or relocated:*

- a) *Notify adjacent communities, Washington Department of Fish and Wildlife, and the Department of Ecology prior to such alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administrator through appropriate notification means,*

The Area Habitat Biologist is available to provide technical assistance for projects and determining HPA permitting requirements. We encourage White Salmon to integrate WDFW into the process so we can provide early insight on permitting requirements, which can streamline project timelines for landowners. Please reach out if there is additional technical assistance we can provide.

Thank you,

*Amber Johnson*

Amber Johnson  
Habitat Biologist  
Washington Department of Fish and Wildlife

References:

Benefits of Natural Floodplains. FEMA; April 1, 2022. [last updated April 1, 2022; accessed March 25, 2024]. <https://www.fema.gov/floodplain-management/wildlife-conservation/benefits-natural>

Quinn, T., G.F. Wilhere, and K.L. Krueger, technical editors. 2020. Riparian Ecosystems, Volume 1: Science Synthesis and Management Implications. Habitat Program, Washington Department of Fish and Wildlife, Olympia.

WDFW. 2017. Incorporating Climate Change into the Design of Water Crossing Structures. Washington Department of Fish and Wildlife, Olympia, WA.

B.

## White Salmon Flood Damage Prevention Ordinance Update - Public Comments Matrix – COUNCIL PACKET - EXHIBIT 2

WSMC 15.28 Flood Damage Prevention

Commerce Notification and City Public Comment Period - Comments received December 11<sup>th</sup>, 2024, through January 10<sup>th</sup>, 2025.

The City of White Salmon is updating an ordinance by repealing White Salmon Municipal Code (WSMC) 15.28 – Floodplain Construction Restrictions and adopting WSMC 15.28 Flood Damage Prevention to maintain compliance with the National Flood Insurance Program (NFIP), keep it consistent with state and federal law as it relates to effective flood insurance, as well as improve administration of this chapter. These responses were received during the public comment period 12/11 – 1/10/25 and at the public hearing held on 12/11.

#	Email Address	Name/Organization	Date	General Topic of Concern	Topic & Response #
1	Amber.Johnson@dfw.wa.gov	Amber Johnson, Habitat Biologist, Washington Department of Fish and Wildlife	12/31/24	<ul style="list-style-type: none"> <li>• Development within floodplains</li> <li>• Consideration of alternative development analysis within floodplains.</li> <li>• Hydraulic work that does not comply with state law.</li> </ul>	Prohibition of Development within Floodplains or Alternative Analysis, Response #1; <b>Change not recommended.</b> Addition of WDFW Notification to WSMC 15.28.040 C, Response #2 – City agrees with this change. <b>Change recommended.</b>

### Responses by Topic

#### Prohibition of Development within Floodplains or Alternative Analysis

1. Response: Change not recommended. WSMC 18.10.500 already captures FEMA floodplain habitat assessment requirements, per FEMA Region 10 requirements.

#### Addition of WDFW Notification to WSMC 15.28.040(C)

2. Response: Change recommended. As correctly pointed out by the representative of WDFW, WDFW has regulatory authority over waters of the state, and should be notified whenever a watercourse is to be altered or relocated to ensure compliance with RCW 77.55 and WAC 220-660. In response to WDFW’s request, staff has added this language to WSMC 15.28.040 C.

**File Attachments for Item:**

C. Cherry Hill Estates Preliminary Plat

1. Presentation 2. Public Hearing3. Discussion and Action





## COUNCIL REPORT

**Business Item**

**Consent Agenda**

Needs Legal Review:	Yes, Completed
Meeting Date:	1.15.24
Agenda Item:	Cherry Hill Estates Preliminary Plat Application.
Presented By:	Alex Capron, AICP, Senior Planner (Facet); Andrew Dirks, Public Works Director, City of White Salmon

### Action Required:

Review and recommend decision on Cherry Hill Estates Preliminary Plat Application.

### Motion for Business Item / Proposed Motion for Consent Agenda:

Motion to approve the Cherry Hill Estates Preliminary Plat Application - WS-SUB-2024.001.

### Background of Issue:

This preliminary 32-lot plat, located on a 9-acre vacant lot (tax parcel 03102475000400) taking access from NW Spring Street and adjacent to the Four Oaks Planned Unit Development is recommended for approval by city staff.

While recommended for denial by Planning Commission in a 3-2 vote, the applicant has diligently worked to address comments and concerns from Commissioners within their control, including NW Spring Street conditions and Safe Routes to Schools. As previously noted by staff in-front of Planning Commission, fire and emergency vehicle ingress and egress and hammerhead turnaround to the site are already addressed within the staff report and recommendation to council.

Substantive changes requested to either site plan or conditions of approval within this public hearing are not supported by city staff or their consultant without further review, resulting in a remand back to Planning Commission.

### Explanation of Issue:

All Exhibits to this staff recommendation are located here:

<https://files.facetnw.com/fl/h7Z4rCZbAJ>

Recent updates by the applicant and their attorney presented to city staff, their planning consultant and city attorney include a recently submitted site plan that reduces the lot number from 36 lots to 32 lots (Exhibit 2). City planning have reviewed the submitted site plan showing a total of 32 lots, a revision from the 36 lots brought before Planning Commission on December 11<sup>th</sup>, 2024 and recommend approval with this change.

Notably, a Safe Routes To Schools 4-foot paved and protected shoulder is included on the north side of NW Spring Street as Condition Approval #2 in the Staff Report, dated January 9, 2025, connecting the subject site to Main Street, running along at an approximate length of 840 feet from the subject site. The applicant has also requested to conditions be added to the staff recommendation, as follows and listed as Conditions of Approval #3 and #4:

3. Prior to grading permit issuance, Applicant shall document the condition of NW Spring Street and provide the documentation to the City. Following the completion of land

development associated with the final plat, Applicant shall remediate any damage that they caused to NW Spring Street. Public Works shall review and certify the condition of NW Spring Street following any remediation work.

4. Applicant shall not cause project construction traffic to traverse NW Spring Street between the hours of 8:00 am and 9:00 am from September 1<sup>st</sup> through April 30<sup>th</sup>.

Regarding road condition raised by Commissioners in previous public and closed record hearings, NW Spring St. has roughly 20' of "paved" travel width. There is no sub-base material in the roadway. It consists of oil and rock compacted on the original dirt road. It is substandard for the amount of traffic it supports, currently. It was annexed by the City in 2022 from Klickitat County in its current condition, under previous administration.

It is Public Works' determination that the construction traffic will not add to the deterioration of NW Spring St; future development suggest that this will only be the single point of access, temporarily. The portion we have observed is from N Main Ave to the applicant's property and is in better condition than other portions of NW Spring St. Any construction traffic could impact the area abutting the applicant's property but will be restored at the time the applicant paves his approach.

Public Works' area of concern is the width of the travel lanes and what that would look like for pedestrian traffic and Safe Routes to School. Staff feels that this issue is addressed with the addition of a 4' paved walking path from the proposed subdivision to N Main Ave on the north side of NW Spring St, connecting to the sidewalks on N Main Ave.

Public Works would also like to offer the following information that will be considered during the review of the traffic impact:

- Public Works has secured funding to replace the watermain in NW Spring St and install the N Main Booster pump station with the hopes of having the project out to bid in early 2025. This will supply water to the subject site, as shown within Exhibit 2.
- As a result of the watermain project (Exhibit 17), NW Natural Gas will have to relocate their gas main within NW Spring St.

Because of these pending projects and the timing of this development, NW Spring will have the majority of the street reconstructed in the area in question.

#### **Council Options:**

City Council has the following options available at this time:

1. Accept the Staff Recommendation.
2. Revise the Staff Recommendation.
3. Other action as desired by council.

#### **Fiscal Analysis:**

There are no direct Financial Implications, as a project of this nature was contemplated during the city's comprehensive plan and previous annexation of this property.

#### **Diversity Equity Inclusion & Stakeholder Analysis:**

This project will advance safe routes to schools along the north end of Spring Street to Main Street. Other stakeholders include the White Salmon Valley School District and neighboring property owners that will benefit from this public improvement. This improvement will also offset the impact of additional traffic impacts as a result of the project.



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**Policy & Plan Implications:**

This proposal aligns with the adopted Comprehensive Plan, Housing Action Plan and the Transportation Systems Plan.

**Recommendation of Staff/Committee:**

Staff recommends approval of this preliminary plat, including attached staff report, dated January 9, 2025, conditions of approval and exhibits.

**Follow Up Action:**

If approved by council, no follow updates are required.



City of White Salmon  
Recommendation to Planning  
Commission

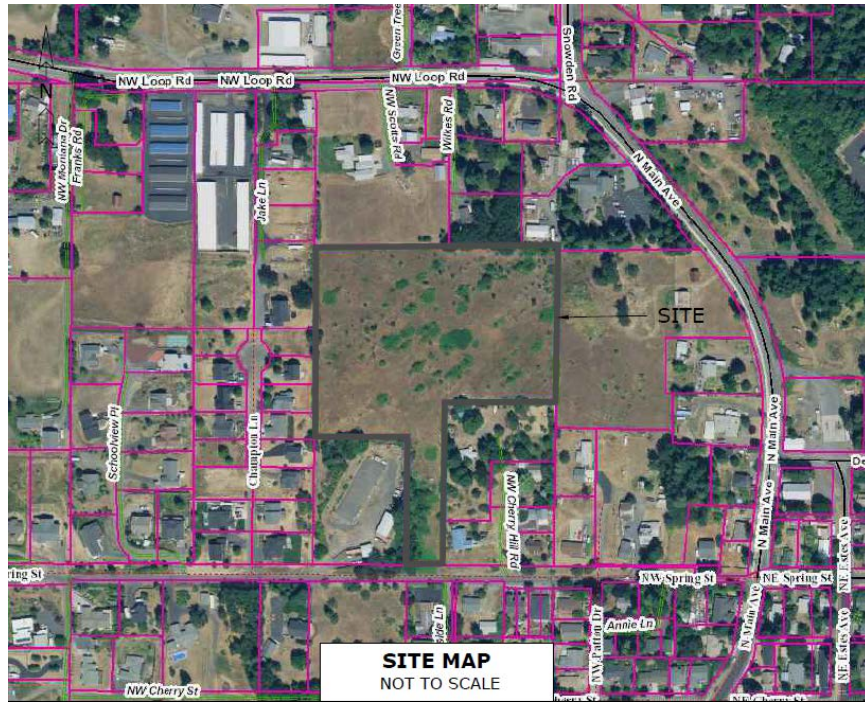
Cherry Hill Estates Preliminary  
Plat

WS-SUB-2024.001 and WS-SEPA-2024.001  
Applicants: Alex Pedroza of HRK Engineering &  
Field Services, representing Cherry Hill NW, LLC  
and Cameron Curtis of Legacy Development  
Group

**STAFF RECOMMENDATION**  
January 9, 2025

**PROPOSAL**

Alex Pedroza of HRK Engineering & Field Services, representing Cherry Hill NW, LLC and Cameron Curtis of Legacy Development Group filed a preliminary plat site plan for purposes of subdividing 32-single family residential lots (Exhibit 2). Preliminary plat applications are processed as a Type III application with recommendations to Planning Commission and final approval towards City Council.



**LEGAL DESCRIPTION**

Parcel Number 03102475000400  
LOT 4 SP 91-17 IN NENE 24-3-10, in the County of Klickitat and the State of Washington.

**ADDRESS**

Not assigned, located off of NW Spring St, between NW Cherry Hill Rd and Champion Ln in WHITE SALMON, WASHINGTON 98672

**ACREAGE OF LOT**

7.93 acres

**SURROUNDING USES AND ZONING**

The subject property is zoned Single-Family Residential (R-1).

- North* – Three parcels, a single family residence (03102411001200), City of White Salmon zoned R-1, a single family residence (03102417000400), Klickitat County zoned suburban residential, a funeral home/professional service (03111922000200), Klickitat County zoned General Commercial.
- South* – One parcel, a single-family residence (03102474000100), City of White Salmon zoned R-2.
- East* – Three parcels, one vacant (03102475000400), and two single family residences, City of White Salmon zoned R-1.
- West* – Six parcels, containing five single family residences and the public works operations facility (03102411000900), City of White Salmon zoned R-1 and PU Public, respectively.

**PROJECT TIMELINE**

- September 12, 2023 – Application Received
- October 9, 2023 – Request for additional information
- November 8, 2023 – Response received
- November 21, 2023 - Request for additional information
- December 4, 2023 – Response received
- January 25, 2024 – Notice of Application
- March 4, 2024 – 1<sup>st</sup> Consistency Review
- May 13, 2024 – Response provided
- June 14, 2024 - 2<sup>nd</sup> Consistency Review
- July 26, 2024 – Response provided
- September 25, 2024 – Recommendation to Planning Commission
- October 23, 2024 – Planning Commission Closed Record Hearing
- December 5, 2024 – Revised Recommendation to Planning Commission
- December 11, 2025 – Planning Commission Closed Record Hearing
- January 9, 2025 - Recommendation to City Council

**APPLICABLE STATUS OF BEARING**

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Chapter 17.24 R-1 Single-Family Residential District..... 4

TITLE 16 - LAND DIVISIONS ..... 4

    WSMC Chapter 16.15 Preliminary Procedures ..... 4

        WSMC 16.15.030 – Site Evaluation for Critical Areas..... 4

        WSMC 16.45 Design Standards..... 5

16.45.010 - General standards ..... 5

WSMC 16.45.030 – Access..... 6

WSMC 16.45.100 – Water, Sewer, utilities and drainage ..... 6

WSMC Chapter 16.60 Plat Standards and Specifications ..... 8

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WSMC 16.60.020 – Final Plat..... 8

TITLE 12 – STREETS, SIDEWALKS, AND PUBLIC PLACES ..... 8

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TITLE 19 – ADMINISTRATION OF LAND DEVELOPMENT PROCEDURES ..... 11

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19.10.240 Procedures for public hearings..... 13

Comprehensive Plan Alignment..... 13

ADMINISTRATIVE RECOMMENDATION ..... 14

APPEALS PROCEDURE ..... 16

**EXHIBITS**

- 1. Preliminary Subdivision Application & Ownership Consent Affidavits
- 2. Site Plan
- 3. Title Report
- 4. Easement Contact Information
- 5. SEPA Review and Determination
  - a. SEPA Checklist (11/28/23)
  - b. SEPA Determination (9/6/24)
- 6. Arborist Report (Braun Arboriculture 11/7/23)
- 7. Traffic Study
  - a. Traffic Impact Analysis (DKS, 7/22/24)
  - b. Traffic Impact Analysis Review (Gray & Osborne, Inc. 8/16/24)
- 8. Geotechnical Report (Earth Engineers Inc, 11/15/2021)
- 9. Notices
  - a. Notice of Application & SEPA Public Comment Period – 1/25/24
  - b. Public Comments, including Ecology SEPA Comment, Klickitat County SEPA Comment and General comments
  - c. Notice of Public Hearing (9/9/24)
- 10. Soil Sampling Results (3/5/24)
- 11. Example CC&Rs
- 12. City Comments
  - a. Notice of Incomplete Application - 10/9/23
  - b. Notice of Incomplete Application #2 – 11/21/23
  - c. 1<sup>st</sup> Consistency Review – 3/4/24

- d. 2<sup>nd</sup> Consistency Review – 6/14/24
- 13. Memo to Chair Hohensee, including Public Works Letter Regarding NW Spring St – 10/16/24
- 14. Response letter from Applicant Traffic Engineer, DKS – 11/4/2024
- 15. Memo to Chair Hohensee – 12/5/2024
- 16. G&O Public Right-of-Way Access Guidelines (PROWAG) walking surface requirements e-mail correspondence – 12/3/2024
- 17. NW Spring St Water Main Improvement Plans

**PRELIMINARY REVIEW FACTS AND FINDINGS**

**SITE DESCRIPTION**

The project site is approximately 7.93 acres on parcel 03102475000400 (unaddressed), a vacant piece of property mostly consisting of grassed areas with trees along the perimeter. Steep slope critical areas exist along the southwest boundary of the site.

**WHITE SALMON MUNICIPAL CODE (WSMC)**

**TITLE 17 - ZONING**

**Chapter 17.24 R-1 Single-Family Residential District**

***WSMC 17.24.040 – Density provisions.***

- C. Minimum area of lot: three thousand square feet for each single-family structure.*

**FINDING** – The proposed lots meet the minimum density requirements of three thousand square feet for each single-family structure. Development standards are subject to permit review procedures provided in WSMC Chapter 17.24.035 – Property development standards and 17.24.010 – Principal uses permitted outright.

**TITLE 16 - LAND DIVISIONS**

**WSMC Chapter 16.15 Preliminary Procedures**

***WSMC 16.15.030 – Site Evaluation for Critical Areas***

- A. Prior to preparation of preliminary plans for a proposed subdivision and prior to site disturbing activities, the applicant shall meet with the administrator to assess whether the proposed development site includes one or more critical areas such as a wetland, waterbody, sensitive habitat area or geological hazard area as identified, classified and protected by city ordinance. The Washington Department of Fish and Wildlife (WDFW) shall be notified of all applications to divide land within the city limits prior to determination of completeness. A joint visit to the site may be necessary. If the administrator determines that a critical area is present or likely to be impacted by a proposed development, the applicant shall first complete a critical areas application, review and report, with appropriate protective measures identified, prior to preparation of preliminary development plans. The intent of this section is to minimize design conflicts, unnecessary costs and misunderstandings that could arise later, so that the applicant will be able to proceed with greater certainty about the physical limitations of a particular site.*

**FINDING** – City staff reviewed WDFW’s Priority Habitat Species (PHS) map to determine whether species mapped on site have a primary association with the site and result in management recommendations via a Habitat Management Plan (WSMC 18.10.300). Post-review, no mapped priority habitats with a primary association to the site were observed. As a result, this parcel does not require a Habitat Management Plan for mapped PHS.

**FINDING** – As commented on by multiple members of the public, wildlife do utilize this area. So, a condition will be added to address WSMC 18.10.314 regarding fence standards.

**CONDITION OF APPROVAL:** Fence standards for black and mule tailed deer mapped habitat (per WDFW Priority Habitat Species Map) must be adhered under building permit review, per WSMC 18.10.314.

**FINDING** – Upon further review of site critical area constraints, a regulated steep slope exists along the southwestern boundary of the site, as mapped in Exhibit 2. Per review of the project geotechnical report (Exhibit 8), the access easement does not impact this critical area or its proposed buffer.

**WSMC 16.15.050 – Expiration of approval – Forfeiture of fees.**

*B. Preliminary plat approval shall be effective for five years from date of approval by the city, or such longer period as required by state law. If, during this period, a final plat is not filed with the administrator, the preliminary plat shall be null and void. Fees paid to the city clerk shall be forfeited.*

**FINDING** – Staff finds that the Applicant shall file the final plat within five years of preliminary plat approval or the plat shall be null and void.

**CONDITION OF APPROVAL:** This preliminary plat approval will be valid five years from the date of City Council approval. All associated conditions of approval must be met prior to submittal of the final plat.

**WSMC 16.45 Design Standards**

**WSMC 16.45.010 - General standards.**

*All roads, bridges, drains, culverts, sidewalks, curbs, storm sewers, fire protection systems, and related structures or devices shall be constructed in accordance with standards currently in effect at the time of construction. These standards shall be those contained in this article or those promulgated by the council or may be other than a city standard if accepted by the city engineer.*

**FINDING:** Applicant shall follow standards as specified by the Construction Standard Specifications and Standard Plans (Drawings, 2022) and Construction Standard Specifications and Standard Plans (Standard Specifications, 2023) for roads, drains, sidewalks, curbs, storm sewers.

**CONDITION OF APPROVAL:** Prior to final plat, Applicant shall demonstrate proposed right-of-way improvements meet the Construction Standard Specifications and Standard Plans (Drawings, 2022) and Construction Standard Specifications and Standard Plans (Standard Specifications, 2023).

**FINDING:** Applicant shall follow standards and fire protection systems as prescribed under WSMC 15.04.010 referencing WAC 51-54 International Fire Code (2021 edition) for hydrant placement.



**CONDITION OF APPROVAL:** Prior to final plat and as part of general public improvements, Applicant shall install fire hydrant(s) per WSMC 15.04.010 within the City. Hydrant(s) shall meet City standards and Applicant to verify sufficient water flow is available.

**FINDING:** Development plans under construction permitting will be reviewed for consistency with grading (WSMC 13.01.050) and temporary erosion control standards (WSMC 13.01.060).

**CONDITION OF APPROVAL:** Prior to commencing construction or grading, the Applicant shall provide the City with plans for grading, recontouring, and temporary erosion control that meet City standards and receive approval for such plans prior to grading or recontouring work.

#### **WSMC 16.45.030 – Access**

- A.** *All subdivisions shall be served by one or more public roads providing ingress and egress to and from the subdivision at not less than two points, unless approved otherwise by the planning commission.*

**FINDING** – Staff finds subject parcel has one formal access along NW Spring Street. Per the 3<sup>rd</sup> Party Traffic Review letter provided by Gray and Osborne (Exhibit 7b), no more than 30 residential structures can have one access per the International Fire Code.

**CONDITION OF APPROVAL** - Prior to building permit issuance for greater than 30 lots, improved right-of-way access via the Four Oaks Planned Unit Development (PUD) to the east must be approved by Public Works.

- B.** *Road networks shall provide ready access for fire and other emergency vehicles and equipment, and routes of escape for inhabitants.*

**FINDING** – Emergency vehicle turnarounds may be necessary, should the Four Oaks PUD access roads not be fully constructed.

**CONDITION OF APPROVAL** – Prior to final plat, provide proof that ingress-egress access via the Four Oaks Planned Unit Development (PUD) to the east is approved by Public Works. If not, construct a temporary hammerhead turnaround on-site or show evidence of agreement from neighboring property owner allowing temporary access on an improved surface for emergency vehicle turnaround or egress. Any interim agreements for access shall be indicated on the final plat map and recorded with Klickitat County.

#### **WSMC 16.45.100 – Water, Sewer, utilities and drainage**

- A.** *Water and Sanitary Sewer Systems. Where a public water supply is the source of water, a potable water connection shall be provided for each lot within a subdivision by the subdivider. Where a public sanitary sewer is installed, a connection shall be provided for each lot within a subdivision by the subdivider. All facilities and devices of water supply and sanitary sewer systems shall meet the standards of the Southwest Washington Health District and any local or state regulations.*

**FINDING** –The City Public Works Director, Andrew Dirks reviewed the application and found that public facilities serving the subject parcel appear adequate to serve the proposed lots. Public sewer and water are available to the proposed lots on the plat once the Four Oaks PUD is constructed. Water will be provided through the neighboring Four Oaks PUD via the City’s North Main Booster

Pump Station. Sewer will connect via the neighboring Four Oaks PUD via their connection to North Main Ave.

**FINDING** – Local standards for water and sanitary sewer include 2022 Public Works Standards and 2023 Construction Standard Specifications and Standard Plans.

**CONDITION OF APPROVAL** – Prior to final plat water and sewer lines must either be constructed or bonded for and must connect to constructed lines provided via the Four Oaks PUD. Utility lines, along with proposed hook-ups, shall be indicated on the stamped civil site plan meeting 2022 Public Works Standards and 2023 Construction Standard Specifications and Standard Plans.

**CONDITION OF APPROVAL** – All public utility mains serving residences shall be located in existing or proposed right of way to be dedicated to the City upon final plat.

**CONDITION OF APPROVAL** - Prior to issuance of future building permits, all residences shall be connected to public water and sewer utilities. Sewer and water connections and associated requirements shall be reviewed at the time of development or when building permits applications are received.

*B. Utility Easement. Easement for electric, telephone, water, gas and similar utilities shall be of sufficient width to assure maintenance and to permit future utility installations.*

**FINDING** - Staff finds that per the submitted preliminary plat, storm, water and sewer utilities proposed will be located in the right of way to be dedicated to the City. Underground power is also proposed. A five foot front yard easement exists within each of the residential lots. A 5-foot utility easement also exists on the east side of the access road running from Spring Street the project.

**CONDITION OF APPROVAL** – Prior to final plat the Applicant must name which utilities will be utilizing the 5-foot utility easements and written confirmation from the appropriate utility district that this easement is sufficient width for maintenance purposes.

**FINDING** - The existing 30-foot City of White Salmon Waterline easement containing the existing 14" steel transmission main waterline must be relocated to accommodate the lot configuration proposed.

**FINDING** - The proposed 30-foot City of White Salmon Waterline easement containing a re-routed 14" steel transmission main waterline encumbers lots 1, 2, 10, and 11 of the proposed plat.

**CONDITION OF APPROVAL** – Prior to final plat the Applicant must provide a new waterline utility easement agreement listing lots 1, 2, 10 11 to the City and request to vacate the existing water line easement for the transmission main.

**CONDITION OF APPROVAL** - No structures may be built on any existing or future easements.

*C. Underground Utility Installations. In areas designated by the public utility district, underground utility installation is required.*

**FINDING** - Staff finds the Applicants are subject to the above stated standards regarding underground utilities for future development. All new proposed utilities shall be underground.

**CONDITION OF APPROVAL** – Prior to final plat, the Applicant shall provide written direction from Klickitat PUD whether existing power poles located on-site must be underground.

**CONDITION OF APPROVAL** – All new utilities must be underground.

*D. Drainage and Storm Sewer Easements. Easements for drainage channels and ways shall be of sufficient width to assure that the same may be maintained and improved. Easements for storm sewers shall be provided and shall be of sufficient width and proper location to permit future installation.*

**FINDING** - Applicants have not provided drainage and storm sewer plans or information about related easements. Consistency with WSMC 13.01.050 will be needed.

**CONDITION OF APPROVAL** – Prior to final plat, the Applicant shall provide stormwater runoff calculations, including a demonstration that Low Impact Development is infeasible per WSMC 13.01.050. Infiltration testing will be required with adequate equipment.

## **WSMC Chapter 16.60 Plat Standards and Specifications**

### **WSMC 16.60.010 – Preliminary Plat**

**FINDING** – The Applicant has provided boundaries of the proposed subdivision, contour lines, layout of proposed streets, utility easements and example restrictive covenants/CC&Rs (Exhibit 11) to be utilized.

**CONDITION OF APPROVAL** – Prior to final plat, provide the finalized CC&Rs to the City for review prior to recording.

### **WSMC 16.60.020 – Final Plat**

**FINDING** - The Applicant's preliminary plans do still need to meet WSMC Chapter 16.60.020 regarding standards, subdivision map, section reference map, and survey seal.

**CONDITION OF APPROVAL** – The final plat must meet the standards of WSMC 16.60.020.

## **TITLE 12 – STREETS, SIDEWALKS, AND PUBLIC PLACES**

### **TRANSPORTATION SYSTEMS PLAN – APPLICABILITY**

**FINDING:** Consistent with the City’s efforts to construct complete streets (WSMC 12.26.030) and with the adopted Transportation Systems Plan “Lite” (TSP, Ordinance 2023-08-1148, 8/30/23), WSMC 12.02.003 outlines powers of the director to further the public health, safety and welfare within public right-of way. WSMC 12.02.009 – Specifications provides for all other standards, including the application of this TSP for purposes of improved access within the NW Spring St right-of-way to mitigate against traffic impacts from construction of new single-family development, as well as residents themselves when the project is finished.

**FINDING:** Figure 20 – High Priority Near-Term Projects and Appendix C of the TSP: Project List and Maps, of the Transportation System Plan “Lite”, designates Spring St. to be a high priority project for bicycle and pedestrian pathways and a critical east-west corridor that provides connectivity between the two major collectors – Main St. and Estes Avenue - for residents living in the lower density neighborhoods. As such, NW Spring St. is a key nexus of transportation activity.

**FINDING:** The City has been unsuccessful in its latest application to the Washington Transportation Improvement Board to fully fund and construct full improvements to NW Spring Street, thereby capturing full build from the project site east to Main Street, running along NW Spring St.

**FINDING:** As verbally commented on by a member of the public during the October 9<sup>th</sup>, 2024 public hearing, the City has obligations to protect the health, safety and public welfare in its evaluation of proposed subdivisions, per RCW 58.17.110.

**FINDING:** Per RCW 47.04.300 and the adopted Safe Routes to School network shown on Figure 7 of the TSP and described on page 3-10 of the TSP (Exhibit 12b), staff finds shoulder improvements along NW Spring St, connecting the site to Main Street with a separated and protected paved shoulder, is consistent with RCW 58.17.110(2) for ensuring a proposed subdivision assures safe walking conditions for students to walk to school. A paved, protected shoulder is consistent with Public Right-of-Way Access Guidelines (see Exhibit 16) by providing a stable, non-slip surface. If the City receives funding and constructs these SRTS improvements on the north side of NW Spring Street prior to when the Applicant breaks ground, the City may elect to waive this requirement.

**CONDITION OF APPROVAL:** Prior to breaking ground on site improvements, a 4-foot wide protected paved walking path consistent with Public Right-of-Way Access Guidelines for accessible pedestrian access along the north end of Spring Street, separated by an asphalt rolled curb or similar, must be constructed subject to the verification of right-of-way by the Applicant's surveyor.

**CONDITION OF APPROVAL:** Prior to grading permit issuance, Applicant shall document the condition of NW Spring Street and provide the documentation to the City. Following the completion of land development associated with the final plat, Applicant shall remediate any damage that they caused to NW Spring Street. Public Works shall review and certify the condition of NW Spring Street following any remediation work.

**CONDITION OF APPROVAL:** Applicant shall not cause project construction traffic to traverse NW Spring Street between the hours of 8:00 am and 9:00 am from September 1st through April 30th.

## Title 18 - ENVIRONMENT

### WSMC 18.10 Critical Areas Ordinance

#### **WSMC 18.10.415 Design standards-erosion and landslide hazard areas.**

*Development within an erosion or landslide hazard area and/or buffer shall be designed to meet the following basic requirements, unless it can be demonstrated that an alternative design that deviates from one or more of these standards provides greater long-term slope stability while meeting all other provisions of this chapter. The requirements for long-term slope stability shall exclude designs that*

require regular and periodic maintenance to maintain their level of function. The basic development design standards are:

- A. Structures and improvements shall be clustered to avoid landslide and erosion hazard areas.
- B. Structures and improvements shall minimize alterations to the natural contours of the slope, and foundations shall be tiered where possible to conform to existing topography.
- C. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation.
- D. The proposed development shall not result in greater risk or need for increased buffers on neighboring properties.
- E. The use of a retaining wall that allows the maintenance of existing natural slopes is preferred over graded artificial slopes
- F. Development shall be designed to minimize impervious lot coverage.

**FINDING:** A regulated steep slope exists along the southwest property boundary abutting the adjacent City Public Works Maintenance Facility. Per the Geotechnical Report (Exhibit 8), site observations indicate the site is stable. Further, the access road has been shifted to avoid cuts or retaining wall into this steep slope or proposed buffer. Further, no cuts are proposed in the steep slope itself that would undermine this critical area. Finally, heritage trees are targeted for retention in this immediate area, thereby acting as a way to retain soils in vicinity.

**FINDING:** A critical areas tract (Notice on Title) is required per WSMC 18.10.215 to establish future protections of this steep slope critical area from development. A template notice of tract form is available by request.

**CONDITION OF APPROVAL:** Prior to building permit issuance, please record a Critical Area Notice on Title. City will review prior to recording.

**WSMC 18.40 Special Provisions – Heritage trees**

The City aims to enforce tree protection regulations for trees that meet the size threshold criteria for a Heritage tree, as follows:

- A. All heritage trees qualifying for protection provide valuable local habitat and shall be protected as critical areas. The tree protection area shall be equal to ten times the trunk diameter of the tree or the average diameter of the area enclosed within the outer edge of the drip line of the canopy, whichever is greater.
- B. Heritage trees include:
  - 1. Oregon White Oaks with a trunk diameter larger than fourteen inches,
  - 2. All other tree species with a trunk diameter greater than eighteen inches, and
  - 3. Any tree designated as a heritage tree by the city council in accordance with the nomination process detailed below.

...
- F. Maintenance and preservation of heritage trees is required.

1. Any owner or applicant shall use reasonable efforts to maintain and preserve all heritage trees located thereon in a state of good health pursuant to the provisions of this chapter. Failure to do so shall constitute a violation of this chapter. Reasonable efforts to protect heritage trees include:

a. Avoidance of grading, excavation, demolition or construction activity within the heritage tree protection area where possible. The city shall consider special variances to allow location of structures outside the building setback line of a heritage tree whenever it is reasonable to approve such variance to yard requirements or other set back requirements.

...

4. A heritage tree protection easement (HTPE) shall be required. A HTPE is an easement granted to the city for the protection of a heritage tree protection area. HTPEs shall be required as specified in these rules and shall be recorded on final development permits and all documents of title and with the county recorder at the applicant's expense. The required language is as follows:

"Dedication of a Heritage Tree Protection Easement (HTPE) conveys to the public a beneficial interest in the land within the easement. This interest includes the preservation of existing heritage tree for all purposes that benefit the public health, safety and welfare, including control of surface water and erosion, maintenance of slope stability, visual and aural buffering, and protection of plant and animal habitat. The HTPE imposes upon all present and future owners and occupiers of land subject to the easement the obligation, enforceable on behalf of the public of the city of White Salmon, to leave undisturbed all heritage trees within the easement. The heritage tree protection area may not be impacted by grading, excavation, demolition or construction without express permission from the city of White Salmon, which permission must be obtained in writing."

**FINDING** – Staff acknowledges the arborist report, dated November 7th 2023 (Exhibit 6) including an assessment of trees on site.

**FINDING** - Due to the existing force main gas line along the west property line of the subject site, HTPE’s are not required for the trees within this easement named to the El Paso Natural Gas Company (Exhibits 2 and 4).

**CONDITION OF APPROVAL:** Prior to final plat, Applicant shall retain heritage trees on the final plat map for and show their protective easements (HTPEs) on the face of plat for those encumbering the access road area as it approaches NW Spring St.

## TITLE 19 – ADMINISTRATION OF LAND DEVELOPMENT REGULATIONS

### WSMC 19.10 Land Development Administration Procedures

#### 19.10.150 Notice of Application

A. All public comments on the notice of application must be received in City Hall by five o'clock p.m. on the last day of the comment period. Comments may be mailed, personally delivered or sent by facsimile. Comments should be as specific as possible. Public comments may be provided at any

*time up to and during the public hearing. However, the city cannot ensure that comments provided after the comment period on the notice of application will be considered and addressed in staff reports on Type III projects. The SEPA threshold determination shall not be issued until after the expiration of the comment period following the notice of application. Regardless of the expiration of the notice of application comment period, any interested party may comment upon the SEPA threshold determination pursuant to applicable SEPA regulations.*

**FINDING:** In the interest of notifying neighbors of land use actions, Staff mailed notifications to nearby property owners within 300-feet of the subject site. Seven (7) comments were provided, raising concerns regarding traffic impacts (Klickitat County and five residents), NW Spring St road and pedestrian quality, as well as soil contaminants (Department of Ecology).

Regarding traffic concerns a Traffic Impact Analysis Report was provided and updated (Exhibit 7a) and reviewed by the City's 3<sup>rd</sup> Party Traffic Consultant (Exhibit 7b). Recommendations were provided by the City's 3<sup>rd</sup> Party Traffic Consultant regarding street improvements beyond the amount requested. Exhibit 15 captures written initial agreement by the Applicant to provide NW Spring St improvements, a condition that will be reviewed prior to breaking ground to further support Safe Routes to Schools under RCW 47.04.30 and the adopted TSP (see Condition of Approval #2 below and Title 12 Compliance above).

#### **19.10.235 Planning commission review and recommendation (Type III).**

- A. *The planning commission shall review and make findings, conclusions and issue recommendations on all Type III permit applications.*
- B. *Staff Report. The administrator shall prepare a staff report on the proposed development or action summarizing the comments and recommendations of city departments, affected agencies and special districts, and evaluating the development's consistency with the city's development code, adopted plans and regulations. If requested by the planning commission, the staff report shall include proposed findings, conclusions and recommendations for disposition of the development application. The staff report shall include and consider all written public comments on the application.*
- C. *Planning Commission Hearing. The planning commission shall conduct a public hearing on Type III development proposals for the purpose of taking testimony, hearing evidence, considering the facts germane to the proposal, and evaluating the proposal for consistency with the city's development code, adopted plans and regulations. Notice of the planning commission hearing shall be in accordance with Section 19.10.190 of this code.*
- D. *Required Findings. In addition to the approval criteria listed in this code, the planning commission shall not recommend approval of a proposed development unless it first makes the following findings and conclusions:*
  1. *The development is consistent with the White Salmon comprehensive plan and meets the requirements and intent of the White Salmon Municipal Code;*
  2. *The development is not detrimental to the public health, safety and welfare;*
  3. *The development adequately mitigates impacts identified under Chapters 18.10 (Critical Areas Ordinance) and 18.20 (Environmental Protection/SEPA Review) of this code; and*
4. *For land division applications, findings and conclusions shall be issued in conformance with Sections 19.10.230 review and decision by the designated decision-making body (Type II) and 19.10.235 Planning commission review and recommendation (Type III) of this title, and RCW 58.17.110. E. Recommendation. In the planning commission's recommendation decision regarding Type III actions, it*

shall adopt written findings and conclusions. The planning commission's recommendation following closure of an open record public hearing shall include one of the following actions:

1. Recommend approval;
2. Recommend approval with conditions; or
3. Recommend denial.

**FINDING:** The Planning Commission has recommended denial on a vote of 3-2 within the December 11, 2024 closed record hearing. Issues discussed during the meeting included roadway condition, a 2<sup>nd</sup> access and fire safety of the plat. Fire safety of plat is addressed via condition of approval #8, typically handled in detail during civil site construction review, prior to final plat. The roadway condition will also be addressed by condition of approval #3. Further, Exhibit 17 shows the latest water main improvement plans (in draft form) that will be finalized and the city's goal to go out to bid this spring for summer construction. As required by the city's existing franchise agreement with NW Natural Gas, this utility will also need to replace their gas main within NW Spring Street. This separate coordination with the utility is ongoing as of the date of this staff report.

As noted by the city attorney in the 12/11 Planning Commission closed record hearing, requiring a 2<sup>nd</sup> access through neighboring property is illegal and cannot be required by Planning Commission as a condition.

**19.10.240 Procedures for public hearings.**

*Public hearings shall be conducted in accordance with the hearing body's rules of procedure and shall serve to create or supplement an evidentiary record upon which the body will base its decision. Questions directed to the staff or the applicant shall be posed by the chair at its discretion. In cases where scientific standards and criteria affecting project approval are at issue, the chair shall allow orderly cross-examination of expert witnesses presenting reports and/or scientific data and opinions. The hearing body may address questions to any party who testifies at a public hearing. The chair shall open the public hearing and, in general, observe the following sequence of events:*

- A. *Staff presentation, including submittal of any administrative reports. Members of the hearing body may ask questions of the staff.*
- B. *Applicant presentation, including submittal of any materials. Members of the hearing body may ask questions of the applicant.*
- C. *Testimony or comments by the public germane to the matter.*
- D. *Rebuttal, response or clarifying statements by the staff and the applicant.*
- E. *The evidentiary portion of the public hearing shall be closed and the hearing body shall deliberate on the matter before it.*

**FINDING:** The Planning Commission shall conduct the meeting in accordance with the following procedures.

**Comprehensive Plan Alignment**

*Neighborhoods Policy H-2.1: Establish standards to help protect White Salmon's small-town feel and other aspects of community character.*



**Finding** – The purpose of a preliminary plat is to provide additional housing that will accommodate the growth in housing for the City of White Salmon. Providing housing is critical to the long-term success of the community. Single-family homes are a preferred housing choice as incomes rise and renters start families, making this housing type ideal for the community. This also increases housing stock for the City, potentially allowing additional units to become available at lower price ranges. The R1 zoning allows and encourages the development of single-family housing, as long as development can meet standards set forth in the White Salmon Municipal Code and Comprehensive Plan.

**RCW 35A.63.080 Comprehensive Plan —Effect**

*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.*

**Finding** – The City Council further endorsed the current R1 zoning classification after the approval of the 2021 Comprehensive Plan. For clarification, White Salmon is a code City. RCW 35A.63.080 is clear in its intent that 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 City code after the approval of the Comprehensive Plan. Therefore, Staff must base their decision on the applicable City of White Salmon Municipal Codes. However, it is essential to note that the elements of the Comprehensive Plan and their intent are represented clearly in the appropriate zoning and land division ordinance. Both present a clear need for housing opportunities within the residential zoning.

**ADMINISTRATIVE RECOMMENDATION**

Considering the proposed project and public comments provided in the open record hearing (see Exhibit 15 for Safe Routes To Schools summary to PC Chair, dated 12/5/24), the above findings support the Land Use Planner or its designee's preliminary recommendations including recommended conditions of approval, as follows:

**Conditions of Approval to be Met Prior to Final Plat**

1. Prior to commencing construction or grading, the Applicant shall provide the City with plans for grading, recontouring, and temporary erosion control that meet City standards and receive approval for such plans prior to grading or recontouring work.
2. Prior to breaking ground on site improvements, a 4-foot wide protected walking path consistent with Public Right-of-Way Access Guidelines for accessible pedestrian access along the north end of Spring Street, separated by an asphalt rolled curb or similar, must be constructed subject to the verification of right-of-way by the Applicant's surveyor.
3. Prior to grading permit issuance, Applicant shall document the condition of NW Spring Street and provide the documentation to the City. Following the completion of land development associated with the final plat, Applicant shall remediate any damage that they caused to NW

Spring Street. Public Works shall review and certify the condition of NW Spring Street following any remediation work.

4. Applicant shall not cause project construction traffic to traverse NW Spring Street between the hours of 8:00 am and 9:00 am from September 1st through April 30th.
5. Prior to final plat, Applicant shall demonstrate proposed right-of-way improvements meet the Construction Standard Specifications and Standard Plans (Drawings, 2022) and Construction Standard Specifications and Standard Plans (Standard Specifications, 2023).
6. Prior to final plat and as part of general public improvements, Applicant shall install fire hydrant(s) per WSMC 15.04.010 within the City. Hydrant(s) shall meet City standards and Applicant to verify sufficient water flow is available.
7. Prior to final plat the Applicant must provide a new waterline utility easement agreement listing lots 1, 2, 10 11 to the City and request to vacate the existing water line easement for the transmission main.
8. Prior to final plat, provide proof that ingress-egress access via the Four Oaks Planned Unit Development (PUD) to the east is approved by Public Works. If not, construct a temporary hammerhead turnaround on-site or show evidence of agreement from neighboring property owner allowing temporary access on an improved surface for emergency vehicle turnaround or egress. Any interim agreements for access shall be indicated on the final plat map and recorded with Klickitat County.
9. Prior to final plat water and sewer lines must either be constructed or bonded for and must connect to constructed lines provided via the Four Oaks PUD. Utility lines, along with proposed hook-ups, shall be indicated on the stamped civil site plan meeting 2022 Public Works Standards and 2023 Construction Standard Specifications and Standard Plans.
10. All public utility mains serving residences shall be located in existing or proposed right of way to be dedicated to the City upon final plat.
11. Prior to final plat, the Applicant shall provide stormwater runoff calculations, including a demonstration that Low Impact Development is infeasible per WSMC 13.01.050. Infiltration testing will be required with adequate equipment.
12. Prior to final plat, the Applicant shall provide written direction from Klickitat PUD whether existing power poles located on-site must be underground.
13. Prior to final plat, provide the finalized CC&Rs to the City for review prior to recording.
14. The final plat must meet the standards of WSMC 16.60.020.
15. Prior to final plat, Applicant shall retain heritage trees on the final plat map for and show their protective easements (HTPEs) on the face of plat for those encumbering the access road area as it approaches NW Spring St.

#### **Conditions of Approval to be Met Prior to Building Permit**

16. Prior to building permit issuance for greater than 30 lots, improved right-of-way access via the Four Oaks Planned Unit Development (PUD) to the east must be approved by Public Works.
17. Prior to issuance of future building permits, all residences shall be connected to public water and sewer utilities. Sewer and water connections and associated requirements shall be reviewed at the time of development or when building permits applications are received.
18. Prior to building permit issuance, please record a Critical Area Notice on Title. City will review prior to recording.

19. Fence standards for black and mule tailed deer mapped habitat (per WDFW Priority Habitat Species Map) must be adhered under building permit review, per WSMC 18.10.314.

#### **General Conditions of Approval**

20. This preliminary plat approval will be valid five years from the date of City Council approval. All associated conditions of approval must be met prior to submittal of the final plat.
21. No structures may be built on any existing or future easements.
22. Prior to final plat the Applicant must name which utilities will be utilizing the 5-foot utility easements and written confirmation from the appropriate utility district that this easement is sufficient width for maintenance purposes.
23. All new utilities must be underground.

#### **Recommended By:**



Alex Capron, AICP - Planning Consultant

### **APPEALS PROCEDURE**

#### **19.10.320 Judicial appeal.**

- A. Appeals from the final decision of the city council and appeals from any other final decisions specifically authorized (subject to timely exhaustion of all administrative remedies) shall be made to Superior Court within twenty-one calendar days of the date the decision or action became final, as defined in Section 19.10.280(B) of this code, unless another time period is established by state law or local ordinance. All appeals must conform with procedures set forth in Chapter 36.70C RCW.
- B. Notice of the appeal and any other pleadings required to be filed with the court shall be served on the city clerk, and all persons identified in RCW 36.70C.040, within the applicable time period. This requirement is jurisdictional.
- C. The cost of transcribing and preparing all records ordered certified by the court or desired by the appellant for such appeal shall be borne by the appellant. Prior to the preparation of any records, the appellant shall post with the city clerk an advance fee deposit in the amount specified by the city clerk. Any overage will be promptly returned to the appellant.

**File Attachments for Item:**

D. Approval of AWC CQC Scholarship White Salmon Nominee1. Presentation2. Discussion3.  
Decision and Action



## COUNCIL REPORT

**Business Item**

**Consent Agenda**

Needs Legal Review:

No, not necessary

Meeting Date:

January 15, 2025

Agenda Item:

AWC CQC Scholarship Nomination

Presented By:

Stephanie Porter, Clerk Treasurer

### Action Required:

Review and action on the White Salmon AWC CQC Scholarship Nomination.

### Motion for Business Item / Proposed Motion for Consent Agenda:

Motion to approval Damarys Alvarez as the White Salmon AWC CQC Scholarship Nominee.

### Explanation of Issue:

The City of White Salmon sent out a request for application for the Association of Washington Cities Center for Quality Communities Scholarship program in early November. The \$3,000 scholarship is awarded to three Washington state students who have been actively engaged with their community and/or city government. The city is allowed to nominate and forward one application for consideration of award.

The city received 8 applications by the December 27, 2024 deadline. ([This is the most applications ever received for this annual scholarship opportunity!](#))

All 8 applications were provided to Council Member Patty Fink and Council Member Jim Ransier for review and nomination recommendation.

The applicants were scored on the following criteria:

- Leadership Skills (1-5)
- Community Involvement (1-5)
- Financial Need (1-5)
- Academic Strength (1-5)
- Clear Goals (1-5)

Damarys Alvarez was selected as the top candidate by both Council Members.

Attached you will find Damarys Alvarez's completed application and letter of recommendation.

### Council Options:

City Council has the following options available at this time:

1. Accept the Staff Recommendation.
2. Revise the Staff Recommendation.
3. Other action as desired by council.

### Follow Up Action:

With council approval, Damarys' application will be submitted to the AWC CQC Scholarship portal by the deadline of January 27, 2025.



# 2025 scholarship application

The AWC Center for Quality Communities (CQC) offers scholarships to graduating high school students. Student applications must be submitted to their respective city. City nominations must be submitted through the AWC Center for Quality Communities website at cfqc.org no later than **January 27, 2025**.

Note: Application can be saved and completed as a fillable PDF.

<b>1</b>	First name: <u>Damarys</u> Last name: <u>Alvarez</u>
	Pronouns: <u>She/Her</u>
<b>2</b>	Mailing address Street/P.O. Box: <u>[REDACTED]</u>
	City: <u>Bingen</u> State: <u>WA</u> Zip: <u>[REDACTED]</u>
<b>3</b>	Best phone number to reach you: <u>[REDACTED]</u> Email: <u>damarysalvarezruiz89@gmail.com</u>
<b>4</b>	Current high school: <u>Columbia High School</u> Number of years attended: <u>4</u>
	If home-schooled, please check box: <input type="checkbox"/>
	If GED, please indicate date received or expected: _____
<b>5</b>	Have you been accepted into an accredited post-secondary program or college for the 2025-26 school year? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	If yes, please provide institution name(s): <u>Eastern Washington University, Washington State University</u>
	If not, please indicate the name of the institution(s) you are applying to: _____
	<b>Proof of student enrollment from the school is required prior to the release of funds.</b>
<b>6</b>	Career goals (please be specific): <u>My goal is to be accepted into Gonzaga University, my dream school, where I plan to earn a bachelor's degree in Business Management or Accounting. After completing my degree, I aim to pursue a career as an Accountant and Auditor. However, no matter how focused I am on my career goals, I will always remain dedicated to my passion for civics and community involvement.</u>
<b>7</b>	Contact information of parent(s) or legal guardian(s) Name(s): <u>Maria Alvarez &amp; Raul Alvarez</u>
	Address: <u>[REDACTED]</u>
	City: <u>White Salmon</u> State: <u>WA</u> Zip: <u>[REDACTED]</u>
	Primary phone: <u>[REDACTED]</u> Email address: <u>[REDACTED]</u>

D.

8

Please describe your financial need. Include any financial aid you expect to receive and/or any circumstances that would help the committee understand your financial situation.

As a student from an immigrant family of four that earns around \$56,500 a year, with only one parent working due to the other being unable to work because of illness, I am determined to further my education and become the first in my family to attend college. I face financial challenges as I have no other support beyond scholarships and loans so this scholarship will be extremely impactful in my life enabling me to pursue my goals of a college degree to provide a more prosperous future for myself and my family.

9

List your city, community, and civic involvement activities. **(No additional materials will be accepted.)**

Skyline Health Foundation - Donor Dinner 2023/2024 - I helped set up/take down, sit the guests, and serve food. Washington Dept of Health, Health Care Authority and Community Partners - Naloxone and Fentanyl Presentation "Facing Fentanyl Together" at the White Salmon Library Sept 2024, provided assistance and support for running event Columbia High School- Canned food drives - helped promote the food drive at the school and collected cans from every classroom Columbia High School/American Red Cross - Annual Blood Drive - 2022-2024 - I helped with getting people signed up, checking people in at the location of the blood drive, then helping them get a snack and being with them afterward to make sure they were well to be released back to class or to leave. Columbia Riverkeeper - Youth Summer Program 2022 - helped develop a program for teens ages of 15-18. The program focused on bringing more attention to Hispanic/Latino teenagers about what it's like having immigrant parents, and how things unfortunately will be different for our community.

10

List your school involvement and any academic honors and awards. **(No additional materials will be accepted.)**

Civic engagement/school extra-curricular involvement: Current School Board Student Body Representative for Columbia High School (CHS) - 2023/24 and 2024/25 (during my 11th & 12th grades) National Honors Society - Secretary - 2023/24 and 2024/25 (11th & 12th grades) Sources of Strength, an SEL prevention program to promote student wellness - Student Planning Committee Member - 2023/24 and 2024/25 school years Sources of Strength - Student Leader - trained by National SOS trainer 2023 Future Business Leader of American - CHS International Club - CHS ASB Junior Class Secretary (11th) - CHS ASB Senior Class Secretary (12th) - CHS Academic honors & awards: National Honors Society - 2024 (11th & 12th) Honors English (10th) Honors Geometry (10th) Honors World History (10th) Honors Algebra 2 (11th) Advanced English (11th) AP United States History (11th) Advanced Civics (12th) AP English (12th) Awards & Sports Involvement: Student of the Week 5th-7th Grades Student of the Month 8th-11th Grades Woodworking Award (10th) Cross Country 9th-12th Captain 11th & 12th (Cross Country) CHS Bruin Award from Cross Country - 2024 (12th) Track and Field 9th-12th Captain 11th & 12th (Track and Field)

**Personal essay**

Write a concise essay in response to the following question. Please limit the length to 700 words or less.

11

*Good leaders can guide and help others through both good and challenging times. This requires high standards of responsibility, empathy, and cooperation. Share a leadership experience you've had in serving your community, school, or family that has helped you understand the perspectives, motivations, and desires of people different from you. How has this experience, along with your civics education, helped you become a more effective leader?*

Having had the honor of representing the student body by serving on the student council for my second school year has given me valuable insights into the diverse perspectives within our school community and significantly shaped my understanding of leadership. I joined with the goal of making a difference, but I quickly learned that true leadership requires more than good intentions—it requires empathy, active listening, and a commitment to understanding others' needs and motivations. One of the most impactful parts of my experience was revising our information-gathering methods. By implementing student forums and focus groups, we created a space for open dialogue with students from various backgrounds. This helped me understand the challenges faced by students involved in extracurriculars, struggling academically and those from different cultural and socioeconomic backgrounds. Hearing these voices firsthand not only shaped our decisions but deepened my empathy. The structure of our council meetings taught me the importance of organized, transparent decision-making. Learning to create professional reports, follow agendas, and engage in respectful debate showed me the value of process and ensuring all voices are heard. This experience, along with my civics education, strengthened my understanding of democratic governance and civic engagement. I began to appreciate the complexities of balancing individual needs with the collective good and the importance of compromise. Perhaps the most transformative part of my experience was working alongside the council. Their leadership style, ability to navigate difficult discussions, and commitment to student well-being served as a powerful model. They emphasized active listening, seeking diverse perspectives, and making decisions based on evidence. Their mentorship helped me understand the challenges of leadership. My time on the student council, combined with my civics education, has shaped me into a more empathetic, collaborative, and engaged leader. It has taught me the importance of understanding diverse perspectives and serving the needs of others, and it has inspired me to work toward a more just and equitable society.



12

**Statement of accuracy**

- I hereby affirm that all of the information provided above is true and correct to the best of my knowledge.
- I agree that the scholarship funds will be sent directly to the educational institution.
- I agree that if I don't use the funds awarded to me by May 31, 2026, they will be returned to the scholarship fund.
- I understand that if chosen as a scholarship recipient, I must provide evidence of enrollment/registration at an accredited post-secondary institution of my choice before scholarship funds can be awarded.

**Signature of scholarship applicant:** \_\_\_\_\_

Date: 12/26/24

**Release and consent**

The purpose of this form is to request permission to share your scholarship application with requesting Washington state academic institutions for the purpose of determining eligibility for other scholarship opportunities, and if selected as a scholarship recipient, to use your photo/image and name in our scholarship program materials, website, and/or social media as part of the AWC Center for Quality Communities.

If you or your parent or guardian wish to rescind this agreement and remove your information or photo, you may do so at any time by sending an email to the AWC Center for Quality Communities at [cqc@awcnet.org](mailto:cqc@awcnet.org). Such rescission will take effect upon receipt by the AWC Communications department.

Nothing herein shall constitute any obligation on the part of the AWC Center for Quality Communities to make any use of any of the materials or rights granted.

**Use of photo/image and name**

If selected as a scholarship recipient, I grant permission for my (or my child's) photo/image and name to be used in connection with the AWC Center for Quality Communities scholarship program materials, website, and/or social media, including any and all uses of video and any portraits, still pictures, or other photographic reproductions and sound recordings in which I (or my child) may be portrayed.

**Initials**

DA

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**Share information with academic institutions**

I grant permission for my (or my child's) scholarship application to be shared with requesting Washington state academic institutions for the purpose of determining eligibility for other scholarship opportunities.

I do not grant permission for my (or my child's) scholarship application to be shared with requesting Washington state academic institutions for the purpose of determining eligibility for other scholarship opportunities.

**Initials**

DA

DA

I hereby grant permission and execute this release as of the date and year below.

Signature

Signature of parent or guardian  
(required for minors under 18 years of age)

Damarys Alvarez

Printed name

Relationship to minor

12/26/24

Date

14

**Applicant checklist (Send completed application packet to city for consideration):**

- Complete sections 1-14
- Sign sections 12-13
- Attach a letter of recommendation

**Note:**  
Must be in good academic standing.  
Must be eligible to graduate spring/summer 2025.

D.



PO BOX 157  
White Salmon, WA 98672



P: (509) 493-1500  
F: (509) 493-2275



[www.wsvsd.org](http://www.wsvsd.org)



To whom it may concern,

It is my honor to recommend Damarys for the Association of Washington Cities Center for Quality Communities Scholarship. Over the years I have known her—as a student, leader, athlete, and community member—she has consistently demonstrated exceptional qualities that make her a deserving candidate for this scholarship.

I have had the privilege of knowing Damarys since she was in 7th grade. In that time, she has impressed me with her leadership, active listening, and genuine advocacy for others. As her coach since middle school, I have watched her evolve into a remarkable leader. For the past two years, Damarys has served as captain of both the cross-country and track teams. She exemplifies hard work, fosters team unity, and brings positive energy to every interaction.

When Damarys joined the girls' cross-country team, there was a noticeable lack of cohesion. She changed that. Thanks to her leadership, the team culture is now defined by inclusivity, unity, and mutual support. Under her guidance, team members actively support one another—on and off the field—organizing events like picnics for middle school athletes. Her dependability and leadership also shine in track, where she leads warm-ups, encourages her teammates during practices, and ensures accountability in team routines.

Beyond athletics, Damarys's character and work ethic extend into the classroom. I had the pleasure of having her as a teaching assistant last spring and again this winter. She consistently exceeded expectations, demonstrating responsibility, initiative, and empathy. Beyond completing assigned tasks, she would proactively support students who needed additional encouragement or help with their work.

Perhaps the most compelling example of her leadership is her two-year tenure as a student representative on the White Salmon Valley School Board. This role perfectly aligned with her work ethic, school spirit, and bilingual abilities. Damarys has provided a vital voice for all students, bridging the gap between diverse communities and ensuring that both White and Hispanic students feel represented. Her ability to articulate student perspectives and contribute meaningfully at board meetings is truly commendable.

In addition to her leadership, Damarys is deeply involved in her school and community. She serves as an officer for the National Honor Society, participates in her church, and remains a key member of her sports teams. She embodies respect, kindness, and a positive outlook in everything she does.

It is with great enthusiasm that I wholeheartedly recommend Damarys for the Association of Washington Cities Center for Quality Communities Scholarship. I am confident she will continue to excel and make meaningful contributions to her community.

Sincerely,

*Ashley Howe*  
Ashley Howe

INSPIRED TO SUCCEED PREPARED FOR THE FUTURE

**File Attachments for Item:**

E. Resolution 2025-01-604 Adopting the Greenhouse Gas Emissions Reduction Plan1.  
Presentation 2. Discussion3. Action



## COUNCIL REPORT

**Business Item**

**Consent Agenda**

Needs Legal Review:

Yes, completed

Meeting Date:

annuary 15, 2025

**Agenda Item:**

**Resolution 2024-12-604 Adopting the Greenhouse Gas Emissions Reduction Plan (GhGERP)**

Presented By:

Jim Ransier, CityLab Chair & Council Member  
Kate Bennett, CityLab Board Member (Lead for Plan Development)  
Stephanie Porter, Clerk Treasurer

**Action Required:**

Review and action on Resolution 2024-12-604 Adopting the Greenhouse Gas Emissions Reduction Plan (GhGERP).

**Motion for Business Item / Proposed Motion for Consent Agenda:**

Motion to approve Resolution 2024-12-604 Adopting the Greenhouse Gas Emissions Reduction Plan.

**Background of Issue:**

The City Council received a presentation on the Greenhouse Gas Emissions Reduction Draft Plan at their May 15,2024 City Council Meeting.

The draft GhGERP was reviewed by city staff and legal counsel. The responses were returned to the CityLab Board for edits. The edits were reviewed again by staff and legal counsel to provide a final version for presentation to the City Council.

Substantial changes to the final version we made following legal counsel and staff review, consist of:

- a short-list of priorities as a standalone section,
- single-family detached housing structures under 1,750 sq. ft. are exempt (as are non-single family non-detached dwellings,
- funding recommendations embedded within that list, and
- addition of a water meter reading base station at City Hall as a priority recommendation.

**Explanation of Issue:**

The City of White Salmon faces significant environmental and socio-economic challenges associated with climate change, including rising temperatures, extreme heat events, wildfires, and impacts on air quality. These hazards pose immediate and long-term risks to the health, safety, and livelihoods of residents, businesses, and ecosystems. Despite efforts to address climate change, gaps remain in infrastructure, policy, and community preparedness, particularly for vulnerable populations who are disproportionately affected by these issues.

The proposed GhGERP provides specific, prioritized recommendations for realizing the City's commitment to mitigating greenhouse gas emissions and enhancing community resilience. This plan outlines actionable goals and strategies to meet emissions reduction goals established by the City's Climate Crisis Resolution. Adoption of this resolution facilitates grant funding opportunities for the City and establishes a roadmap of recommendations for achieving sustainable, equitable, and community-driven climate action for White Salmon.

### **Council Options:**

City Council has the following options available at this time:

1. Accept the Staff Recommendation.
2. Revise the Staff Recommendation.
3. Other action as desired by council.

### **Fiscal Analysis:**

There are no Financial Implications.

### **Diversity Equity Inclusion & Stakeholder Analysis:**

The GhGERP explicitly integrates equity as a core principle, recognizing that vulnerable communities in White Salmon, including low-income households, communities of color, seniors, and individuals with disabilities, are disproportionately impacted by climate hazards. Furthermore, the GhGERP builds on foundational assessments such as the Community Energy Usage Assessment and Social Vulnerability Index data, ensuring that proposed strategies are evidence-based and tailored to White Salmon's unique context. This alignment reinforces the City's readiness to transition from planning to implementation while maintaining accountability and transparency.

In addition to a Climate Vulnerability Assessment and a Scope 1-2 Greenhouse Gas Inventory, the GhGERP's development contemplated the results of a Community Climate Action Survey conducted by CityLab, capturing resident concerns and priorities. While demographic data collection was limited, the survey provided valuable insights into areas of concern, such as wildfire risk and heat events. Ongoing efforts should aim to elevate the voices of vulnerable groups, as well as key stakeholders such as White Salmon's Public Works Department, local businesses, community organizations, and others.

### **Policy & Plan Implications:**

The GhGERP aligns with and builds upon White Salmon's existing policy and planning framework, ensuring coherence across multiple initiatives and regulatory commitments. Specifically, the GhGERP supports and is informed by the following plans and policies:

- **2040 Comprehensive Plan:** The GhGERP aligns with the City's Comprehensive Plan by advancing sustainable growth objectives, enhancing resilience to climate impacts, and addressing housing, transportation, and land-use strategies to reduce emissions and improve the quality of life for all residents.
- **Climate Crisis Resolution:** As a direct outcome of the City's Climate Crisis Resolution, the GhGERP provides actionable pathways to meet the resolution's emissions reduction commitments, demonstrating progress in addressing the declared climate emergency.
- **Transportation System "Lite Plan" (TSP):** By promoting equitable access to low-emission transportation options and prioritizing infrastructure investments that reduce reliance on personal vehicles, the GhGERP reinforces the TSP's goals of enhancing connectivity, reducing congestion, and improving air quality.



- 
- Housing Action Plan: the GhGERP integrates strategies to address housing affordability and energy efficiency, ensuring alignment with the Housing Action Plan's objectives of creating inclusive, sustainable housing solutions for current and future residents.
  - Parks Plan: The GhGERP supports the Parks Plan by promoting green infrastructure, urban tree planting, and the preservation of open spaces, which contribute to both emissions reduction and enhanced community resilience.
  - Critical Areas Ordinance: The GhGERP aligns with the protections outlined in the Critical Areas Ordinance by addressing climate-related risks to sensitive habitats and species, ensuring that mitigation strategies prioritize the conservation of ecologically significant areas.
  - Shoreline Master Plan (SMP): The GhGERP complements the SMP's focus on protecting White Salmon's waterways and natural ecosystems. By reducing emissions that contribute to climate change, the plan mitigates risks like rising temperatures and extreme weather events, which can harm shoreline habitats and water quality.
  - Water Efficiency Goals Resolution: the GhGERP reinforces the City's Water Efficiency Goals Resolution, centering leak prevention and sustainable water management practices as among our highest priorities for emissions reductions.

By embedding the GhGERP within this robust planning framework, the City ensures a holistic approach to sustainability that leverages synergies across policies. The GhGERP not only operationalizes the City's climate commitments but also strengthens its ability to secure funding, partnerships, and public support for initiatives that align with regional and state sustainability goals. Moreover, the plan's alignment with these foundational policies ensures a smooth transition from planning to action, bolstering accountability and measurable progress over time.

**RESOLUTION NO. 2024-12-604  
CITY OF WHITE SALMON**

**A RESOLUTION OF THE CITY OF WHITE SALMON ADOPTING  
THE WHITE SALMON GREEN HOUSE GAS EMISSION REDUCTION PLAN**

**WHEREAS**, the City Council adopted Climate Crisis Resolution 2021-03-517 on March 3, 2021;  
and

**WHEREAS**, the White Salmon City Council recognizes the urgent and growing threat of climate change, including its impacts on public health, the local economy, and the environment; and

**WHEREAS**, the United Nations Intergovernmental Panel on Climate Change (IPCC), representing over 2,500 climate scientists and thirty years of research, has concluded that global warming caused by greenhouse gas emissions as a result of human activities is one of the most pressing challenge facing the world today; and

**WHEREAS**, the IPCC's Sixth Assessment Report ( 2023) found a greater than 50% chance that global temperature rise will reach or surpass 1.5°C between 2021 and 2040 across studied scenarios; and

**WHEREAS**, cooperating governments throughout the world have adopted emission reduction targets and programs to keep global warming well below the 2°C increase, in an effort to reduce the catastrophic impacts of climate change and ultimately sustain all life on Earth; and

**WHEREAS**, the White Salmon City Council recognizes the substantial efforts of the White Salmon CityLab Board in developing a plan for the council to review associated with the important efforts to reduce greenhouse gas emissions.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF  
WHITE SALMON, WASHINGTON** as follows:

**Section 1.**

The White Salmon Greenhouse Gas Emissions Reduction Plan, attached hereto as Exhibit A and incorporated herein by reference is hereby adopted and approved.

**ADOPTED** by the City Council of the City of White Salmon, Washington, at a regularly scheduled open public meeting thereof this 15th day of January, 2025.

\_\_\_\_\_  
Marla Keethler, Mayor

Attest:

Approved as to Form:

\_\_\_\_\_  
Stephanie Porter, Clerk-Treasurer

\_\_\_\_\_  
Shawn MacPherson, City Attorney





# Greenhouse Gas Emissions Reduction Plan for the City of White Salmon, WA

12.18.2024

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Presented by White Salmon CityLab Board

Project Lead: Kate Bennett

Project Team: Jim Ransier, Barbara Hayman, Steven Woolpert, Alexa Schmidt

Additional Support: Peter Fink, Kalama Reuter, Ruth Olin



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## Executive Summary

**Climate change presents a significant challenge to White Salmon, with increasing threats such as wildfires, extreme heat, and severe weather. Without a tailored approach, our city remains vulnerable. Yet opportunities are right in front of us - we need only to reach out and take them.**

In 2021, White Salmon City Council passed a Climate Crisis Resolution committing to certain sustainability goals, including pursuing a target reduction in municipal net greenhouse gas emissions of at least 45% by 2030 and 100% by 2050. Later that year, the City established the CityLab Board, composed of City Council members and public volunteers, to drive these initiatives.

This Greenhouse Gas Emissions Reduction Plan (“Emissions Reduction Plan”, “Plan”) marks the first phase in a series of risk-management tools developed by that group, intended to equip White Salmon for potential environmental and economic changes from global climate shifts. The Plan focuses primarily on immediate, urgent actions for emissions reductions, in the form of prioritized recommendations and proposals. Key priority areas outlined in this plan include transportation electrification, water conservation, green building practices, and working with the community’s major electricity users to improve efficiencies.



The Emissions Reduction Plan also aims to lay a foundation for integrating resilience and sustainability into City planning, representing a crucial step in a broader strategy to strengthen our community against climate change. This Plan is intended to be

complemented by a comprehensive Climate Action Plan in 2025 that accounts for climate change adaptation and risk mitigation, including community vulnerabilities to wildfire; green infrastructure; nature-based solutions; and community engagement; as well as strategies that are critical to achieve White Salmon’s climate action goals but have longer timelines for execution.

**Sustainability, by definition, is the ability to meet current needs without jeopardizing future generations’ ability to do the same.** This Plan outlines a roadmap for White Salmon to fulfill our present needs and protect our treasured corner of the planet, while ensuring a resilient future for generations to come.

**White Salmon CityLab Board**  
November 2024

## Priority Recommendations

The following are priority recommendations-as to the first courses of action for emissions reductions, for consideration by the City and City Council of White Salmon. All recommendations, as well as explanatory context, can be found in the Strategic Focus Areas section of the plan.

Section	Recommendation	Term	Other
<b>Facilities and Buildings</b>	City to incentivize development of residential housing that addresses the City’s affordability goals and sustainability goals through energy efficiency requirements and EV charger requirements for all residential new construction over 1,750 square feet (See Appendix 2).	Immediate term (0-6 months)	
<b>Transportation</b>	City to enact Transportation Impact Fee for all new construction to finance multi-modal and transit improvements.	Immediate term (0-6 months)	
<b>Facilities and Buildings</b>	City to commit to near-zero/net-zero design standards and EV charger requirements for all new construction and major renovations for City-owned facilities (See Appendix 2).	Short term (6-12 months)	
<b>Transportation</b>	Adoption of an electric-vehicle first policy for City municipal police and/or public works fleet.	Short term (6-12 months)	Seek grant funding
<b>Governance</b>	City to seek grant funding to increase staff headcount to support implementation of emission reduction initiatives.	Short term (6-12 months)	Seek grant funding
<b>Water</b>	City to prioritize water leakage identification and repair in the water system, including replacement of Rhinegarten Park Irrigation system, replacement of the water main line, and a meter reading base station at City Hall to facilitate daily (as opposed to monthly) leak alarms.	Medium term (1-3 years)	Seek grant funding
<b>Energy Independence and Resilience</b>	Pilot renewable energy and battery backup system to ensure resilient City government operations for emergency preparedness and develop a plan to expand the pilot to more buildings, with prioritization for the Booster Station.	Medium term (1-3 years)	Seek grant funding
<b>Governance</b>	Conduct a comprehensive Climate Action Plan, accounting for green infrastructure; nature-based solutions; community vulnerabilities to wildfire, drought, and other extreme weather events; and other topics excluded from the scope of the present report.	Long term (2-5 years)	Seek grant funding

## Overview

The Emissions Reduction Plan is intended to be integrated into a broader sustainability planning framework, and function as a **first** step in assisting the City in furthering climate action. This plan contains the following sections:

**1. Background:** This section shares a background of climate action in White Salmon, the impending impacts of climate change on the community, and an inventory of City emissions, community energy use, and resident attitudes towards climate action planning.

**2. Advancing Equity:** This section identifies vulnerable groups that may be disproportionately affected by climate change impacts and provides guidance for centering those groups in climate action planning.

**3. Strategic Focus Areas:** The strategic focus areas of this plan are Facilities and Buildings, Energy Resilience, Transportation, Water, and Governance.

These subsections include a discussion of current challenges and opportunities for emissions management in each focus area. Each section includes 5-10 recommended actions, including those priority recommendations listed on page four of this report, for emissions reductions associated both with A) City operations, and City-owned and -operated facilities, and B) transportation, housing, and other activities of the White Salmon community.

Actions are prioritized based on their relative impact and ease of implementation. The impact of an initiative is gauged by its effectiveness in furthering White Salmon's emissions reduction goals. Ease of implementation refers to the presence of barriers (financial, social, technological, etc.) impeding successful execution.

These sub-sections also include:

- Performance metrics for annual reporting on the aforementioned actions.
- Recommendations for further action in future climate planning documents; and
- Recommendations to ensure that the costs of the required mobilization do not unfairly burden those economically or socially disadvantaged and that the realized benefits of a more just and sustainable future accrue to all.

**4. Next Steps:** This section focuses on the next steps following this report, and emphasizes the priorities for City Council's consideration in climate action planning.

**We need to do more, now.  
Instead of “we need to do  
this by 2030.”**

*White Salmon City Resident  
2023 Community Climate Action Survey*

## Glossary

### Adaptation

Climate change adaptation is the process of adjusting to the effects of climate change. These can be both current or expected impacts. Adaptation aims to moderate or avoid harm for people, and is usually done alongside climate change mitigation. It also aims to exploit opportunities.

### Climate Action Plan

A climate action plan is a framework document for measuring, tracking, and reducing greenhouse gas emissions and adopting climate adaptation measures. These documents are used as a framework to guide administrative bodies in addressing the impact of climate change in their communities.

### Infill Development

The term “infill development” refers to building within unused and underutilized lands within existing development patterns that already have water, waste, and transportation infrastructure in place, typically but not exclusively in urban areas. Infill development is critical to accommodating growth at low cost for local government and redesigning our cities to be environmentally- and socially-sustainable.

### Intersectionality

Intersectionality is a sociological analytical framework for understanding interconnected nature of social categorizations such as race, class, and gender as they apply to a given individual or group, regarded as creating overlapping and interdependent systems of discrimination or disadvantage.

### Mitigation

Climate change mitigation is action to limit the greenhouse gasses in the atmosphere that cause climate change. Greenhouse gas emissions are primarily caused by people burning fossil fuels such as coal, oil, and natural gas.

### Nature Based Solutions

Nature-based solutions are the sustainable management and use of natural features and processes to tackle socio-environmental issues. These issues include, for example, climate change, water security, food security, preservation of biodiversity, and disaster risk reduction.

### Resilience

Climate resilience is a concept to describe how well people or ecosystems are prepared to bounce back from certain climate hazard events. The formal definition of the term is the “capacity of social, economic and ecosystems to cope with a hazardous event or trend or disturbance.”

## Background

### Timeline of Sustainability Commitments in White Salmon

The Emissions Reduction Plan builds off the City’s existing foundation of climate action. These efforts are primarily thanks to dedicated stakeholders who are and will continue to be central in supporting the implementation of the measures outlined in this plan.

2021

**Climate Crisis Resolution (Resolution 2021-03-517):** City Council adopts resolution committing the City to an emissions reductions goal aligned with the Paris Climate Agreement, and to take mitigative and adaptive action to address climate change in our community.

2022

**CityLab Board:** City council forms CityLab board, to serve as accountability and advisory body on core aims as outlined in the City comprehensive plan, and in particular, key visioning documents adopted by the city council: the Climate Crisis Resolution and the Diversity Resolution (Resolution 2019-06-489).

2023

**Community Climate Action Survey:** CityLab completes a survey on citizen concerns about climate change and desired city government actions.

**Fleet electrification:** City acquires one gas hybrid vehicle for police fleet.

**Housing Action Plan and land use code ordinance:** City Council adopts a housing action plan and updates to land use codes (Ordinance No. 2023-12-1155) that facilitate sustainable, infill housing development in White Salmon.

2024

**Climate Vulnerabilities Assessment:** This assessment is an evaluation (further detail below) of the risks and vulnerabilities that White Salmon faces due to climate change, and identifies potential impacts of climate change to understand how these changes may interact with existing social, economic, and environmental conditions.

**Scope 1 and 2 GhG Inventory for City Operations:** This report (further detail below) is a fundamental component of the City's efforts to understand and minimize its contribution to climate change.

**Emissions Reduction Plan:** This plan identifies initial priority areas for emissions reductions at the City, residential, and business level, and outlines strategies and initiatives to mitigate climate change impacts, and offset emissions associated with city operations.

## Alignment with City Planning Documents

The city has many approved planning documents, and there is value in aligning, where possible, with those documents. The proposed emissions reduction plan is designed to align with existing planning documentation for the City, and provide direction for future and forthcoming city planning documentation. Key documents include:



Comprehensive  
Planning

The Environmental & Critical Qualities section of White Salmon's [2040 Comprehensive Plan \(2021\)](#) directly aligns with our emissions reduction goals, laying a solid foundation for sustainable development in White Salmon. Through targeted policies and objectives, this section addresses key areas of concern including energy use, greenhouse gas emissions, and infrastructure resilience, thereby providing a roadmap towards a more sustainable and climate-resilient community.

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

- Policy E/CA-4.1: Reduce the reliance on fossil fuels and incorporate renewable energy sources, when appropriate, in municipal operations.
- Policy E/CA-4.2: Implement a resource-conservation approach for managing and developing City-operated facilities that aims to reduce energy and water usage and facility costs.
- Policy E/CA-4.3: Develop infrastructure for, and promote the use of, transportation modes that reduce the use of fossil fuels, such as biking and walking.
- Policy E/CA-4.4: Increase the resiliency of critical infrastructure through monitoring, maintenance, planning, investment, and adaptive technology.



Capital Plan

The [6-Year Capital Facilities/Capital Improvement Program \(2023\)](#) presents a host of projects that enhance the city's infrastructure. Certain projects also offer support to our emissions reduction commitments. For instance, transportation capital projects such as the reconstruction of roadways with added sidewalks and paths for pedestrians and cyclists encourage eco-friendly modes of transport. With a focus on sustainable development, these projects collectively contribute to a greener, more resilient White Salmon:

- **Parks, Recreation, & Public Facilities Capital Projects** such as the installation of modern, efficient irrigation systems in our parks contributes to the plan by minimizing water waste, reducing the energy required for water transport and treatment, and encouraging the growth of healthy green spaces that absorb carbon dioxide.
- **Transportation Capital Projects** such as road reconstructions with sidewalks and paths encourage walking and cycling, directly reducing vehicular emissions.
- **Water System Capital Projects** such as upgrades to water mains and the installation of efficient pump systems can lead to reductions in energy usage, as more efficient systems require less power.
- **Wastewater System Capital Projects** such as repairs and replacements in the wastewater system can lead to more efficient treatment processes, which, in turn, can reduce energy consumption and emissions.





#### Housing

The White Salmon [Housing Action Plan \(2023\)](#) strongly supports the city's emission reductions plan through its strategic approach to diversifying housing options while facilitating sustainable development patterns. It lays a foundation for creating a more resilient and sustainable community by promoting a variety of housing types that cater to different needs and income levels, ultimately aiming for a well-located, efficient, durable housing stock that supports a high quality of life. Key points from the Housing Action Plan that align with emission reduction efforts include:

- **Encouraging Infill Development:** By easing restrictions on infill within residential zones, the plan fosters higher-density living in existing neighborhoods, reducing the need for extensive new infrastructure and minimizing urban sprawl. This approach is conducive to lower emissions from transportation by facilitating closer living quarters to workplaces, amenities, and public transportation options.
- **Promoting Diverse and Affordable Housing:** The plan's strategies to increase the supply of housing at various price points and configurations, such as accessory dwelling units (ADUs), cottage housing, and mixed-use developments, support a more compact, efficient urban form. This diversity in housing options can help accommodate a growing population without the corresponding increase in emissions typically associated with new, sprawling residential developments.
- **Advancing Sustainable Site and Building Design:** By advocating for housing developments that are not only diverse and affordable but also well-located and efficient, the plan supports sustainable land use planning.



#### Transportation

The White Salmon [Transportation System "Lite Plan" \(2023\)](#) sets forth a vision for a transportation system that caters to the mobility and connectivity needs of all community members. By prioritizing projects that enhance multimodal access and safety, the plan underscores a proactive approach to accommodating expected population growth while addressing the current demands on the transportation infrastructure. Initiatives within the plan align with the city's emissions reduction goals:

- **Sidewalk Enhancements and New Developments:** Prioritizing pedestrian infrastructure to encourage walking as a primary mode of transportation.
- **Bicycle Network Expansion:** Developing a comprehensive network of bicycle lanes and trails to facilitate non-motorized transport.
- **Multimodal Transit Improvements:** Fostering the use of public transit through service enhancements and infrastructure upgrades, reducing reliance on personal vehicles.
- **Sustainable Street Designs:** Implementing green infrastructure and low-impact development practices within transportation projects to mitigate environmental impacts.

### Water



The White Salmon Water System Plan is being updated in 2024, so the details of the plan have not been released. A comprehensive Water Plan can significantly contribute to a municipality's emissions reduction efforts by implementing strategies that reduce energy use and optimize water distribution and treatment processes. By focusing on energy efficiency, sustainable water sourcing, and reducing water loss, such a plan ensures that water management practices contribute to the broader goal of lowering greenhouse gas emissions, aligning with the city's commitment to environmental stewardship and sustainability.

Key initiatives that could be included in a Water Plan to support emissions reduction include:

- **Adoption of Energy-Efficient Water Treatment Processes:** Implementing advanced water treatment technologies that require less energy compared to traditional methods.
- **Leak Detection and Repair Programs:** Reducing water loss through comprehensive leak detection and repair, thereby minimizing the unnecessary treatment and pumping of water, which is energy-intensive.
- **Water Conservation and Demand Management:** Encouraging water conservation among consumers and businesses to lower the overall volume of water needing treatment and distribution, directly reducing energy usage.
- **Expanding Diverse Water Sources:** Exploring and integrating alternative water sources such as rainwater harvesting, greywater systems, and other nearby sources can help adapt to the impacts of climate change by ensuring a more resilient water supply. These strategies not only provide additional water resources but also have the potential to reduce emissions by relying on less energy-intensive sources compared to traditional water supply methods.

Relatedly, [City Resolution 2022-05-543, "A Resolution of the City of White Salmon Approving and Adopting Water Use Efficiency Goals and Measures"](#), committed to several water usage goals:

- A 2% reduction in average gallons per equivalent residential unit per day
- A distribution system leakage of 25% or less by the year 2028

### Wastewater



The General Sewer/[Wastewater System Plan \(2016\)](#) for Bingen and White Salmon cities lays a strategic foundation for supporting emissions reduction efforts by integrating advancements in treatment processes and system efficiency. The focus on modernizing infrastructure and optimizing operational efficiency plays a critical role in minimizing the environmental impact of wastewater management, thereby aligning with broader emissions reduction goals. Key projects that align with the Emissions Reduction Plan include:

- **Upgrading Aeration Systems:** Implementing high-efficiency aeration systems with fine-bubble diffusers to improve treatment processes and reduce energy demand.
- **Heat Pump Replacement for Operations Building:** Replacing the old heat pump with a more energy-efficient model to reduce electricity consumption.
- **Inflow/Infiltration Corrections:** Mitigating excess water entering the sewer system, thus lowering the energy-intensive treatment of additional water volumes.



The [Parks Plan \(2022\)](#) embodies a holistic approach to sustainability, directly contributing to the Emissions Reduction Plan by prioritizing environmental enhancements and community well-being. Upgrading park facilities to be more energy-efficient, enhancing green spaces for carbon sequestration, and improving infrastructure for sustainable transportation options all play a key role in our journey towards a cleaner White Salmon.

Here is a partial list of how specific projects within the plan bolster our emission reduction goals:

- **Pioneer Park:** The construction of walking loops and installation of benches provides a space for low-carbon recreation, while upgraded trash receptacles support recycling efforts. (2031-2037)
- **Fireman's Park:** The addition of a sidewalk and stormwater facility, complete with educational signage, promotes sustainable water management and public awareness on environmental issues. (2031-2037)
- **Rheingarten Park:** Water conservation efforts in the park's irrigation system align with energy-saving initiatives. (2023-2037)
- **Gaddis Park:** Acquiring additional park property and restoring riparian vegetation expands carbon sequestration areas and preserves biodiversity, enhancing the park's role in the local ecosystem. (2023-2043)
- **Loop Trail & Riverfront Park Trail Bridge:** These projects aim to boost multimodal transport, providing infrastructure for cycling and walking, which will help cut down on emissions from traditional transportation methods. (2023-2043)
- **Future Neighborhood Parks & Dog Park:** The development of new parks and a dog park with multi-modal access provides low-carbon recreation options to the community. (2023-2037)



The White Salmon [Critical Areas Ordinance \(2023\)](#) emphasizes the protection and enhancement of valuable and fragile natural resource areas, which supports the Emissions Reduction Plan by ensuring the conservation of natural resources, forested lands and the resilience of ecological functions.

The ordinance includes provisions like buffer enhancement, placing critical areas and their buffers in a protective tract to protect against future development, the use of low-impact development techniques, and the implementation of habitat management plans, which collectively work towards mitigating environmental impacts and enhancing ecological function. The ordinance also outlines clear strategies for the protection and management of wetlands, streams and their buffers, habitat conservation areas, and geologically hazardous areas, which not only play a role in carbon sequestration, but also provide a range of other ecosystem services like helping to purify air and water, promote beneficial habitat corridors, or contribute to soil health.

By mandating the use of best available science for critical area reports and mitigation plans, as well as requiring long-term monitoring of development impacts on critical areas, the ordinance aligns with the objective to minimize the urban carbon footprint and advancing the city's sustainability goals. Moreover, the ordinance requires the mitigation of impacts to critical areas in a way that achieves no net loss of functions, contributing to the broader emissions reduction strategy by preserving the ecosystem's ability to capture and store greenhouse gasses.



The White Salmon [Shoreline Master Plan \(2024\)](#) inherently supports the Emissions Reduction Plan by emphasizing protection and restoration of ecological functions of critical areas within shoreline jurisdiction. It advocates for human uses that do not result in a net loss of ecological functions and incentivizes restoration of critical areas with degraded functions alongside development projects, both public and private. Restoration efforts are to be consistent with the City's Shoreline Restoration Plan, illustrating a commitment to enhancing shoreline ecological functions which inherently supports emissions reduction through natural processes.

- **Restoration of Ecological Functions:** The program prioritizes the restoration of degraded shoreline ecological functions and processes through public and private development projects. This supports emission reduction by enhancing natural landscapes that can absorb and store carbon dioxide.
- **Protection of Critical Areas:** Policies within the program aim to protect critical freshwater habitats, wetlands, and geologically hazardous areas, conserving environments that act as natural carbon sinks.
- **Mitigation Sequencing:** The program enforces a mitigation sequence to avoid, minimize, and compensate for ecological impacts, ensuring no net loss of shoreline ecological functions. This methodology ensures that any development or restoration projects contribute positively to emission reduction efforts.
- **Vegetation Conservation:** There's a strong focus on preserving the natural character of the shoreline and its native vegetation, which is crucial for maintaining biodiversity and ecosystem resilience in the face of climate change.
- **Habitat Management Plans:** The requirement for habitat management plans for development proposals ensures that ecological impacts are carefully considered and managed, which aligns with broader goals of emissions reduction by maintaining ecological balance.
- **Flood Hazard Reduction:** The goal for flood hazard reduction is aligned with the emission reduction plan by promoting methods and measures that maintain natural hydrological functions, which can indirectly reduce emissions through improved water management and preservation of wetland habitats .
- **Public and Private Cooperative Actions:** The program encourages cooperative restoration actions involving a wide range of stakeholders, enhancing community engagement in shoreline management and conservation practices which contribute to emission reduction efforts.



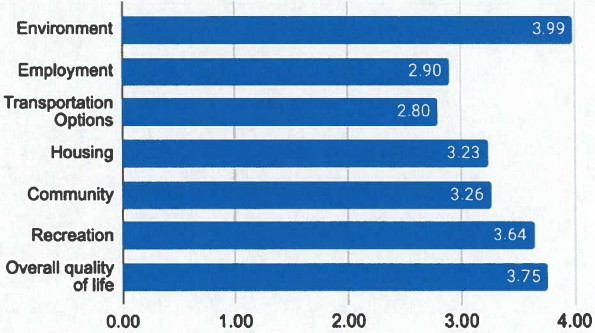
### Community Survey on Climate Change

In 2023, CityLab conducted a Community Climate Action Survey to better understand citizens' attitudes to climate-related risks, as well as their attitudes towards mitigating and adaptive measures to address climate change, both City-implemented and private activity-related. Please refer to Appendix 3 for full survey results.

Between April - December, City Lab collected 121 responses to the survey, with approximately 60% of responses from White Salmon City residents, with another approximately 23% of responses from residents in the urban exempt area and/or Snowden.

Demographic data was not collected from respondents until the survey was edited in the fall (after most surveys had been collected). Because of this, we feel uncomfortable drawing any specific information from the data we've collected. We understand this is a critical oversight and will require more reliable data as part of the Climate Action Plan.

Q3. On a scale from 1 to 5, 1 being not at all concerned and 5 being extremely concerned, how concerned are you about climate change impacting the following aspects of your life in White Salmon?  
[City Residents]

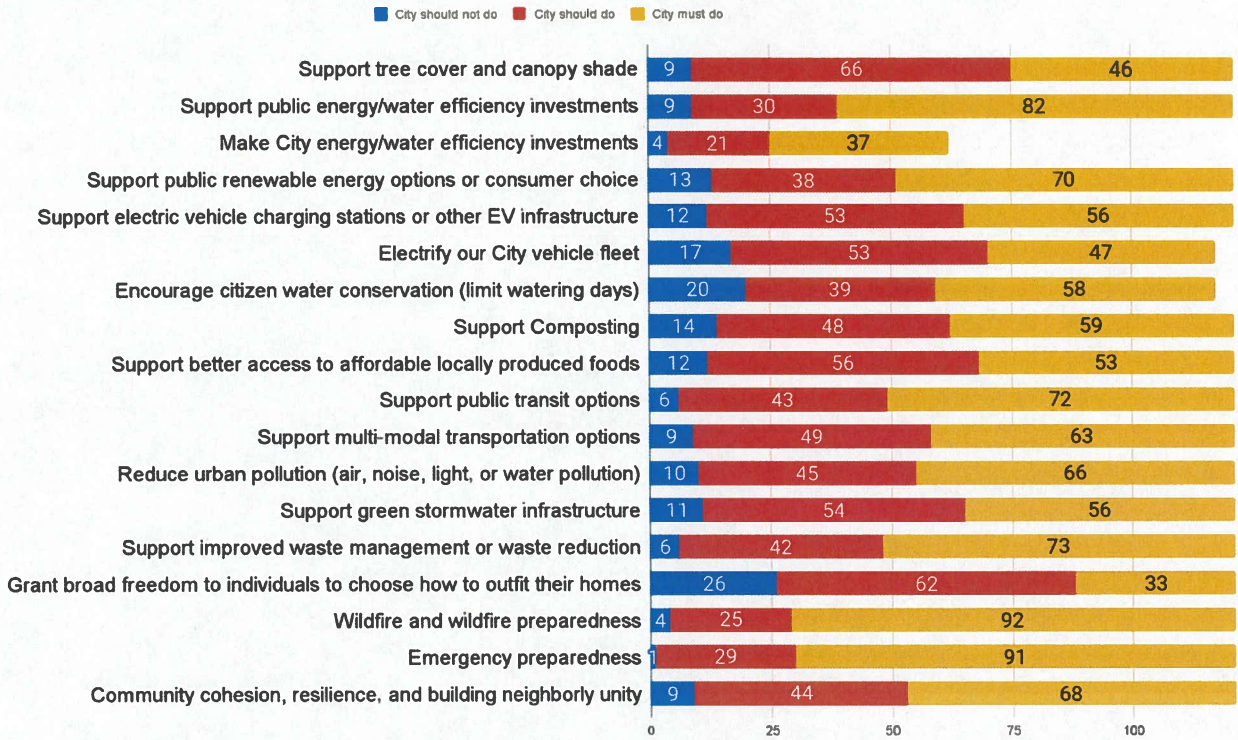


### Key Findings

- The 3 biggest areas of concern for City residents regarding impacts of climate change include impacts on the 1) environment, followed by 2) overall quality of life and 3) recreation, respectively. These are also the three areas that City residents rank as being the highest in terms of their current life satisfaction.
- On a scale from 1 to 5, 1 being not at all concerned and 5 being extremely concerned, City residents overall ranked wildfires as their top concern (average score of 4.42) followed by heat waves (4.17) and air quality (4.17).
- City residents that are raising children reported being somewhat concerned (average score of 3.69) about climate change impacting raising their children, or their children's lives in White Salmon.
- City residents reported that the biggest obstacles for them to personally address climate change are government support, followed by money and time.



What actions would you like to see White Salmon's City Government take to address climate change?



- Most respondents reported being willing to install renewable energy for their homes, invest in hybrid or electric vehicles, drive less, change dietary habits, and get involved in local government or nonprofit groups. Areas where respondents reported needing the most support included renewable energy investments, hybrid/electric vehicles, driving less, and getting involved with local government or nonprofits.
- When asked what actions they'd like to see White Salmon City government take to address climate change, the top options respondents rated "City must do" were:
  - Wildfire preparedness,
  - Emergency Preparedness,
  - Support public energy/water efficiency investments,
  - Support improved waste management or waste reduction,
  - Support public transit options, and
  - Support renewable energy options or consumer choice

I'm concerned about the compounding effects of climate change on our community. Each of these impacts affects other issues and magnifies them - together the impact is greater than any one issue.  
 City Resident

We are past mitigation and into the adaptation mode because it is already upon us. Hopefully we can slow down the final phase of our society by going into pure survival mode!  
 City Resident

## Climate Vulnerability Assessment

Climate change has already impacted and will continue to impact the City of White Salmon, its residents, businesses, and visitors. Many climate hazards may become more frequent and intense as the climate changes.

Furthermore, vulnerable and disadvantaged members of the community are disproportionately affected by climate change. As discussed further in the “Advancing Equity,” the City must prioritize these groups in mitigative as well as adaptation activities.



The present report targets priority initiatives for achieving emissions reductions commitments of the Climate Crisis Resolution. The identified vulnerabilities in this section are expected to be a significant focus in the forthcoming comprehensive Climate Action Plan. **Major concerns for White Salmon are rising temperatures, increased frequency and intensity of extreme heat events, and increased frequency and intensity of wildfires, all which are expected to have economic, social, political, and environmental impacts.** See more details and citations in Appendix 1.

### Sources

The below projections are sourced from the Climate Risk and Resilience Portal (ClimRR) tool, developed by the Center for Climate Resilience and Decision Science (CCRDS) at Argonne National Laboratory. The goals of ClimRR are to provide free and equitable access to leading, peer-reviewed climate datasets to support analysis and data-driven planning for future climate risks; as well as empower non-technical individuals, organizations, planners and decision-makers at state, local, and Tribal governments to gain awareness of future climate conditions and to conduct climate risk-informed analyses to support decision-making and adaptation efforts.

Scientists at Argonne are responsible for all aspects of climate modeling, with funding for the development of the portal and its maintenance from the Federal Emergency Management Agency (FEMA). FEMA, in coordination with Argonne, provides technical assistance on the application of this climate data to support community and infrastructure resilience analytic and planning initiatives.

### Representative concentration pathways (RCP) 4.5 and RCP 8.5

The below projections also reference representative concentration pathways (RCP) 4.5 and RCP 8.5. Representative concentration pathways portray possible future greenhouse gas and aerosol emissions scenarios. RCP scenarios are not specific policies, demographics, or economic futures; instead, they are defined by total solar radiative forcing by the year 2100. To address uncertainty

in future concentrations of greenhouse gasses and emissions of aerosols, datasets often incorporate multiple RCPs.

RCP 4.5 is a moderate scenario in which emissions peak around 2040 and then decline (and which is associated with an approximately 2°C of warming), and RCP 8.5 is the highest baseline emissions scenario in which emissions continue to rise throughout the twenty-first century (and which is associated with an approximately 5°C of warming).

**Key Findings**

	Historical	Mid-Century		End of Century	
		RCP 4.5	RCP 8.5	RCP 4.5	RCP 8.5
<b>Maximum Avg Temperature</b>	58.0°F	60.4°F	60.8°F	62.5°F	66.3°F
	+8.3°F	+2.4°F	+2.8°F	+4.5°F	+8.3°F
<b>Minimum Avg Temperature</b>	42.5°F	45.0°F	45.2°F	47.8°F	50.5°F
	+8.3°F	+2.5°F	+2.7°F	+5.3°F	+8°F

	Historical	Mid-Century RCP 4.5	End of Century RCP 4.5
<b>Daily Max Heat Index*</b>	77.2°F	81.7°F	88.7°F
<b>Seasonal Max Heat Index*</b>	97.6°F	108.1°F	116.4°F
<b>Days with Max Heat Index Over 95°F</b>	3.4 days	9 days	27.1 days
<b>Days with Max Heat Index Over 105°F</b>	0.1 days	2.3 days	6.6 days
<b>Days with Max Heat Index Over 115°F</b>	0 days	1.1 days	1.0 days
<b>Days with Max Heat Index Over 125°F</b>	0 days	0.8 days	0.3 days

*\*A heat index is a measure of how hot weather feels to humans when factoring in both relative humidity and the actual temperature. Heat index is an important gauge of heat-related risks. Readings above 105°F typically represent dangerous conditions, with readings above 125°F being extremely dangerous to humans.*

Both annual daily average temperatures, and incidence and severity of extreme heat events, are expected to increase as a result of climate change. This is expected to impact White Salmon in a number of ways, including:

**Agriculture** Agriculture in the region, particularly fruit orchards and vineyards, could be adversely affected by higher temperatures and heatwaves. Fruit crops like





apples, pears, and cherries require a certain number of chill hours during winter for proper growth and development. Warmer temperatures could disrupt this requirement, impacting fruit yields and quality.

Heatwaves during critical growth stages can also stress crops, leading to sunburn, reduced fruit set, and decreased overall productivity. This could result in economic losses for farmers and orchard owners.

Changes in temperature and precipitation patterns may also affect water availability for irrigation, further exacerbating challenges faced by farmers in maintaining crop health and productivity.

**Tourism & Outdoor Recreation**

Higher temperatures and more frequent extreme heat events can impact outdoor recreational activities such as windsurfing, kiteboarding, hiking, and skiing. For example, reduced snowpack due to warmer temperatures could shorten the ski season on nearby Mount Hood, impacting winter tourism.

Extreme heat events may also deter tourists from engaging in outdoor activities during peak summer months, leading to a decrease in visitor numbers and revenue for businesses that cater to tourists.

Additionally, warmer temperatures could alter ecosystems and wildlife habitats, affecting the attractiveness of the natural landscape and wildlife viewing opportunities for tourists.

Additionally, the risk of more frequent, high-severity, and larger wildfires has increased in recent years, threatening scenic, natural, cultural, and recreation values, as well as human health, local economies, and carbon stores.

	Historical	Mid-Century RCP 4.5	End of Century RCP 4.5
Fire Weather Index	28.9	28.1	35.4
Fire Weather Index Class	High	High	Very High

The Fire Weather Index (FWI) estimates weather-related wildfire danger using daily readings of weather conditions that influence the spread of wildfires, including the dryness of fuel sources and high winds. Higher FWI values represent greater danger of wildfires due to weather conditions; the index does not account for land cover or potential ignition sources. FWI values signal different levels of relative fire danger across regions.



## City Scope 1 and 2 GHG Emissions Inventory

The City's City Scope 1 and 2 Greenhouse Gas (GHG) Emissions Inventory is a fundamental component of White Salmon's efforts to understand and manage its contribution to climate change. The inventory results provide valuable insights into our city's carbon footprint, allowing us to identify priority areas for emissions reductions, set targets for carbon neutrality or reduction, and develop strategies and initiatives to cut costs while mitigating climate change impacts associated with city operations.

CityLab has conducted a baseline Scope 1 and 2 GHG Emissions Inventory for the year of 2022, and is working to finalize Scope 1 and 2 GHG Emissions Inventories for 2018-2021, as well as a Scope 1-3 GHG Emissions Inventory for 2023.

### Methodology and Scope

**Tool and Boundaries:** CityLab utilized the EPA Local Greenhouse Gas Assessment tool to develop its inventory, and an ownership-boundary approach (primarily as a result of data availability).

**Emissions factors** are based on a location-based method, meaning the emissions from the energy mix on the grids where we operate. The electricity grid is physically bound, and our consumption is linked to our regional grid. Moreover, because Klickitat PUD is not held to similar renewable portfolio standards as counties with higher populations in Washington State, CityLab is concerned that using a market-based method may result in double-counting of renewable energy resources.

**Scope 1 Emissions:** These are direct GHG emissions that result from sources that are owned or controlled by the city government. Scope 1 emissions included in the inventory include:

- Emissions from municipal vehicles and fleets (e.g., cars, trucks, buses).
- Emissions from stationary fuel sources for facilities like municipal buildings, facilities, and equipment (e.g. natural gas heating, cooling, and electricity generation).

**Scope 2 Emissions:** indirect GHG emissions associated with the consumption of purchased or acquired electricity, heat, or steam by the City. While the emissions occur at the facilities where the electricity is generated, they are reported by the City because they result from its energy consumption. Sources of Scope 2 emissions included in the inventory include:

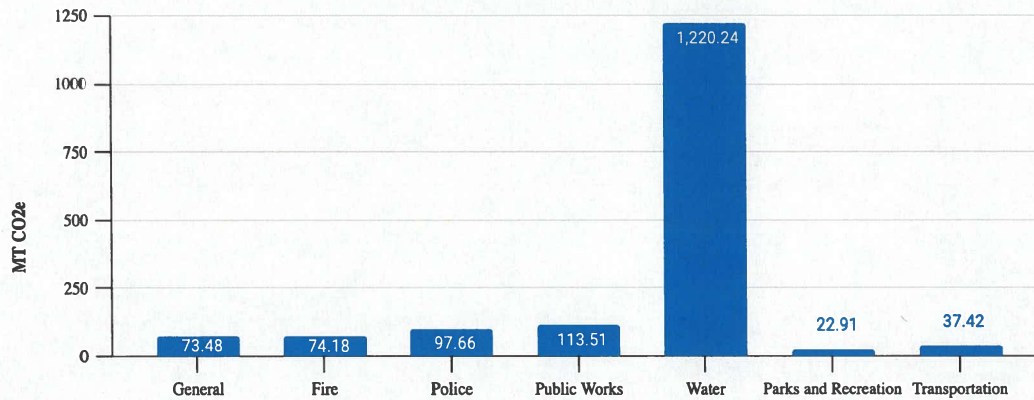
- Emissions from purchased electricity: These are emissions associated with the electricity consumed by municipal buildings, facilities, and operations.

#### What is *not* included:

- Direct Scope 1 emissions such as refrigerants, emissions associated with paving activities, emissions associated with diesel-run small equipment, etc.
- Indirect Scope 3 emissions such as goods and services purchased by the City (office supplies, equipment), employee commuting, waste generation, and wastewater treatment

Key Findings

Total Gross Emissions by Department



1. White Salmon Water System

The drinking water system represents nearly 75% of City emissions. Relatedly, the water system represents over 80% of City electricity usage, with a single location (identified as Well #1 Booster Station) representing roughly 70% of City electricity usage. See details to address this in the Water section in this report.

The present inventory does not contemplate solid waste management, as waste is managed by the county and third-party services, nor wastewater treatment, as the Bingen / White Salmon Wastewater Treatment Plant is owned and operated by the City of Bingen; these are treated as Scope 3 emissions. Because these are not currently included in the inventory, our drinking water system’s emissions and electricity usage may seem disproportionately high. CityLab is pursuing benchmarks for peer cities to determine how our water system’s emissions per capita and electricity usage per capita perform relative to others. CityLab strongly recommends inclusion of the Bingen wastewater treatment center, of which White Salmon represents approximately 80% of capacity, and waste management, in forthcoming GHG inventories to ensure these utilities are adequately and fairly represented .

2. City Fleet

The second largest contributor to City Scope 1 and 2 emissions is transportation- related emissions from the City’s fleet.

The City owns and operates 37 vehicles, between the Fire, Public Works, and Police Departments. The average age of fleet vehicles is 16 years. See details to address this in the Transportation section in this report.

Total Emissions by Department and Source (MT CO2e)				
Department	Combustion	Electricity	Transportation	TOTAL
General	0.67	72.82	-	73.48
Fire	-	67.57	6.61	74.18
Police	-	41.63	56.04	97.66
Public Works	-	-	113.51	113.51
Water	-	1,220.24	-	1,220.24
Parks and Recreation	-	22.91	-	22.91
Transportation	-	37.42	-	37.42
<b>Total</b>	<b>0.67</b>	<b>1,462.58</b>	<b>176.16</b>	<b>1,639.41</b>



## White Salmon Community Energy Usage Assessment

CityLab has conducted a community energy usage assessment based on electricity and natural gas consumption data for City residents, which included an evaluation of emissions associated with this energy consumption. The CityLab highly recommends completion of a full Scope 1-3 GHG Emissions Inventory for the White Salmon community for 2023.

### Key Findings

#### 1. Natural Gas Usage

For residential accounts, the average per capita emissions per account holder is roughly the same for natural gas and electricity. Residential and commercial natural gas usage in White Salmon, through approximately 830 accounts, results in nearly twice the emissions of the City’s residential and commercial electricity accounts. This is a non-surprising result, as natural gas combustion has a proportionally higher emissions factor of natural gas combustion. For this reason, as well as concerns regarding public health, CityLab recommends adoption of the new proposed Washington State Energy Code upon its passage, which restricts the installation of natural combustion for residential and commercial heating and cooking.

	Customers (2022)	Natural Gas - Totals (2022)		Natural Gas - Per User (2022)	
		mcf	MT CO2e	mcf	MT CO2e
Residential	748	43,123.00	2,371.00	58	3
Commercial/ Institutional	78	31,503.00	1,732.00	404	22

	Customers (2022)	Electricity - Totals (2022)		Electricity - Per User (2022)	
		KwH	MT CO2e	KwH	MT CO2e
Residential	1,283	12,790,853	3,704	9,969	3
Residential Net Meters	21	229,318	66	10,920	3
Small & Medium General Services	182	4,292,502	1,243	23,585	7
Small & Medium General Services Net Meters	2	14,029	4	7,015	2
Large Services	9	5,690,984	1,648	632,332	183



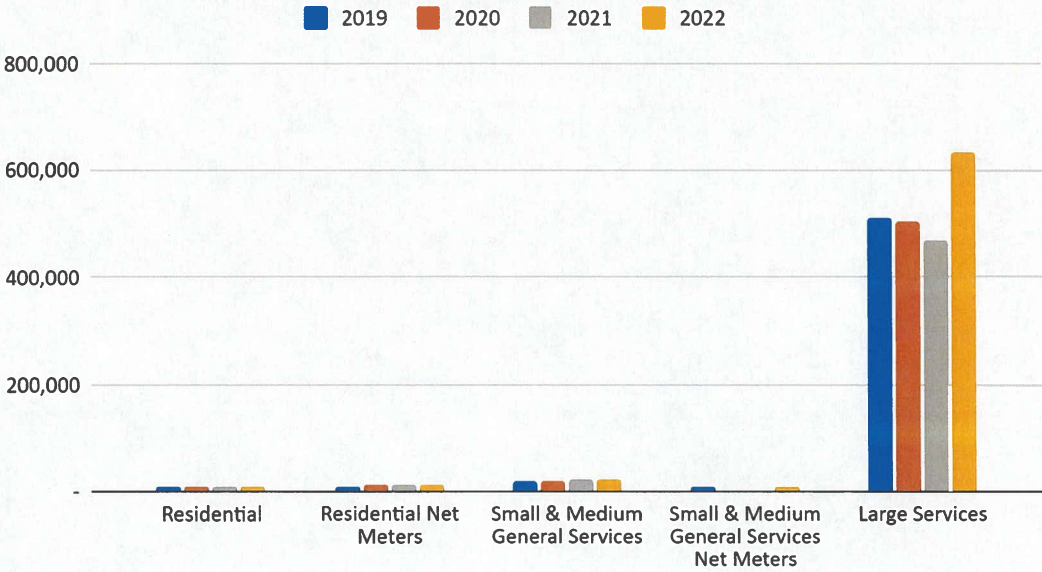


### 2. Large Service Users

Small and medium general services, who represent approximately 12% of electricity account holders, account for 19% of electricity use and emissions. Relatedly, 9 large service users representing less than 1% of total electricity account holders in City limits, account for 25% of electricity use and emissions.

CityLab recommends that, in the medium-term, the City and/or CityLab with City oversight work with these account holders to identify major electricity drivers and develop incentives and rebates to support energy efficiency upgrades within their activities.

Average Kwh Consumption per Account, Including Large Services





# Advancing Equity

While climate change poses a threat to all of humanity, its effects are not evenly distributed. Vulnerable communities, often marginalized by socioeconomic disparities and structural inequalities, bear a disproportionate burden of the consequences. This challenge is compounded by the fact that White Salmon’s infrastructure, policies, and investment have historically and systemically neglected and even harmed low-income communities and communities of color. The City has acknowledged these injustices and the need to right these wrongs by creating a culture of equity within its institutions.<sup>1</sup>

Equity means meeting communities where they are and allocating resources and opportunities as needed to create beneficial outcomes for all community members. In White Salmon, our sustainability planning will only succeed if we center racial, gender, age, and disability equity in the plan’s goals and strategies.

## Vulnerable Communities in White Salmon

Social vulnerability expresses the degree to which a community exhibits certain social conditions, including high poverty, low percentage of vehicle access, or crowded households, that may affect that community’s ability to prevent human suffering and financial loss in the event of disaster. These factors describe a community’s social vulnerability. Vulnerable communities include, but are not limited to, low-income communities, communities of color, seniors, LGBTQIA+, residents with physical or mental impairments, and other groups with diminished adaptive capacity as a result of certain conditions.

**As a respiratory health compromised person, the environment is a huge factor on my health, well-being, ability to function and probably life expectancy. The smoke from wildfires is literally debilitating.**

*White Salmon City Resident  
2023 Community Climate Action Survey*

The CDC/ATSDR Social Vulnerability Index (CDC/ATSDR SVI)<sup>2</sup> is a tool published by the Centers for Disease Control and Prevention (CDC) that uses U.S. Census data to determine the social vulnerability of every census tract. The SVI ranks U.S. Census tracts on 16 social factors, including unemployment, racial and ethnic minority status, and disability, and further groups them into four related themes.

<sup>1</sup> Resolution 2019-07-489: A Resolution of the City of White Salmon Making a Declaration of Diversity and Inclusiveness: [https://www.whitesalmonwa.gov/sites/default/files/fileattachments/city\\_council/page/3261/approved\\_resolution\\_2019-06-489\\_declaration\\_of\\_diversity\\_and\\_inclusiveness.pdf](https://www.whitesalmonwa.gov/sites/default/files/fileattachments/city_council/page/3261/approved_resolution_2019-06-489_declaration_of_diversity_and_inclusiveness.pdf)

<sup>2</sup> CDC/ATSDR Social Vulnerability Index (CDC/ATSDR SVI): <https://www.atsdr.cdc.gov/placeandhealth/svi/index.html>



Social Vulnerability Data for White Salmon <sup>3</sup>		
Socioeconomic Status	Persons below 150% poverty estimate, 2016-2020 ACS	425
	Percentage of persons below 150% poverty estimate	12.90%
	Persons (age 25+) with no high school diploma estimate, 2016-2020 ACS	207
	Percentage of persons with no high school diploma (age 25+) estimate	8.40%
	Housing cost-burdened occupied housing units with annual income less than \$75,000 (30%+ of income spent on housing costs) estimate, 2016-2020 ACS	249
	Percentage of housing cost-burdened occupied housing units with annual income less than \$75,000 estimate, 2016-2020 ACS estimate, 2016-2020 ACS	17.40%
	Uninsured in the total civilian noninstitutionalized population estimate, 2016-2020 ACS	51
	Percentage uninsured in the total civilian noninstitutionalized population estimate, 2016-2020 ACS	1.50%
Household Characteristics	Persons aged 65 and older estimate, 2016-2020 ACS	677
	Percentage of persons aged 65 and older estimate, 2016-2020 ACS	20.50%
	Persons aged 17 and younger estimate, 2016-2020 ACS	711
	Percentage of persons aged 17 and younger estimate, 2016-2020 ACS	21.60%
	Civilian non-institutionalized population with a disability estimate, 2016-2020 ACS	376
	Percentage of civilian noninstitutionalized population with a disability estimate, 2016-2020 ACS	11.40%
	Persons (age 5+) who speak English "less than well" estimate, 2016-2020 ACS	160
	Percentage of persons (age 5+) who speak English "less than well" estimate, 2016-2020 ACS	5.30%
Racial & Ethnic Minority Status	Minority	484
	Percentage minority (as defined above) estimate, 2016-2020 ACS	14.70%
Housing Type & Transportation	Housing in structures with 10 or more units estimate, 2016-2020 ACS	54
	Percentage of housing in structures with 10 or more units estimate	3.30%
	Mobile homes estimate, 2016-2020 ACS	180
	Percentage of mobile homes estimate	11.00%
	At household level (occupied housing units), more people than rooms estimate, 2016-2020 ACS	41
	Percentage of occupied housing units with more people than rooms estimate	2.90%
	Persons in group quarters estimate, 2016-2020 ACS	2
	Percentage of persons in group quarters estimate, 2016-2020 ACS	0.10%
	Households with no vehicle available estimate, 2016-2020 ACS	32
	Percentage of households with no vehicle available estimate	2.20%

<sup>3</sup> SVI Data, Census Tract 53039950301: [https://www.atsdr.cdc.gov/placeandhealth/svi/data\\_documentation\\_download.html](https://www.atsdr.cdc.gov/placeandhealth/svi/data_documentation_download.html)

## Equity-informed Climate Action Planning

Advancing Equity will require action across a broad range of focus areas. This section highlights seven primary areas that White Salmon should consider in comprehensive climate action planning, to ensure that the costs of the mobilization against climate change do not disproportionately burden those in vulnerable communities, and that the realized benefits of a more just and sustainable future accrue for all.

### Affordability

White Salmon's climate action strategy should strive to lower and stabilize costs related to basic living needs for vulnerable communities. Recommendations included in this plan include:

- Prioritize and target incentives for low-income communities and communities of color.
- Develop green incentives or programs that are accessible for all income groups.
- Seek solutions that address household affordability, transport access, and urban sprawl.

### Accessibility

White Salmon's climate action strategy should strive to improve access to information, housing, transportation, funding, healthy foods, and a clean environment for vulnerable communities, through infrastructure, policy, and investments. Recommendations included in this plan include:

- Lack of awareness and information may prevent the City from meeting sustainability goals. Consider financial barriers to participation.
- Consider the inequities of how people are excluded from economic opportunity because of disabilities, income, education, and healthcare.
- Consider inequitable access to transportation options for communities that do not have access to personal vehicles.

### Just Transition

White Salmon's climate action strategy should ensure economic justice for low-income communities, communities of color, and those with disabilities and protect these communities from potential negative consequences.

- Help BIPOC-owned businesses include participation efforts targeted toward these groups.
- Ensure that the needs of visually and mobility impaired citizens are centered in climate action planning and prioritization.

### Community Capacity

White Salmon's climate action strategy should elevate the voices of vulnerable communities by developing and strengthening the skills, abilities, and resources a community needs to survive, adapt and thrive. Sustainability connects with a sense of place where people work, play, go to church, and spend money in one community.



- Improve informational materials for community members so people understand why climate change issues are essential, especially for parents who want to teach children to understand these issues.
- Emphasize the intersectionality of climate issues.
- Actively address safety concerns and community priorities and communicate with the community through meaningful connections to these concerns.
- Build community resilience to long-term climate change impacts by focusing on social and economic stressors for people living in White Salmon.
- Prepare for long-term climate change impacts and concerns that the infrastructure won't be able to keep up with growth.

### Accountability

White Salmon's climate action strategy should ensure that vulnerable communities can hold institutions accountable for equitable implementation.

- Include representative leaders from BIPOC communities that are impacted by decision-making.
- Ensure equitable distribution of responsibilities in climate action.
- Equitably design programs for low-income communities.
- Address community-based concerns around systemic racism.

**File Attachments for Item:**

F. Approval of 2025 Legislative Priorities1. Presentation 2. Discussion3. Action



## MEMORANDUM

Date: January 14, 2025

Subject: Legislative Priorities Recommendations

*The below policy areas are recommendations for the City Council to consider when adopting their legislative priorities for the 2025 session. It is anticipated that when the session begins on January 13 additional budget priorities will come forward from Governor-elect Ferguson. The House and Senate will begin work on their own budget proposals after the March revenue forecast and a final plan before the session adjourns in April. The legislature holds the ultimate authority for approving the state budget.*

**Fully Fund the Public Works Assistance Account (PWAA)**

The PWAA, established in the 1980s, offers low- and no-interest loans to cities, counties, and public utility districts for essential infrastructure projects. Recognized as a national model, it helps fund critical community needs while keeping costs affordable for residents. Although past budget shortfalls led to funds being diverted, full funding was only restored last year.

In recent years, funds received from this account enabled the city to move forward with the Mainline Phase I project (completed in 2024), the N. Main Booster Pump Station, and Mainline Phase IIA. The proposed budget sweeps \$100 million for 2025-27 and \$100 million in 2027-29 in addition to other diversions.

**Revise the 1% Property Tax Cap**

For more than two decades, Washington State's 1% property tax cap has placed significant financial strain on cities and counties, severely limiting their ability to keep pace with rising costs and adequately fund essential services. Originally introduced as a temporary measure, this cap fails to account for the reality of inflation and population growth, which have dramatically increased the expenses required to maintain public infrastructure, safety, and other vital operations.

Historically, cities and counties were able to adjust property tax rates by up to 6%, allowing for the flexibility needed to address fluctuating economic conditions and community needs. This mechanism provided local governments with the financial tools to invest in long-term projects and adapt to unforeseen challenges. By contrast, the current 1% cap has essentially forced municipalities to make difficult trade-offs, often prioritizing basic operations at the expense of future growth and sustainability. In White Salmon, the impact is acutely felt. The 1% cap does not even cover year-over-year cost-of-living adjustments for city staff, including the Bingen-White Salmon Police Department. As a result, we face challenges in retaining and fairly compensating our workforce, maintaining infrastructure, and ensuring the community receives the quality services it deserves.



Adopting a property tax cap tied to inflation and population growth, with a maximum limit of 3%, would provide a more balanced approach. Such a framework would empower the city council to make incremental adjustments that reflect the actual economic conditions and growing needs of our community. This solution would not only improve fiscal sustainability but also enhance our ability to invest in services and programs that benefit all residents.

### **Funding for City Street Projects: SR14 & SRTS Skyline Drive**

- The long-anticipated repaving of WSDOT owned SR14 – delayed in 2020 due to the Covid-19 pandemic – was revived this past year and funded to complete the planning now required to meet Complete Streets requirements. While the funded Complete Streets work is expected to be completed early in 2025, it is unclear how funding will be established to move the project into construction. Continuing to emphasize the importance of this project as it relates to the long-term aim of creating a resilient White Salmon with safe multi-modal access to our commercial core and neighboring Bingen will be necessary in order to protect needed future funding.
- The city's Safe Routes to School proposed project on Skyline Drive is currently ranked in the top ten of projects recommended to be funded as part of the WSDOT 2024 Pedestrian and Bicyclist Program and Safe Routes to School for the 2025-2027 Biennium. Reinforcing the merits of this project and indicating our support for the program should be a focus this session.

### **Fully Fund Basic Law Enforcement Academy (BLEA) Costs and Increase Scheduled Classes**

The proposed budget reduces BLEA classes from 33 to 25, including six regional academies, and reintroduces a 25% cost shift to local governments for training new recruits. The reduction in available training classes and shifting a quarter of the cost for training back to the city would impact our operational budget as well as the police department's ability to efficiently fill open positions.

### **Approve Funding for Tract C Land Transfer to Yakama Nation**

The Yakama Nation is actively seeking the return of over 90,000 acres of land within their reservation that are currently under Washington state's control due to a historical clerical error. This error dates to the 1855 treaty, where a misfiled map led to the state acquiring lands intended for the Yakama. The state of Washington has expressed willingness to return these lands, acknowledging that such a move would restore the Yakama Nation's full ownership of their reservation and benefit the region's environmental health. However, state policies require compensation for the land's value, even though it was wrongfully taken.

The Yakama Nation's goals include reclaiming these lands to enhance their sovereignty, manage natural resources according to their traditions, and support economic development for their community. The



tribe emphasizes that returning the land is crucial for cultural preservation and environmental stewardship.

Washington allows state trust lands to be transferred from the Department of Natural Resources (DNR) to other entities if the lands are considered financially "unproductive." The state trust lands within Tract C qualify for this program and are included in this year's proposed transfers due to their "minimal long-term revenue potential." The DNR has requested \$15 million from the legislature to transfer approximately 9,900 surface acres back to the tribe. Supporting this request would reinforce the city's resolution to strive to be honest about past mistakes and bring about a future that includes the Tribes, and their stories and voices to form a more just and equitable society.

### **Protect Existing Childcare and Early Learning Funding**

Based on a directive to identify cuts across many agencies, the Department of Children, Youth, and Families (DCYF) has proposed significant cuts to the Early Childhood Education and Assistance Program (ECEAP), a vital service for thousands of preschool-aged children. Specifically, DCYF recommends removing 1,800 high-needs three- and four-year-olds from ECEAP, which represents more than 10% of the children served. Additionally, they propose eliminating all services provided by the Birth-to-Three ECEAP program.

Most children enrolled in ECEAP live in under-resourced communities, and these cuts could leave them without access to early learning opportunities. In Klickitat County, only 17% of eligible families with children aged 3–5 are currently supported by ECEAP. The situation is even more dire for families with younger children, with no support reaching families with infants aged 0–11 months and only 8% of eligible families with toddlers aged 1–3 receiving assistance.

While the governor-elect's proposal includes funding to help small business owners access childcare, maintaining current funding for ECEAP is essential to support the most vulnerable households and to expand access for all families, especially in rural communities across the state.

**File Attachments for Item:**

A. Department Head Reports

January 15, 2025

**RE:** City Administrator's Informational Brief

Hello Council Members –

Below is a snapshot of projects and topics that are underway at the city. They are informational highlights. The list is not all inclusive of everything the administration is working on.

**Four Oaks Housing Development:** The developer's engineer is going out to bid for site work. It is my understanding that bids are due in the last week of January. Site prep and equipment staging is anticipated to begin in April.

**Columbia High School Career Day:** The city is working with the high school to have a couple city information tables at career day. Last year Police Officer Will Sauter and Sargeant Garique Clifford were a big hit with the students. The same can be said for Public Works crew member Ryan Adam. Career day is tentatively scheduled for some time in March. When the date is confirmed, I will coordinate with the departments to have representation at the event.

**Contract Planning Services:** The administration met with the Skamania County planning director and his planners to discuss services needed and next steps. Skamania County will provide a copy of the agreement it carries with the City of Bingen. This agreement will be reviewed by White Salmon and used as a starting point for next steps. The goal is to have Skamania County Planning on board in early February.

**Pebbles Park on Strawberry Mtn.:** When weather permits, Public Works management will meet on site with parks employee Ethan Adkin to develop a plan for dirt-work, grass seeding, maintenance, and irrigation. A plan for benches & swing set placement will be presented to City Ops for its recommendations in late winter. Project is targeted for spring 2025.

**Organics Pick Up:** The administration met with the City of Bingen and the Mt. Adams Chamber of Commerce on January 3 to begin a dialog re: establishing a shared lawn debris pick up program. We identified an initial scope of work and grant funding opportunities. The scope of work was updated with the Public Works director and operations manager's opinions. They have contributed to the scope of work. Tammara from Mt. Adams Chamber of Commerce will take the lead on grants due to her experience with grants related to the topic. We will reconvene on Friday, January 17.

**Reducing Redundancy of Public Hearings:** I finished my research regarding reducing redundancy of public hearings between Planning Commission and City Council meetings and have submitted that work to legal for review.

**Well City:** The administration continues to work on developing and placing the AWC workplace wellness program and its comprehensive requirements. For example, a city wellness committee, a strategic plan, etc. This will lead to a 2% premium discount on cost savings for the city on medical premiums.

**Bluff Connector Trail Feasibility Study:** HHPR Engineering & Planning continues to work with WSDOT engineering on ADA compliance. The steep slopes and topography of the project site are challenges that need continued refinement. ... The city received word from WSDOT that the Bluff Connector Trail Project was selected to receive funding in the 2024 Supplemental Transportation Budget through the Move Ahead Washington - Capital Projects in the amount of \$1,000,000.

**Housing:** Work continues on the implementation of the Housing Action Plan, including an ordinance for right-sizing parking that passed the Planning Commission and is headed to City Council on February 5th. Another ordinance to allow schools and daycare facilities in the Commercial zone is headed to the Council on February 5th. The Council also passed an ordinance providing a "Form-Based Code" (streetscape design) for the Commercial zone on December 18<sup>th</sup>. The Planning Commission will hear on January 22 an ordinance that would allow "Unit Lot Subdivisions" (infill of smaller cottages and rowhomes within existing lots).

**Klickitat County Infrastructure Project List (IPL):** The administration submitted an updated project list as required by Klickitat County Economic Development. The IPL was created as a part of Klickitat County's 10-Year Economic Development Strategic Plan. Projects on the list indicate to prospective funding organizations that the projects have support from both local and regional partners. The list includes: Council Chamber Relocation / Multi-Purpose Use Community Facility, White Salmon Bluff Connector Trail, Buck Creek Treatment Plant Water Distribution Line Placement, 1<sup>st</sup> 2<sup>nd</sup> & Oak Street Reconstruction, and City Wide Infill & Infrastructure Modernization.

**Youth Center Move:** WAGAP received the final version of the lease from the school district on Jan. 6. Now that it's signed, the WAGAP Youth Center team will work to make a plan to move into its new space. Timeline for completion is TBD as Youth Center will be moving at the same time that the youth center is in use.

**Joint Bingen – White Salmon Water & Sewer Committee:** White Salmon Public Works Department will host and coordinate the February 24, 12:00 / Noon joint committee meeting.

**WA Dept. of Commerce Child Care Mtg.:** No additional update from last update. ... The administration attended a second meeting with the Department of Commerce re: a continued conversation on how to support childcare goals in western Klickitat County communities. The city spoke to the mayor & city council's goals around closing gaps in childcare.

**FEMA / HMGP Grant for Wildfire Coordinator:** I spoke to WA State Emergency Management Division on January 9 to confirm all required grant deliverables were received and when we



should anticipate learning if we are awarded the grant. According to FEMA staff, all looks good at first read. They will review in more detail and let me know if any further information is needed in the coming weeks. The city should learn in late spring about grant award status.

**January 7 / WSDOT Complete Streets:** Spoke with Dylan at WSDOT on January 7. Not much has changed from previous update. Dylan and his team continue to refine the information previously received from the community re: parking need in the downtown commercial core. Dylan will reconnect with the city after the first of the year re: next steps. Sounds like the next step will be a community meeting to share WSDOT's work in response to information previously received, questions previously asked, etc.

**Rheingarten Park Reservation:** *Mark your calendar!* Underwood Conservation District has reserved the park for Thursday, March 20 through Saturday, March 22 for its annual native plant sale.

**For more information** on the various 2025 projects by department, please access Click Up via the link below:

<https://app.clickup.com/9009050558/v/l/8cfpcxy-1411>



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## PUBLIC WORKS DEPARTMENT

Meeting Date: 1.15.25

Presented By: Andrew Dirks- PWD

### Daily Operations / What's Happening:

- Monthly meter reading/reporting and Samples.
- ASR and WUE reports.
- Maintenance contracts.
- AP and Facet weekly meetings.
- Heritage lift station pump repair.
- Planning Review.
- Snowplow repair.
- Regular vehicle maintenance.
- Site housekeeping and prep for additional PW office space.
- Alley repairs.
- Parts inventory.
- Plowing.
- Yearly workplan discussion.

### Current Projects:

- NMPBS
- Transmission Main Phase 2A.
- SCADA Upgrades.
- Well Field fiber installation.

### Upcoming Projects:

- Transmission Main Phase 2D &B

### Updates for the Community / Upcoming Events:

- Please review the updated snowplow policy for when and where we plow snow. PW's primary focus is to ensure safe traveled paths, and parking areas will be plowed secondarily. The information can be found here:  
<https://www.whitesalmonwa.gov/publicworks/page/white-salmon-snow-plow-policy>

# Bingen-White Salmon Police Department

142 E Jewett Blvd / PO Box 2139  
White Salmon, Washington 98672



Mike Hepner, Chief of Police

Telephone (509) 493-1177 Fax (509) 493-1007

## DEPARTMENT HEAD REPORT

Department: Police

Meeting Date: January 15, 2025

Presented By: Chief Mike Hepner

### Administration:

- WS Council Meeting
- Bingen Council Meeting
- Klickitat County Behavior Health meeting
- Klickitat Community Link Project (K-LINK) Meeting  
A collaboration of community partners working together to better connect their services and better serve the community.
- Spillman Mobile Software Meeting
- Closing out 2024 Case Reports
- The department is back to full staff.
- Behavioral Health meeting with Public Health Director

### Patrol Division:

The Bingen-White Salmon Police Department prides itself in reducing the incidence and fear of crime, ensuring justice, and safeguarding the rights of all, to provide for a safe and vibrant community.

The Bingen-White Salmon Police Department will accomplish this by working in partnership with the community we serve to enhance our law enforcement effectiveness.

I ask the Officers to prioritize their time by making calls for service as the top priority. Second, to be visible in the community which means driving through neighborhoods and being seen by the public and lastly speed enforcement, parking issues, or whatever the community deems important to them.

December 2023 and 2024 Activity Logs Attached

A.

**Bingen-White Salmon Police  
Monthly Activity Log  
December 2023**

White Salmon	Bingen	
	2	Abandoned/Disabled Vehicle
15	2	Agency Assist
3	2	Alarm
2	2	Animal Problem/Noise/Neglect
		Arson
		Assault
		Attempt to Locate
1	1	Burglary
1		Child Abuse/Neglect
3		Citizen Assist
	2	Civil Matter
	1	Criminal Mischief
		Deceased
	1	Disorderly
	1	Domestic Violence
		Drugs
1	1	DUI
1		Fire
		Fireworks
		Forgery
		Fraud
		Harassment
		Hazmat
		Homicide
		Information
		Intoxication
		Juvenile Problem
		Kidnapping
27	15	

White Salmon	Bingen	
		Littering
		Missing Person/Runaway
3	1	Medical Emergency
		Mental Health
4	1	Motor Vehicle Accidents
1		Motor Vehicle Theft
		Noise Complaint
1	3	Parking Problem
		Pornography
3		Property Lost/Found
		Prowler
		Recovered Stolen Property
		Resisting Arrest
		Robbery
		Search Warrant
		Sex Crimes
5	4	Suspicious
2	3	Theft
1		Threats
5		Traffic Complaint/Hazard
2	1	Traffic Offense
2	1	Trespass
		Unsecure Premise
		Violation Court Order
1		Wanted Person
		Weapons Offense
5	1	Welfare Check
5	2	911 Hang-up Calls
40	17	

<b>32</b>	<b>Bingen</b>
<b>67</b>	<b>White Salmon</b>
<b>99</b>	<b>Total</b>

A.

**Bingen-White Salmon Police  
Monthly Activity Log  
December 2024**

White Salmon	Bingen	
2		Abandoned/Disabled Vehicle
10	4	Agency Assist
5	1	Alarm
4		Animal Problem/Noise/Neglect
		Arson
		Assault
		Attempt to Locate
2		Burglary
1		Child Abuse/Neglect
10	8	Citizen Assist
1	1	Civil Matter
		Criminal Mischief
1	1	Deceased
1	2	Disorderly
2		Domestic Violence
		Drugs
2	1	DUI
	1	Fire
1		Fireworks
		Forgery
	1	Fraud
4		Harassment
		Hazmat
		Homicide
1	1	Information
		Intoxication
		Juvenile Problem
		Kidnapping
47	21	

White Salmon	Bingen	
		Littering
3		Missing Person/Runaway
1		Medical Emergency
1		Mental Health
2		Motor Vehicle Accidents
		Motor Vehicle Theft
1		Noise Complaint
2	1	Parking Problem
		Pornography
2	1	Property Lost/Found
1	3	Prowler
		Recovered Stolen Property
		Resisting Arrest
		Robbery
1		Search Warrant
		Sex Crimes
	4	Suspicious
1	2	Theft
		Threats
4	1	Traffic Complaint/Hazard
5	3	Traffic Offense
	1	Trespass
		Unsecure Premise
		Violation Court Order
1		Wanted Person
		Weapons Offense
1	6	Welfare Check
2	1	911 Hang-up Calls
28	23	

<b>44</b>	<b>Bingen</b>
<b>75</b>	<b>White Salmon</b>
<b>119</b>	<b>Total</b>

**File Attachments for Item:**

B. Council Member and Committee Reports1. CityLab Board Update



# CityLab Committee Report: Emissions Reduction Considerations

1.10.2025

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Presented by White Salmon CityLab Board

Project Lead: Kate Bennett

Project Team: Jim Ransier, Ben Giant, Barbara Hayman, Steven Woolpert, Alexa Schmidt

Additional Support: Peter Fink, Kalama Reuter, Ruth Olin



Dear City Council

On behalf of the White Salmon CityLab Board, I am pleased to present this supporting document, which encapsulates significant research, considerations, and insights related to our greenhouse gas emissions reduction efforts. While this is not the Greenhouse Emissions Reduction Plan itself, it serves as a critical foundation, summarizing the collaborative endeavors and informed deliberations that have guided us toward the comprehensive plan.

The 3 year journey to draft the Greenhouse Emissions Reduction Plan has been both rigorous and inspiring. The CityLab Board, in partnership with the broader White Salmon community and key stakeholders, has undertaken extensive evaluations of our city's infrastructure, energy systems, transportation practices, water usage, and governance structures. With input from climate projections, public surveys, and existing city goals, we have shaped actionable recommendations to address emissions reduction across municipal operations and community activities.

This document reflects the volunteer Board's commitment to providing well-researched, pragmatic strategies for a more sustainable and resilient White Salmon. It is not exhaustive but is designed to offer transparency into the breadth of the factors considered as we developed the Greenhouse Emissions Reduction Plan.

We extend our gratitude to all contributors who have enriched the process with their expertise and engagement. As we move toward finalizing and implementing the Greenhouse Emissions Reduction Plan, we remain steadfast in our dedication to achieving White Salmon's climate goals.

Thank you for your continued support in advancing a sustainable future for our community.

Sincerely,

CityLab Board Members

Kate Bennett, Jim Ransier, Ben Giant, Barbara Hayman, Steven Woolpert, Alexa Schmidt





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## Strategic Focus Areas

### Facilities and Buildings

White Salmon will not meet its emission reduction targets if it sticks to business as usual. For emissions related to buildings, in addition to prioritizing building upgrades that improve efficiency and reduce cost, it is critical to incorporate green building practices during initial planning and construction phases. Fixed assets, including building components and systems, have long life cycles. To reach emissions goals, we must not increase City and community emissions by creating an even *higher* stock of inefficient fixed assets than we had at baseline

This section contemplates sustainability of City-owned and -operated public facilities, including City Hall, the fire hall, the police station, and future buildings such as the Community Center. This section also contemplates private commercial, residential, and industrial structures in the city. This section outlines measures to improve the energy performance of these facilities, and implement sustainable design and construction practices.

By incorporating green building practices from the outset, facilities management can minimize lifecycle costs by reducing energy consumption, maintenance requirements, and disposal costs associated with conventional building materials and systems.

### Related City Plans & Goals

#### Comprehensive Plan

- GOAL E/CA-4: Address climate change by working towards reducing greenhouse gas emissions, increasing energy efficiency
- 4.3: Transportation modes that reduce the use of fossil fuels
- 4.4: Increase the resiliency of critical infrastructure

#### Climate Crisis Resolution

- Reduce reliance on fossil fuels in municipal operations;
- Pursue local policies and reforms that promote environmental stewardship
- Identify current municipal greenhouse emissions in pursuit of a target reduction in municipal net greenhouse gas emissions of at least 45% by 2030 and net zero by 2050;
- Initiate efforts to prepare for intensifying climate impacts such as wildfires, drought, and reduced water availability

Proposed Action Items - Facilities & Buildings

Scale	Cost	Recommendation	Performance Metrics
City	\$\$\$	City to commit to near-zero/net-zero design standards for all new construction and major renovations for City-owned facilities (See Appendix 2).	<ul style="list-style-type: none"> <li>• Annual City energy usage</li> <li>• Annual City energy use intensity (per Citizen)</li> <li>• Annual City emissions</li> <li>• Green building standards for City development (Y/N)</li> </ul>
City	\$	City to pursue energy performance contracting (a common financing method that links payments for the installation of energy conservation measures directly to the future energy savings associated with those measures) for existing City owned and operated buildings.	
Community	\$	CityLab with City oversight to prioritize communication and outreach regarding income-based and non-income-based discounts and subsidies for energy and water efficiency improvements for homeowners (including a range of housing types) and renters, offered through EnergyTrust of Oregon and other groups.	<ul style="list-style-type: none"> <li>• Annual Community emissions</li> <li>• Green building standards for residential development</li> </ul>
Community	\$\$	City to adopt energy efficiency requirements for all residential new construction over 1,750 square feet (See Appendix 2).	
Community	\$	City to incentivize development of residential housing that addresses the City's affordability goals and/or sustainability goals through progressive code, policies, or procedures, with the goal of near-zero/net-zero standards (See Appendix 2).	
Community	\$	City to require an energy audit and disclosure during the sale or lease for older residential, commercial, and multifamily buildings (See Appendix 2), either through seller arrangement with private licensed auditors or through the City securing funding for training City staff to provide paid energy audit (see content in Appendix 2).	
Community	\$	City to adopt all-electric standards of new proposed WA State energy code.	

## Energy Independence and Resilience

Distributed, renewable energy is key to White Salmon's energy independence and resilience. Distributed renewable energy sources are critical to managing load growth and meeting White Salmon's energy needs. By generating our own electricity from solar power, White Salmon can offset our reliance on grid-supplied electricity, thereby lowering their utility expenses over the long term. Batteries can help further optimize energy use and reduce peak demand charges should these be introduced, leading to additional cost savings.

Distributed renewable energy systems such as rooftop solar panels provide redundancy and backup power capabilities, supplementing grid-supplied electricity with onsite generation. In combination with energy storage technologies such as batteries, distributed solar can store excess energy generated during periods of sunlight and deploy it during times of high demand or grid outages. This enhances the reliability and resilience of the local energy supply, ensuring continuous power availability for critical infrastructure, emergency services, and essential functions.

While our city benefits from the prevalence of hydroelectric power in Washington State, hydroelectricity will face increasing challenges related to precipitation variability, reduced snowpack, and low water levels resulting from climate change. Additionally, as the transportation and building sectors electrify (e.g. switch from fossil fuels to electric power) in order to decrease emissions, our electric system will experience significant load growth. Finally, implementation of renewable generation and storage systems is critical to reach White Salmon's emissions reductions goals as outlined in the Climate Crisis Resolution.

### Related City Plans & Goals

#### Comprehensive Plan

- GOAL E/CA-4: Address climate change by working towards reducing greenhouse gas emissions, increasing energy efficiency
- 4.4: Increase the resiliency of critical infrastructure

#### Climate Crisis Resolution

- Reduce reliance on fossil fuels in municipal operations;
- Pursue local policies and reforms that promote environmental stewardship
- Identify current municipal greenhouse emissions in pursuit of a target reduction in municipal net greenhouse gas emissions of at least 45% by 2030 and net zero by 2050;
- Initiate efforts to prepare for intensifying climate impacts such as wildfires, drought, and reduced water availability

Proposed Action Items - Energy Independence & Resilience

Scale	Cost	Recommendation	Performance Metrics
City	\$\$	Complete a solar feasibility study for all municipal buildings.	<ul style="list-style-type: none"> <li>• % of municipal energy use offset by solar</li> <li>• Total capacity (MW) of municipal solar</li> </ul>
City	\$	Pilot renewable energy and battery backup system to ensure resilient City government operations for emergency preparedness and develop a plan to expand the pilot to more buildings, with prioritization for the Booster Station.	<ul style="list-style-type: none"> <li>• Total capacity (MW) of municipal battery energy storage</li> <li>• Number of municipal buildings with solar</li> <li>• Number of buildings in City limits with solar</li> </ul>
City	\$\$\$	City to commit to near-zero/net-zero design standards for all new construction and major renovations for City-owned facilities (See Appendix 2).	<ul style="list-style-type: none"> <li>• Number of power outages per year</li> <li>• % of critical facilities with backup power redundancy</li> </ul>

## Transportation

Transportation-related emissions must be a priority for White Salmon. City and residents' transportation-related emissions represent a substantial portion of our contribution to climate change. Priorities for transportation include 1) reduction of emissions through vehicle electrification and 2) implementation of EV-ready infrastructure, and 3) reduction of vehicle miles traveled through multimodal transportation planning and sustainable land use planning.

Transportation is the largest source of GHG emissions overall in the United States,<sup>1</sup> and Washington State estimates that approximately 45% of the state's 2018 emissions were from transportation.<sup>2</sup> Thirty percent of U.S. automobile travel occurs in rural areas, where the average person travels 40% further than their urban counterparts<sup>3</sup> – meaning an outsize percentage of transportation emissions come from rural areas like White Salmon.

Additionally, 11.0% of 2022 City emissions are driven by the operation of City vehicles. But where there are challenges, there are also opportunities: about 85% of Climate Action Survey respondents report being willing to drive less (or are already driving less) to curb transportation-related emissions, and the vast majority expressed interest in vehicle electrification.

### Related City Plans & Goals

#### Comprehensive Plan

- GOAL E/CA-4: Address climate change by working towards reducing greenhouse gas emissions, increasing energy efficiency
- 4.3: Transportation modes that reduce the use of fossil fuels

#### Climate Crisis Resolution

- Reduce reliance on fossil fuels in municipal operations;
- Pursue local policies and reforms that promote environmental stewardship
- Identify current municipal greenhouse emissions in pursuit of a target reduction in municipal net greenhouse gas emissions of at least 45% by 2030 and net zero by 2050;

#### Transportation “Lite” Plan

- Prioritize pedestrian infrastructure to encourage walking as a primary mode of transportation

<sup>1</sup> Quallen, E., Clarke, J., Nelson, A.C., & Rowangould, G. (2023). Comparing Travel Behavior and Opportunities to Increase Transportation Sustainability in Small Cities, Towns, and Rural Communities. *Transportation Research Record*, 2677(3), 1439–1452. <https://doi.org/10.1177/03611981221124590>

<sup>2</sup> Washington State Department of Commerce. (2021). Executive Summary: Washington 2021 State Energy Strategy. [https://www.commerce.wa.gov/wp-content/uploads/2021/01/WA\\_2021SES\\_-Executive-Summary.pdf](https://www.commerce.wa.gov/wp-content/uploads/2021/01/WA_2021SES_-Executive-Summary.pdf)

<sup>3</sup> Quallen, et al.



- Develop a comprehensive network of bicycle lanes and trails to facilitate non-motorized transport.
- Fostering the use of public transit through service enhancements and infrastructure upgrades



Proposed Action Items - Transportation

Scale	Cost	Recommendation	Performance Metrics
City	\$\$	Adoption of an electric-first vehicle policy for City municipal police and/or public works fleet	<ul style="list-style-type: none"> <li>• Municipal vehicle emissions (MTCO<sub>2</sub>e)</li> <li>• Hybrid electric and full electric vehicles in the municipal fleet</li> <li>• Utilization of shared City EV</li> </ul>
City	\$	Budget for EV repair training for City staff	
City	\$	City to adopt EV charger requirements for all new construction and major renovations of City-owned and -operated facilities (See Appendix 2)	
Community	\$	City to participate in regional discussions on transit, and prioritize integration/coordination with the City of Hood River, Amtrak, CAT, and Mt. Adams Transit such that schedules align and service is increased for White Salmon residents	<ul style="list-style-type: none"> <li>• Number of registered electric vehicles</li> <li>• Number of publicly available EV chargers</li> <li>• Number of city employees commuting to work by private vehicle (American Community Survey)</li> </ul>
Community	\$	City to encourage compact development patterns that promote mixed-use neighborhoods, reduce sprawl, and minimize vehicle miles traveled to essential services; support infill development and redevelopment projects that utilize existing infrastructure and amenities efficiently.	
Community	+\$	City to enact Transportation Impact Fees for all new construction to finance multi-modal and transit improvements.	
Community	\$	City to install secure parking at key locations to facilitate bike, electric bike, and scooter usage	
Community	\$	City to adopt EV charger requirements for all residential new construction over 1,750 square feet (See Appendix 2)	



## Water

Water conservation is a critical component of City decarbonization efforts. White Salmon's drinking water system represents nearly 75% of City emissions and over 80% of City electricity usage, with a single location (Well #1 Booster) representing roughly 70% of electricity consumption of all City owned facilities. Moreover, as of 2022, 32.6% of water usage in the system was related to water leakage.<sup>4</sup>

In addition to prioritizing supply-side resilience and energy efficiency improvements, community demand and leakage prevention also represent a major opportunity for water conservation, and in turn, electricity and emissions reductions.

CityLab recommends mandatory water efficiency standards for the City and community, to achieve the City's water conservation goals as well as reduce related electricity and emissions. CityLab also recommends prioritizing leakage reduction work in capital project planning.

### Related City Plans & Goals

#### Comprehensive Plan

- GOAL E/CA-4: Address climate change by working towards reducing greenhouse gas emissions, increasing energy efficiency
- 4.2: Implement a resource-conservation approach that aims to reduce energy and water usage at City facilities

#### Climate Crisis Resolution

- Reduce reliance on fossil fuels in municipal operations;
- Pursue local policies and reforms that promote environmental stewardship
- Identify current municipal greenhouse emissions in pursuit of a target reduction in municipal net greenhouse gas emissions of at least 45% by 2030 and net zero by 2050;

#### Water Use Efficiency Resolution

- 2% reduction in average gallons per equivalent residential unit per day
- Distribution system leakage of 25% or less by the year 2028

<sup>4</sup> As noted by Dave Jepsen (Anderson Perry) at May 18, 2022 City Council Meeting: <https://www.whitesalmonwa.gov/citycouncil/page/city-council-meeting-66>

Proposed Action Items - Water

Scale	Cost	Recommendation	Performance Metrics
City	\$	City to commit to usage of native and drought-tolerant landscaping for all new construction and major renovations for City-owned facilities.	<ul style="list-style-type: none"> <li>• City water usage</li> <li>• City electricity usage for water system</li> </ul>
City	\$\$\$	<p>City to prioritize water leakage identification and repair in the water system, including replacement of Rhinegarten Park Irrigation system, replacement of the water main line, and a meter reading base station at City Hall to facilitate daily leak alarms (as opposed to monthly).</p> <p>We have radio read meters and they have capacity to signal to a base station at City Hall. This would allow for the ability to pull a leak alarm on a daily basis rather than monthly. This is recognized in the City Capital Facility Plan and council approved in the 2024 annual budget an initial allocation of \$100,000 in Water Short Lived Asset Fund (418). The city has identified Water Smart grants that we hope to apply for next year to aid in this becoming a reality.</p>	
City	\$\$\$	City to review opportunities to improve energy efficiency and energy resilience for Booster Station, which represents 70% of electricity consumption of City owned facilities, possibly through grant funding.	
Community	\$	CityLab with City oversight to conduct outreach to the highest 20 water users in the City to develop strategies to achieve water usage efficiencies.	<ul style="list-style-type: none"> <li>• Community water usage</li> <li>• City electricity usage for water system</li> </ul>
Community	\$	City to adopt requirements for native and drought-tolerant landscaping for all residential new construction over 1,750 square feet, planned unit developments, and cottage courts (See Appendix 2).	
Community	\$	City to adopt water efficiency requirements for all residential new construction over 1,750 square feet (See Appendix 2).	

## Governance

Strong governance is essential for the success of climate action planning in White Salmon. The below recommendations have been developed and prioritized with the goal of building public trust, enhancing accountability, promoting equity, and ensuring the effective implementation and long-term sustainability of efforts to reduce greenhouse gas emissions and address climate-related risks and opportunities in our city.

### Proposed Action Items - Governance

Scale	Cost	Recommendation
City	N/A	Incorporate GHG reductions and other sustainability considerations into the budget process, including capital planning and prioritization, possibly through a “sustainability lens.”
City	\$\$	City to seek grant funding to increase staff headcount to support implementation of emission reduction initiatives.
City	\$	City / CityLab to prepare an annual public progress report on the Emissions Reduction Plan, and establish a web-based dashboard to track the Emissions Reduction Plan progress to provide information, accountability, and transparency.
City	\$	City / CityLab to create a distinct website to propel the sustainability narrative in WS and give residents and interested parties a central place to review progress.
City	\$	Engagement with private stakeholders: publicize, promote, and solicit input from underserved and marginalized communities (as defined in the “Advancing Equity” section) on the Emissions Reduction Plan. By actively engaging with marginalized communities and ensuring their voices are centered in climate action planning, White Salmon can develop policies and programs that prioritize equity and promote environmental justice, helping to address disparities in environmental impacts and access to resources.
City	\$	Engagement with private stakeholders: publicize and promote the Emissions Reduction Plan to important stakeholders and civic groups such as the business community, realtors and developers, neighborhood associations,



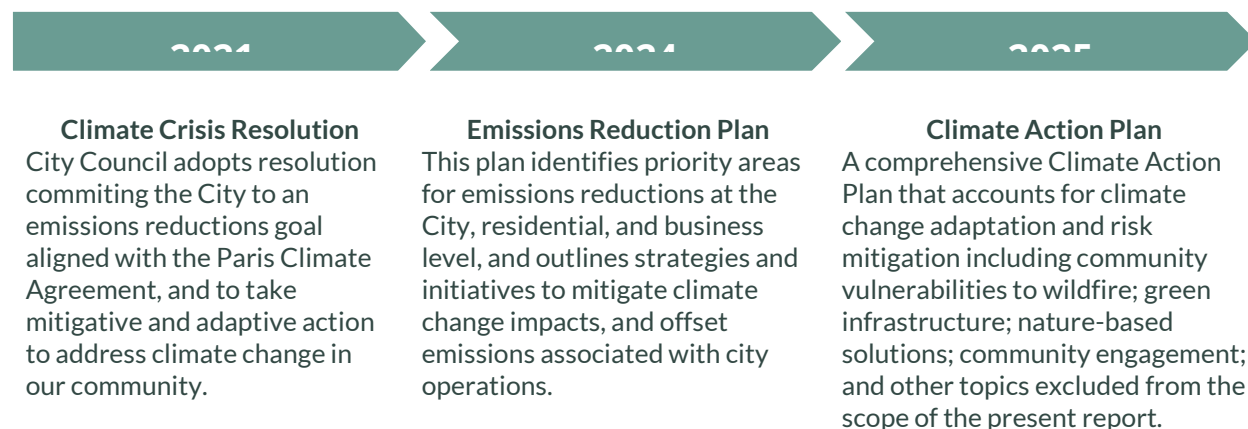
		educational and medical institutions, faith communities, and social services groups. Invite stakeholder groups to endorse the plan and commit to advancing one or more goals.
City	\$	Join the Carbon Neutral Cities Alliance (CNCA), a collaboration of leading global cities and towns working on cutting greenhouse gas emissions by 80-100% by 2050 or sooner. Among other initiatives, it funds early-stage innovation projects led by cities to cut GHG emissions.
Community & City	\$\$	Conduct a comprehensive Climate Action Plan, accounting for green infrastructure; nature-based solutions; community vulnerabilities to wildfire, drought, and other extreme weather events; and other topics excluded from the scope of the present report.



## Next Steps

Through ambitious goals and commitments in City planning documentation over the past few years, White Salmon has taken the first steps towards a more sustainable future. Now is the time to turn those commitments into action.

This report provides recommendations for the highest-priority, lowest-hanging fruit to begin progress towards achieving our emission reduction targets and fostering a more sustainable, equitable, and resilient community. This report is intended to be the first piece of planning documentation for climate action planning in White Salmon, to be followed by more comprehensive planning in 2025.



The prior sections' recommended initiatives lay a path forward for the immediate and near future:

- **Advancing Equity:** Ensure equitable distribution of resources and opportunities by centering racial, gender, age, and disability equity in all planning efforts.
- **Facilities and Buildings:** Implement sustainable design and construction practices, focusing on energy efficiency and green building standards.
- **Energy Independence and Resilience:** Embrace distributed renewable energy sources and energy storage technologies to enhance energy independence and resilience.
- **Transportation:** Prioritize electrification of vehicles, implementation of EV-ready infrastructure, and reduction of vehicle miles traveled through multimodal transportation planning.
- **Water Conservation:** Implement water efficiency standards and prioritize leakage reduction to conserve water and reduce related electricity and emissions.
- **Governance:** Incorporate GHG reductions into the planning and budgeting processes, establish public progress reporting, and engage stakeholders to promote accountability and transparency.

- **Comprehensive Climate Action Plan:** Develop a comprehensive Climate Action Plan accounting for green infrastructure, addressing community vulnerabilities such as wildfires, and developing a quantified drawdown plan for the City and community.

Finally, and most importantly, this report is nothing without action.

Those actions - that will allow us meet current needs without jeopardizing future generations' ability to do the same - will require a concerted effort and political will from City officials, residents, businesses, and stakeholders to implement these strategies effectively.

By working collaboratively and staying committed to our goals, we can mitigate our contribution to climate change, adapt to its impacts, safeguard vulnerable communities, enhance quality of life, and leave a positive legacy for future generations in the City of White Salmon.

**White Salmon CityLab Board**  
January 2025

# ClimRR Climate Projection Report<sup>5</sup>



## ClimRR Climate Projection Report

Temperature	Hist.	Mid-Century		End-Of-Century	
		RCP 4.5	RCP 8.5	RCP 4.5	RCP 8.5
<b>ANNUAL</b>					
Heating Degree Days	6,258.72	-	5,368.38	-	-
Cooling Degree Days	618.5	-	941.29	-	-
Maximum Avg Temperature (Degrees F)	57.97	60.4	60.83	62.54	66.28
Minimum Avg Temperature (Degrees F)	42.53	44.98	45.18	47.76	50.54
<b>AUTUMN</b>					
Maximum Avg Temperature (Degrees F)	62.24	-	66.74	-	69.94
Minimum Avg Temperature (Degrees F)	44.58	-	48.33	-	52.03
<b>WINTER</b>					
Maximum Avg Temperature (Degrees F)	40.21	-	44.75	-	49.23
Minimum Avg Temperature (Degrees F)	29.8	-	34.65	-	39.04
<b>SPRING</b>					
Maximum Avg Temperature (Degrees F)	56.2	-	59.94	-	62.19
Minimum Avg Temperature (Degrees F)	40.9	-	44.43	-	46.82
<b>SUMMER</b>					
Maximum Avg Temperature (Degrees F)	78.16	-	83.04	-	89.34
Minimum Avg Temperature (Degrees F)	56.38	-	60.91	-	67.11

### Area Info

Coordinates: -121.49, 45.73  
 Located in Klickitat County, WA  
 Population Over Age 65: 18.37%  
 Mobile Homes as Percentage of Housing: 6.84%  
 Population Below the Poverty Level: 9.72%  
 Income Inequality Index: 0.37  
 Population Change: 0.11  
 Community Resilience Challenges Index: -9.00 Percentile

Heat Index	Historical	Mid-Century	End-of-Century
<b>SUMMER</b>			
Daily Max Heat Index (Degrees F)	77.16	81.7	88.68
Seasonal Max Heat Index (Degrees F)	97.6	108.06	116.35
Days with Max Heat Index Over 95 (Days)	3.37	9	27.07
Days with Max Heat Index Over 105 (Days)	0.1	2.3	6.63
Days with Max Heat Index Over 115 (Days)	0	1.1	0.93
Days with Max Heat Index Over 125 (Days)	0	0.77	0.27

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This report was generated on 04/15/2024 at 12:31:11

<sup>5</sup> **Climate Projection Summary for: - 121.49, 45.73**  
 Center for Climate Resilience and Decision Science at Argonne National Laboratory.  
 Accessed 11/4/23:

# ClimRR Climate Projection Report

Wildfire	Historical	Mid-Century	End-of-Century
<b>ANNUAL</b>			
Fire Weather Index	28.88	28.14	35.4
Fire Weather Index Class	High	High	Very High
<b>AUTUMN</b>			
Fire Weather Index	21.54	21.85	20.46
Fire Weather Index Class	High	High	Medium
<b>WINTER</b>			
Fire Weather Index	0.53	0.49	1.58
Fire Weather Index Class	Low	Low	Low
<b>SPRING</b>			
Fire Weather Index	5.5	5.32	6.52
Fire Weather Index Class	Low	Low	Low
<b>SUMMER</b>			
Fire Weather Index	33.73	32.46	38.02
Fire Weather Index Class	High	High	Very High

Precipitation	Hist.	Mid-Century		End-Of-Century	
		RCP 4.5	RCP 8.5	RCP 4.5	RCP 8.5
<b>ANNUAL</b>					
Days Without Precipitation (Days)	60	52.67	65.67	64.33	60.33
Annual Precipitation (Inches)	41.99	42.42	41.25	53.63	40.86
<b>AUTUMN</b>					
Daily Precipitation (Inches)	0.08	-	0.07	-	0.08
Maximum Daily Precipitation (Inches)	1.14	-	1.07	-	1.33
<b>WINTER</b>					
Daily Precipitation (Inches)	0.17	-	0.19	-	0.18
Maximum Daily Precipitation (Inches)	1.63	-	1.69	-	1.91
<b>SPRING</b>					
Daily Precipitation (Inches)	0.08	-	0.08	-	0.08
Maximum Daily Precipitation (Inches)	0.82	-	0.96	-	1.07
<b>SUMMER</b>					
Daily Precipitation (Inches)	0.01	-	0.01	-	0.01
Maximum Daily Precipitation (Inches)	0.26	-	0.33	-	0.46

Wind Speed	Hist.	Mid-Century		End-Of-Century	
		RCP 4.5	RCP 8.5	RCP 4.5	RCP 8.5
<b>ANNUAL</b>					
Wind Speed (Mph)	6.68	6.78	6.79	6.87	6.83

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This report was generated on 04/15/2024 at 12:31:11







<https://disgeoportal.egs.anl.gov/ClimRR/?page=Local-Climate-Projections&views=Wildfire>



# White Salmon Climate Action Survey

## Community Survey on Climate Change

In 2023, CityLab conducted a Community Climate Action Survey to better understand citizens' attitudes to climate-related risks, as well as their attitudes towards City and public mitigative and adaptive activities to climate change.

Between April - December, City Lab collected 121 responses to the survey, with approximately 60% of responses from White Salmon City residents, with another approximately 23% of responses from residents in the urban exempt area and/or Snowden. Demographic data was not collected from respondents until the fall, a critical oversight that skews the demographic data results.

How satisfied are you with your life in White Salmon along the following dimensions? \*

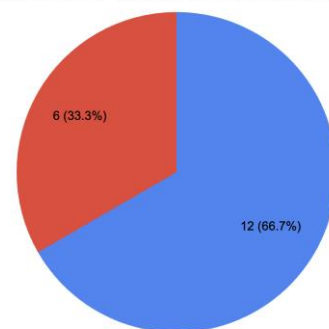
	Extremely dissatisfied	Dissatisfied	Neutral	Satisfied	Extremely satisfied
Environment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Employment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Transportation Options	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recreation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Overall quality of life	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

The survey included open-answer, multiple choice, and ranking questions (like the example above).

### Racial / Ethnic Identity

This question was not added to the survey until 9/15/23. Only 16 respondents, or about 13% of all respondents, answered this question. This is not expected to be representative of total response rates.

Which race or ethnicities best describe you?

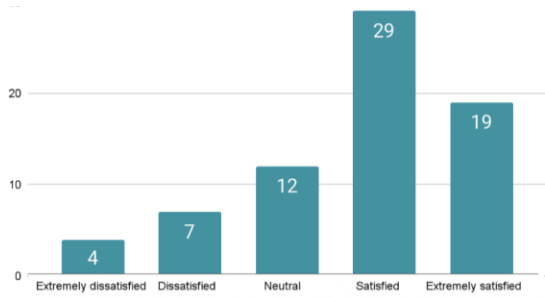


● White / Caucasian ● Hispanic or Latino/a

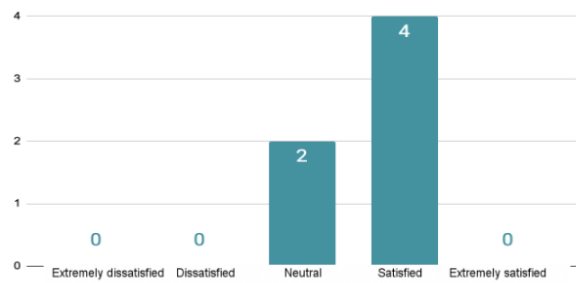


Q1. How satisfied are you with your life in White Salmon along the following dimensions?

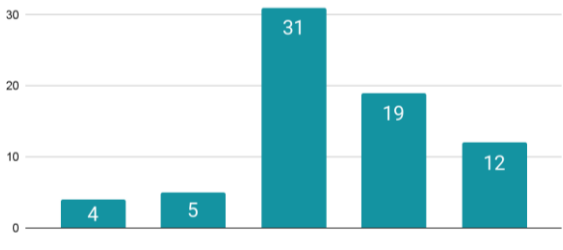
Environment: City Residents



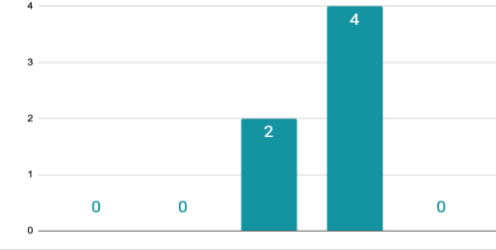
Environment: Respondents Identifying as Hispanic/Latino/a



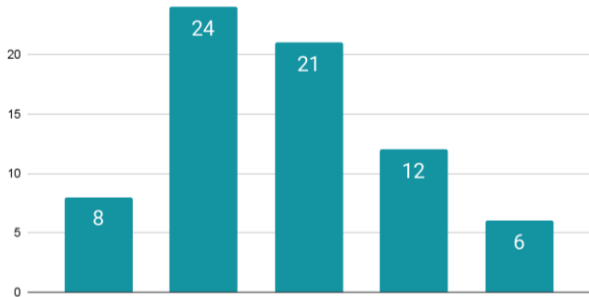
Employment: City Residents



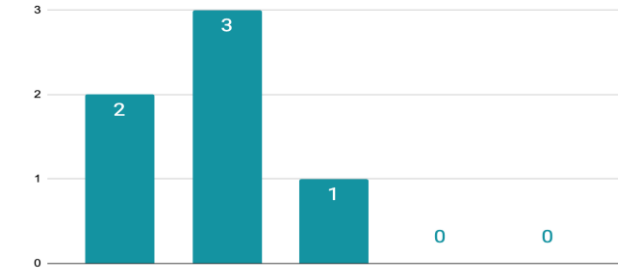
Employment: Respondents Identifying as Hispanic/Latino/a



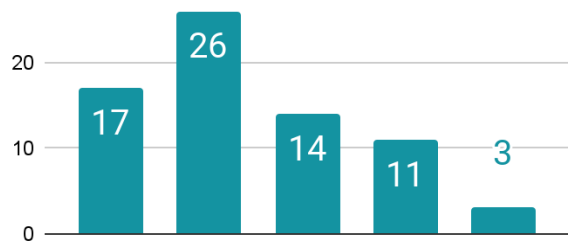
Transportation: City Residents



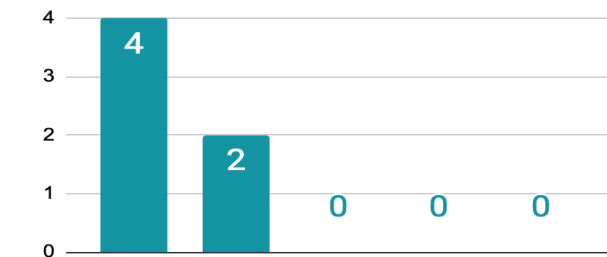
Transportation: Respondents Identifying as Hispanic/Latino/a



Housing: City Residents

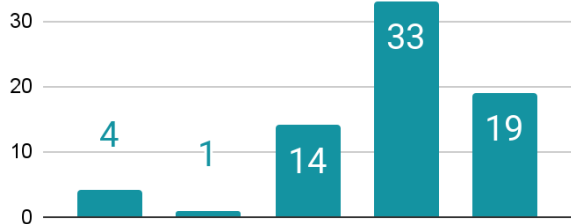


Housing: Respondents Identifying as Hispanic/Latino/a

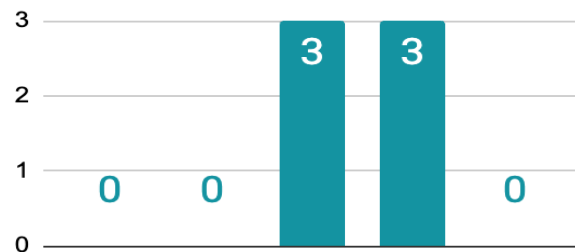


Q1. How satisfied are you with your life in White Salmon along the following dimensions? (Cont.)

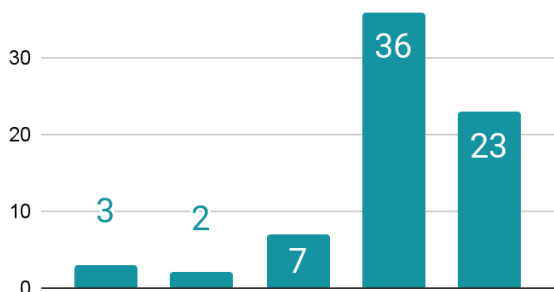
Community: City Residents



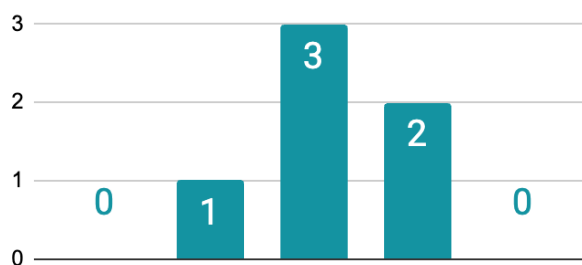
Transportation: Respondents Identifying as Hispanic/Latino/a



Quality of Life: City Residents

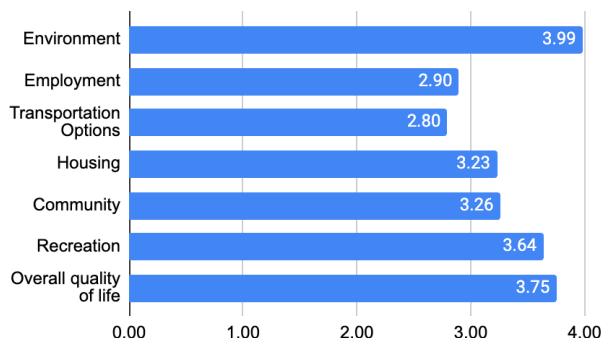


Quality of Life: Respondents Identifying as Hispanic/Latino/a

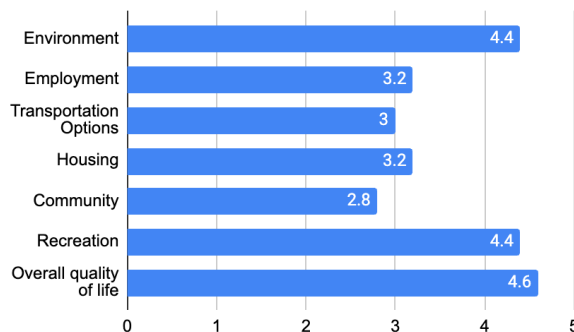


Q3. On a scale from 1 to 5, 1 being not at all concerned and 5 being extremely concerned, how concerned are you about climate change impacting the following aspects of your life in White Salmon?

City Residents



Respondents Identifying as Hispanic/Latino/a



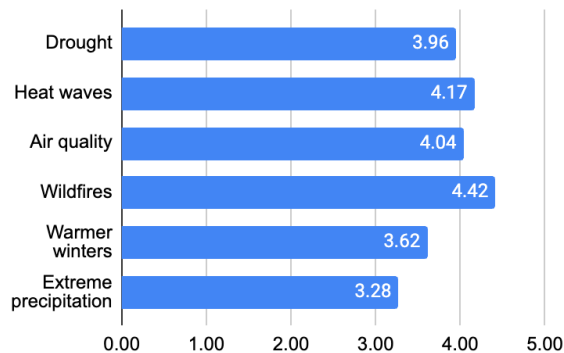


### Question 2

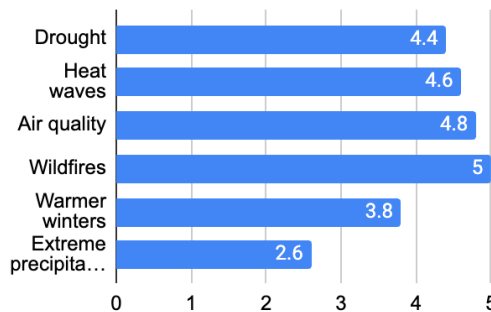
On a scale from 1 to 5, 1 being not at all concerned and 5 being extremely concerned, how concerned are you about climate change impacting the following aspects of your life in White Salmon? \*

	1	2	3	4	5
Environment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Employment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Transportation Options	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recreation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Overall quality of life	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

### City Residents



### Respondents Identifying as Hispanic/Latino/a



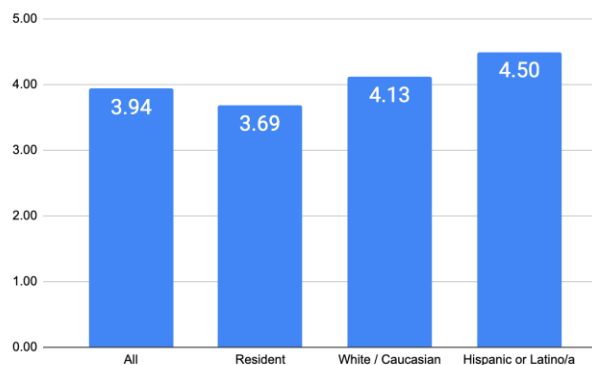
### Question 4

If you are raising children, on a scale from 1 to 5, how concerned are you about climate change impacting raising your children or your children's lives in White Salmon?

1 2 3 4 5

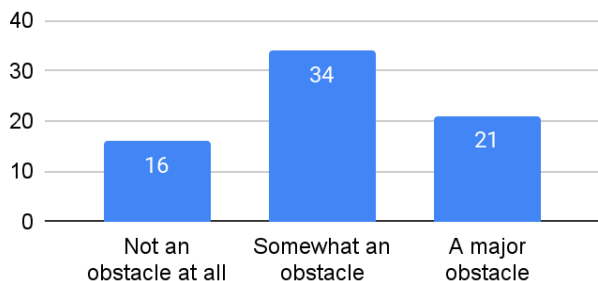
Not at all concerned      Extremely concerned

### Responses

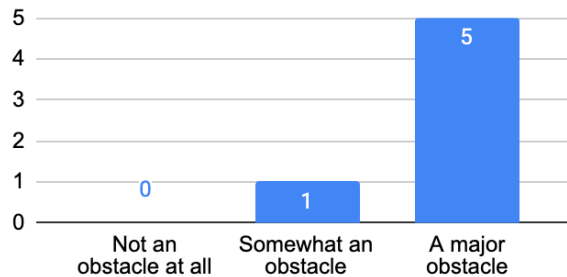


Q7. What are the biggest obstacles for you personally in addressing climate change impacts?

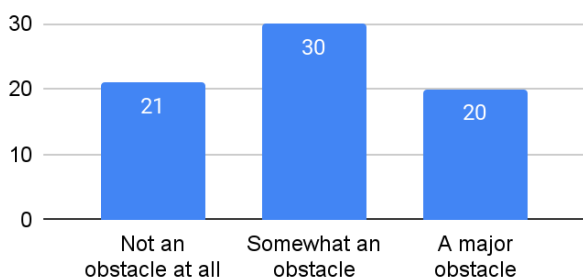
Money: City Residents



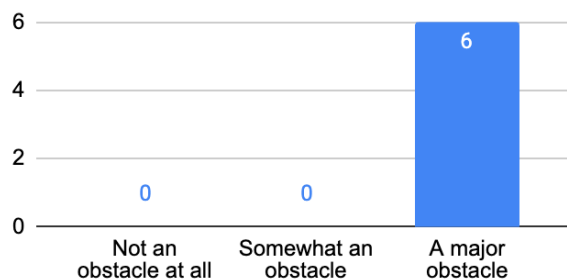
Money: Respondents Identifying as Hispanic/Latino/a



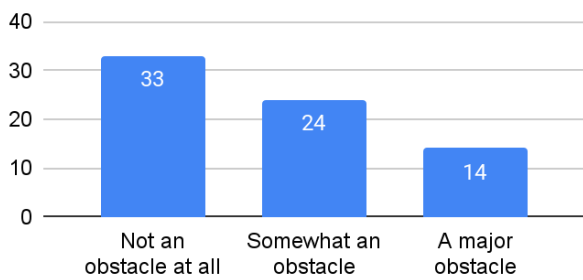
Time: City Residents



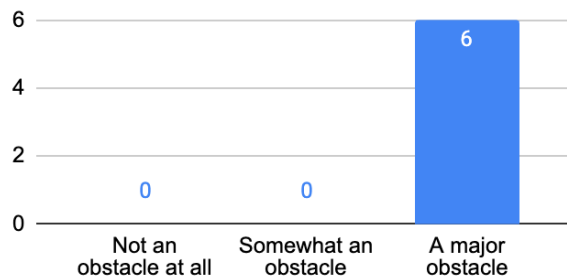
Time: Respondents Identifying as Hispanic/Latino/a



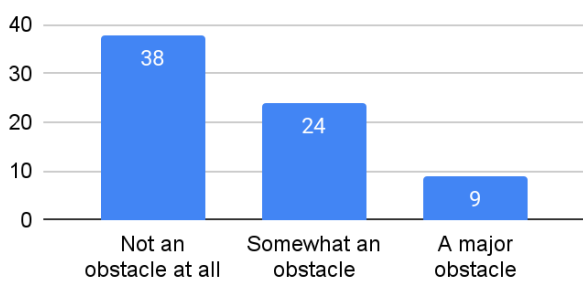
Information: City Residents



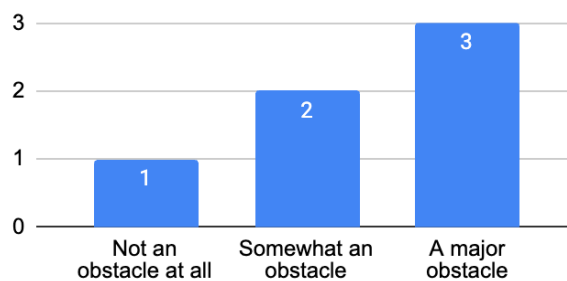
Information: Respondents Identifying as Hispanic/Latino/a



Motivation: City Residents



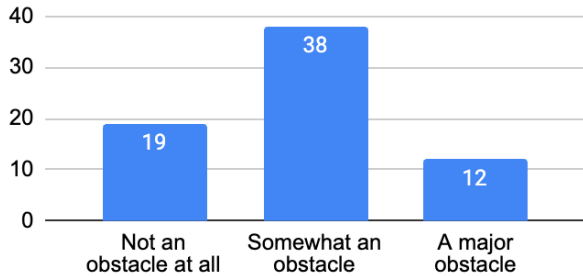
Motivation: Respondents Identifying as Hispanic/Latino/a



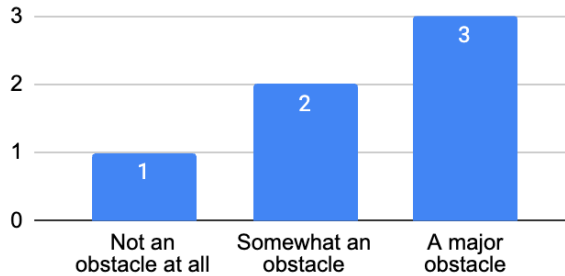
Q7. What are the biggest obstacles for you personally in addressing climate change impacts? (Cont.)



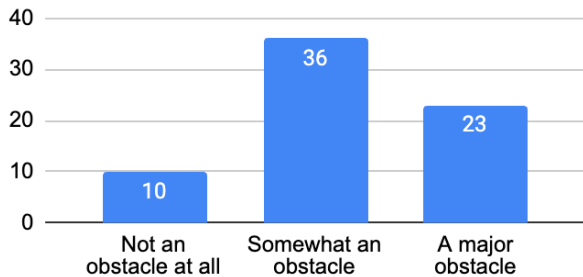
Community Support: City Residents



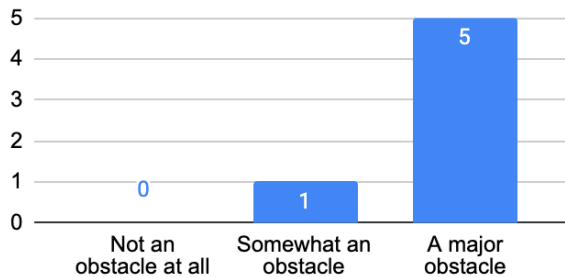
Community Support: Respondents Identifying as Hispanic/Latino/a



Government Support: City Residents



Government Support: Respondents Identifying as Hispanic/Latino/a

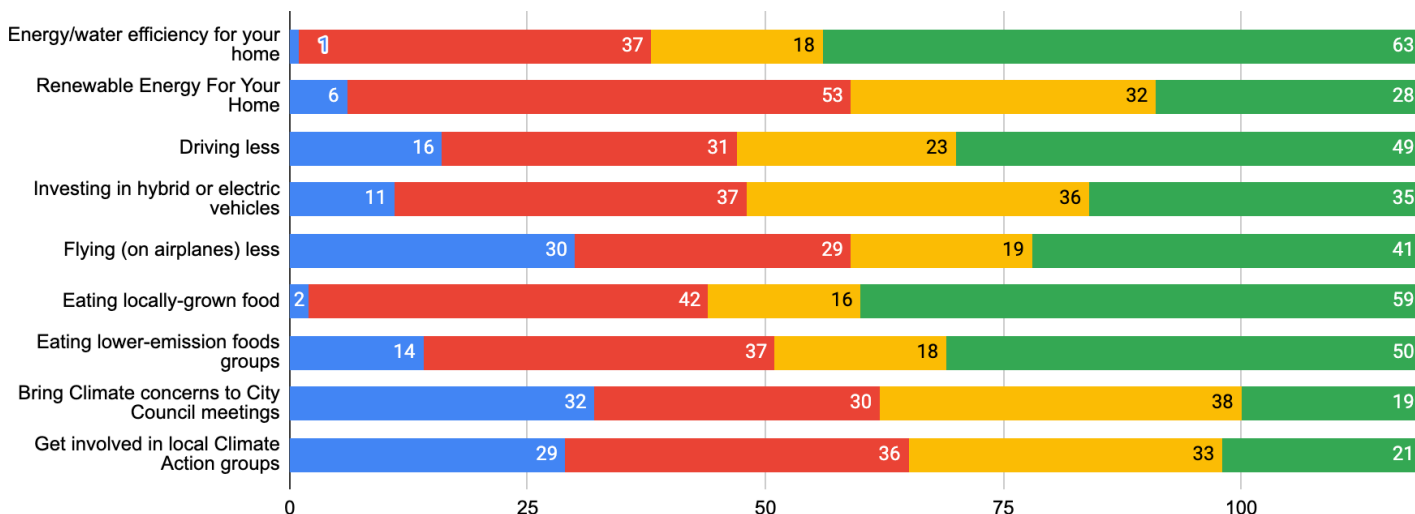




Question 9

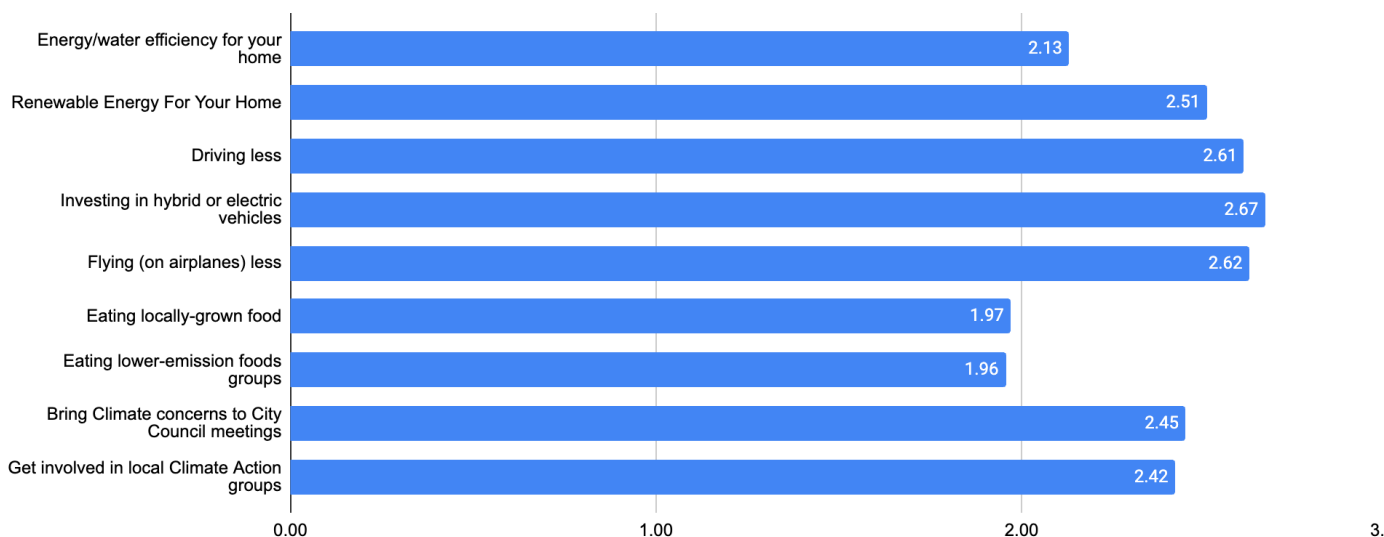
Rate your willingness to do the following options, as an individual

Not willing to do    Willing to do    Willing to do, need support    Already do/have done



Question 10

Average Respondent Response: On a scale from 1 to 5, 1 being no obstacles and 5 being insurmountable obstacles, what actions feel like they have the biggest obstacles for you personally, in addressing climate change impacts?

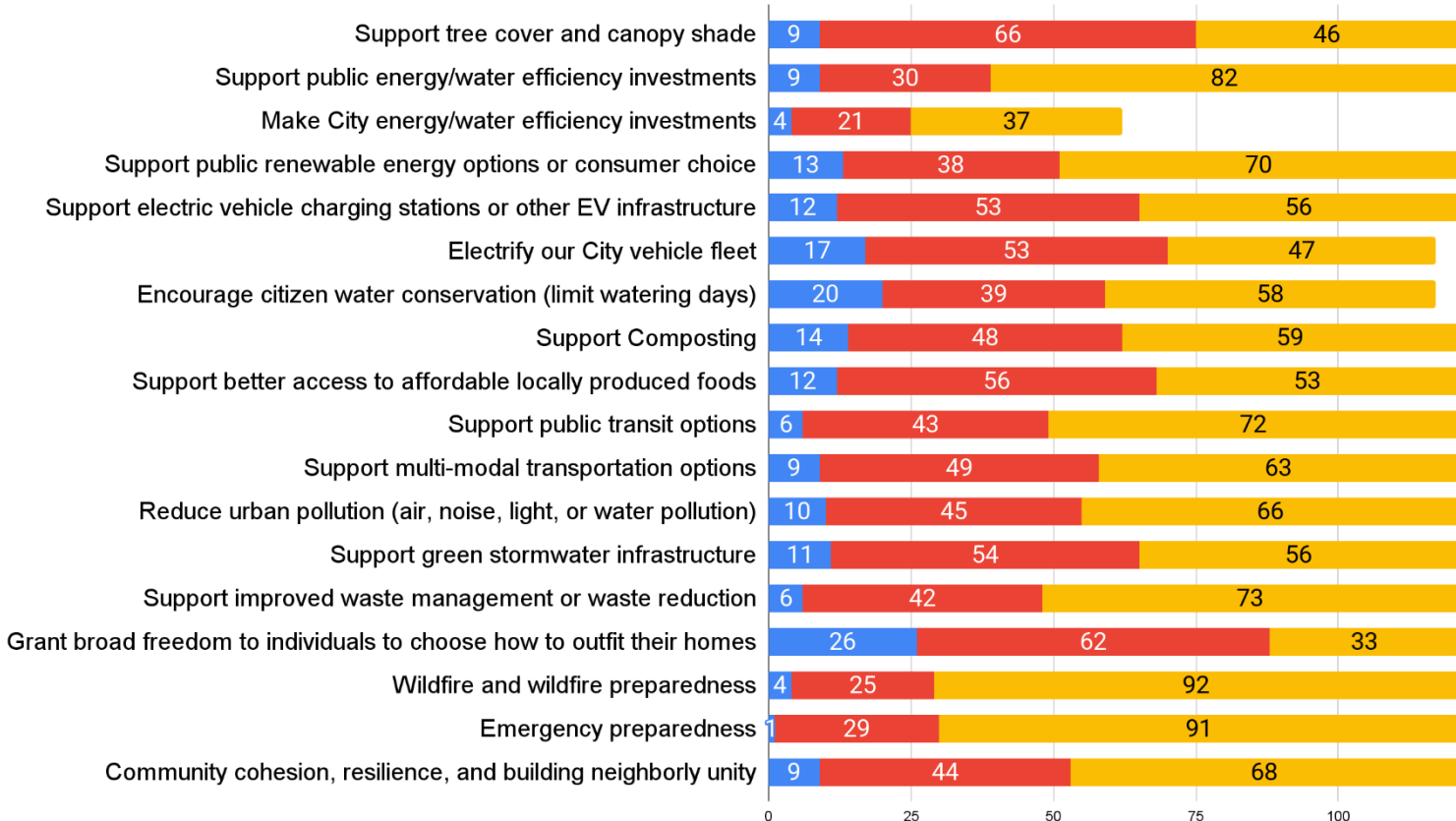




Question 11

What actions would you like to see White Salmon's City Government take to address climate change?

City should not do City should do City must do



Gross Emissions by Department		
Department	Total (MT CO2e)	Percent of Total
<b>General</b>	73.48	4%
<b>Fire</b>	74.18	5%
<b>Police</b>	97.66	6%
<b>Public Works</b>	113.51	7%
<b>Water</b>	1,220.24	74%
<b>Parks and Recreation</b>	22.91	1%
<b>Transportation</b>	37.42	2%
<b>Total</b>	<b>1,639.41</b>	<b>100%</b>

Total Emissions by Department and Source (MT CO2e)				
Department	Combustion	Electricity	Transportation	TOTAL
<b>General</b>	0.67	72.82	-	73.48
<b>Fire</b>	-	67.57	6.61	74.18
<b>Police</b>	-	41.63	56.04	97.66
<b>Public Works</b>	-	-	113.51	113.51
<b>Water</b>	-	1,220.24	-	1,220.24
<b>Parks and Recreation</b>	-	22.91	-	22.91
<b>Transportation</b>	-	37.42	-	37.42
<b>Total</b>	<b>0.67</b>	<b>1,462.58</b>	<b>176.16</b>	<b>1,639.41</b>

## Future Consideration

The below list includes additional initiatives for future consideration, which may be lower in urgency, lower in impact, and longer in timeframe of implementation than those initiatives cited in the official emissions reduction plan. These items are included in the report to aid in sparking community member action or providing actionable ideas to committed citizenry, City staff, or City Councilmembers.

### Facilities and Buildings

- CityLab in partnership with City to report annually on Greenhouse Gas emissions at the City level (Scope 1-3) and establish a public-facing emissions dashboard.
- Energy efficient pre-approved plans for residential single-family detached units and accessory dwelling units.
- CityLab with City oversight to raise awareness among residents, businesses, and local stakeholders about the importance of energy efficiency and providing resources to support behavior change can drive energy-saving actions at the individual and community levels.
- CityLab in partnership with City to develop and implement occupant behavior programs to optimize the energy efficiency of municipal buildings.
- Work with Klickitat PUD to design 'Time of Use' rates that incentivize decarbonization actions, shift and reduce system peak load, and promote more efficient electricity use.
- City to incentivize development of commercial structures that addresses the City's sustainability goals through progressive code, policies, or procedures, with the goal of near-zero/net-zero standards.
- City to adopt Uniform Building Code (UBC) and/or Wildland Urban Interface (WUI) relevant building code elements based on evaluated risks, ignition zones and vegetation types.
- CityLab to conduct Energy Savings and Impacts Scenario Tool (ESIST) to analyze energy savings, costs, and multiple benefits from energy efficiency programs.
- City to reduce urban heat island effect by painting roofs of City-owned and operated buildings with white or other reflective colors or materials.
- City and/or CityLab to work with materials providers and roofing contractors to encourage them to offer cool and green roofs.
- City to work with private/public organizations to establish a community composting facility to create a use for organic matter, woody debris, yard, and food waste that is often burned or landfilled.

- Support efforts to establish viable recycling, chipping, and composting services to reduce construction and demolition debris that goes to the landfill as waste.
- Support creation of an appliance repair vocational program at CGCC.

## Energy Independence and Resilience

- Develop a plan to coordinate solar installations with the replacement of roofs on all applicable City structures.
- CityLab with City oversight to create a solar energy dashboard to build public awareness of current solar usage in White Salmon.
- CityLab with City oversight to work with Klickitat PUD and other regional actors to incentivize renewable energy installation & advocate for State incentives for local renewable installations, energy storage, and other emissions reduction programs in small cities outside of the GMA.
- CityLab with City oversight to design and deliver outreach programs to encourage the installation of solar and energy storage on residential, commercial, and institutional properties.

## Transportation

- Improve community walkability, in line with [Jeff Speck recommendations](#).<sup>6</sup>
- Use incentives such as density bonuses and parking credits to promote affordable and accessible housing development that is transit-oriented and location-efficient.
- Develop policies to limit vehicle idling, such as anti-idling ordinances or awareness campaigns.
- Support City Staff telecommuting and flexible work arrangements to reduce the need for commuting.
- Conduct parking assessment plan to evaluate utilization of blacktop parking in downtown core and remove extraneous city-owned concrete.
- Implement traffic calming measures, such as speed bumps or roundabouts, to reduce vehicle speeds and emissions on lower-trafficked residential streets.
- Implement transportation demand management strategies, such as parking pricing or employer-based incentives.
- Develop car-free zones or pedestrian-only streets.

<sup>6</sup> Walkable White Salmon: Jeff Speck Presentation: <https://vimeo.com/669484738>

- Reduced off-street parking requirements and size on residential properties, and support more effective use of parking downtown.
- Reduce road width and implement bioswales and sidewalks along every road in city limits.
- Research state and federal funding for electric school transportation and vehicle-to-grid battery storage technology and share with White Salmon Public Schools and school transportation vendors to facilitate migration to electric vehicles / partnership with their bus contractors.
- Invest in infrastructure for alternative transportation modes, such as electric scooters or shared bicycles.
- Seek opportunities to increase electric bike usage in the city, such as docked, shared electric bike system, subsidies for purchase of electric bikes, etc., through partnership with local municipalities, grant funders, or private companies.
- Partner with local parking lot owners to identify feasible EV charging infrastructure locations, with potential City subsidy.
- Expand our EV car-sharing program in partnership with community organizations and affordable housing developments.
- Advocate for regulatory changes in electric rate structures that support time-of-use rates for electric vehicle charging stations and demand response incentives for the car-to-grid integration.
- Implementing nature-based solutions that increase carbon storage, including native trees and plants, bioswales, rain gardens, green roofs, urban gardens, and other types of green stormwater infrastructure (GSI) into residential, commercial, and municipal landscaping is a natural way to remove CO<sub>2</sub> from the atmosphere.
- Provide information and marketing about the choices and benefits of electric vehicles. Once available, continue to provide information and marketing to increase EV adoption.

## Water

- City to publish annual water usage statistics on publicly available dashboard: (Potable water used per capita (gallons/capita); Total citywide Water Consumption; Residential Per-Capita Water Use (RGPCD); Annual Commercial Water Usage (MGY); Total Annual Water Demand (MGY).
- City to consider seasonal water use rates.
- City to prioritize efficiency improvements and leak detection recommendations introduced by Dave Jepsen (Anderson Perry) at May 18, 2022 City Council Meeting.
- City to prioritize resident access to the Great American Rain Barrel program.

- City to enact policies to enable/incentivize gray water systems.

## Governance

- City / CityLab to conduct the EPA Co-Benefits Risk Assessment Health Impacts Screening and Mapping Tool (COBRA) to quantify health impacts of reducing emissions.
- Launch a program to coordinate community education and engagement to support Climate Action Plan implementation.
- Identify and evaluate opportunities to advocate for state laws and policies to further Climate Action Plan goals and other sustainability priorities.
- Work with small business districts to create community emissions reductions transparency dashboard.

## Partnering with existing City resource groups / events

- Implement a data-driven plan to protect and expand tree canopy, monitoring its effect on carbon sequestration, water quantity, and quality; maintain an inventory of public street trees to monitor their health and survival, taking climate change into account; identify new planting areas to increase the number of public trees.
- Promote sustainable consumption tactics to reduce consumption-related emissions. e.g., plan before purchasing; give the gift of experiences; reuse, borrow, share, rent, swap, and fix items; and refuse single-use disposable items.