



White Salmon Planning Commission Meeting
A G E N D A
August 26, 2026 – 5:30 PM
119 NE Church Ave and via Zoom Teleconference

Meeting ID: [897 0097 5461](#)
Call in Number: 1 (253) 215-8782 US (Tacoma)

Call to Order/Roll Call

Approval of Minutes

- [1.](#) Approval of Meeting Minutes – July 8, 2026
- [2.](#) Approval of Meeting Minutes – July 22, 2026

Public Comment

Members of the public attending the meeting, either in person or via Zoom, are welcome to provide general public comment. Each speaker will be allotted three minutes.

Discussion Items

- [3.](#) Draft Ordinance to amend Short-Term Rental regulations in Commercial zones
- [4.](#) Proposed code changes for "Small-Box Discount Stores"

Adjournment



File Attachments for Item:

1. Approval of Meeting Minutes – July 8, 2026



DRAFT

White Salmon Planning Commission MEETING MINUTES

July 8, 2026 – 5:30 PM

119 NE Church Ave and Zoom Teleconference

COMMISSION AND ADMINISTRATIVE PERSONNEL PRESENT

Commission Members:

Carl Trabant, Chair
Brendan Brown
Erika Price
Nate Loker
Adam Elliot

Staff:

Rowan Fairfield, City Planner
Miryan Manjarrez-Hurtado, Associate Planner

CALL TO ORDER/ ROLL CALL

Chair Carl Trabant called the meeting to order at 5:31 p.m. A quorum of planning commissioner members was present.

Roll call was conducted by staff:

Chair Carl Trabant — Present

Commissioner Erika Price — Present

Commissioner Nate Loker — Present

Commissioner Adam Elliot — Present

Commissioner Brendan Brown — Present (Online)

Staff confirmed that a quorum was present.

APPROVAL OF MINUTES

May 13, 2026 Meeting Minutes

Chair Trabant noted that he had comments regarding the May 13, 2026 meeting minutes. He requested that City Planner Rowan Fairfield review the summary of the staff presentation to ensure it accurately reflected the presentation before the minutes were considered for approval. The Commission agreed to defer approval of the May 13, 2026 meeting minutes to a future meeting.

May 27, 2026 Meeting Minutes

Chair Trabant identified two corrections to the May 27, 2026 meeting minutes:

The references to the cedar tree and fir tree should be reversed to accurately reflect that the cedar tree was located on the subject property and the fir tree was located on the neighboring property.

The minutes should clarify that the original motion did not include an arborist report requirement, that the Commission subsequently amended the motion to add the requirement, and that the amended motion was then discussed and voted upon.

Rowan Fairfield stated that the Commission could approve the minutes with the verbal amendments or defer approval until the revisions were incorporated.

Commissioner Nate Loker moved to approve the May 27, 2026 meeting minutes as verbally amended to include the corrections identified by Chair Trabant.

The motion passed unanimously.

PUBLIC COMMENT

No members of the public provided comment.

PUBLIC HEARING

Type II Site and Building Plan Review (WS-SPR-2026.003)

Proposal for a Change of Use/Occupancy to operate a retail convenience store and minor remodel of an existing structure on a 17,250-square-foot parcel in the Commercial Zone, located at 211 N Main Ave.

Before opening the public hearing, Chair Trabant announced that the applicant had requested to postpone consideration of the application in order to submit revised plans. He explained that the public hearing would be re-noticed once a new hearing date was established, anticipated for August or September, and that the applicant had agreed to waive any objection to the 120-day review period to allow time for resubmittal, staff review, and re-noticing.

Applicant Gurpreet Singh Josan confirmed on the record that he requested the postponement after becoming aware of additional conditions included in the July 6 agenda packet. He stated that the applicant intended to revise the engineering plans and other application materials to address the conditions before returning with the proposal at a later date.

City Planner Rowan Fairfield addressed concerns raised by members of the public regarding noticing for the application. Fairfield explained that the required on-site notice had been reported missing and that a new noticing period would be conducted with the rescheduled hearing. Fairfield also acknowledged comments requesting additional information be made available through the City's online notification resources and stated that staff would work to improve public awareness and online information for future hearings.

Chair Trabant noted the significant public interest in the proposal. He stated that staff had received approximately 69 written public comments and thanked the public for their interest. Chair Trabant encouraged community members to participate again when the hearing is rescheduled, noting that previous comments could be maintained or updated during the new public comment period.

As the hearing was postponed at the applicant's request, the Commission did not open the public hearing, receive testimony, deliberate, or take action on the application.

ADJOURNMENT

The meeting was adjourned at 5:42 p.m.

Carl Trabant, Chair

Miryan Manjarrez-Hurtado, Associate Planner

File Attachments for Item:

2. Approval of Meeting Minutes – July 22, 2026



DRAFT

White Salmon Planning Commission MEETING MINUTES

July 22, 2026 – 5:30 PM

119 NE Church Ave and Zoom Teleconference

COMMISSION AND ADMINISTRATIVE PERSONNEL PRESENT

Commission Members:

Carl Trabant, Chair
Brendan Brown
Erika Price
Nate Loker
Adam Elliot

Staff:

Rowan Fairfield, City Planner
Miryan Manjarrez-Hurtado, Associate Planner

CALL TO ORDER/ ROLL CALL

Chair Carl Trabant called the meeting to order at 5:30 p.m. A quorum of planning commissioner members was present.

Roll call was conducted by staff:

Chair Carl Trabant — Present

Commissioner Erika Price — Present

Commissioner Nate Loker — Absent

Commissioner Adam Elliot — Present (5:32)

Commissioner Brendan Brown — Present

Staff confirmed that a quorum was present.

APPROVAL OF MINUTES

May 13, 2026 Meeting Minutes

Chair Trabant noted that approval of the May 13, 2026 meeting minutes had been postponed from the previous meeting to allow staff to verify the accuracy of testimony.

June 24, 2026 Meeting Minutes

Commissioner Brown moved to approve the May 13 and June 24, 2026 meeting minutes. Commissioner Price seconded the motion. **The motion passed unanimously (3–0).**

PUBLIC COMMENT

No members of the public provided comment.

DISCUSSION ITEMS

Short-term rentals in Commercial zones

City Planner Rowan Fairfield presented draft amendments to the City's short-term rental regulations for commercial zones, noting that the item is also included in the Commission's work plan for the year. The proposal was developed in response to previous Commission discussions regarding existing nonconforming single-family residences located in commercial zones and whether they should be eligible to operate as short-term rentals.

Staff explained that the draft ordinance would simplify the existing code by replacing the current percentage calculation for permitted short-term rentals with a table establishing the allowable number of short-term rental units based on the total number of units on a property. Staff also proposed language allowing existing single-family residences constructed prior to 2022 in commercial zones to be used as short-term rentals while maintaining the requirement that ground-floor commercial street frontage remain in commercial use.

The Commission discussed the distinction between hotels and short-term rentals, particularly as it relates to mixed-use developments such as Hotel Iconica. Staff reviewed the City's code definitions and explained that hotels are classified separately from short-term rentals, generally consisting of commercial lodging with on-site services, a minimum number of rental units, and a transient lodging license.

Commissioners discussed how the proposed amendments could affect future mixed-use and multifamily developments in commercial zones. Several commissioners expressed concern that allowing up to 30 percent of units in larger developments to operate as short-term rentals could reduce the long-term housing supply and alter the character of residential portions of mixed-use projects. Commissioners also considered how future redevelopment opportunities, particularly in the downtown commercial area and near the bridge, could be affected by the ordinance.

Staff noted that the Commission's original work plan directed a narrow amendment addressing existing single-family homes in commercial zones and cautioned against expanding the scope of the project without additional research or Council direction. Staff also reported that the City currently remains well below the overall short-term rental cap and that recent permit renewals suggest some properties have returned to the long-term rental market.

Following discussion, the Commission considered revising the proposed table to reduce the number of allowable short-term rentals in larger developments. Commissioners discussed several alternatives before reaching consensus on a revised approach that would establish the following maximum number of short-term rental units per parcel:

- 0–5 units: 1 short-term rental
- 6–10 units: 2 short-term rentals
- 11–14 units: 3 short-term rentals
- 15 or more units: 4 short-term rentals

Commissioners indicated that capping the number of short-term rental units in larger developments would better support the City's long-term housing goals while still allowing flexibility for smaller properties. The Commission also noted that larger developments seeking a greater number of transient lodging units could pursue development as a hotel rather than as residential short-term rentals.

Commissioner Adam Elliot moved to direct staff to incorporate the revised table into the draft ordinance and prepare the ordinance for future public hearing and City Council consideration. Commissioner Brendan Brown seconded the motion. **The motion passed unanimously (4–0).**

Staff reported that the next step would be to prepare the ordinance for Commission review before scheduling a public hearing.

ADJOURNMENT

The meeting was adjourned at 6:35 p.m.

Carl Trabant, Chair

Miryan Manjarrez-Hurtado, Associate Planner

File Attachments for Item:

3. Draft Ordinance to amend Short-Term Rental regulations in Commercial zones

CITY OF WHITE SALMON

ORDINANCE NO. 2026-##-####

AN ORDINANCE OF THE CITY OF WHITE SALMON, WASHINGTON
AMENDING WSMC CHAPTERS 5.02 AND 17.57
REGARDING SHORT-TERM RENTALS IN COMMERCIAL ZONES

WHEREAS, Short-Term Rentals are regulated by the City of White Salmon; and,

WHEREAS, current city zoning regulations do not allow a Short-Term Rental to operate in existing single-family homes in Commercial zones; and,

WHEREAS, such homes are nonconforming uses in Commercial zones but are desirable locations for vacation rentals; and,

WHEREAS, the City desires to allow Short-Term Rentals in such locations, and to balance the overall siting of Short-Term Rentals by reducing the number of Short-Term Rentals that can operate in large apartment buildings; and,

WHEREAS, to resolve a discrepancy between Title 5 and Title 17;

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

Section 1. White Salmon Municipal Code is amended as follows:

Key: ~~**Bold and strikethrough**~~ means deleted. **Bold and underline** means new.

5.02.030 Permitting and renewal procedures.

- D. Quantity of Permits by Location and Owner.
- 3. Commercial Zones. There is no cap on the number of short-term rental permits in the commercial zones. **The number of short-term rentals per parcel shall be permitted according to the following table: No more than thirty percent of residential units on any given parcel in the commercial zoning district may be used as short-term rentals. This number shall be rounded to the nearest integer, with a half integer rounded down, depending on the number of existing or proposed units.**

For example:

Units on Parcel	Maximum Number of Short-term Rentals
Up to 5 units	1
6 to 8 units	2
9 to 11 units	3
12 to 14 units	4
15 to 18 units	5
19 to 21 units	6
22 to 25 units	7

Units on Parcel	Maximum Number of Short-term Rentals
Up to 5 units	1
6 to 10 units	2
11 to 14 units	3
15 or more	4

17.57.050 Additional use restrictions—Commercial zones (C).

- A. ~~Short-term rentals are permitted only when no more than thirty percent of residential units on a parcel in the commercial zoning district are for the purpose of short-term rental. This number shall be rounded to the nearest integer, with a half integer rounded down, depending on the number of existing or proposed units.~~

The number of short-term rentals per parcel shall be permitted according to the following table:

Units on Parcel	Maximum Number of Short-term Rentals
Up to 5 units	1
6 to 10 units	2
11 to 14 units	3
15 or more	4

- B. ~~Apart from existing short-term rentals in the commercial zones which meet the requirements of WSMC 17.57.060,~~ no new short-term rental shall be permitted to occupy a ground floor space with commercial street frontage, except for:

1. existing short-term rentals which meet the requirements of WSMC 17.57.060, and,

2. single-family residential structures which existed prior to 2022.

Section 2. Severability

If any section, sentence, clause, or phrase of this ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 3. Effective Date

This ordinance shall take effect five (5) days after publication as provided by law.

ADOPTED by the City Council of the City of White Salmon, Washington, at a regular meeting thereof this ____ day of _____, 2026.

CITY OF WHITE SALMON, WASHINGTON

Marla Keethler, Mayor

ATTEST:

APPROVED AS TO FORM:

Erika Castro Guzman, City Clerk

Shawn MacPherson, City Attorney

File Attachments for Item:

4. Proposed code changes for "Small-Box Discount Stores"

Proposed code revisions from Community Development Committee

Chapter 17.08 DEFINITIONS

17.08. 5XX Small-Box Discount Store.

A retail establishment with a gross floor area of less than 10,000 square feet that operates under a common trade name, trademark, or franchise and primarily offers for sale a variety of discounted consumer goods, household items, personal care products, packaged foods, or similar merchandise and that:

1. Does not include a gasoline fueling station;
2. Does not include a prescription pharmacy; and
3. Devotes less than fifteen percent (15%) of its sales floor area to the display and sale of fresh fruits, vegetables, meat, or dairy products.

Chapter 17.48 C GENERAL COMMERCIAL DISTRICTS

17.48.010 Purpose—Use restrictions generally.

In the C district, it is intended that structures, premises and facilities would provide a mix of uses including major shopping, business facilities and civic uses serving an urban and/or agricultural area of sufficient population to support the facilities provided. The purpose of these provisions is also to implement the City's Comprehensive Plan by encouraging a vibrant, walkable commercial district characterized by diverse, neighborhood-serving businesses, fostering small business development, and preserving the village character that defines White Salmon.

The City further finds that encouraging locally scaled commercial development, supporting small business development, maintaining a diverse mix of neighborhood-serving retail uses, and preserving opportunities for access to fresh food are important components of implementing the Comprehensive Plan and maintaining the long-term vitality and character of the Commercial District.

17.48.070 Prohibited uses.

[...]

G. Small-box discount stores, as defined

Supplemental reading

1. “Dollar Stores Are Leeching the Economic Vitality of Communities Across the U.S.”, Strong Towns, 2023.
<https://archive.strongtowns.org/journal/2023/6/5/dollar-stores-are-leeching-the-economic-vitality-of-communities-across-the-us>
2. “The Dollar Difference: Why Rural Poverty Benefits Dollar Stores More Than Urban”, Strong Towns, 2024.
<https://archive.strongtowns.org/journal/2024/7/10/the-dollar-difference-why-rural-poverty-benefits-dollar-stores-more-than-urban>
3. “Fort Worth City Council passes regulations to limit spread of dollar stores”, Fort Worth Star-Telegram, 2019.
<https://www.star-telegram.com/news/local/fort-worth/article238036189.html>
4. “What the Explosion of the Dollar Store Says About the State of Our Cities”, Strong Towns, 2019.
<https://archive.strongtowns.org/journal/2019/1/3/what-the-explosion-of-the-dollar-store-says-about-the-state-of-cities>
5. “Dollar Stores Are Targeting Struggling Urban Neighborhoods and Small Towns. One Community Is Showing How to Fight Back”, Institute for Local Self-Reliance, 2018.
<https://ilsr.org/article/independent-business/dollar-stores-target-cities-towns-one-fights-back/>