



White Salmon Planning Commission Meeting
A G E N D A
July 08, 2026 – 5:30 PM
119 NE Church Ave and via Zoom Teleconference

Meeting ID: [836 9092 5927](#)
Call in Number: 1 (253) 215-8782 US (Tacoma)

Call to Order/Roll Call

Approval of Minutes

- [1.](#) Approval of Meeting Minutes – May 13, 2026
- [2.](#) Approval of Meeting Minutes – May 27, 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.

Public Hearing

Type II Site and Building Plan Review. A 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 Commercial Zone, located at 211 N Main Ave, planning file WS-SPR-2026.003.

3. Chair opens the hearing
- [4.](#) Staff presentation
5. Applicant presentation
6. Public testimony
7. Commission discussion
8. Commission action

Adjournment



File Attachments for Item:

1. Approval of Meeting Minutes – May 13, 2026



DRAFT

White Salmon Planning Commission MEETING MINUTES

May 13, 2026 – 5:30 PM

119 NE Church Ave and Zoom Teleconference

COMMISSION AND ADMINISTRATIVE PERSONNEL PRESENT

Commission Members:

Carl Trabant, Chair
Michael Morneault
Brendan Brown
Erika Price
Nate Loker

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 Michael Morneault — Present

Commissioner Nate Loker — Present

Commissioner Brendan Brown — Present (Online)

Staff confirmed that a quorum was present.

PUBLIC COMMENT

No members of the public provided comment.

Public Hearing

Type II Site and Building Plan Review. A proposal for a multiplex residential use with four (4) dwellings on a 6,012 sq. ft. parcel in the R2 zone, located at 130 SE Wyers Street, planning file WS-SPR-2026.002.

1. Chair opens the hearing

Chair Carl Trabant opened the public hearing for Planning File WS-SPR-2026.002, a Type II Site and Building Plan Review for a proposed multiplex residential development consisting of four (4) dwelling units on a 6,012-square-foot parcel located at 130 SE Wyers Street.

The Chair explained that the application was being considered as a quasi-judicial matter and reviewed the applicable hearing procedures, including the requirements of the Appearance of Fairness Doctrine and the prohibition on ex parte communications. The Chair asked Planning Commission members to disclose any ex parte communications, conflicts of interest, financial interests, or other circumstances that could affect their ability to hear the matter fairly and impartially. The Chair also invited members of the public to raise any concerns regarding the impartiality of the Commission.

No Planning Commissioners disclosed ex parte communications or conflicts of interest, and no requests for disqualification were made by members of the public.

The public hearing proceeded with the staff presentation.

2. Staff presentation

City Planner Rowan Fairfield presented the staff report for Planning File WS-SPR-2026.002, a Type II Site and Building Plan Review for a proposed four-unit multiplex development on a 6,012-square-foot parcel zoned R2 at 130 SE Wyers Street.

Fairfield reviewed the application timeline, including the pre-application conference, application submittal, public notice process, and hearing timeline. They explained that the proposal was evaluated against the applicable provisions of the White Salmon Municipal Code, including zoning, development standards, parking, setbacks, utilities, tree protection, stormwater management, and access requirements.

Staff found that the proposed use is permitted in the R2 zone and complies with the majority of applicable development standards. The existing lot width does not meet current standards; however, the parcel is a legally nonconforming lot created in 1903 and remains eligible for development.

Fairfield summarized the proposal's compliance with parking, building height, setbacks, and density requirements. They also discussed the proposed removal of one special tree (Oregon white oak) and one significant tree (cedar), explaining that staff determined the removals met the applicable tree removal criteria, subject to replacement requirements or payment of a fee-in-lieu if replacement trees cannot be accommodated on-site.

Staff also reviewed the proposed stormwater management measures, recommending a condition requiring engineered stormwater plans approved by the City Engineer. Additional recommended conditions included underground utility installation, alley paving and driveway improvements, right-of-way permitting, and compliance with Public Works requirements for water and sewer connections.

Fairfield summarized agency and public comments received prior to the hearing. Agency comments included recommendations regarding tree mitigation and notification of existing utility infrastructure. Public comments primarily expressed concerns related to development density, parking, neighborhood compatibility, tree removal, affordability, and potential short-term rental use. Staff responded that the application had been evaluated based on the applicable approval criteria established in the Municipal Code and clarified that several concerns raised were outside the scope of the Commission's review.

Based on the findings presented in the staff report, staff recommended **approval with conditions**.

3. Applicant presentation

Applicant Juan Chaves thanked the Planning Commission and members of the public for their participation and expressed appreciation for the opportunity to present the proposal. Chaves stated that the project was designed to comply with the City's adopted regulations and

development standards while providing additional housing opportunities within an established neighborhood.

Chaves explained that the proposal was intended to be a small-scale residential development that makes efficient use of existing infrastructure while maintaining the residential character of the area. They acknowledged the concerns raised by neighboring property owners and stated their intent was to develop the property responsibly in accordance with the City's long-term planning vision and applicable Municipal Code requirements.

4. Public testimony

Chair Carl Trabant opened the public testimony portion of the hearing, reviewed the hearing procedures, and invited testimony from those in support of, neutral to, or opposed to the proposal.

Peter Wright, White Salmon resident, spoke in support of the proposal. Wright stated that the application should be evaluated based on the standards established in the White Salmon Municipal Code and noted that many concerns raised by the public were policy issues rather than grounds for denial. Wright encouraged the Commission to provide clear findings regarding the classification of the proposed development, reconsider the recommended alley paving condition based on prior land use decisions, and evaluate whether parking could be relocated to preserve the existing cedar tree.

Ross Henry, an adjacent property owner, spoke in opposition to the proposal. Henry expressed concerns regarding the proposed density on a legally nonconforming lot, compatibility with the surrounding neighborhood, and consistency with the Comprehensive Plan's vision for maintaining the community's small-town character. Henry also raised concerns about the removal of the cedar tree and its potential impact on the neighboring Douglas fir, the adequacy of the proposed parking, and the interpretation of parking within the required front yard. Henry suggested that additional code provisions addressing development on nonconforming lots would provide greater clarity for future projects.

Greg Hohensee, a White Salmon resident, spoke in opposition to the proposal. Hohensee stated that he opposed the previous amendments to the R2 zoning regulations and believed the current proposal demonstrated unintended consequences of those changes. He expressed concerns that the proposed development was inconsistent with the Comprehensive Plan's goals of maintaining the City's small-town character and questioned whether the proposed use of the alley for vehicle access was consistent with the Municipal Code. Hohensee also raised concerns regarding parking impacts, pedestrian safety, potential effects on existing infrastructure, tree removal, and the long-term public costs associated with increased residential density.

Jonathan DeArmond, an adjacent property owner, spoke in opposition to the proposal. DeArmond expressed concerns regarding the interpretation of the required front and rear yard standards, stating that the proposed parking configuration would occupy the required yard areas and was inconsistent with the intent of the Municipal Code. They also raised concerns about the proposed removal of the Oregon white oak and cedar trees, the compatibility of the proposed development with the surrounding neighborhood, and whether the project would provide housing that meets the needs of local families. DeArmond encouraged the Commission to consider alternative site designs that would preserve the existing trees while still allowing residential development.

Brynion Berkey, an adjacent property owner, spoke in opposition to the proposal. Berkey expressed concerns that the proposed development was inconsistent with the character of the community and objected to the proposed front yard parking configuration. Berkey also stated that they intended to retain the Douglas fir tree on their property and expressed concern that removal of the adjacent cedar tree could adversely affect its health.

5. Applicant Rebuttal

Applicant Juan Chaves responded to the public testimony by acknowledging the concerns expressed by neighboring property owners. Chaves stated that the proposal was intended to provide additional housing opportunities while complying with the City's adopted regulations and planning policies. Chaves thanked the Planning Commission and members of the public for their time and consideration.

6. Commission discussion

Following the close of public testimony, Fairfield responded to questions raised during the hearing. They clarified that the Municipal Code does not prohibit parking within required front yards, noted that residential landscaping is not required by code, and recommended an additional condition of approval requiring an arborist report to identify measures for protecting the neighboring Douglas fir during removal of the cedar tree. Fairfield also discussed the interpretation of the proposed breezeway, stating that staff believed it met the intent of the multiplex provisions, while acknowledging the Commission could interpret the code differently.

Commissioners discussed several aspects of the proposal, including stormwater management, the adequacy of the proposed drainage plan, public water and sewer capacity, parking within required yard areas, alley access, the recommended alley paving condition, development on a legally nonconforming lot, tree preservation, and whether the proposed breezeway satisfied the Municipal Code's multiplex standards. Commissioners also discussed the applicant's stated intent to occupy one unit and rent the remaining units as long-term rentals.

Following discussion, the Commission determined that additional time was needed to further evaluate the proposal, including interpretation of the multiplex provisions, stormwater review, and certain recommended conditions of approval.

7. Commission action

Commissioner Michael Morneault moved to continue the public hearing to the May 27, 2026, Planning Commission meeting. Commissioner Brendan Brown seconded the motion.

Motion carried 5-0. No final action was taken on the application, and the public hearing was continued to the next meeting.

ADJOURNMENT

The meeting was adjourned at 7:02 p.m.

Carl Trabant, Chair

Miryan Manjarrez-Hurtado, Associate Planner

File Attachments for Item:

2. Approval of Meeting Minutes – May 27, 2026



DRAFT

White Salmon Planning Commission MEETING MINUTES

May 27, 2026 – 5:30 PM

119 NE Church Ave and Zoom Teleconference

COMMISSION AND ADMINISTRATIVE PERSONNEL PRESENT

Commission Members:

Carl Trabant, Chair
Michael Morneault
Brendan Brown
Erika Price
Nate Loker

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 (Online)

Commissioner Michael Morneault — Present

Commissioner Brendan Brown — Present

Commissioner Nate Loker — Present

Staff confirmed that a quorum was present.

Approval of Minutes

Commissioner Michael Morneault moved to approve the March 11, 2026, and April 8, 2026, Planning Commission meeting minutes. Commissioner Brendan Brown seconded the motion.

Motion carried unanimously

PUBLIC COMMENT

Peter Wright, a White Salmon resident, asked whether additional public testimony would be accepted during the continued public hearing, noting that the agenda identified the item as a public hearing.

Chair Carl Trabant explained that the Commission had previously closed the public testimony portion of the hearing and would determine later in the proceedings whether to reopen it. When Mr. Wright asked for clarification, Chair Trabant confirmed that no additional public testimony would be accepted at that time.

PUBLIC HEARING

Continued Public Hearing – Type II Site and Building Plan Review (WS-SPR-2026.002)

Chair Carl Trabant reopened the continued public hearing for Planning File WS-SPR-2026.002, a Type II Site and Building Plan Review for a proposed four-unit multiplex development at 130 SE Wyers Street. Chair Trabant noted that the hearing remained in the deliberation stage and that the public testimony portion had previously been closed.

City Attorney Shawn MacPherson advised that reopening public testimony would not be appropriate because the Commission had already accepted testimony, received rebuttal, and closed the public comment portion of the hearing. He further advised the Commission to disclose an email received after the close of testimony, determine whether it would affect their decision-making, and provide an opportunity for objections.

Each Commissioner acknowledged receipt of the email. Commissioners Morneault, Brown, Loker, and Chair Trabant stated they could make their decision without considering the email. Commissioner Erika Price stated that she had not read the email. No objections were raised, and the Commission proceeded with deliberations.

City Planner Rowan Fairfield summarized the remaining issues from the previous hearing, including:

- Stormwater review and approval by the City Engineer as a condition of approval.
- Required alley improvements and associated stormwater management.
- Protection of adjacent trees through an arborist report addressing removal of the fir tree and impacts to the neighboring cedar tree.
- Building design revisions to ensure the development meets the City's interpretation of a multiplex as a single structure rather than two duplexes connected by a breezeway. Staff also explained why the proposal could not qualify as a duplex with two accessory dwelling units under the Municipal Code.

COMMISSION DISCUSSION

Commissioners discussed several aspects of the proposal, including:

- Whether the Municipal Code should be clarified regarding the number of primary dwelling structures permitted within the R-2 zone.
- The interpretation of the required front yard setback and whether parking spaces should satisfy the setback requirement.
- Whether the Commission had discretion to approve the proposal as designed despite ambiguity in the code.
- The compatibility of the proposed building design with the surrounding neighborhood.
- Tree preservation concerns and the importance of requiring an arborist report to minimize impacts to adjacent trees.
- The extent of required alley improvements, with Commissioners ultimately favoring improvements only along the portion of the alley adjacent to the subject property rather than extending improvements to First Avenue.

COMMISSION ACTION

Chair Trabant made a motion to approve Site and Building Plan Review WS-SPR-2026.002 based on the findings, conclusions, and recommendations in the staff report, with the following modifications:

- Revise the alley improvement condition to require improvements only along the portion of the alley adjacent to the subject property.
- Require the proposed development to be constructed as a single structure connected by at least one continuous wall from floor to ceiling with a shared foundation and roof.

- Include a condition requiring an arborist report demonstrating that removal of the fir tree can occur without endangering the adjacent cedar tree.

The amendment requiring the arborist report was approved.

The Commission then voted on the main motion, as amended.

Roll Call Vote

Chair Carl Trabant – Aye
Commissioner Erika Price – Aye
Commissioner Michael Morneau – Aye
Commissioner Brendan Brown – Nay
Commissioner Nate Loker – Nay

Motion carried, 3–2.

Following the vote, Chair Trabant declared the public hearing closed.

Discussion Items

Shared Utilities – staff feedback and continuing discussion on shared water

City Planner Rowan Fairfield presented feedback from Public Works, the Utility Clerk, and the Building Official regarding the potential use of shared water services. Staff unanimously recommended against allowing shared water connections due to the administrative complexity and limited public benefit.

Staff outlined several concerns, including billing complications, impacts to connection fees and utility revenue, potential need for an updated water rate study, enforcement challenges when shutting off service for delinquent accounts, impacts to water pressure and fire flow, reduced meter accuracy with larger shared meters, and the likelihood of increased disputes between property owners that would ultimately involve City staff.

Commissioners discussed the staff recommendations and agreed that shared water should not be pursued. The Commission expressed support for continuing work on an ordinance allowing shared sewer connections under limited circumstances.

The Commission discussed potential situations where shared sewer connections may be appropriate, including infill development with limited frontage and existing developments utilizing unit lot subdivisions. Commissioners also discussed how future land divisions would still require separate water services for each newly created parcel.

Staff indicated the next step would be to prepare draft code amendments addressing shared sewer connections. The draft ordinance will be brought before the Planning Commission for a public hearing before being forwarded to City Council for consideration.

No Commissioners volunteered to draft the ordinance, and the Commission agreed to assign the work to staff as workload allows. Staff also noted that the next work plan item would likely be short-term rentals in commercial zones.

ADJOURNMENT

The meeting was adjourned at 6:17 p.m.

Carl Trabant, Chair

Miryan Manjarrez-Hurtado, Associate Planner

File Attachments for Item:

4. Staff presentation



CITY OF WHITE SALMON

100 N. Main Street, White Salmon, WA 98672

(509) 493-1133

TYPE II STAFF REPORT FOR SITE AND BUILDING PLAN REVIEW

Date: July 6, 2026

Site Address: 211 N Main Ave
Applicant: Adnan Kamati, KBT Engineers
Owner: White Salmon Properties LLC
Agent: Joson Singh

Parcel Number: 03111932000400
Legal Description: Tax Lot 27 in NWSW Less Tax Lots 27B & 27A Irregular Tracts to WS;
19-3-11
Planning File: WS-SPR-2026.003

1.0 SUMMARY

- 1.1** Proposal:
Proposal for Change of Use/Occupancy of an existing structure on a 17,250 square foot parcel in Commercial Zone, to operate a retail convenience store.
- 1.2** Staff Recommendation:
Denial without prejudice
- 1.3** List of Attachments
1. Application packet
 - a. Project narrative
 - b. Site plan
 - c. Building plans
 - d. Email correspondence
 2. Location map
 3. Aerial and frontage photos
 4. Agency Public Notice
 5. Public Comments

2.0 AUTHORITY

Per the City's Municipal Code §17.81.040, a Site Plan Review is required for most new developments, remodels, and changes of use, except single-family uses.

This review is a **Type II procedure**, per WSMC §17.81.060, because the project includes a "significant change in use of a building or other structure". For Type II Site Plan Reviews, the Planning Commission is designated as the review committee, per WSMC §17.81.030. A Type II procedure includes a staff report and recommendation made by the administrator, an open record public hearing, and a final decision by the Planning Commission, per WSMC §19.10.040.

Review procedures are described in WSMC Chapter 19.10. Appeals information can be found at the end of this report.

3.0 PROCEDURE AND TIMELINE

The procedure and timeline for a Type II review is described in WSMC Title 19.

3.1	Pre-application conference:	September 11, 2025
3.2	Application submitted:	March 2, 2026
3.3	Application deemed complete:	April 28, 2026
3.4	Notice of Application:	May 5, 2026
3.5	Mailed Notice of Public Hearing:	June 16, 2026
3.6	Posted Notice of Public Hearing:	June 16, 2026
3.7	Published Notice of Public Hearing:	June 24, 2026 in the <i>Columbia Gorge News</i>
3.8	Staff Report:	July 6, 2026
3.9	Public Hearing:	July 8, 2026
3.10	Final Order mailed:	Within five (5) days of the decision
3.11	Appeal deadline:	Within thirty (30) calendar days of decision

4.0 PROPERTY CHARACTERISTICS

- 4.1** Zoning:
 - 4.1.1** Comprehensive Plan: Commercial
 - 4.1.2** Current Zoning: Commercial (C)
- 4.2** Size: 17,250 sq ft, or about 0.4 acres
- 4.3** Access: Primary access from Main Ave, secondary from Lincoln (alley)
- 4.4** Previous Land Use Actions:
Formerly an office for the state Department of Social and Health Services (DSHS)
- 4.5** Current Land Use:
Developed with building and parking lot; currently vacant.
- 4.6** Neighboring Land Uses:
 - 4.6.1** North: Mixed-use (residential and commercial)
 - 4.6.2** East: Residential
 - 4.6.3** South: Residential (nonconforming in C zone)
 - 4.6.4** West: Public park
- 4.7** Critical Areas:
 - 4.7.1** Fish and wildlife conservation areas: No
 - 4.7.2** Geologically hazardous areas: No, except “regional lava flows” which are typical for the entire city
 - 4.7.3** Flood hazard areas: No
 - 4.7.4** Critical aquifer recharge areas: No
 - 4.7.5** Wetland critical areas: No

5.0 CONTEXT FINDINGS

Applicant also applied for a Change of Occupancy building permit # 2025 0003 CP, which is on hold, pending the outcome of this Site and Building Plan review which provides land use approval.

6.0 CRITERIA FOR APPROVAL

The following sections of the White Salmon Municipal Code have bearing on this application.

WSMC Chapter 17.48 – C General Commercial Districts

- 17.48.020 – Principal uses permitted outright.
- 17.48.060 – Density provisions.
- 17.48.075 – Development and design standards.
- 17.48.076 – Deviations from design standards.

WSMC Chapter 17.68 – Design and Use Standards

- 17.68.090 - Corner lots and corner visibility

WSMC Chapter 17.72 - Off-Street Parking and Loading

- 17.72.090 - Number of spaces for designated uses

WSMC Chapter 17.81 - Site and Building Plan Review

WSMC Chapter 18.40 – Tree Protection

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

WSMC Chapter 18.41 – Heritage Trees

- 18.41.050 – Heritage tree removal.

WSMC Chapter 19.10 – Land Development Administration Procedures

- 19.10.230 – Review and decision (Type II)

WSMC Chapter 15.12 – Signs

- 15.12.030 – Sign approval-Business license required.
- 15.12.060 – Requirements applicable to signs.

WSMC Chapter 8.40 – Outdoor Lighting

- 8.40.010 – Purposes, applicability and definitions.
- 8.40.020 – Outdoor lighting standards.

7.0 FINDINGS

7.1 WSMC 17.48.010 – Principal uses permitted outright.

Principal use listed as uses permitted outright in the C district are intended to be retail and service oriented uses focused on sales of goods and services to end users, or limited school and child care facilities. [...]

- A. Retail. Retail stores and shops providing goods and services, including hardware, dry goods, apparel, home appliances, jewelry, photographic studio, furniture and boat sales; gift shop;*
- B. Service and Professional Space. Cafe, tavern, theater (including outdoor), radio and television, bank, business or professional office;*
- C. Repair and Sales. Automobile, truck and machinery dealer (new and used), garage, and automobile, truck and other passenger vehicle repair reconditioning, painting, upholstering, motor rebuilding, body and fender work; refrigerated locker rental, shoe repair, bakery, supermarket, tailoring;*
- D. Preparation and Sales. Formulating and preparing for sale such products as bakery goods, candy, cosmetics, dairy products, drugs, food and beverage products; including brewer, distillery, or winery in conjunction with a pub eatery or tasting room;*

Staff Finding: Satisfied

The store will sell packaged food items, beverages, household convenience goods, and pre-packaged retail products, per the project narrative. The floor plan also shows a coffee station, kitchen, small grocery area, and tobacco products behind the cashier. These uses are allowed in the C zone.

7.2 WSMC 17.48.060 - Density provisions.

Density provisions for the C district are as follows:

- A. Maximum building height: thirty-five feet;*
- B. Minimum lot: none;*
- C. Minimum front yard depth: none required;*
- D. Maximum front yard depth: fifteen feet, with exceptions for courtyards and pedestrian spaces no greater than fifty feet in frontage length;*
- E. Minimum side yard, interior lot: none required;*
- F. Minimum side yard, corner lot: none required;*
- G. Minimum side yard, zone transition lot: same as requirement of adjoining more-restrictive district;*
- H. Minimum rear yard: none; except when abutting an R district, twenty feet.*

Staff Finding: Satisfied

The building is pre-existing. The applicants propose a minor addition to the northwest corner of the building. The addition meets the standards above.

7.3 WSMC 17.48.075 – Development and design standards.

A. Property Development Standards. All new development shall conform to Chapter 17.81, Site and Building Plan Review, and to any and all architectural and design standards which may be adopted by the city.

B. Roof Standards/Surfacing.

1. Finished roof material shall meet Class "C" roof standards. Dark and non-reflective roofing material shall be used for all visible roof surfaces.

C. Roof Standards/Mechanical Equipment and Venting.

1. All mechanical equipment located on roof surfaces such as, but not limited to, air conditioners, heat pumps, fans, ventilator shafts, duct work, or related devices or support work, shall be screened from view when possible and visible equipment shall be of a matte and/or non-reflective finish, unless reviewed and determined by the planning commission to be compatible with or a positive addition to the design and character of the commercial area. This restriction shall not apply to radio/television antennas or dishes (see Chapter 17.78).

2. All exposed metal flashing, roof jacks and plumbing vents shall be matte finishes/non-reflective.

Staff Finding: Satisfied with Conditions

Design standards in this subsection of the Code are somewhat more difficult to apply to existing construction, minor remodels, and changes of occupancy. Discretion must be exercised in applying these standards reasonably. Generally, when an aspect of the remodel increases the building's conformity with City Code, it is allowed, but when it decreases the conformity, i.e. creates a nonconformity, it should not be allowed.

The rendering shows that the exterior columns and roof overhangs will be removed, and shows an awning surrounding the roofline, which will better screen the new and existing mechanical equipment from public view.

Condition of Approval: New visible mechanical equipment and vents shall be of a matte and/or non-reflective finish. New roof material shall be dark and non-reflective.

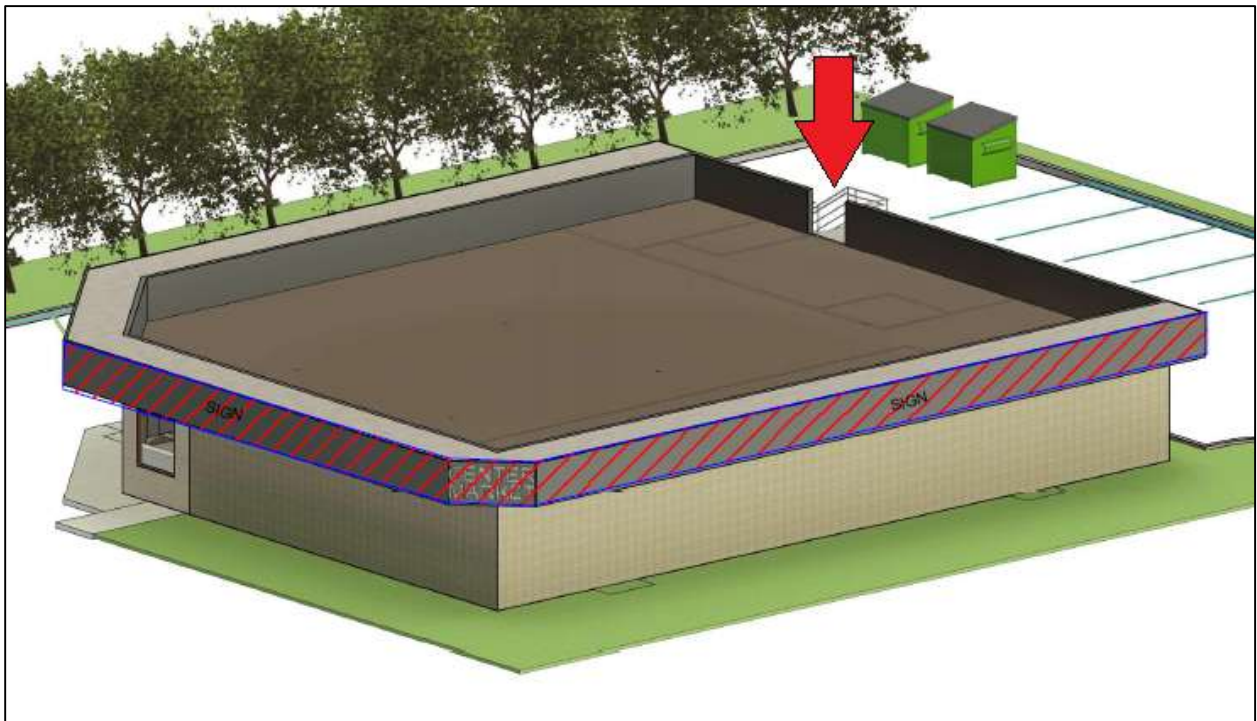
7.4 Drainage

D. Drainage. All stormwater concentrated by the structure and related impervious surfaces must be handled on site, using bioswales, rain gardens, or other appropriate engineered systems. Concentration of roof drainage shall not be shed by drip or overflow at points that cross pedestrian walkways or paths. A plan of the roof and surface drainage shall insure that pedestrian walkways and paths remain free from concentrated water shedding. Such plans shall be included in the proposed site drainage plan required for site and building plan review in Chapter 17.81.

Staff Finding: Satisfied with Conditions

This is an existing structure except for the minor addition on the northwest corner. No new impervious surfaces are proposed, so the total amount of stormwater runoff will not change. The rendering shows the awning as a flat overhang over the main entrance, protecting pedestrians from drips. The roof parapet has an exit cut out on the east/rear side, which may concentrate stormwater runoff. There is landscaping areas on the south part of the parcel which may be able to absorb the run-off if channeled appropriately.

Figure 1: Possible drainage issue shown with red arrow



Condition of Approval: The applicant shall submit a surface drainage plan, to be approved by Public Works and/or the City Engineer, to ensure that stormwater runoff does not concentrate on the roof and then flow into public rights-of-way.

7.5 Exterior Walls

E. Exterior Walls/Siding. Acceptable siding shall be of lap, plank, shingle, board and batten style. Siding with brushed, sanded or rough sawn texture may be permitted, if approved by the planning commission. Siding shall be finished in natural or earth-tone colors. Other colors or styles may be permitted if approved by the planning commission. All other composition materials shall be carefully reviewed for visual compatibility by the planning commission.

F. Exterior Walls/Masonry. Masonry walls or walls with masonry veneer may be native or cultured stone or standard-sized brick of natural or earth-tone colors. Ceramic tile, manufactured concrete block or slabs may be permitted, but shall be subject to review by the planning commission to insure use of earth-tone colors, matte finish, and compatible relationship to native materials.

G. Exterior Walls/Metal. Metal walls, panels, partitions, facing or surfacing of any type is subject to review by the planning commission and must be found to be compatibly designed and intentionally applied rather than relied on solely as a less expensive option. Window panel fillers, exterior metal doors, door casings and windows shall be allowed.

Staff Finding: Satisfied with Conditions

The exterior walls are currently light gray siding on the north and east, and darker gray bricks on the west and south. The building plans and renderings show that these exterior types will remain, although it's unclear if the color will change. One rendering shows a light tan color while another shows a more traditional red brick color. General Note # 13 says "General Contractor shall verify with owner, siding and roofing materials." Per email correspondence with the applicant, "The exterior building materials and finishes will generally remain the same. The only exterior change is at the roof".

Condition of Approval: Color changes to exterior walls must be natural or earth-tone colors.

7.6 Windows and Doors

H. Windows and Doors. All window and door frames shall be dark or earth-tone in color. Doors may be painted graphic colors as a part of the ten percent graphic color and signing limitation.

Staff Finding: Satisfied

The renderings show earth tones for the window and door frames.

7.7 Garbage and Refuse Areas

I. Garbage and Refuse Areas. Building plans shall include provisions for the storage of garbage containers. Garbage containers shall be fully enclosed and covered. Disposal and storage of hazardous or toxic substances in garbage or refuse receptacles is strictly prohibited. On-site hazardous waste treatment and storage facilities shall conform to state siting criteria, RCW 70.105.210.

Staff Finding: Satisfied with Conditions

The site plans shows two dumpsters in the northeast (rear) corner of the parking lot.

Condition of Approval: Garbage containers shall be fully enclosed and covered.

7.8 *Orientation of Entry and Display Space*

J. Orientation of Entry and Display Space. Entry and window display area shall be oriented toward the city street. Parking may and will often be provided behind and/or under the rear or side portion of a new commercial structure. In this case additional entry may be oriented toward the parking area but such additional entry area will be in addition to rather than in place of window display and entry area addressing the street and sidewalk.

Staff Finding: Not Satisfied

This is an existing commercial structure with vehicle parking to the side and rear. The main entrance is proposed to move deeper into the lot, oriented to the parking lot and further away from the street. This increases the nonconformity of the building. This standard is not met.

7.9 *Utilities*

K. Utilities. All electrical, telephone, and other utilities shall be brought underground into the site and to the buildings.

Staff Finding: Satisfied

The building and its utilities are pre-existing, and power and telephone are from overhead.

7.10 *Loading*

L. Loading. All loading must be on site and no on-street loading is permitted. All truck loading aprons and other loading areas shall be paved with concrete or asphalt, be well-drained and of strength adequate for the truck traffic expected.

Staff Finding: Satisfied

The project narrative says they expect “1 delivery van per week and 1–3 box truck deliveries per week.” This site has a one-way parking lot, so vans and small trucks can easily turn right off Main Ave and exit via the alley. The rear of the building contains a 319 sq. ft. storage room and its own exterior door for incoming deliveries.

7.11 *Parking*

M. Parking. All vehicles must be parked on the site unless otherwise provided for in accordance with [Chapter] 17.72. No on-street parking is permitted. Minimum parking stall width should be eight feet, six inches and length eighteen feet. All parking areas shall be paved with concrete or asphalt and shall conform to all regulations hereinafter in effect.

Staff Finding: Satisfied

See 7.24 below for parking minimums.

7.12 *Outside Storage*

N. Outside Storage. All storage and refuse shall be visually screened by landscaping barriers, walls or coverings and be included in plans and specifications. Such barriers, walls or coverings shall not restrict access to emergency exits.

Staff Finding: Satisfied with Conditions

All storage is interior. The two dumpsters for refuse are not shown to be screened. While the previous use also did not screen their dumpsters, this proposed use is likely to generate more refuse.

Condition of Approval: Outsider refuse containers shall be visually screened by walls, barriers, or coverings.

7.13 *Noxious Effects*

O. Noxious Effects.

- 1. No vibration other than that caused by highway vehicles or trains shall be permitted which is discernible at the property line of the use concerned.*
- 2. Except for exterior lighting, operations producing heat or glare shall be conducted entirely within an enclosed building. Exterior lighting shall be directed away from adjacent properties.*
- 3. All materials, including wastes, shall be stored and all grounds shall be maintained in a manner which will not attract or aid the propagation of insects or rodents or create a hazard.*

Staff Finding: Satisfied

No such nuisances are anticipated for this use.

7.14 *Form-Based Code Requirements – Orientation*

P. Form-Based Code Requirements.

1. Building Orientation and Entrances.

1.1 Street Orientation. All buildings within the district must be oriented toward the street, with at least one primary entrance directly facing the street. This entrance must be fully accessible from the public sidewalk or pedestrian way. The entrance may be on a building corner.

1.2 Entrance Design. Primary entrances must be visible from the street, with signage indicating the businesses therein.

Staff Finding: Not Satisfied

See 7.8 above.

7.15 Form-Based Code Requirements – Parking Configuration

2. Parking Location and Configuration.

2.1 Off-Street Parking Location. All off-street parking shall be located at the rear of the building. Parking may also be located at the side of the building, but such parking areas shall not exceed a width of sixty feet along the street frontage.

2.2 Parking Lot Access. Access to rear or side parking may be provided with a single curb cut along the street of no more than twenty-four feet of width.

Staff Finding: Satisfied

The parking lot is pre-existing, but these standards are met.

7.16 Form-Based Code Requirements – Articulation

3. Building Articulation.

3.1 Wall Articulation Requirements. All building walls, except those at fully screened loading areas, must be articulated with pilasters or other vertical elements at intervals of no less than every twenty feet.

Staff Finding: Not Satisfied

The walls are pre-existing. Staff's opinion is that this standard can reasonably be deemed not applicable for a change of occupancy.

7.17 Form-Based Code Requirements – Glazing

4. Glazing Requirements.

4.1 Front Façade Glazing. At least forty percent of the ground-floor façade facing the street must be comprised of transparent glazing (windows, display cases, etc.) to promote visual interaction between the building interior and the street. The lower sill of the glazing shall be no higher than thirty-six inches from the ground floor elevation, and shall extend to at least eighty inches above the ground floor elevation.

4.2 Side and Rear Façade Glazing. At least twenty percent of each remaining building façade (side and rear) must consist of transparent glazing. An exception may be made for rear loading or storage areas that are screened from adjacent properties with fencing of minimum seventy-two inches height or dense vegetation of minimum four feet thickness.

Staff Finding: Not Satisfied

The demolition plan within the building plans set shows that most windows are proposed to be removed:

West elevation (front): 1 to remain, 1 to be removed.

North elevation (parking lot side): 4 to remain, 2 to be removed

East (rear) elevation: 0 to remain, 2 to be removed. This façade could be excepted from this standard because it is a rear loading or storage area and there is a fence for screening on the property line.

South elevation (alley facing side): 0 to remain, 5 to be removed

The proposed remodel does not meet this standard, and increases the nonconformity of the structure.

7.18 Form-Based Code Requirements – Canopies, Awnings, and Trim

5. Canopies, Awnings, and Trim.

5.1 Window and Door Treatment. All windows and doors must be equipped with canopies or awnings to provide weather protection for pedestrians, and must include trim of at least six inches of width. An exception may be made to the trim requirement where surfaces are stucco or brick.

Staff Finding: Satisfied with Conditions

The proposed awning would wrap around the building except the rear façade, and provide weather protection for all doors and windows except the rear door which is not for customer use. It's not clear from the building plan set if the trim is sufficient on the siding, but could reasonably be excepted from the brick facades.

Condition of Approval: Trim for windows and doors shall be 6 inches wide, except for the brick walls.

7.19 Form-Based Code Requirements – Signage

6. Signage Restrictions.

6.1 Permitted Sign Types. Surface-mounted signs are allowed up to five feet of height and twenty feet of length. Signs mounted on perpendicular sign boards ("blades") are allowed, up to three feet in width and six feet in height. No internally illuminated box signs are permitted.

6.2 Pylon Sign Restrictions. Pylon signs, where permitted, shall not exceed a maximum height of ten feet and a maximum width of five feet.

Staff Finding: Satisfied with Conditions

Signs require their own permit. The plans do not show any surface mounted, blade, or pylon signs. No sign permit application has been submitted yet. However, other Center Market locations have internally illuminated box signs, which appears to be on the rendering for this proposal. Such signs would not be permitted.

Condition of Approval: Applicants shall apply separate for a sign permit that meets the standards of this subsection WSMC 17.48.075 and WSMC 15.12 "Signs".

7.20 Form-Based Code Requirements – Screening of Utilities and Service Areas

7. Screening of Utilities and Service Areas.

7.1 Screening Requirements. All mechanical equipment, utility pedestals, trash enclosures, and loading docks must be fully screened from public view using fencing, walls, or dense vegetation of minimum four feet thickness.

Staff Finding: Satisfied with Conditions

See 7.3 and 7.12 above, as discussed. With the existing site configuration, it is not possible to fully screen the loading area from view, but mechanical equipment on the roof and trash enclosures can reasonably be screened.

7.21 Form-Based Code Requirements – Parking Lot Landscaping

8. Parking Lot Landscaping.

8.1 Tree Requirements. *In all parking areas, one shade tree shall be planted for every six parking stalls. Each tree must be planted in a dedicated planter of no less than five feet by five feet to ensure adequate root space.*

8.2 Landscape Buffer. *A landscape buffer of no less than four feet in width is required along the outer edges of all parking lots, including those adjacent to the street or public rights-of-way, to provide screening and soften the visual impact of parked vehicles.*

Staff Finding: Satisfied with Conditions

The landscape planter on the north property line is at least 10 feet wide and 100 feet long, although only 1 or 2 trees might be called “shade trees” and the rest appear to be shrubs. The site plan shows nine (9) trees, but it’s not clear if this is intended as new landscaping or for illustration purposes only; no species are given. There are sixteen (16) parking spaces, so three (3) shade trees would be required to meet this standard.

The landscape buffer standard is met on the west and south side of the parking lot.

Condition of Approval: Applicants shall plant at least three (3) shade trees in the landscaping areas of the parking lot.

7.22 WSMC 17.48.076 - Deviations from design standards.

An application that includes a deviation from any of the guidelines of this chapter shall be subject to review. An applicant's request for a deviation from the design standards shall only be granted upon findings setting forth and showing that all of the following circumstances exist:

- A. Special conditions or circumstances exist which render a specific requirement of the design standards unreasonable, given the location and intended use of the proposed development;*
- B. The special conditions and circumstances are characteristic of the proposed general use of the site, and not of a specific tenant;*
- C. The specific conditions and circumstances are not representative of typical development which may be allowed within the zoning district;*
- D. The requested deviation is based upon functional consideration rather than economic hardship, personal convenience or personal design preferences;*
- E. Variation from a guideline(s) has sufficiently been compensated by other site amenities;*
- and*
- F. The requested deviation will not result in a project that is inconsistent with the intent and general scope of the design principles.*

Staff Finding: Partially Satisfied

There are unmet standards, and the proposed remodel does increase the nonconformity of the structure, as discussed above:

- 7.8 Orientation of Entry and Display Space
- 7.14 Form-Based Code Requirements – Orientation
- 7.17 Form-Based Code Requirements – Glazing

Staff thinks that the south (alley facing) wall could reasonably be granted a deviation from the glazing requirements. This wall is proposed for the walk-in cooler and a storage room, so large windows would not be energy efficient. The south wall is also upwards on a slight slope, so “visual interaction” is not possible on that side.

As discussed above, the east (rear) wall could also be excepted from this standard because it is a rear loading or storage area and there is a fence for screening on the property line.

However, staff finds that the orientation/entry space requirements and the glazing requirements for the west (front) and north (parking lot side) walls must be met, and do not meet the circumstances allowed for a deviation.

Overall, this requires a re-design of the remodel building plans.

7.23 WSMC 17.68.090 - Corner lots and corner visibility

No sight-obscuring structures or plantings exceeding thirty inches in height shall be located within a twenty-five-foot radius of the lot corner nearest the intersection of two public, county or state roads, or from the intersection of a private driveway or road easement and a public, county or state road. Trees located within twenty feet of any such intersection shall be maintained to allow ten feet of vision clearance below the lowest hanging branches.

Staff Finding: Satisfied with Conditions

The shrubs along Main Ave need trimming. The existing tree is limbed up.

Condition of Approval: Applicants shall maintain all landscaping areas to city standards.

7.24 WSMC 17.72.090 - Number of spaces for designated uses.

The following table sets out minimum standards for parking spaces:

Use	Spaces Required
Other retail stores	1 for each 300 square feet of floor area, or at a ratio of 1 inside to 1 outside

Staff Finding: Satisfied

The minimum parking is calculated in this table:

Floor Plan			Parking		
SPACE	AREA (SF)	OCCUPANCY	Use Type	Ratio	Spaces Required
GROCERY	2765	M	Other retail	1 per 300 sf	9.22
KITCHEN	360	F-1	Other retail	1 per 300 sf	1.20
OFFICE	133	ACCESSORY	Other retail	1 per 300 sf	0.44
COOLER	776	S-1	Other retail	1 per 300 sf	2.59
STORAGE	382	S-1	Other retail	1 per 300 sf	1.27
TOTAL	4416				14.72
ROUNDED TOTAL					15

There are 16 existing parking stalls on site. The applicants propose 1 ADA parking space with access aisle. The ADA requires 1 space per 25 spaces to be ADA accessible.

These standards are met.

7.25 WSMC 18.40.040 – Significant and Special tree retention associated with development.

B. Retention of significant and special trees. Development proposals shall retain significant and/or special trees to the maximum extent feasible. [...] Removal of a significant and/or special tree associated with development shall be limited to the following circumstances: [...]

Staff Finding: Satisfied with Conditions

The conifer tree on the southwest corner has a diameter of about 24 inches, and qualifies as a significant tree. The site plan does not show this tree, but the application does not say specifically if it's proposed for removal.

Condition of Approval: Any future removal of significant trees requires a "Tree Removal Notification Form" submitted to the city and replacement at 1-to-1 ratio, per WSMC 18.40.

7.26 WSMC 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).

Staff Finding: Satisfied

No heritage trees are on site.

7.27 WSMC 19.10.230 – Review and decision (Type II)

D. Required Findings. In addition to the approval criteria listed in this code, the designated decision-making body shall not approve 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 White Salmon Municipal Code Title 16 and RCW 58.17.110.*

Staff Finding: Not satisfied

Based on the findings in this report, the development is not consistent with the White Salmon municipal code and comprehensive plan.

The Public Works Department sent the following comments and conditions with regards to public health, safety, welfare, and utility systems.

Conditions of Approval:

1. Grease Interceptor / FOG Requirements

- The proposed project includes commercial food preparation. Prior to permit issuance, the applicant shall coordinate with Public Works regarding fats, oils, and grease (FOG) requirements. Any required grease interceptor shall be designed, sized, installed, and maintained in accordance with applicable plumbing regulations and City sewer requirements.

2. Water Service

- Any modification, relocation, or upsizing of the existing domestic water service, meter, or fire service shall be reviewed and approved by Public Works. All work within the public right-of-way shall require a City Right-of-Way Permit.

3. Sanitary Sewer

- Existing sanitary sewer service shall be verified for adequacy. Any modifications to the building sewer or connection to the public sanitary sewer system shall be reviewed and approved by Public Works.

4. Utility Coordination

- Any work affecting City-owned water, sewer, stormwater, or other public infrastructure shall be coordinated with Public Works prior to construction. Contractors shall provide advance notice of any required utility shutdowns or service interruptions.

5. Stormwater / Refuse Area

- The refuse enclosure and surrounding site shall be designed and maintained to prevent wash water, grease, or other pollutants from entering the City's stormwater system.
- 6. Traffic / Right-of-Way Improvements**
- Due to the anticipated increase in traffic associated with the proposed change of use, the applicant shall coordinate with Public Works to improve traffic circulation and safety on NE Lincoln Street. Improvements shall consist of either:
 - **Option 1:** Design and construct a full right-of-way upgrade for NE Lincoln Street, as determined by Public Works, which may include roadway reconstruction, pavement widening, curb and gutter, sidewalks, ADA improvements, drainage improvements, signage, pavement markings, and other related public infrastructure; **or**
 - **Option 2:** Design and construct the improvements necessary to convert NE Lincoln Street to one-way traffic, including all required engineering, traffic analysis (if required), regulatory signage, pavement markings, and any related public infrastructure improvements.
 - The final improvement option shall be subject to review and approval by the Public Works Director. All design, permitting, construction, and associated costs shall be the responsibility of the applicant.

Staff does not believe there is any detriment to public health, safety, or welfare, except those possible effects noted in this staff report, which can be mitigated with appropriate Conditions of Approval.

No critical areas are on site, and this development is exempt from SEPA under Washington Administrative Code (WAC) 197-11-800. No environmental mitigation is required under the city's Critical Areas ordinances or SEPA. No land division is proposed.

7.28 WSMC Chapter 15.12 – Signs.

Staff Finding: Not Applicable at this time

The applicants have not applied for a sign permit yet. The renderings show multiple signs to be placed on the awning, in the relative center of each building side. Signs require a separate permit. Future applications for signs must meet the standards of this chapter and WSMC 17.48.075.

See also, 7.19 above.

7.29 WSMC 8.40.010 – Purposes, applicability and definitions.

B. [...] Exterior lights existing on the effective date of this chapter may remain, but as preexisting light fixtures are replaced, repaired and modified, they shall be brought into compliance with the requirements of this chapter.

WSMC 8.40.020 - Outdoor lighting standards.
[...]

Staff Finding: Satisfied

Per email correspondence with the applicant, no new light poles or exterior light fixtures are proposed.

8.0 PUBLIC COMMENTS

Staff received the following comments, briefly summarized below. For the full comments, see attachment #4, Public Comments.

Comment: NW Natural Gas says that gas service is available.
Staff response: None

Comment: Nika Kermani opposes the project.

Comment: Kate Bertash supports the project.

Comment: Madeline Armstrong opposes the project for traffic and parking concerns, proximity to the elementary school, loitering, and neighborhood character.

Comment: Brian and Lisa Mullis oppose the project for impacts on neighboring residences, high-turnover traffic and parking concerns, and lack of a public benefit.

Comment: Richard Hepner opposes the project for traffic and parking concerns, increases in nuisances, and impacts to property values.

9.0 STAFF RECOMMENDATION

Based on the findings above, staff recommend **denial without prejudice** of this application.

The purpose of a Site and Building Plan Review “is to ensure A. That all new development is in accordance with applicable standards and regulations; [...] and C. That development proposals will comply with density requirements and design standards which have been adopted for applicable zoning district(s); with environmental requirements; and with standards of public safety;” per WSMC 17.81.020. The approval criteria in WSMC 19.10.230 (A) states that the decision-making body shall not approve a proposal unless it makes findings and conclusions that the development meets the requirements and intent of the Municipal Code. Staff concludes that the application does not demonstrate compliance with the following design standards of the White Salmon Municipal Code:

WSMC 17.48.075 (J) – Orientation of Entry and Display Space
WSMC 17.48.075 (P)(1) – Form-Based Code Requirements – Orientation
WSMC 17.48.075 (P)(4) – Form-Based Code Requirements – Glazing

Respectfully submitted on July 6, 2026,



Rowan Fairfield, City Planner

APPEALS PROCEDURE

Type II Planning commission decisions may be appealed by parties of record from the open record hearing to the city council, per WSMC 19.10.300. If no appeal is submitted, the decision becomes final at the expiration of the 30-day appeal period.

To appeal, the applicant must file a written appeal within **thirty calendar days** after the notice of decision. The appeal must be received by 5:00 PM on the last business day of the appeal period, contain the contents required by WSMC 19.10.310, and the appeal fee must be paid.

If a written notice of appeal is received within the specified time, the matter will be referred to the city council. The decision of the council shall be the final city decision.

PROJECT NARRATIVE

Site Plan Review Application

Proposed Change of Use – Existing Building (B Occupancy to M Occupancy)

1. GENERAL REQUIREMENTS

Property Owner / Developer

White Salmon Properties LLC
1015 Walnut St
The Dalles, OR 97058
Phone: 503-480-5945

Project Engineer

KBT Engineers
1819 SW 5th Ave #266
Portland, OR 97201
Phone: 503-739-2401

Parcel Information

Parcel Number: 03111932000400

Legal Description: TL 27 IN NWSW LESS TLS 27B & 27A; 19-3-11: IRR TRACTS TO WS

2. PROJECT DESCRIPTION

Proposed Use of Land and Building

This application is submitted for a change of occupancy classification from Group B (Business Occupancy) to Group M (Mercantile Occupancy). The building will be converted into a convenience retail store utilizing the existing structure. No expansion of the building footprint is proposed.

The store will sell:

Packaged food items

Beverages

Household convenience goods

Pre-packaged retail products

Existing Uses of Neighboring Lands

North: R-2 – Two-Family Residential

East: R-2 – Two-Family Residential

South: Commercial (C Zone)

West: Public Use

Estimated Employees

4–6 employees total; typically 1–2 per shift.

Estimated Customers

Approximately 150–200 customers per day with minor seasonal variation.

Deliveries

1 delivery van per week and 1–3 box truck deliveries per week.

Waste Management

The facility will generate municipal solid waste (MSW) typical of retail operations. Waste will be stored in a screened refuse enclosure and serviced by a licensed waste hauler. If applicable, a grease interceptor (grease trap) will be installed in compliance with plumbing regulations.

Utilities

The project will utilize existing public water, sanitary sewer, electrical, and telecommunications services. Utility demand is consistent with small retail operations.

Nuisance Aspects

The proposed use will not produce smoke, excessive noise, objectionable odors, vibration, or glare beyond code-compliant exterior lighting.

Hazardous Aspects

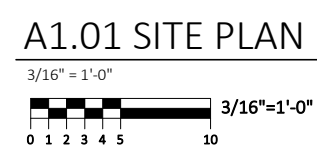
No hazardous chemicals, industrial processes, heavy metals, fuel storage, or manufacturing are involved.

Construction Timeline

Construction is anticipated to begin within six months following permit approval and is expected to be completed within six months of commencement.

Estimated Project Cost

Estimated construction cost: \$200,000.



KEY PLAN

LEGAL DESCRIPTION:
TL 27 IN NWSW LESS TLS 27B
& 27A; 19-3-11: IRR TRACTS TO WS

CLIENT	CENTER MARKET		DATE	BY	REVISION
	211 N MAIN ST, WHITE SALMON, WA 98672				
PROJECT	CHANGE OF OCCUPANCY				
DRAWING TITLE	SITE PLAN				

PROJECT NO. 25-1097
ISSUED 02/09/2026
SCALE 3/16" = 1'-0"
DRAWN BY Author
DRAWING NO.

A1.01

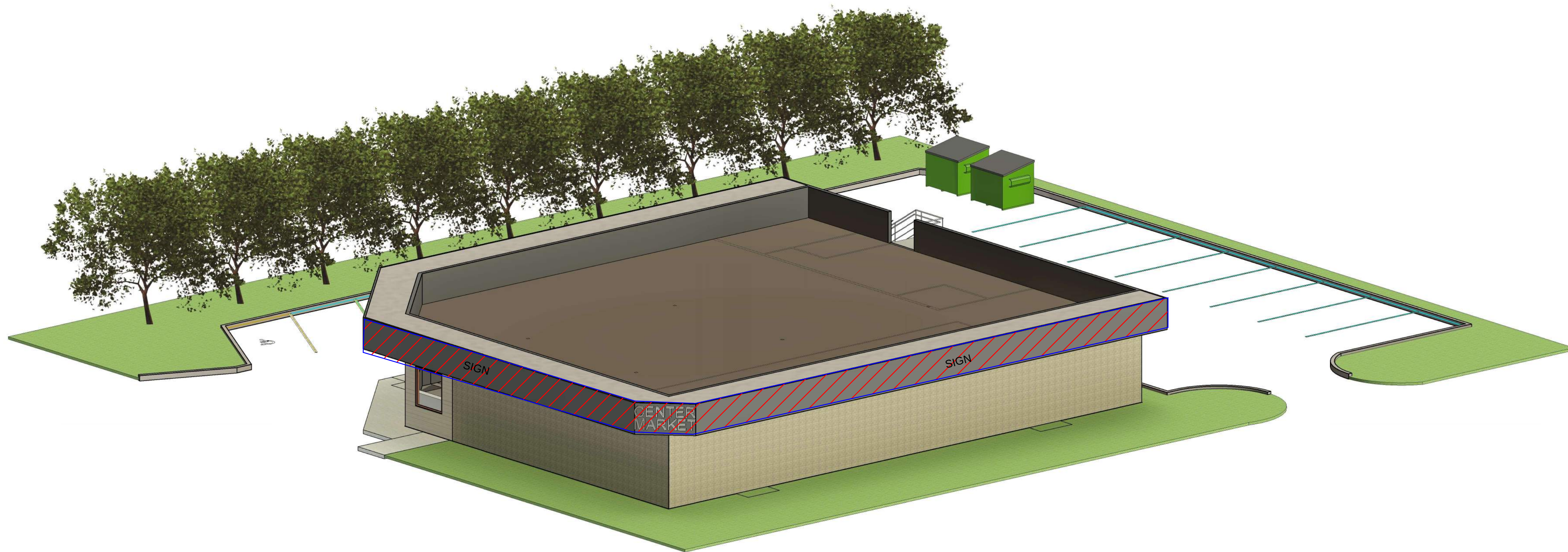


CHANGE OF OCCUPANCY

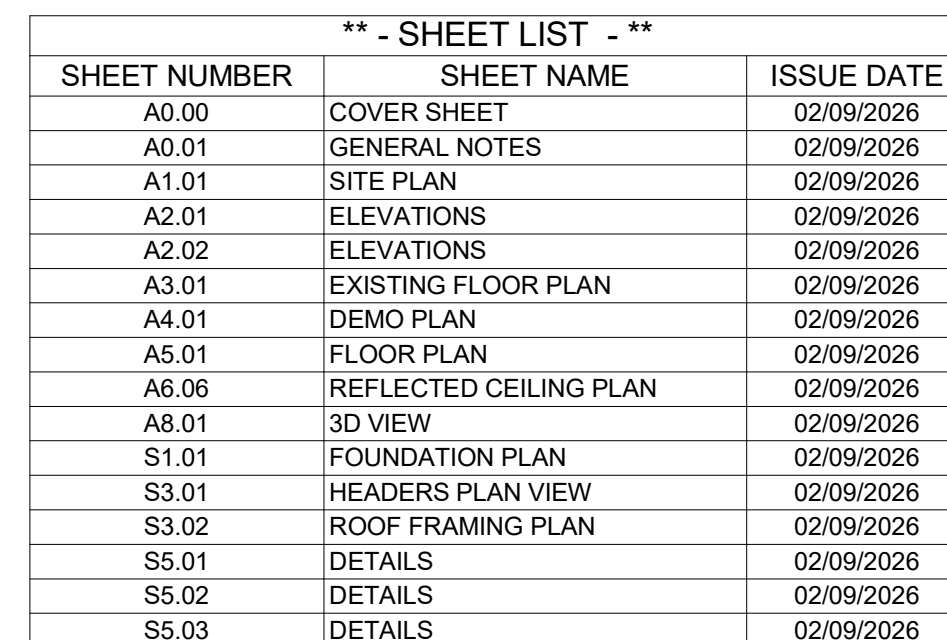
FOR

CENTER MARKET

211 N MAIN AVE, WHITE SALMON, WA 98672



** - SHEET LIST - **		
SHEET NUMBER	SHEET NAME	ISSUE DATE
A0.00	COVER SHEET	12/22/2025
A0.01	GENERAL NOTES	12/22/2025
A1.01	SITE PLAN	12/22/2025
A2.01	ELEVATIONS	12/22/2025
A2.02	ELEVATIONS	12/22/2025
A3.01	EXISTING FLOOR PLAN	12/22/2025
A4.01	DEMO PLAN	12/22/2025
A5.01	FIRST FLOOR PLAN	12/22/2025
A6.06	REFLECTED CEILING PLAN	12/22/2025
A8.01	3D VIEW	12/22/2025
A8.02	SITE 3D	12/22/2025
S1.01	FOUNDATION PLAN, SECTIONS	12/22/2025
S2.01	FLOOR FRAMING PLAN	12/22/2025
S3.01	HEADERS PLAN VIEW	12/22/2025
S3.02	ROOF FRAMING PLAN	12/22/2025
S5.01	DETAILS	12/22/2025
S5.02	DETAILS	12/22/2025

A0.00

1. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS
2. THE STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND OR EARTHQUAKE FORCES UNTIL THE ROOF AND WALLS HAVE BEEN PERMANENTLY ATTACHED.
3. A S.M.E. APPROVED PRESSURE RELIEF VALVES ARE REQUIRED FOR ALL WATER HEATERS. INSTALL EITHER IN SEPARATE WATER TANK OR IN PORT FOR HOT WATER LINE. NO SHUTOFF VALVE BETWEEN TANK AND RELIEF VALVE.
4. APPROVED SMOKE DETECTORS SHALL BE INSTALLED, ONE, HARDWIRED ON EACH FLOOR AND ONE IN EACH BEDROOM, LOCATION BY ELECTRICAL CONTRACTOR.
5. WINDOWS TO COMPLY WITH CURRENT IRC AND FEDERAL CONSUMER PRODUCT SAFETY ACT. 16 CFR. 1201. THIS COMPLIANCE IS THE WINDOW SUPPLIER'S RESPONSIBILITY. WINDOW DESIGNATIONS USED ARE STANDARD WINDOW "CALL" SIZES. ALL BEDROOMS TO HAVE AT LEAST (1) OPERABLE EGRESS WINDOW, WITH A MINIMUM 20" CLEAR WIDTH, 5.7sf. MINIMUM OPENING. IF EXTERIOR DOOR IS NOT OTHERWISE PROVIDED IN THE ROOM.
6. ALL WINDOWS TO BE DOUBLE GLAZED CLASS 40.
7. ALL WINDOWS OR GLASS WITH IN 18" OF THE FLOOR SHALL BE GLAZED WITH TEMPERED OR SAFETY GLASS.
8. USE WATERPROOF GYPSUM WALL BOARD AT ALL WATERS PLASH AREAS.
9. ALL EXTERIOR DOORS TO BE WEATHERS TRIPPED.
10. EXHAUST HOOD AND BATH FANS THROUGH JOIST OR RAFTER SPACE ABOVE TO OUTSIDE, THROUGH METAL DUCTS.
11. INSULATE ALL DUCTS AND PIPES IN UNHEATED AREAS
12. VERIFY ALL CABINET SIZES AND LAYOUT PRIOR TO CONSTRUCTION
13. GENERAL CONTRACTOR SHALL VERIFY WITH OWNER, SIDING AND ROOFING MATERIALS.
14. GRAVITY LOADS: -ROOF DEAD LOAD= 15 psf - FLOOR DEAD LOAD= 15 psf
-ROOF SNOW LOAD = 52 psf - FLOOR LIVE LOAD=
RETAIL: 100 psf
STORAGE: 125 psf
15. SEISMIC LOAD : R=4 , I = 1.0
SDS= 0.48

SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSI. NOTIFY ARCHITECT OF ANY UNUSUAL CONDITIONS.

- 1. CONCRETE TO DEVELOP 2500 psi. STRENGTH IN 28 DAYS. 3000 psi FOR FOUNDATION WALLS EXPOSED TO WEATHER AND PORCHES, WALKS AND GARAGE SLABS.**
- 2. FORM WORK MUST CONFORM TO SHAPES AND DIMENSIONS SHOWN ON DRAWINGS. FORMS SHALL BE TIED AND BRACED TO MAINTAIN POSITION AND SHAPE AND BE SUFFICIENTLY TIGHT TO PREVENT LEAKAGE OF CONCRETE.**
- 3. WHERE GROUND SURFACE SLOPS MORE THAN 1 FOOT IN 10 FEET, FOOTINGS SHALL BE STEPPED, TOP AND BOTTOM SURFACES OF FOOTINGS SHALL BE LEVEL.**
- 4. FOUNDATIONS SUPPORTING WOOD CONSTRUCTION MUST EXTEND AT LEAST 6 INCHES ABOVE FINISHED GRADE.**

1. VERIFY LOCAL BUILDING AGENCY MINIMUM SETBACK DISTANCES.
2. THE FINISHED GRADE SHALL SLOPE AWAY FROM THE FOUNDATION WALLS A MINIMUM OF 6" WITHIN THE FIRST 10', EXCEPT AS RESTRICTED BY LOT LINES.
3. AS APPLICABLE CONCRETE SHALL HAVE THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH. CONCRETE IN ITEMS 'A' AND 'B' SHALL BE AIR ENTRAINMENT WHEN SUBJECT TO FREEZING DURING CONSTRUCTION AND ALL CONCRETE IN ITEMS 'C' AND 'D' SHALL BE AIR ENTRAINMENT.
 - A. BASEMENT WALLS AND FOUNDATION NOT EXPOSED TO WEATHER - 2500 psi.
 - B. BASEMENT AND INTERIOR SLABS ON GRADE (EXCEPT GARAGE FLOORS) - 2500 psi.
 - C. CARPORT SLABS, GARAGE FLOOR SLABS PORCHES, AND STEPS EXPOSED TO WEATHER- 3000 psi
 - D. FOUNDATION BASEMENT WALLS OR OTHER VERTICAL WALLS EXPOSED TO WEATHER - 3000 psi.
4. EXTERIOR FOOTING AND PIERS SHALL EXTEND BELOW GRADE MINIMUM 12" TO FROST LINE.

1. PREPARATION, FABRICATION AND INSTALLATION OF WOOD MEMBERS AND THEIR FASTENINGS SHALL CONFORM TO CURRENT IRC SPECIFICATIONS.
2. PRESSURE TREATED WOOD IS REQUIRED FOR PLATES OR SILLS ON CONCRETE OR MASONRY. ANCHOR BOLTS TO BE 1/2" DIA. MIN. W/ 7" EMBEDMENT, MAX 6" OC. MIN. 2 BOLTS PER PIECE AND 12" FROM ENDS.
3. WOOD FLOOR JOISTS AND SHEATHING CLOSER THAN 18" AND WOOD BEAMS AND SUPPORT POSTS CLOSER THAN 12" TO THE GROUND TO BE PRESSURE TREATED.
4. UNFINISHED BEAMS BEARING IN CONCRETE OR MASONRY WALL POCKETS SHALL HAVE MIN. 1/2" AIR SPACE AT TOP AND SIDES AND ENDS. BEAMS TO HAVE MIN. 3" BEARING ON CONCRETE OR MASONRY.
5. UNTREATED WOOD COLUMNS AND POSTS ON CONCRETE OR MASONRY FLOORS OR DECKS EXPOSED TO WEATHER, WATER OR IN BASEMENTS SHALL BE SUPPORTED BY PIERS OR METAL POSTS BASES PROJECTING A MIN. OF 6" ABOVE THE GROUND AND 1" ABOVE THE SURROUNDING FLOOR. INDIVIDUAL PIERS SHALL PROJECT A MIN. OF 8" ABOVE ADJACENT GRADE.
6. JOISTS MUST HAVE A MIN. OF 1 1/2" BEARING ON WOOD OR METAL AND 3" ON CONCRETE OR MASONRY. JOISTS UNDER PARR EL FLOOR BEAMS TO PARTIAL SHALL BE DOUBLED. BEARING PORTIONS PERPENDICULAR TO THE JOISTS MUST NOT BE OFF SET MORE THAN THE DEPTH OF THE JOIST FROM SUPPORT BELOW. FLOOR JOISTS SHALL HAVE SOLID BLOCKING AT EACH SUPPORT AND AT ENDS, EXCEPT WHERE ENDS ARE NAILED TO RIM JOIST OR TO ADJOINING STUDS. JOISTS FRAMING FROM OPPOSITE SIDES ON A BEAM OR WALL SHALL BE LAPPED 4" OR TIED TOGETHER. JOISTS FRAMING INTO THE SIDE A BEAM OR WALL SHALL BE LAPPED 4" OR TIED TOGETHER. JOISTS FRAMING INTO THE SIDE OF A BEAM SHALL BE SUPPORTED BY FRAMING ANCHORS OR LEDGER.
7. FOUNDATION CRIPPLE WALLS WITH A STUD HEIGHT OF LESS THAN 14" SHALL BE SHEATHED ON AT LEAST ONE SIDE OR BE CONSTRUCTED OF SOLID BLOCKING.
8. FIRE STOPS MUST BE PROVIDED TO CUT OFF CONCEALED DRAFT SPACES. BOTH HORIZONTAL AND VERTICAL WOOD FIRE STOPS SHALL BE 2" NOMINAL THICKNESS OR 23/32" PLYWOOD. FIRE STOPS MAY ALSO BE GYPSUM BOARD, MINERAL WOOL OR OTHER NON COMBUSTIBLE MATERIALS SECURELY FASTENED IN PLACE. FIRE STOPS REQUIRED AS PER FOLLOWING. IN STUD WALLS AT FLOORS AND CEILINGS AND FURRED SPACES, COVES, SOVIENTS, ETC. AT MAX 10". AT INTERSECTIONS OF CONCEAL HORIZONTAL AND VERTICAL SPACES. BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF STAIRS AND BETWEEN STUDS IN LINE WITH RUN OF STAIR IF WALL UNDER THE STAIRS IS FINISHED IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS ALLOW PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS.
9. UNTREATED WOOD SIDING SHALL NOT BE LESS THAN 6" ABOVE FINISHED GRADE.
10. WATERPROOF BUILDING PAPER (ASPHALT IMPREGNATED FELT) SHALL BE USED UNDER

1. VENTILATION SHALL BE PROVIDED IN ENCLOSED ATTIC RAFTER SPACES WHERE CEILING IS APPLIED TO UNDER SIDE OF RAFTERS. THE OPENING AREAS SHALL NOT BE LESS THAN 1/150th, OF THE SPACE VENTILATED. THE OPENING AREAS MAY BE REDUCED TO 130th IF AT LEAST 3" ABOVE EAVE OR CORNICE VENTS.
2. ADHESIVE COMPOSITION SHINGLES ON ROOF SLOPES OF 4/12 AND GREATER TO BE APPLIED OVER A MIN. OF ONE LAYER OF 15lb FELT PAPER UNDERPAYMENT, OVER SOLID 5/8" CDX PLY SHEATHING, ON ROOF SLOPES BETWEEN 2/12 AND 4/12 , TWO LAYERS OF 15lb. APPLIED SHINGLE FASHION REQUIRED, OR 1 LAYER OF 30lb. WITH AT LEAST 12" LAP.
3. METAL ROOFING TO BE MIN. 24 GA. STANDING SEAM WITH NO EXPOSED FASTENERS. FINISH TO BE BAKED ON ENAMEL. INSTALL AS PER MANUFACTURES SPECIFICATIONS.
4. TORCH DOWN ROOFING TO BE MODIFIED BITUMEN INSTALLED AS PER MANUFACTURES SPECIFICATIONS TO GUARANTEE A 20 YEAR ROOF LIFE. AMERICAN ROOFING CORP. APP OR EQUIV. PLYWOOD SHEATHING MUST NOT HAVE SURFACES OR EDGES EXPOSED TO WEATHER UNLESS EXTERIOR TYPE USED
6. FASTENERS (NAILS OR STAPLES) AS PER CURRENT IRC TABLE B602.3

- COMPLIANCE PATH: PRESCRIPTIVE, NONRESIDENTIAL CONDITIONED SPACE.
- OPERATING AND MAINTENANCE INFORMATION SHALL BE PROVIDED TO THE BUILDING OWNER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO, THE INFORMATION SPECIFIED IN SECTIONS 6.7.2.2, 8.7.2, AND 9.7.2.2.
- INSPECTIONS:
 1. ALL CONSTRUCTION WORK SUBJECT TO ENERGY CODE PROVISIONS SHALL REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES UNTIL APPROVED IN ACCORDANCE WITH PROCEDURES SPECIFIED BY THE BUILDING OFFICIAL.
 2. FENESTRATION AND DOORS SHALL BE INSPECTED TO ENSURE COMPLIANCE WITH PERFORMANCE CRITERIA AND PRODUCT LABELING. OPERATION OF DOOR AND CLOSER OR OPERATING MECHANISM SHALL BE INSPECTED FOR CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS, AND THAT THE SEALS OR GASKETS ARE INSTALLED AND IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 3. OPAQUE ROOF, ABOVE & BELOW-GRADE WALLS, AND FLOORS SHALL BE SUBJECT TO THE FOLLOWING INSPECTIONS DURING CONSTRUCTION:
 - A. USE OF COMPLIANT MATERIALS AND ASSEMBLIES AS STATED ON PLANS.
 - B. INTEGRATION WITH ADJOINING FENESTRATION AND CONTINUOUS AIR BARRIER ELEMENTS.

OPAQUE ELEMENTS	NONRESIDENTIAL		RESIDENTIAL	
	ASSEMBLY MAX	INSULATION MIN-R- VALUE	ASSEMBLY MAX	INSULATION MIN-R- VALUE
ROOFS ATTIC AND OTHER	U-0.021	R-49	U-0.021	R-49
WALLS, ABOVE GRADE MASS WOOD FRAMED	U-0.104 U-0.064	R-8.5 c.i. R-13 + R-3.8 c.i. or R-20	U-0.090 U-0.064	R-11.4 c.i. R-13 + R-3.8 c.i. or R-20
WALL, BELOW GRADE BELOW GRADE WALL	C-0.119	R-7.5 c.i.	C-0.092	R-10 c.i.
FLOORS MASS WOOD FRAMED	U-0.057 U-0.033	R-14.6 c.i. R-30	U-0.051 U-0.033	R-16.7 c.i. R-30
SLAB-ON-GRADE FLRS UNHEATED	F-0.520	R-15 for 24"	F-0.520	R-15 for 24"
OPAQUE DOORS SWINGING NONSWINGING (OVERHEAD DOORS)	U-0.370 U-0.310		U-0.370 U-0.310	

[NONRESIDENTIAL] FENESTRATION	MAX U-VALUE	MAX SHGC	MIN VT/SHGC
VERTICAL FEN., 0% TO 40% OF WALL		(ALL FRAME TYPES)	
FIXED	0.36	0.36	1.10
OPERABLE	0.45	0.33	
ENTRANCE DOOR	0.63	0.33	

[RESIDENTIAL] FENESTRATION	MAX U-VALUE	MAX SHGC	MIN VT/SHGC
VERTICAL FEN., 0% TO 40% OF WALL		(ALL FRAME TYPES)	
FIXED	0.36	0.36	1.10
OPERABLE	0.45	0.33	
ENTRANCE DOOR	0.63	0.33	

1. CONNECTIONS, JOIST/BEAM HANGERS TO BE STRONG TIE BY SIMPSON COMPANY OR EQUAL
2. BOLTS TO BE A.S.T.M. A36 STEEL, PROVIDE CUT WASHERS UNDER ALL NUTS AND BOLT HEADS IN CONTACT WITH WOOD.
3. NEOPRENE DECK COATING SYSTEM AT COVERED PORCHES AND DECKS TO BE "GAO DECK" OR EQUAL, INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

1. ELECTRICAL PERMIT
2. MECHANICAL
3. PLUMPING



ENGINEERS

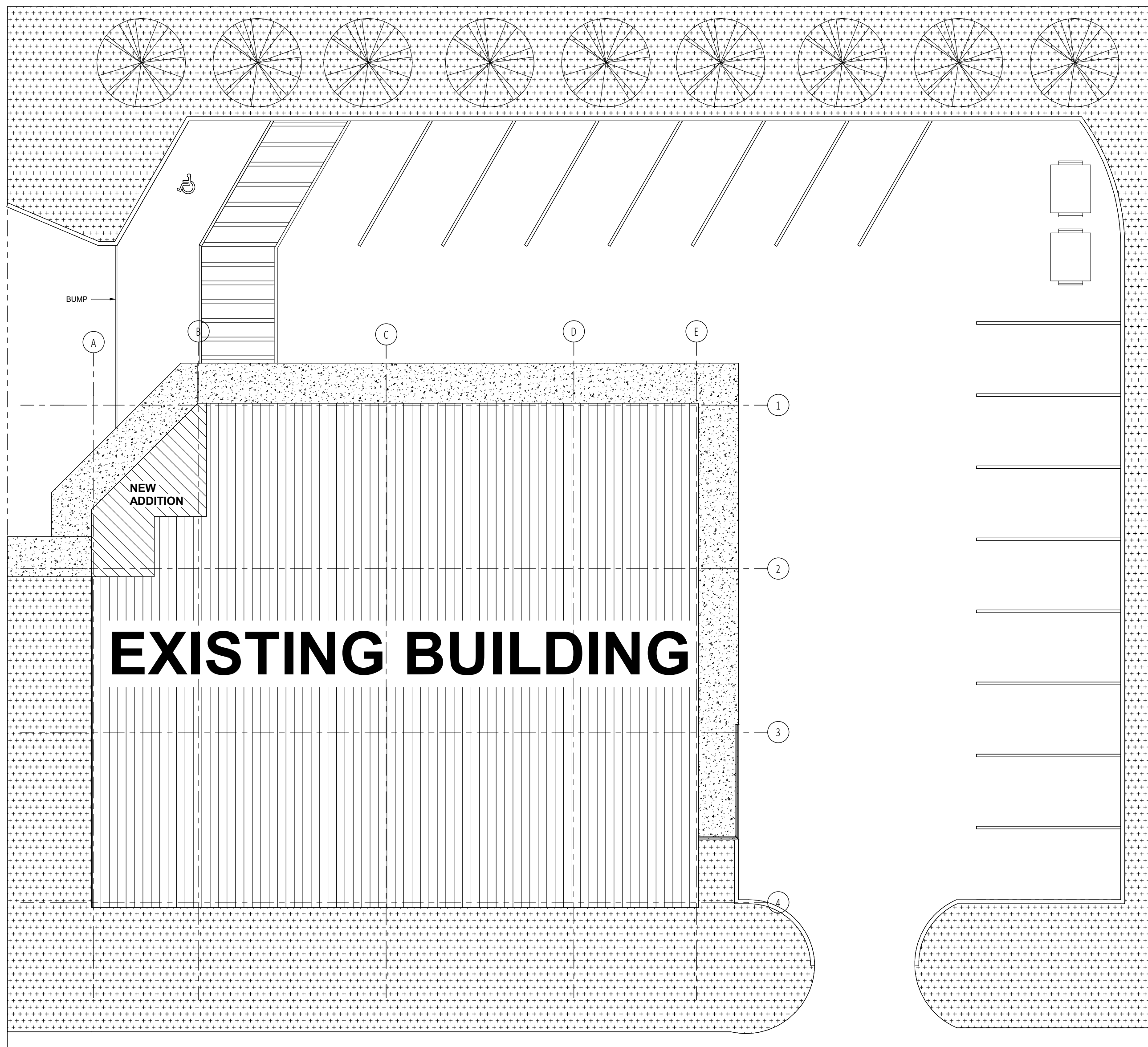
- structural design
- seismic brace
- structural evaluation
- plan review consultant

[illegible]

CLIENT	CENTER MARKET 211 N MAIN ST, WHITE SALMON, WA 98672
PROJECT	CHANGE OF OCCUPANCY
DRAWING TITLE	GENERAL NOTES

PROJECT NO. 25-1097
ISSUED 02/09/2026
SCALE AS NOTED
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DRAWING NO.

A0.01



LANDSCAPING
CONCRETE

A1.01 SITE PLAN
3/16" = 1'-0"
0 1 2 3 4 5 10

KEY PLAN
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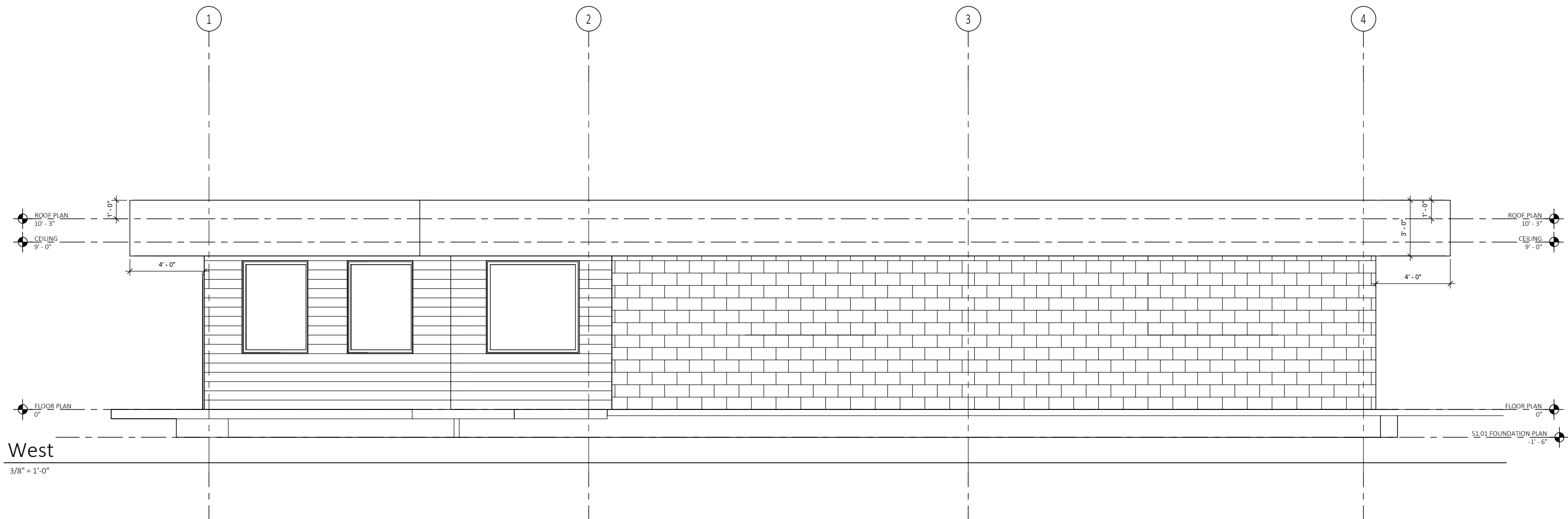
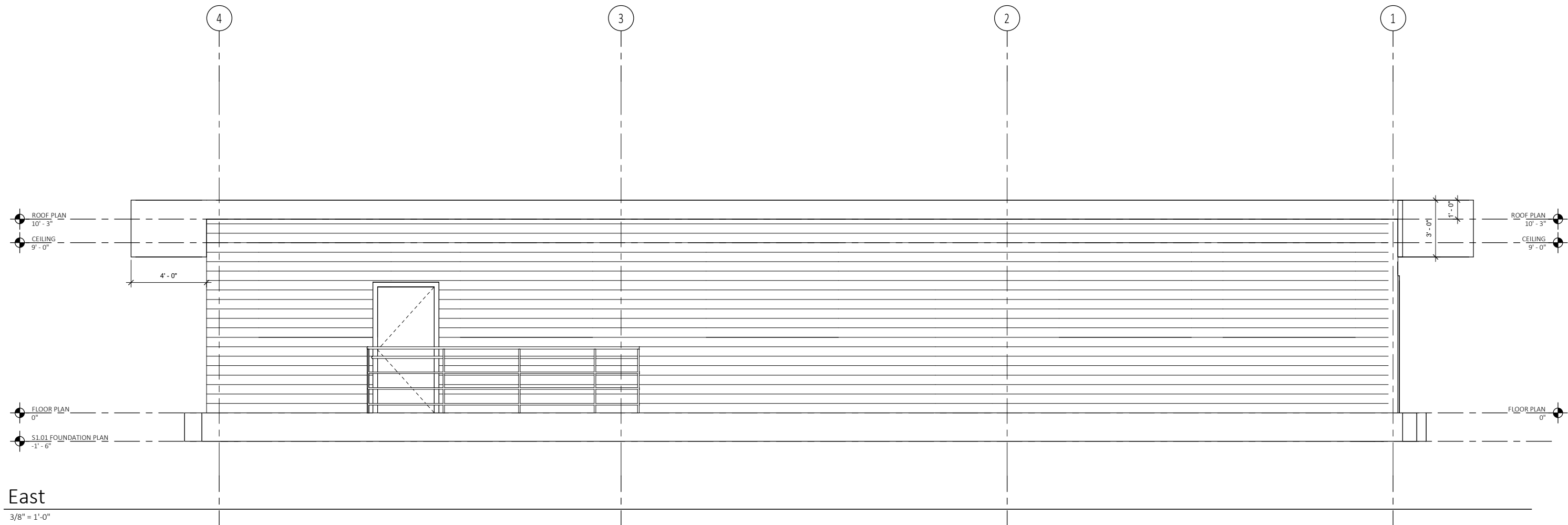
ENGINEERS
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• seismic brace
• structural evaluation
• plan review consultant

REVISION		DATE	BY

CLIENT	PROJECT	DRAWING TITLE
CENTER MARKET 211 N MAIN ST, WHITE SALMON, WA 98672	CHANGE OF OCCUPANCY	SITE PLAN

PROJECT NO.	ISSUED	SCALE	DRAWN BY	DRAWING NO.
25-1097	02/09/2026	3/16" = 1'-0"	Author	

A1.01



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CLIENT

PROJECT

DRAWING TITLE

ELEVATIONS

PROJECT NO. 25-1097

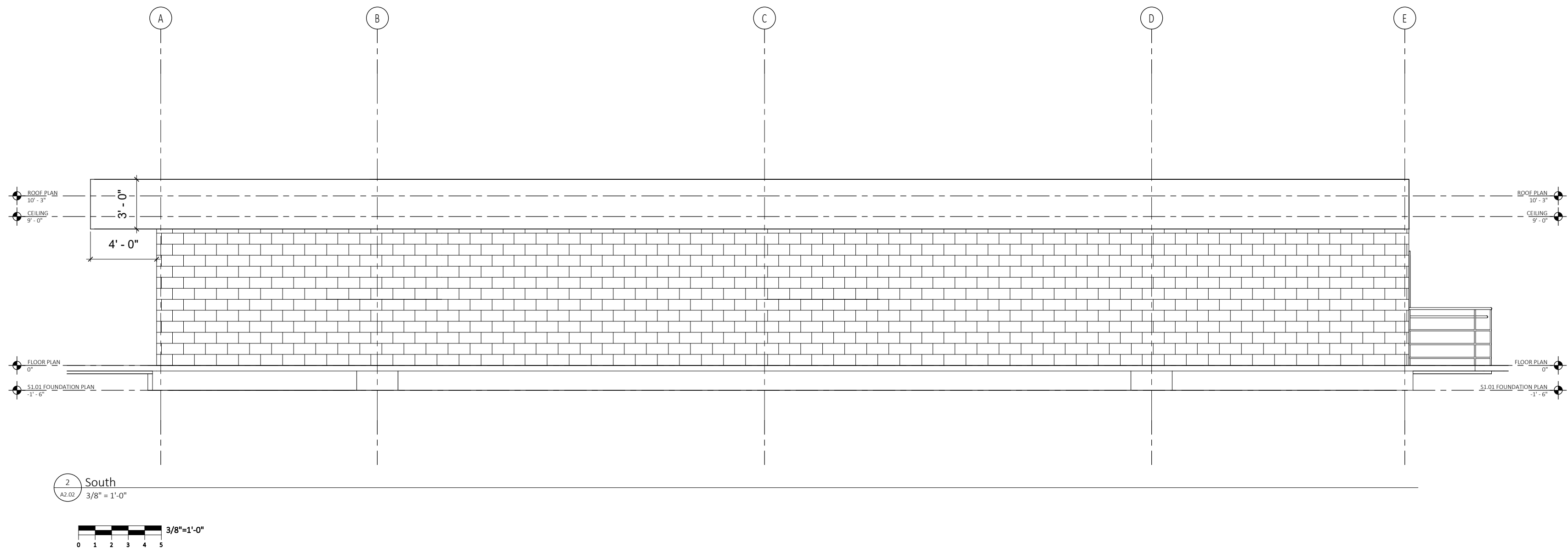
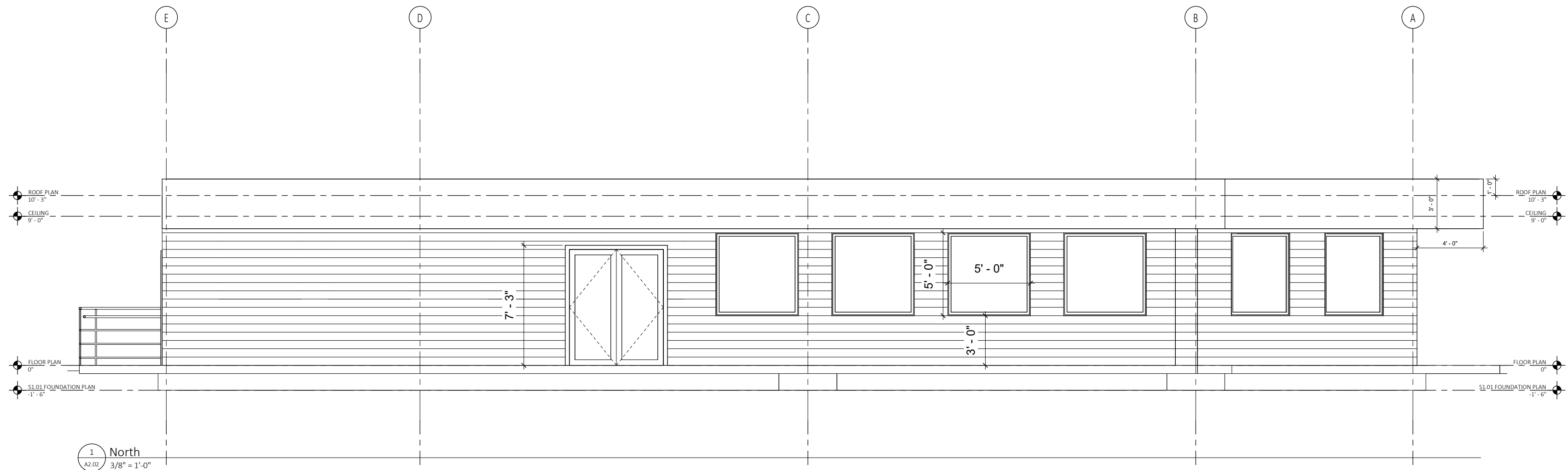
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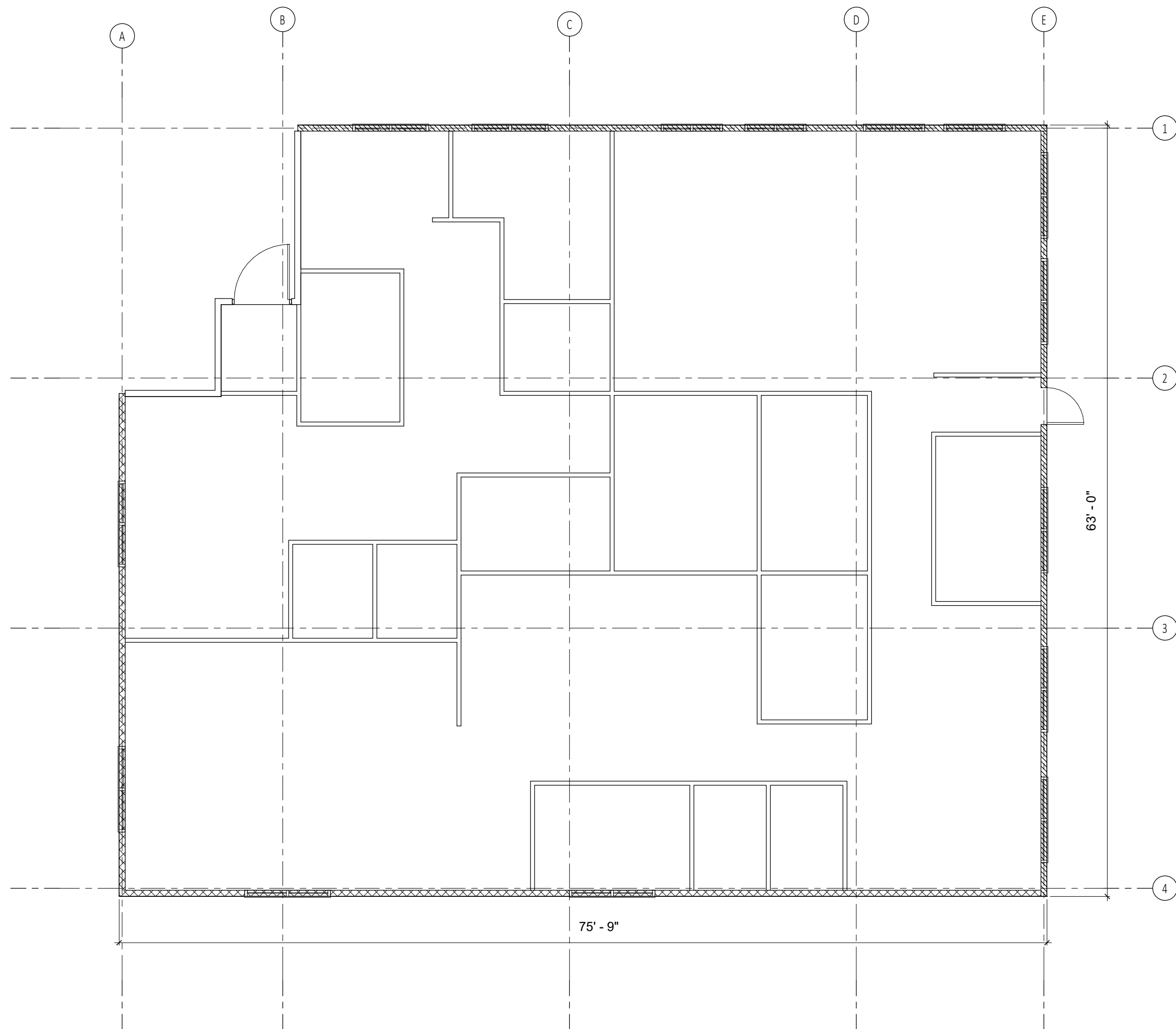
CLIENT CENTER MARKET
211 N MAIN ST, WHITE SALMON, WA 98672

PROJECT CHANGE OF OCCUPANCY

DRAWING TITLE ELEVATIONS

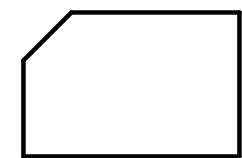
PROJECT NO. 25-1097
ISSUED 02/09/2026
SCALE AS NOTED
DRAWN BY Author
DRAWING NO.

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A3.01 EXT FLOOR PLAN

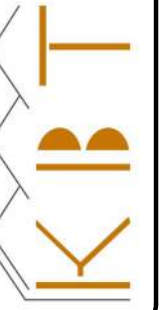
1/4" = 1'-0"
0 1 2 3 4 5 1/4" = 1'-0"



KEY PLAN



ENGINEERS
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• structural evaluation
• plan review consultant

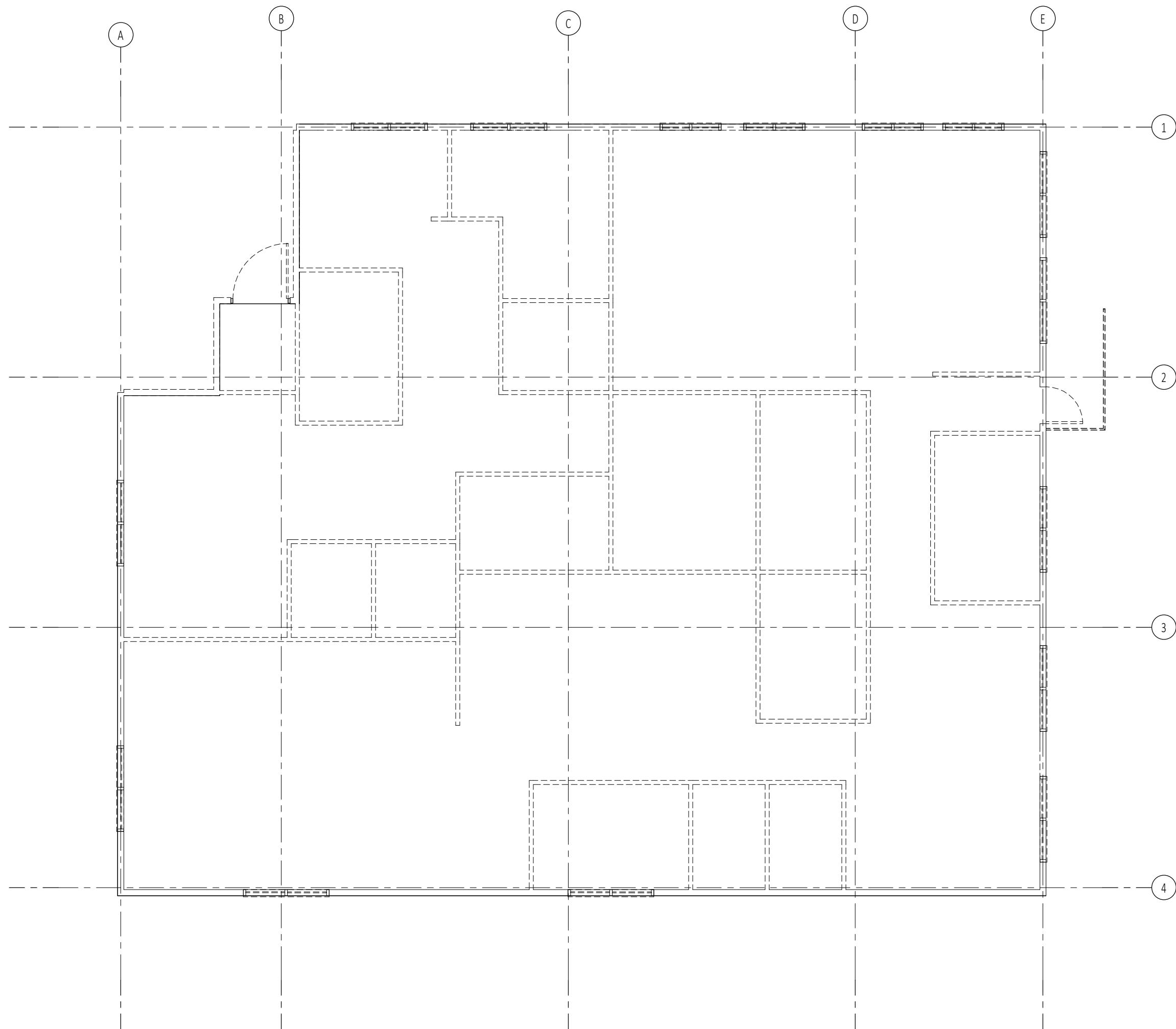


REVISION	BY	DATE

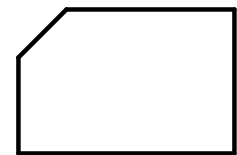
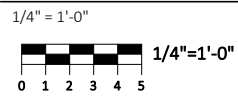
CLIENT	CENTER MARKET 211 N MAIN ST, WHITE SALMON, WA 98672
PROJECT	CHANGE OF OCCUPANCY
DRAWING TITLE	EXISTING FLOOR PLAN

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A3.01



A4.01 DEMO PLAN



KEY PLAN



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 • structural evaluation
 • plan review consultant

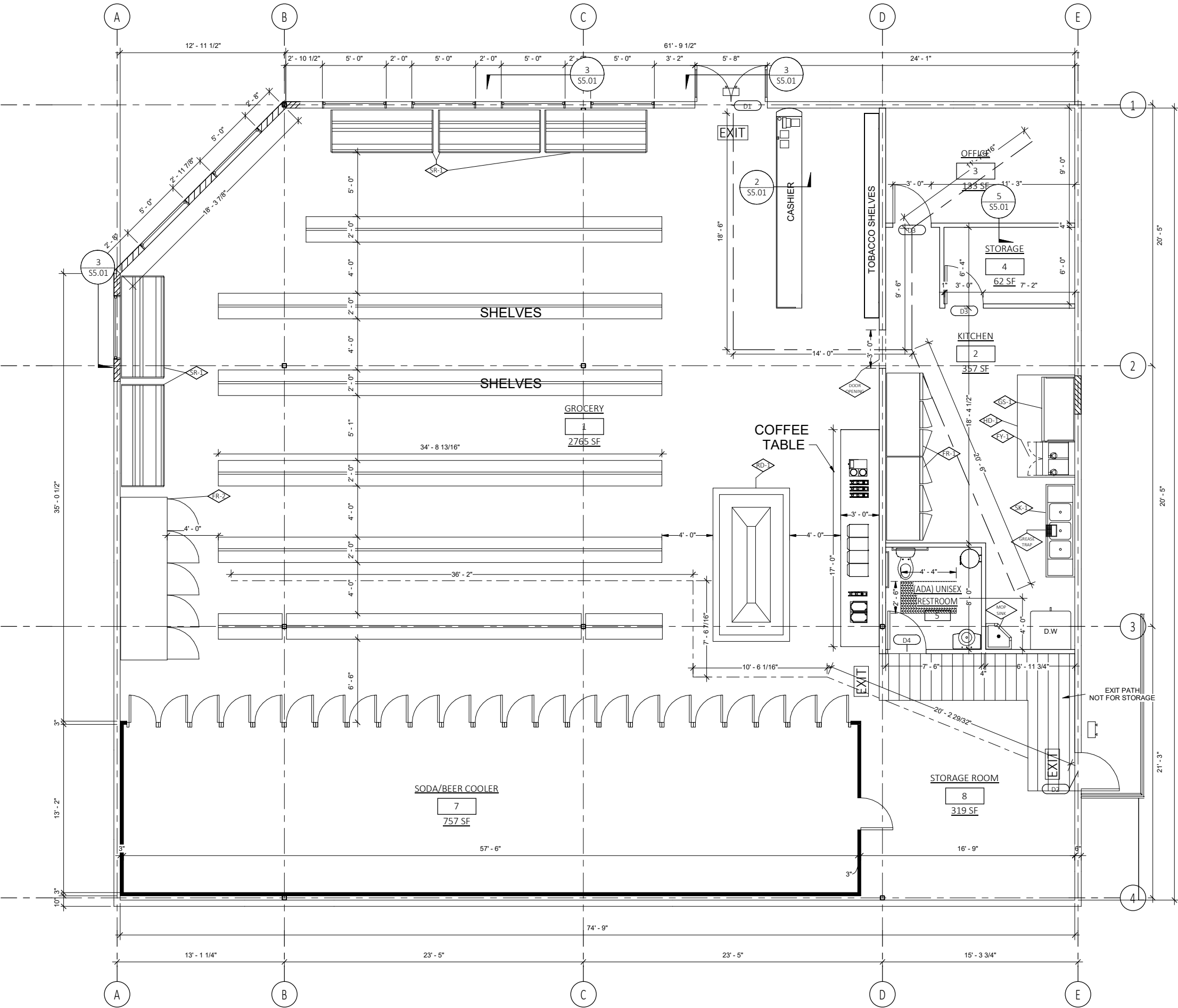


CLIENT	PROJECT	DRAWING TITLE	REVISION	DATE	BY
CENTER MARKET	CHANGE OF OCCUPANCY	DEMO PLAN			
211 N MAIN ST, WHITE SALMON, WA 98672					

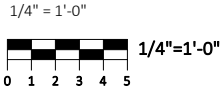
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 ISSUED 02/09/2026
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EQUIPMENT LIST		
SYMBOL	AREA	DISCRPTION
SK-1	KITCHEN	86"W x 27"D x 34"H(3) COMPARTMENT STAINLESS STEEL COMMERCIAL BAR SINK OR EQUIVALENT.
FY-1	KITCHEN	DOUBLE-POT DEEP FRYER WITH USER-FRIENDLY CONTROLS AND A ROBUST DESIGN SUITABLE FOR HIGH-VOLUME FOOD PREPARATION ENVIRONMENTS LIKE RESTAURANTS OR COMMERCIAL KITCHENS. THE UNIT IS EQUIPPED WITH WHEELS FOR EASY MOBILITY AND STAINLESS STEEL CONSTRUCTION 31"W x 18"D 45.5"H
GS-1	KITCHEN	WIDTH 60 " DEPTH 31 " HEIGHT 39 " COOKING SURFACE WIDTH 58 " BURNER BTU 40000 BTU CONTROL TYPE MANUEL FEATURES FIELD -CONVERTIBLE (GAS) MASSACHUSETTS ACCEPTED PLUMBING PRODUCT GAS CONNECTION SIZE 3/4 " OR EQUIVALENT
FR-1	KITCHEN	3-DOOR COMMERCIAL FREEZER, IDEAL FOR USE IN COMMERCIAL KITCHENS, SUPERMARKETS, AND RESTAURANTS. IT PROVIDES AMPLE STORAGE SPACE FOR FROZEN GOODS, ENSURING EFFICIENT AND ORGANIZED COLD STORAGE. THE MODEL INCLUDES DETAILED COMPONENTS SUCH AS DOOR HANDLES AND VENTILATION GRILLS AT THE BOTTOM. 78"W x 34"D x 80"H
HD-1	KITCHEN	HOOD TO REMOVE SMOKE AND IRRITATING ODORS 96" W x 54"D TYPE 1 HOOD
RD-1	GROCERY	A REFRIGERATED DISPLAY TABLE. THIS UNIT FEATURES AN INTEGRATED COOLING SYSTEM, IDEAL FOR DISPLAYING AND PRESERVING PERISHABLE ITEMS SUCH AS MEATS, DAIRY, AND OTHER CHILLED PRODUCTS. 72"W x 144"D x 42"H
SR-1	GROCERY	OPEN MULTI-SHELF REFRIGERATED DISPLAY CASE. THE UNIT CONSISTS OF MULTIPLE SHELVES ARRANGED TO MAXIMIZE THE DISPLAY SPACE FOR VARIOUS CHILLED PRODUCTS. THE OPEN FRONT DESIGN ALLOWS FOR EASY PRODUCT ACCESS AND OPTIMAL VISIBILITY, ENSURING THAT MERCHANDISE IS ATTRACTIVELY PRESENTED AND READILY AVAILABLE FOR CUSTOMERS. 96"W x 41"D x 54"H
FR-2	GROCERY	UPRIGHT FIVE DOOR FREEZER, PERFECT FOR LARGE-SCALE FOOD STORAGE AND DISPLAY NEEDS. MULTI-DOOR DESIGN, PROVIDING EXTENSIVE SHELVING SPACE BEHIND GLASS DOORS. 154"W x 43"D x 81"H



A5.01 FLOOR PLAN



CODE ANALYSIS:

THIS IS AN EXISTING SPACE. IT WILL BE USED AS A GROCERY STORE (M OCCUPANCY).
1 - 2021 WASHINGTON STATE BUILDING CODE (IBC 2021 AMENDED)
2 - 2021 WASHINGTON STATE MECHANICAL CODE (IMC 2021AMENDED)
3 - 2021 WASHINGTON STATE PLUMBING CODE (UPC 2021 AMENDED)
4 - 2023 WASHINGTON STATE ELECTRICAL CODE (2023 NFPA-70 AMENDED)
5 - 2023 WASHINGTON STATE COMMERCIAL ENERGY CODE (2021 IECC AMENDED)

OCCUPANCY: M
TYPE OF CONSTRUCTION: V-B
NUMBER OF STORIES: 1

FLOOR AREA:
TOTAL AREA: 4550 SQUARE FEET
SPRINKLER: NO SPRINKLER SYSTEM

SPACE FLOOR AREA AND OCCUPANT LOAD						
SPACE	AREA (SF)	OCCUPANT FACTOR	OCCUPANT LOAD	EXIT REQUIRED/EXIT PROVIDED	OCCUPANCY	2022 OSSC SECTIONS
GROCERY	2765	60	46	1/1	M	TABLE 1004.5
KITCHEN	360	200	4	1/1	F-1	
OFFICE	133	150	1	1/1	ACCESSORY	
COOLER	776	200	4	1/1	S-1	
STORAGE ROOM	320	200	2	1/1	S-1	
STORAGE	62	200	1	1/1	S-1	
TOTAL			58	2/2	M/S-1/F-1	

EXIT REQUIREMENT:
TWO EXISTS REQUIRED: TWO EXISTS PROVIDED

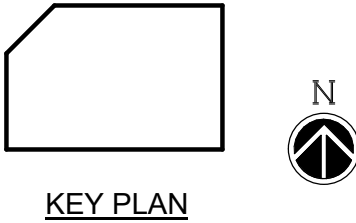
TRAVEL DISTANCE/COMMON PATH:
TABLE 1017.2: ALLOWABLE TRAVEL DISTANCE:250 FEET
TABLE 1006.2.1: ALLOWABLE COMMON TRAVEL: 75 FEET

PLUMBING REQUIREMENTS (TABLE 2902.1)				
OCCUPATION LOAD	REQUIRED WATER CLOSET	REQUIRED LAVATORIES	REQUIRED WATER CLOSET	REQUIRED LAVATORIES
58	1	1	1	1

EXISTING DOOR SCHEDULE			
DOOR SCHEDULE			
Mark	WIDTH	HEIGHT	HDW
D1	5' - 8"	7' - 0"	SECTION 1010.2.2** 3 HINGES, SC
D2	3' - 0"	6' - 8"	SECTION 1010.2.2** 3 HINGES, SC
D3	3' - 0"	6' - 8"	SECTION 1010.2.2** 3 HINGES, LOCKS
D4	3' - 0"	6' - 8"	SECTION 1010.2.2** 3 HINGES, SC PRIVACY LOCK, ONE MOTION

** SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE
S.C: SELF-CLOSING (OSSC SECTION 716.2.6)
LOCKS: DOORS MUST HAVE POSITIVE-LATCHING HARDWARE; OSSC SECTION 716.2.6.1

- EXIT LUMINATED EXIT SIGN AND PATH W/ BATTERY BACK UP FOOTECANDLE FOR MINI. 90 MINUTES
- LUMINATED EXIT PATH W/ BATTERY BACK UP
- FIRE EXTINGUISHER



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PROJECT
CHANGE OF OCCUPANCY

DRAWING TITLE
FLOOR PLAN

PROJECT NO. 25-1097
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A5.01

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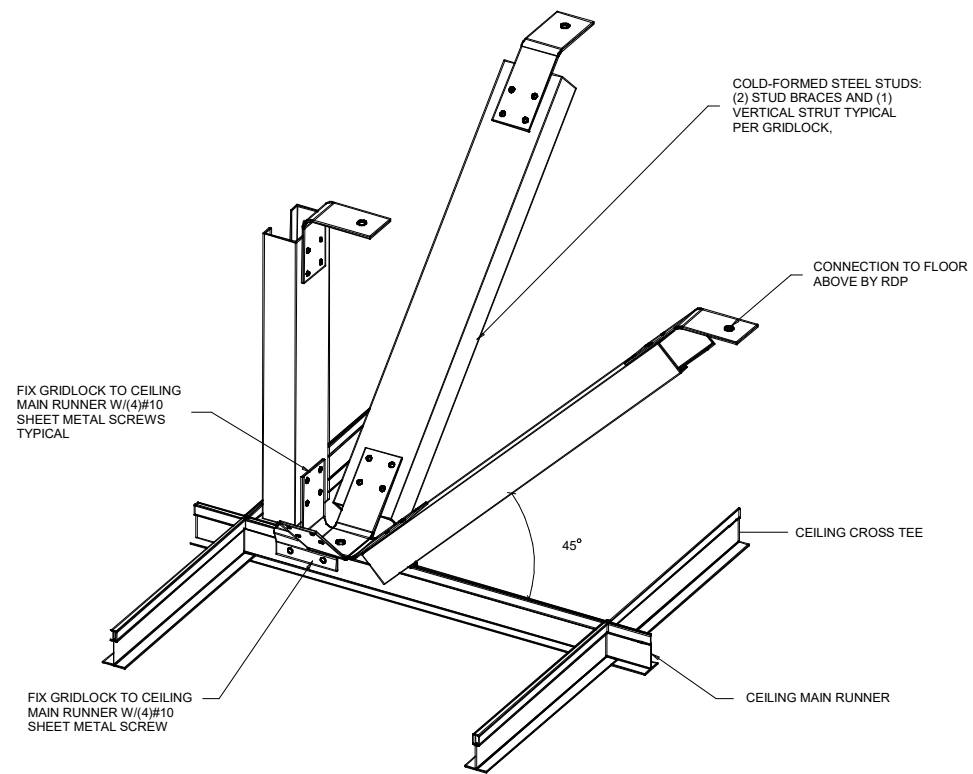
DATE	BY

CLIENT	CENTER MARKET 211 N MAIN ST, WHITE SALMON, WA 98672
PROJECT	CHANGE OF OCCUPANCY
DRAWING TITLE	REFLECTED CEILING PLAN

PROJECT NO. 25-1097
ISSUED 02/09/2026
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SCALE AS NOTED
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DRAWING NO.

A6.06



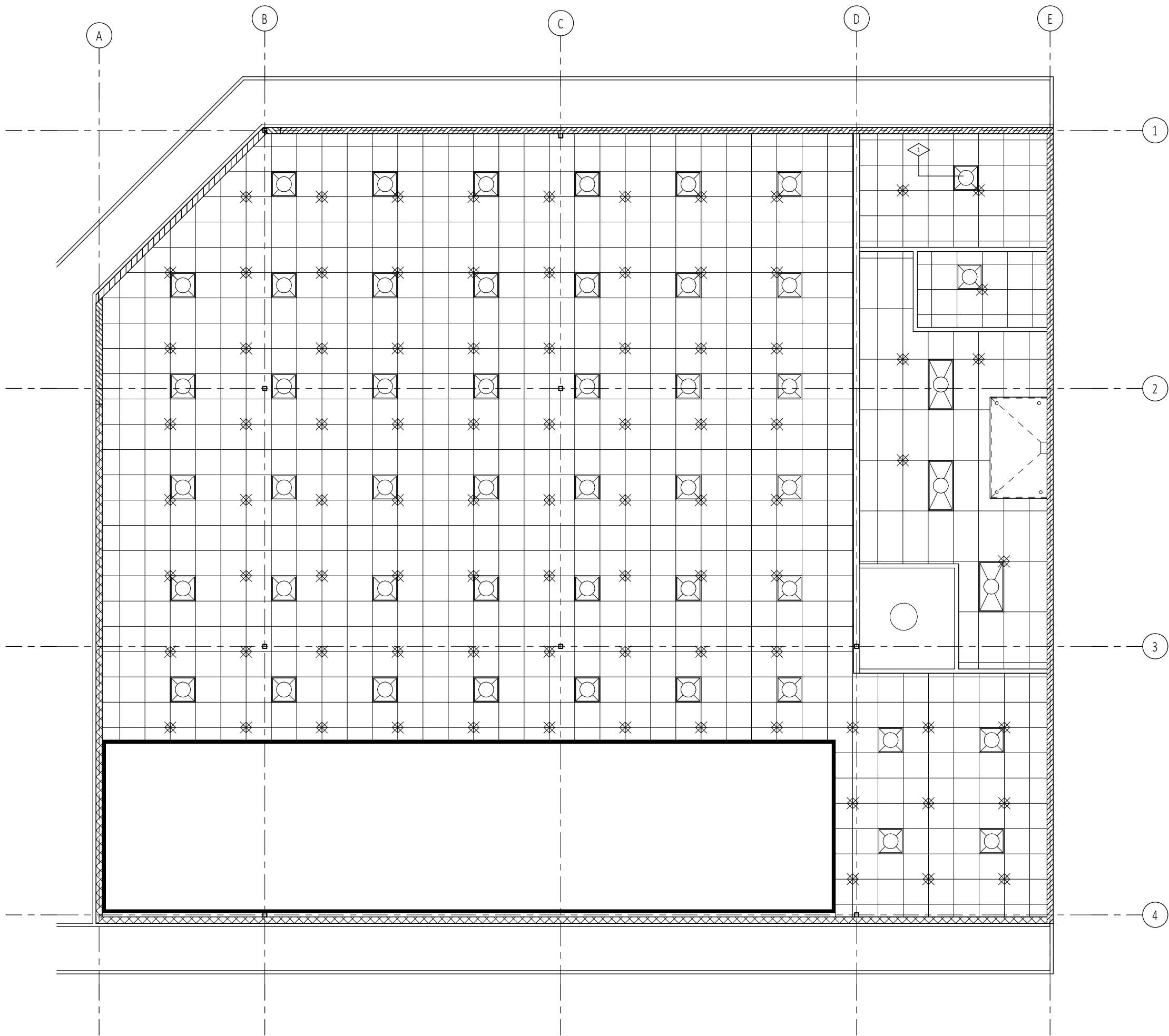
2 SEISMIC BRACE

A6.06

CEILING SUSPENSION NOTES

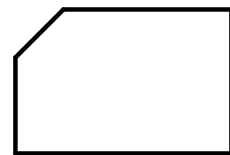
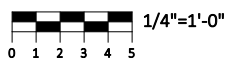
- Ceiling is designed for seismic zone D
Ceiling area is 3391 sqft.
- Provide lateral bracing at 12' o/c in each direction. Place the first brace in each line within 6' of the wall.
 - Each brace must have a vertical strut and lateral bracing in all four directions. Lateral bracing can be 4 wires in 4 directions or two rigid struts in 2 directions. Braces must be at least 45° from horizontal.
 - Detail 2 shown is the Braceblok/Gridlok rigid brace for the CertainTeed ceiling. Install this, or equivalent at each lateral brace point.
 - Grid ends must be anchored firmly to two walls. Opposite ends of these grid runners shall be cut 34" short of the wall. Use CTSPO clips, or equivalent, at each end.

Brace locations shown by this symbol: 



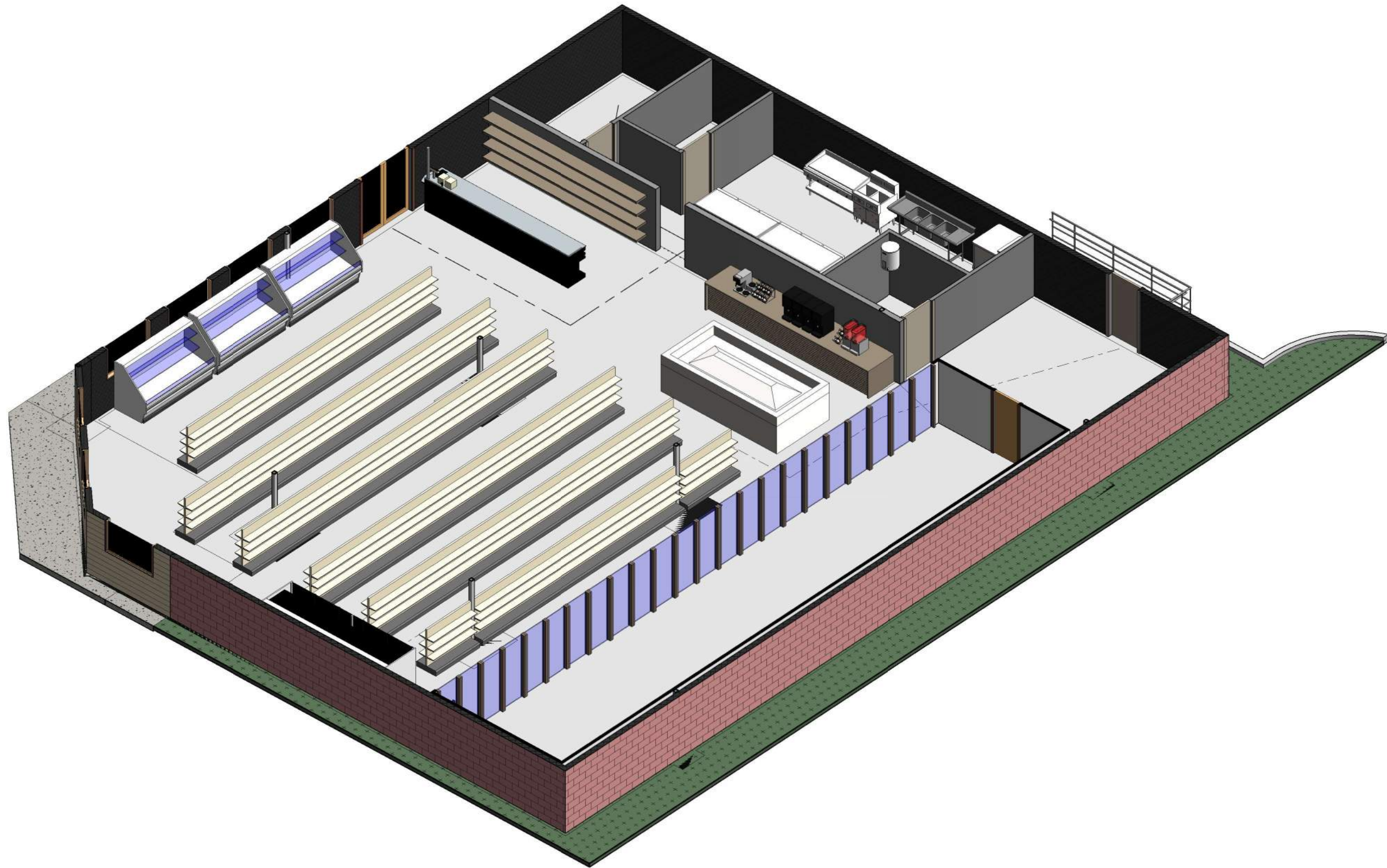
CEILING

1/4"=1'-0"



KEY PLAN





FIRST FLOOR 3D
NTS

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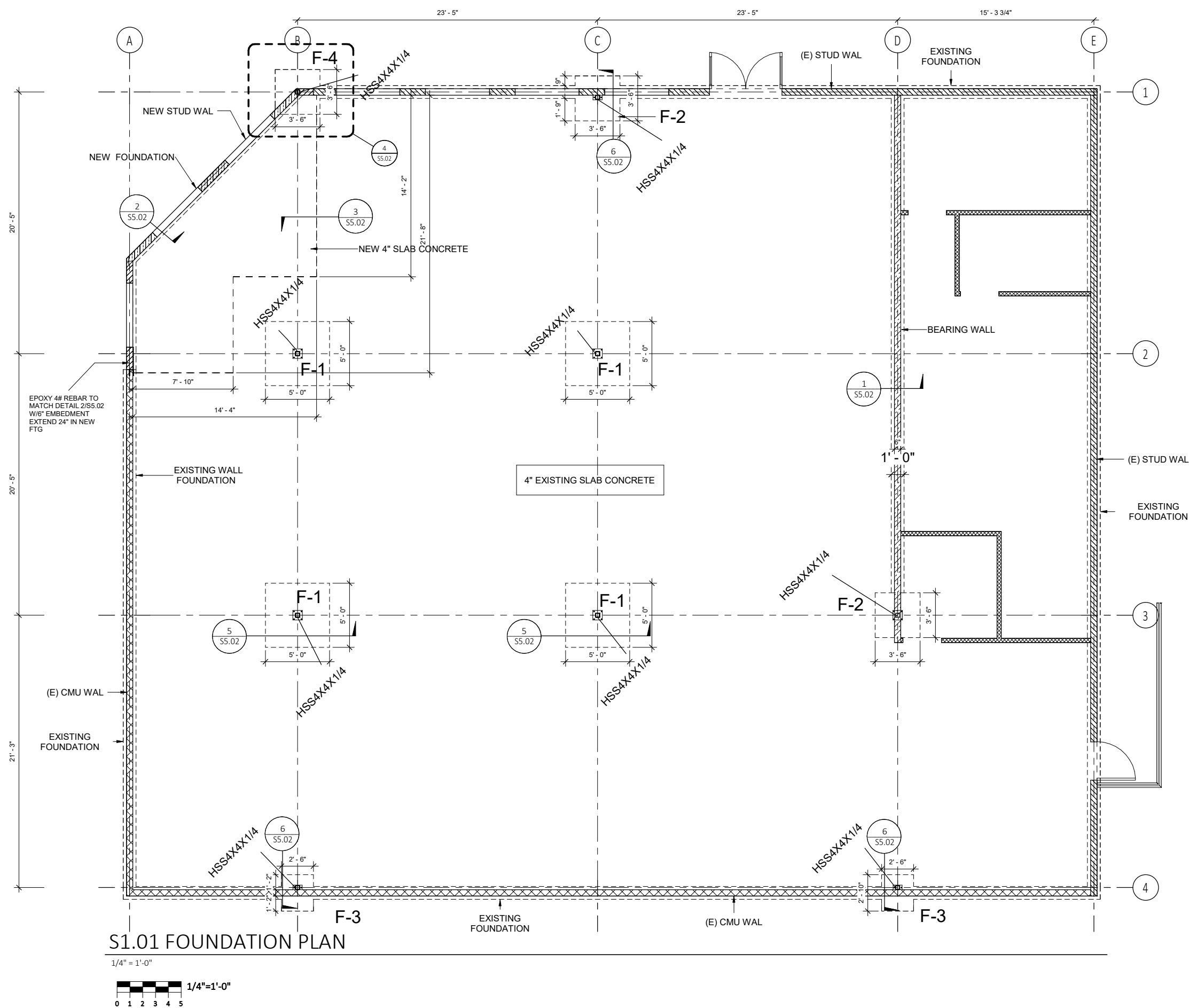
CENTER MARKET
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PROJECT CHANGE OF OCCUPANCY

DRAWING TITLE 3D VIEW

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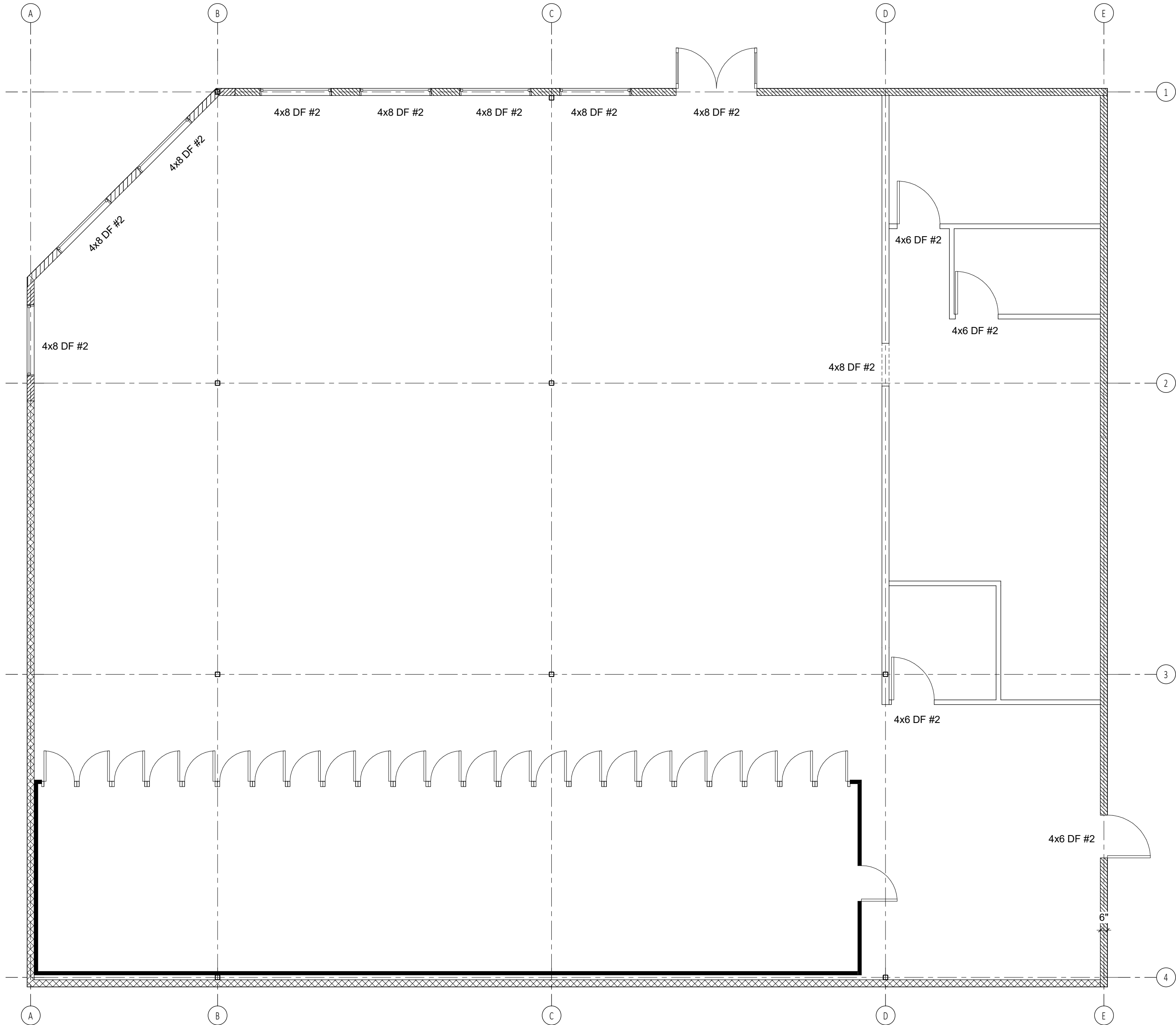
NOTES:

- REF. S1.00 OR GENERAL STRUCTURAL NOTES
- VERIFY ALL DIMENSIONS, ELEVATIONS, FINISH SURFACE SLOPES, DRAINS, ETC. WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION.
- VERIFY ALL MECHANICAL LOCATIONS, OPENINGS AND MOUNTING DETAILS WITH MECHANICAL DRAWINGS

- EL-XX'-XX" INDICATES TOP OF CONCRETE SLAB ELEVATION
- INDICATES EXISTING 8" CMU WALL
- INDICATES EXISTING STUD WALL
- INDICATES NEW STUD BEARING WALL
- INDICATES NEW STUD NON-BEARING WALL
- F-X INDICATES FOUNDATION TYPE; SEE SCHEDULE

PLAN NOTES
1. FLOOR: 4" CONCRETE SLAB
2. CONCRETE STRENGTH: 3000 PSI
3. ALLOWABLE BEARING: 1500 PSF

FND #	SIZE	REMARKS
F-1	5'-0"X5'-0"X18"	(7)#5 EACH WAY
F-2	3'-6"XW"X18"	(4)#5 EACH WAY
F-3	2'-6"XW"X18"	(4)#5 EACH WAY
F-4	3'-6"X3'-6"X18"	(4)#5 EACH WAY

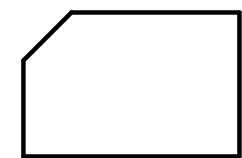


S3.01 HEADERS PLAN VIEW

3/8" = 1'-0"

0 1 2 3 4 5

3/8"=1'-0"



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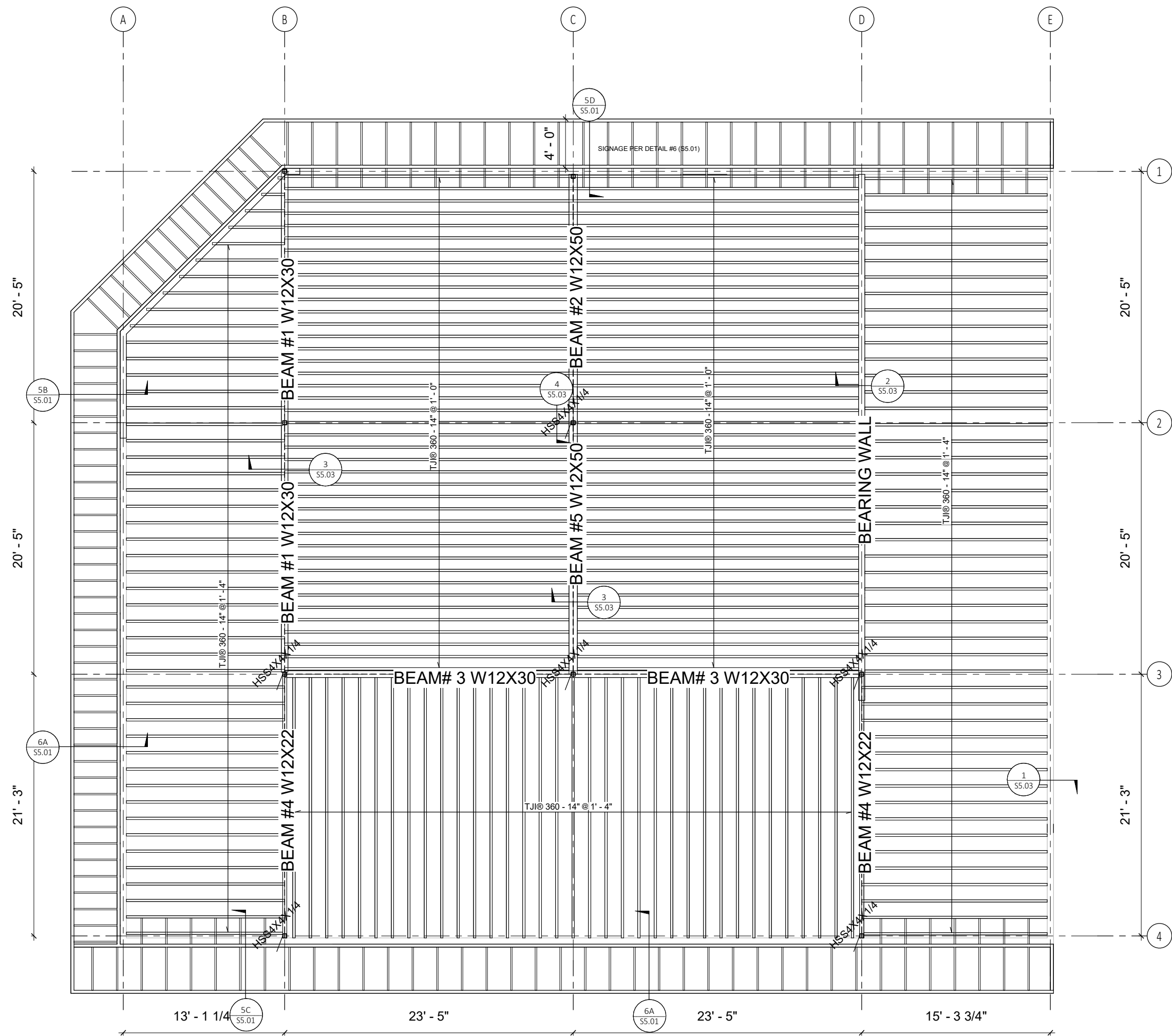
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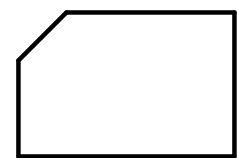
PROJECT

DRAWING



S3.02 ROOF FRAMING PLAN

1/4"=1'-0"



KEY PLAN



ENGINEERS
• structural design
• seismic brace
• structural evaluation
• plan review consultant

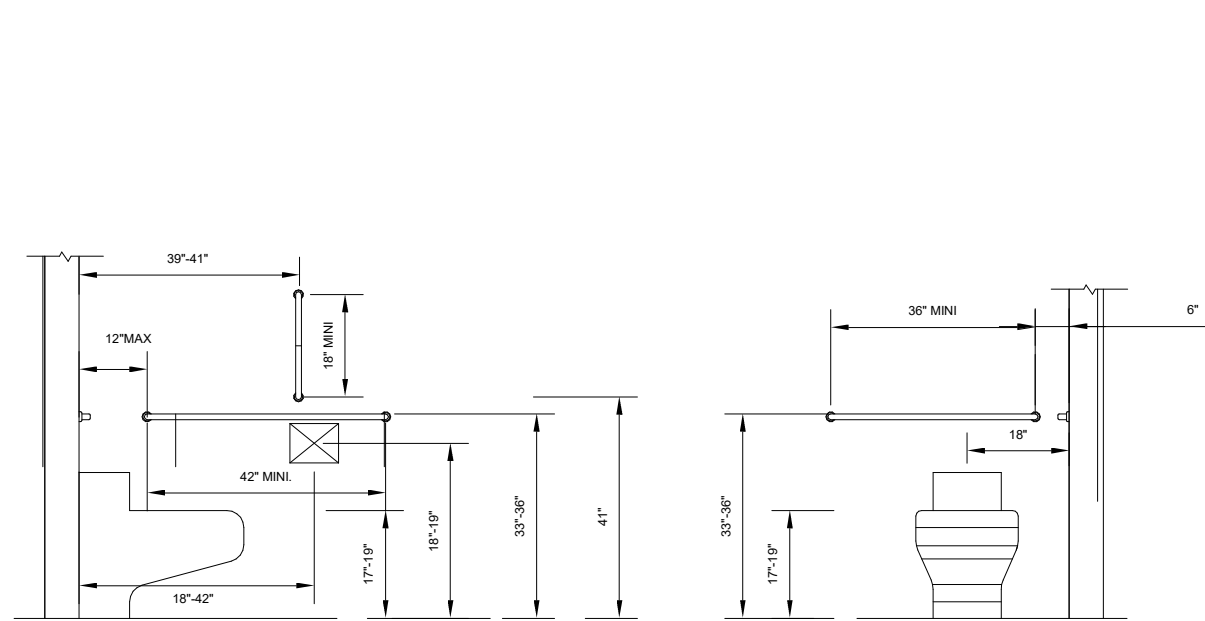


REVISION	BY	DATE

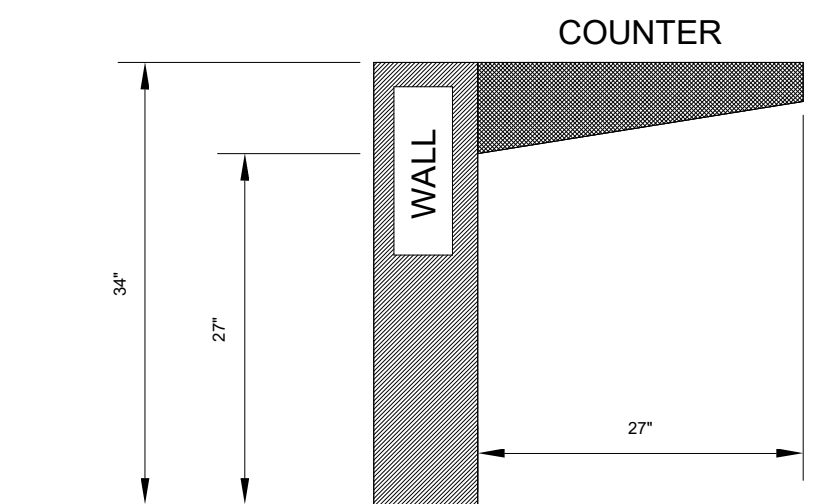
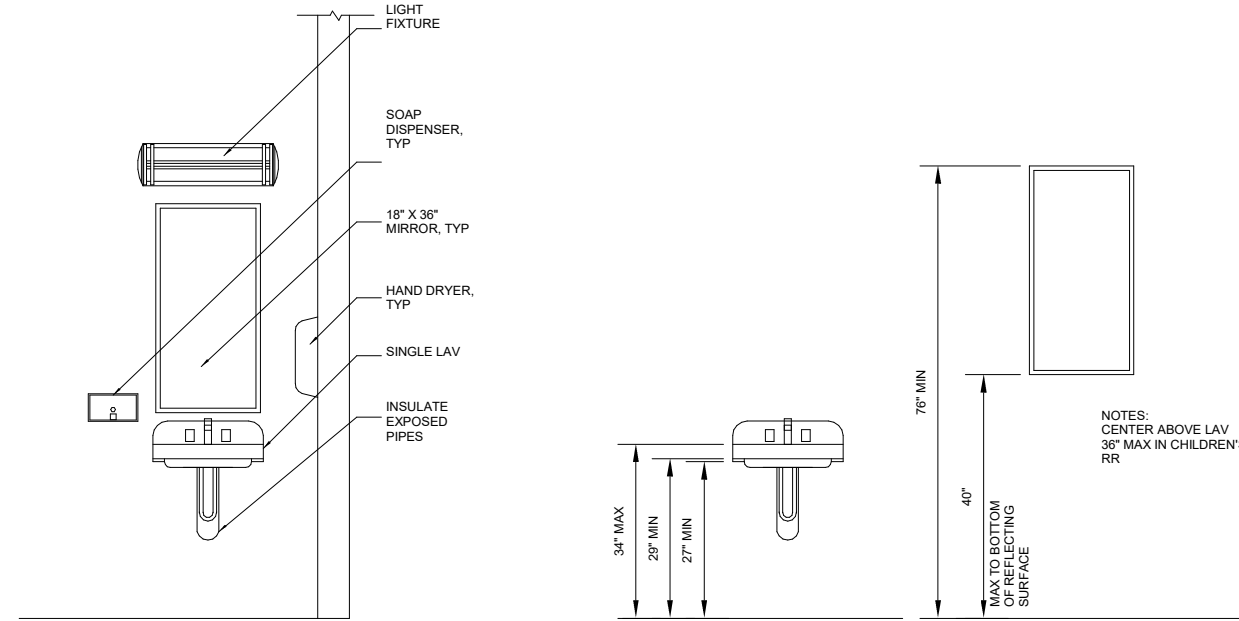
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PROJECT	CHANGE OF OCCUPANCY
DRAWING TITLE	ROOF FRAMING PLAN

PROJECT NO.	25-1097
ISSUED	02/09/2026
SCALE	1/4" = 1'-0"
DRAWN BY	Author
DRAWING NO.	

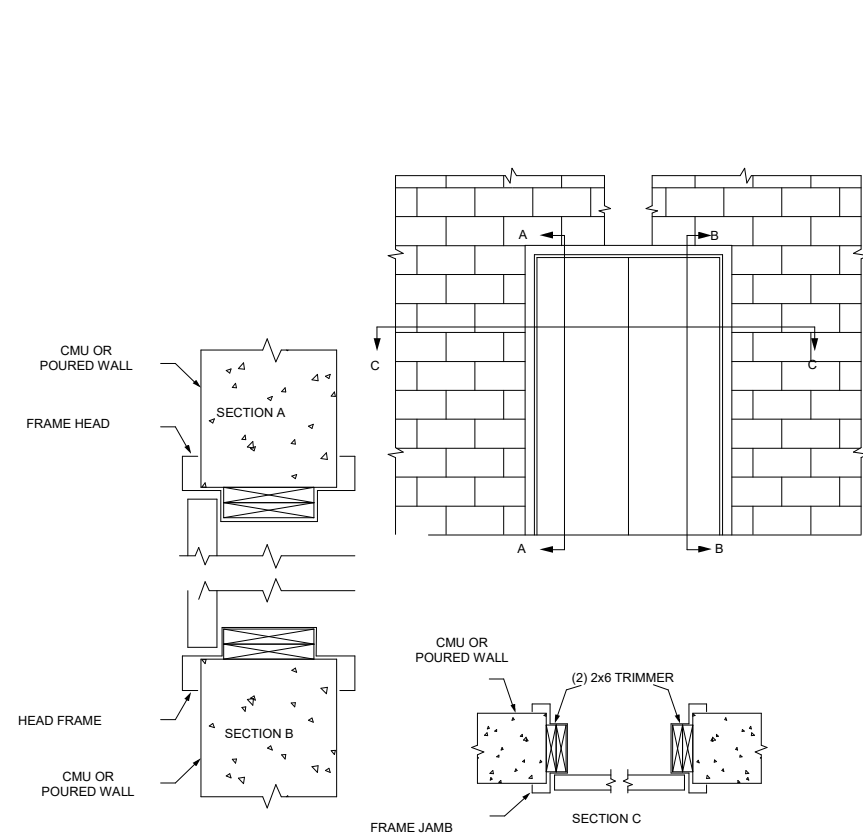
S3.02



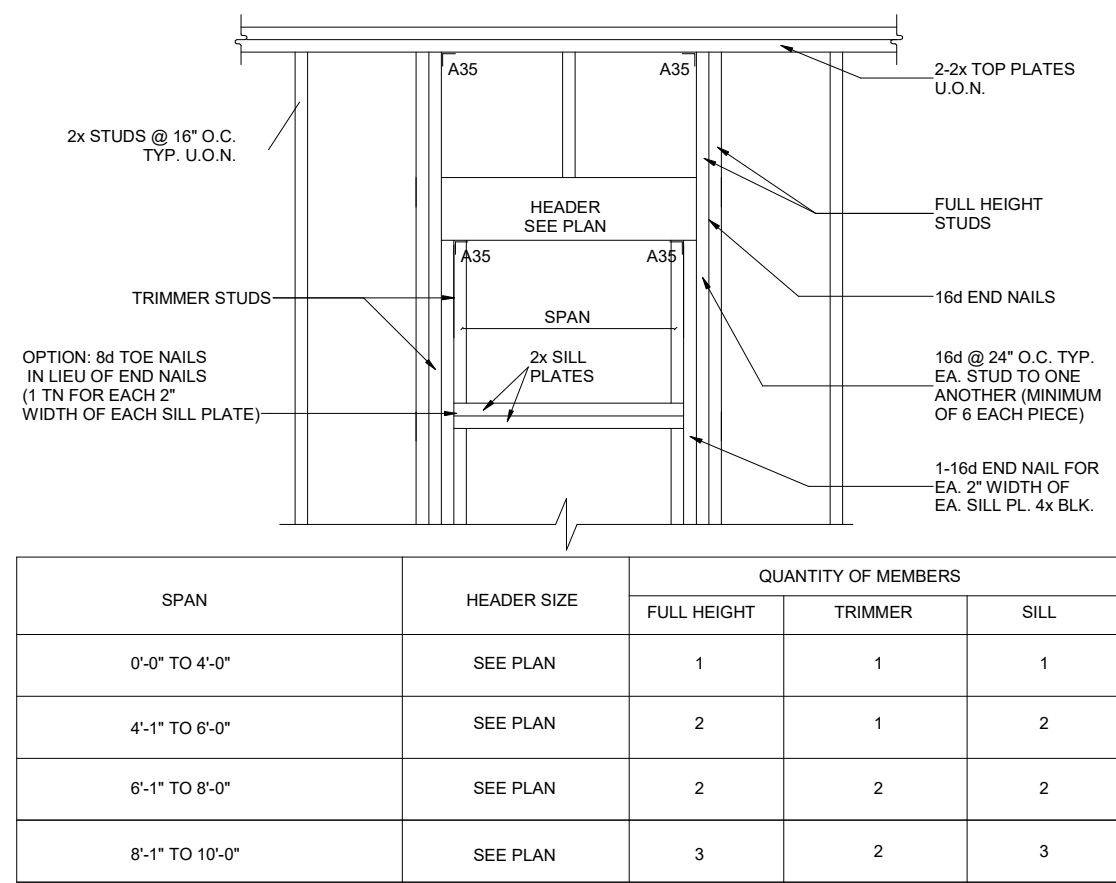
1 ADA BATH REQUIREMENTS
S5.01 NTS



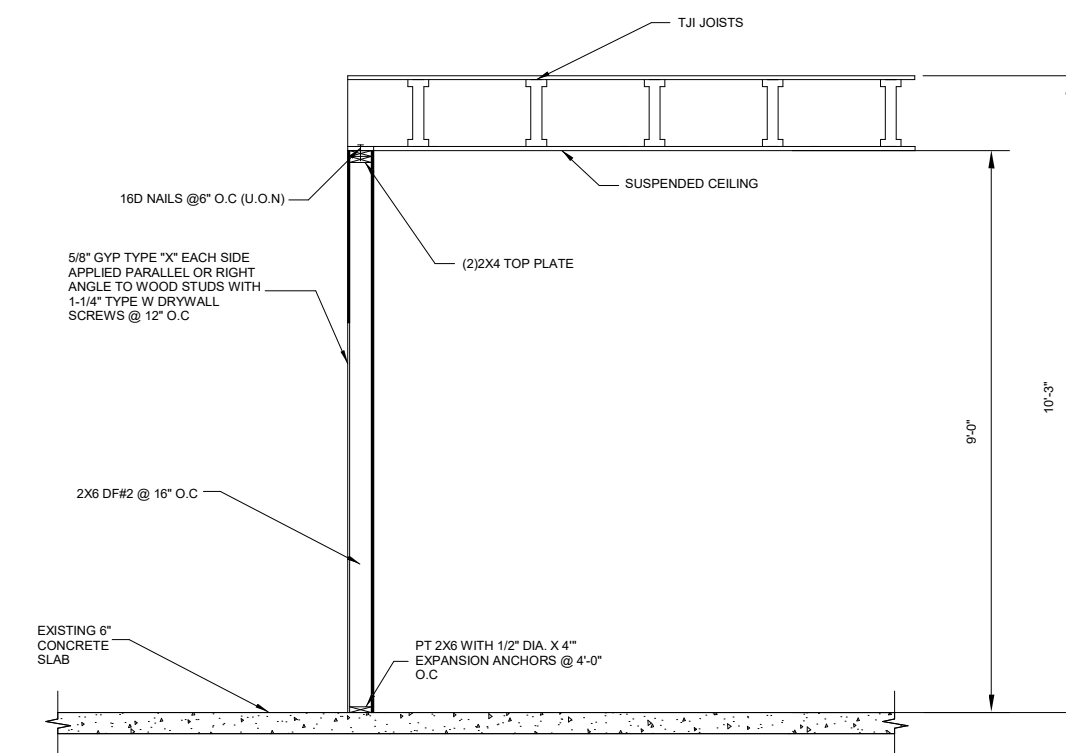
2 COUNTER DETAIL
S5.01 NTS



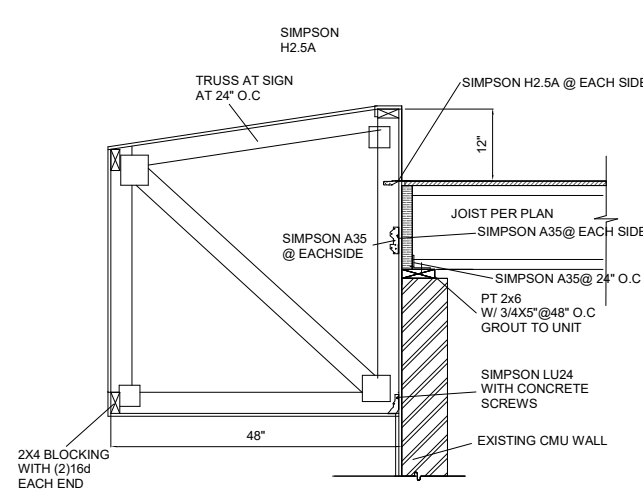
3 NEW DOOR AT CMU WALL
S5.01 NTS



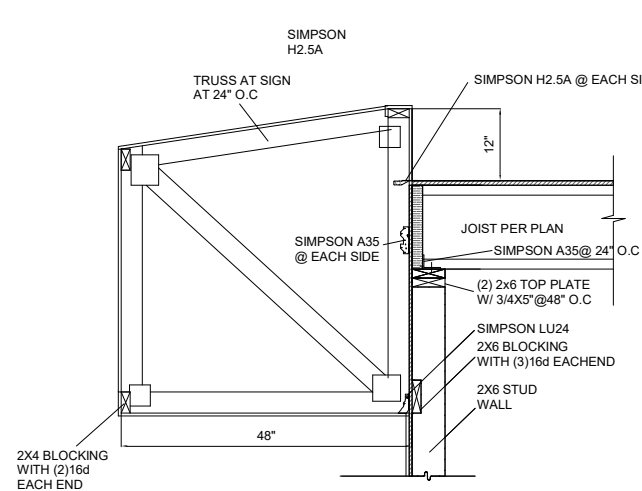
4 TYPICAL WINDOW DETAIL
S5.01 NTS



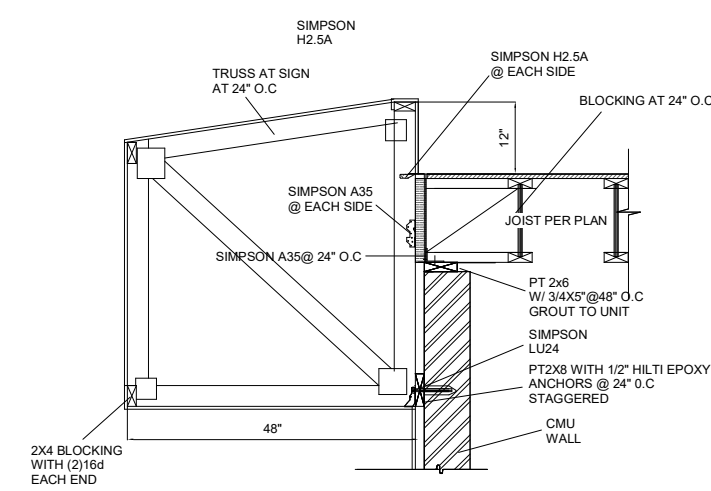
5 NEW NON-BEARING WALL DETAIL
S5.01 NTS



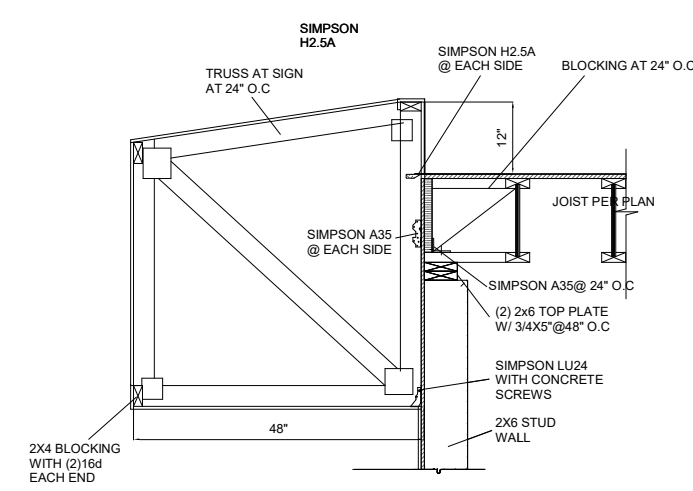
6A SIGNAGE DETAIL
S5.01 NTS



5B SIGNAGE DETAIL
S5.01

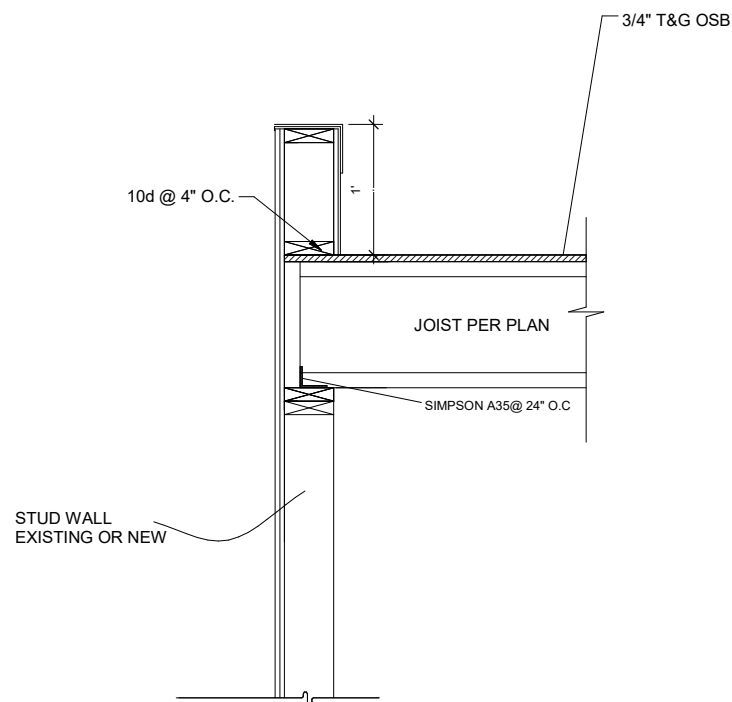


5C SIGNAGE DETAIL
S5.01

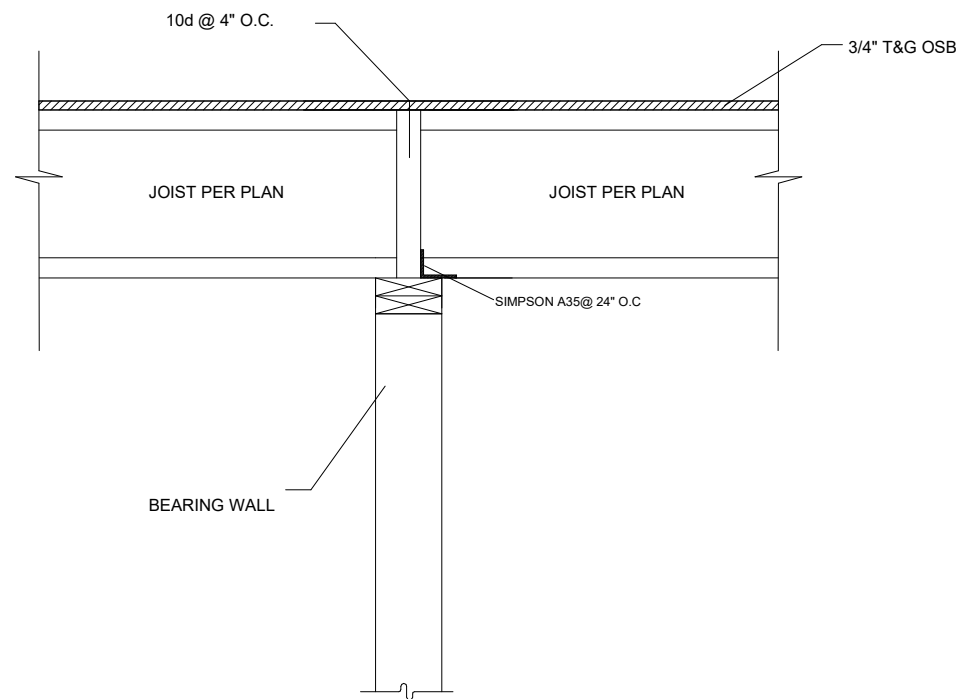


5D SIGNAGE DETAIL
S5.01

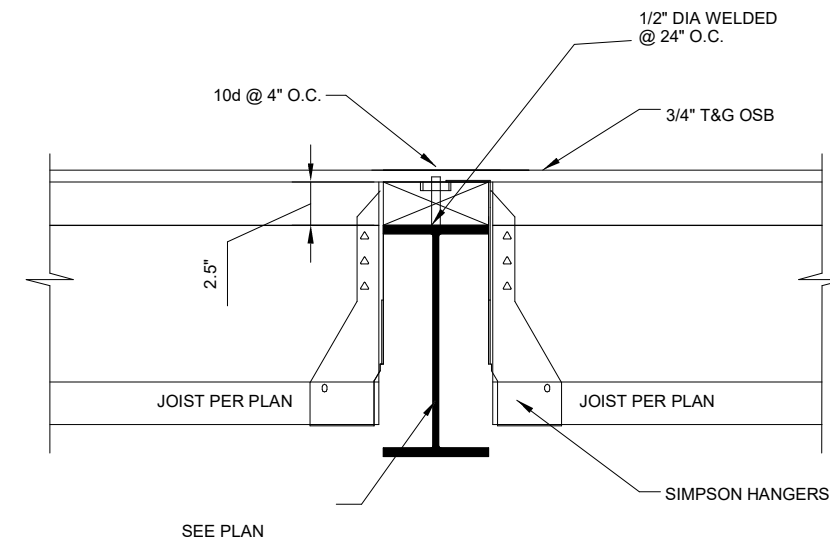




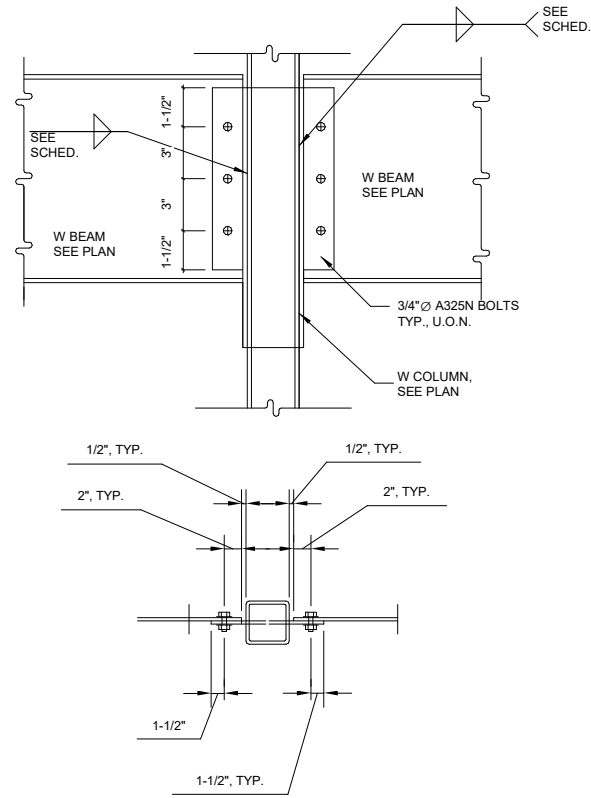
1 JOISTS TO EXTERIOR WALL
S5.03 NTS



2 JOISTS ABOVE BEARING WALL
S5.03 NTS

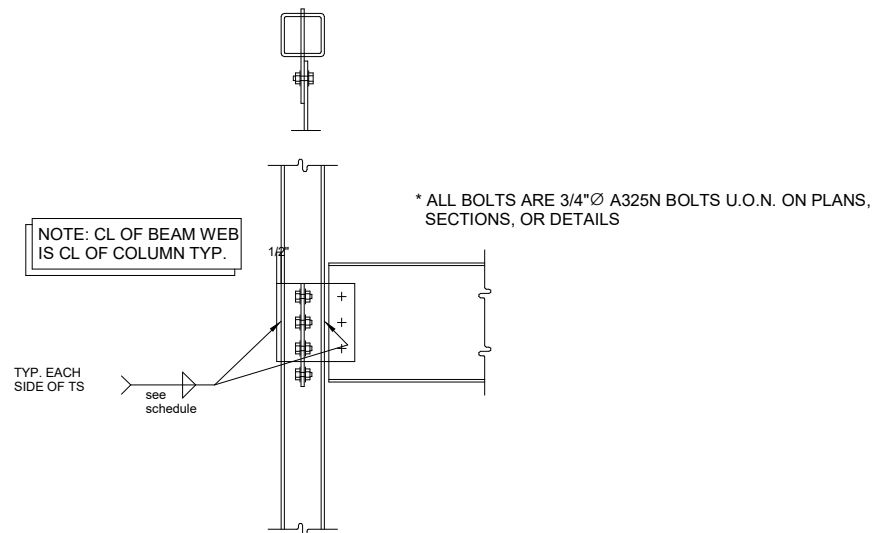


3 FRAMING JOIST TO W BEAM
S5.03 NTS



4 FRAMING DETAIL W BEAM TO W BEAM
S5.03 NTS

BOLTING SCHEDULE				
BEAM SIZE	# OF BOLTS*	TAB THICKNESS	SHEAR TAB TO FLANGE WELD	SHEAR CAPACITY
W12	3	PL 3/8"	5/16"	16.4 K
W14	3	PL 3/8"	5/16"	16.4 K



NOTE: CL OF BEAM WEB IS CL OF COLUMN TYP.

* ALL BOLTS ARE 3/4"Ø A325N BOLTS U.O.N. ON PLANS, SECTIONS, OR DETAILS

REVISION	BY	DATE

CLIENT	CENTER MARKET 211 N MAIN ST, WHITE SALMON, WA 98672
PROJECT	CHANGE OF OCCUPANCY
DRAWING TITLE	DETAILS

PROJECT NO.	25-1097
ISSUED	02/09/2026
SCALE	AS NOTED
DRAWN BY	Author
DRAWING NO.	

S5.03



Rowan Fairfield <rowanf@whitesalmonwa.gov>

Site Plan Review application for Center Market in White Salmon

info KBT Engineers <info@kbtengineers.com>

Tue, Apr 7, 2026 at 12:33 PM

To: Rowan Fairfield <rowanf@ci.white-salmon.wa.us>

Cc: Miryan Manjarrez-Hurtado <miryanm@ci.white-salmon.wa.us>

Hi Rowan,

Please see below in response to your questions:

The proposed sign location will be at the building awning, as shown on the building plans. I have also attached the rendering for reference, including the awning/banner appearance.

The exterior building materials and finishes will generally remain the same. The only exterior change is at the roof, as shown on the building plans. Please refer to Sheet S3.02 for that information.

There are no proposed new fences, light poles, or exterior light fixtures as part of this project.

Please let me know if you need any additional information or documentation to complete the application.

Thanks,

On Tue, Mar 24, 2026 at 6:25 PM Rowan Fairfield <rowanf@ci.white-salmon.wa.us> wrote:

Hello Adnan,

Thank you for submitting the Site Plan Review application for the Center Market change of occupancy! I just have a few follow-up questions and requests for additional information before I deem this application complete and we can begin the Noticing stage.

- **Location and design of signs:** Please send a site plan or rendering showing the location and design of signs. If the building will also have the red-and-blue banner/awning shown in the Change of Use Permit, please include that as well.
- **Materials and finishes:** Are you planning any changes to the exterior building materials, such as siding, masonry, or roofing? If yes, please send a document about those, or let me know where I can find them on the building plans.
- Are you planning any **new fences, light poles, or exterior light fixtures**? If yes, please indicate on the site plan. If the new lights will be substantial, you may want to submit a separate "exterior lighting plan" showing location, type, height, wattage and lumen output. The City's outdoor lighting standards are in [Chapter 8.40 of the Code](#), for your reference.

Best,

Rowan Fairfield (they/them)

City Planner

100 N Main Street, White Salmon, WA 98672

(509) 493-1133 ext. 204



Office: (503) 739-2401

Address: 1819 SW 5th Ave #266, Portland, OR 97201

www.kbtengineers.com

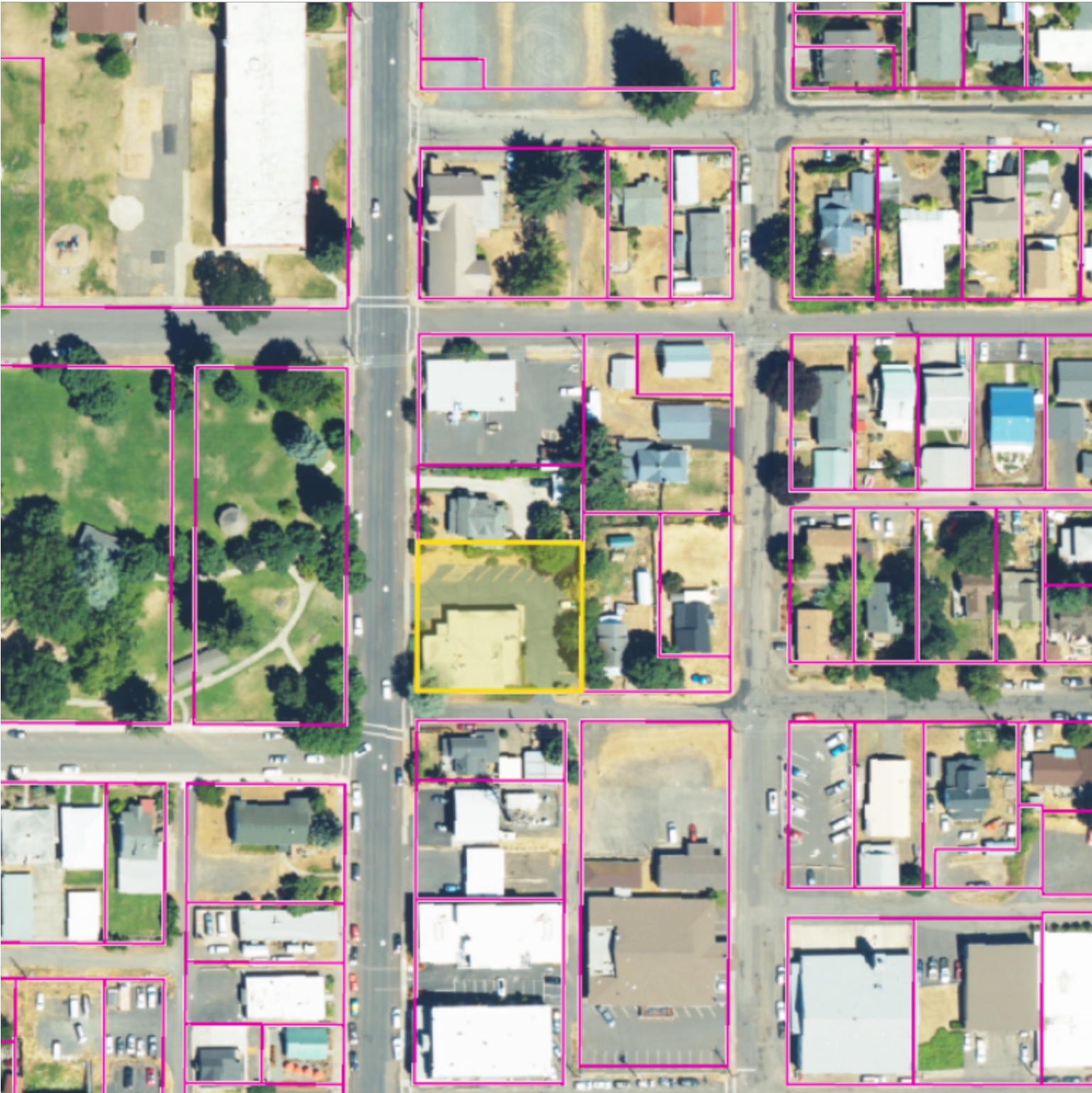
2 attachments

 **rendering.pdf**
1745K

 **Site plan.pdf**
1554K

Location Map

211 N Main Ave



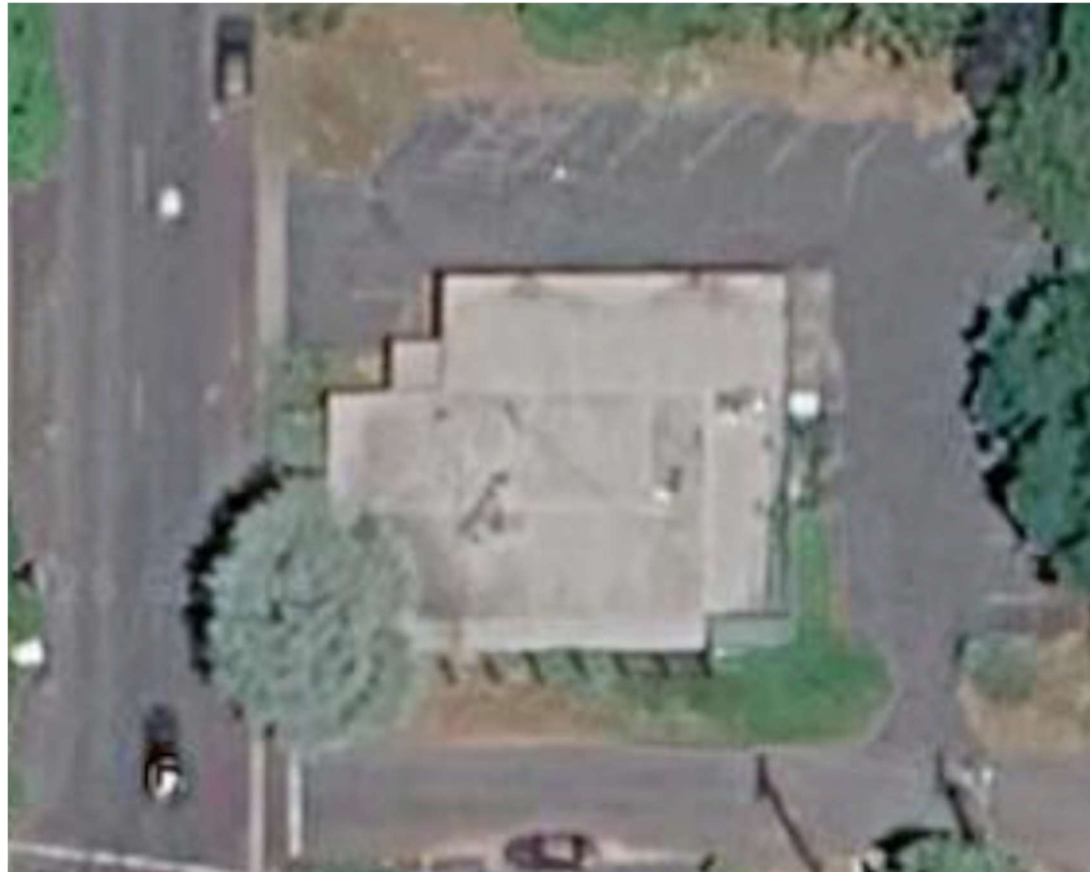
Legend

Parcels
□

100 ft



Aerial photo, 211 N Main Ave



Frontage photo, 211 N Main Ave (taken 7/6/2026)





CITY OF WHITE SALMON PLANNING DEPARTMENT

NOTICE OF APPLICATION

Tuesday, May 5, 2026

Dear Local Agency,

You are hereby notified that the City of White Salmon Planning Department has received an application for Site and Building Plan Review. The City is accepting public comments on the proposed project, described below.

Project Name:	Center Market
Description:	Proposal for Change of Use/Occupancy of an existing structure on a 17,250 square foot parcel in Commercial Zone, to operate a retail convenience store.
Planning File:	WS-SPR-2026.003
Applicant:	Kamati, Adnan
Owner:	White Salmon Properties LLC
Project Address:	211 N Main Ave, between NE Lincoln and NE Washington
Parcel Number:	03111932000400
Date of Application:	03/02/2026
Date of Completeness:	04/28/2026

PUBLIC COMMENT DEADLINE: 5:00 pm on Wednesday, May 20, 2026.

- by mail to City of White Salmon, PO Box 2139, White Salmon WA 98672 or,
- in person at City Hall, 100 N. Main, White Salmon WA 98672, or,
- by e-mail to RowanF@WhiteSalmonWA.gov.

The final decision will be made within one hundred twenty (120) days from the date of completeness. A copy of the application, all documents and evidence relied upon by the applicant, applicable Code criteria, and the staff report (when available) are available for inspection at no cost, in person at City Hall and by email request. White Salmon City Hall is located at 100 N. Main, White Salmon, Washington and is open during regular business hours Monday through Friday, 8:00 a.m. to 5:00 p.m. For more information, contact City Planner Rowan Fairfield, 509-493-1133, RowanF@WhiteSalmonWA.gov.



Rowan Fairfield <rowanf@whitesalmonwa.gov>

NW Natural REPLY- City of White Salmon - Notice of Public Hearing WS-SPR-2026.003

1 message

Brumley, Tonya <Tonya.Brumley@nwnatural.com>

Tue, Jun 16, 2026 at 6:06 PM

To: Miryan Manjarrez-Hurtado <miryanm@whitesalmonwa.gov>, Rowan Fairfield <rowanf@whitesalmonwa.gov>

Hello Rowan and Miryan-

This site currently has an active gas riser to the property though we had shown this site addressed as 221 N Main St, as a state agency building that had an active service until Aug of 2025. If this is the same site and the new tenant/owner would like to re-activate the gas service, please have them reach out to me directly via email or my # 503-610-7954 or by calling our call center at 503-220-2363 opt 3, then opt.

Thank you,

Tonya

Tonya Brumley

NW Natural

Columbia Gorge- Community Affairs Manager

South Coast - New gas services

w: 503.610.7954 m: 541.993.8889 nwnatural.com

Facts & Analysis about our energy system: [Our Energy System - NW Natural](#)

OUT OF OFFICE JUNE 17-23

From: Miryan Manjarrez-Hurtado <miryanm@whitesalmonwa.gov>

Sent: Tuesday, June 16, 2026 5:13 PM

To: Miryan Manjarrez-Hurtado <miryanm@whitesalmonwa.gov>; Rowan Fairfield <rowanf@whitesalmonwa.gov>

Subject: [External]City of White Salmon - Notice of Public Hearing WS-SPR-2026.003

CAUTION: This email originated outside NW Natural. Please DO NOT CLICK LINKS OR OPEN ATTACHMENTS unless you recognize the sender and know the content is safe.

Good afternoon,

Please find the enclosed Notice of Public Hearing regarding a proposal for a Change of Use/Occupancy of an existing structure on a 17,250 square foot parcel in the Commercial Zone to operate a retail convenience store.

The City of White Salmon Planning Commission will hold a public hearing to receive testimony and make a land use decision on this project. All interested persons are invited to attend and provide oral or written testimony.

Best regards,

Miryan Manjarrez-Hurtado



• + ° ❁ २ • + ° . **Miryan Manjarrez-Hurtado** . • + ° ❁ २ • + ° .

Associate Planner

100 N Main White Salmon, WA 98672

(509) 493-1133 ext. 209 | <https://link.edgepilot.com/x/tFuXr4LGH0leHn512TWiLfs?u=http://www.whitesalmonwa.gov/>

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



Rowan Fairfield <rowanf@whitesalmonwa.gov>

Written Opposition — Center Market Proposal, WS-SPR-2026.003

2 messages

Nika Kermani <nika@nkstudiosbingen.com>
To: rowanF@whitesalmonwa.gov

Fri, Jul 3, 2026 at 11:13 AM

Dear City Planner Fairfield and Members of the White Salmon Planning Commission,

I am writing in strong opposition to Planning File WS-SPR-2026.003 — the proposed Change of Use/Occupancy at 211 N Main Ave to operate a retail convenience store (Center Market).

I was born at Skyline Hospital in White Salmon and have lived here my entire life. I am also a local business owner and active community member. This town has been shaped by people who care deeply about what it looks, feels, and functions like — and this proposal runs counter to the character we have worked hard to preserve.

My concerns are as follows:

Traffic & Parking: The applicant projects 200+ customers per day at a location directly across from Rheingarten Park and a school. This volume of vehicle traffic on N Main poses serious safety risks to children, pedestrians, and the surrounding neighborhood.

Neighborhood Compatibility: The proposed use — a chain convenience store selling processed food, tobacco, lottery, and alcohol (beer cave) — is fundamentally incompatible with the residential and community character of this corridor. White Salmon has intentionally cultivated a walkable, health-conscious, small-business community. A 50+ location chain operation does not reflect those values.

Noise & Nuisance: High-volume retail with extended or 24-hour hours generates noise, litter, loitering, and light pollution that directly impacts nearby residents and the park.

Precedent: Approving this application sets a concerning precedent for what can be introduced into our most visible and community-centered commercial zones.

I respectfully urge the Planning Commission to deny this application, and I intend to provide oral testimony at the July 8th hearing as well.

Thank you for your time and for your service to our community.

Nika Kermani
Lifelong White Salmon Resident | Business Owner
NK STUDIOS, Bingen, WA
509-774-8619

Nika Kermani <nika@nkstudiosbingen.com>
To: rowanF@whitesalmonwa.gov

Fri, Jul 3, 2026 at 1:10 PM

Dear City Planner Fairfield and Members of the White Salmon Planning Commission,

I wanted to follow up on my previous written opposition to Planning File WS-SPR-2026.003.

After speaking with several colleagues and community members, I want to clarify that my opposition and what I'm hearing more broadly, is primarily a location concern. The site at 211 N Main, directly across from Rheingarten Park and a school, is simply not the right fit for a high-traffic retail convenience operation.

That said, I want to be clear: this is not a blanket opposition to the business itself. A store of this nature may well be a viable addition to White Salmon in a more appropriate location — one with better traffic infrastructure, less proximity to a school and park, and greater compatibility with surrounding uses.

Me and Councilor Mora will be traveling to the Dalles locations to access this Monday and report back Wednesday in person. I appreciate the Commission's consideration of community input and hope this context is helpful as you make your determination.

Nika Kermani
Lifelong White Salmon Resident | Business Owner

NK STUDIOS, Bingen, WA

Sent from my iPhone

> On Jul 3, 2026, at 11:13 AM, Nika Kermani <nika@nkstudiosbingen.com> wrote:

>

> Dear City Planner Fairfield and Members of the White Salmon Planning Commission,

[Quoted text hidden]



Rowan Fairfield <rowanf@whitesalmonwa.gov>

Public Comment: Application for 211 N Main Ave, planning file WS-SPR-2026.003

1 message

Kate Gorge <gorgebaf@gmail.com>
To: RowanF@whitesalmonwa.gov

Sun, Jul 5, 2026 at 11:47 AM

Dear Planning Commission,

I'm writing as a business owner on Jewett Blvd in support of the application for a Center Market at 211 N Main Ave (planning file WS-SPR-2026.003).

White Salmon is a growing, walkable community, and a store with extended hours for everyday essentials is a strong fit for both the neighborhood and the parcel's commercial zoning. Our service-industry workers, tradespeople, travelers, and residents with medical or caregiving needs all benefit from a nearby place to pick up food, household goods, and over-the-counter medicine late at night or early in the morning, something our current options don't offer.

Just as importantly, this proposal keeps a commercial-zoned parcel in active, taxable use, supporting the vitality of the district, and keeping the lot contributing to the city's tax base rather than risking a vacant storefront. That is exactly what our commercial zones are meant to do.

The applicant also has a long track record of running similar businesses across the Gorge, all professionally managed and consistently high quality. I'm confident they'll be a strong partner to the city and the surrounding neighborhood in addressing any concerns that arise, whether around parking, security, or sanitation.

I hope you'll approve this application.

Best,
Kate Bertash

Rowan Fairfield, City Planner
City of White Salmon
PO Box 2139
White Salmon, WA 98672

RE: Planning File WS-SPR-2026.003 — "Center Market," 211 N Main Ave

Dear Ms. Fairfield and Members of the Planning Commission,

I am writing to express my opposition to the proposed change of use at 211 N Main Ave to operate a retail convenience store (Planning File WS-SPR-2026.003). I own and operate a wellness clinic in White Salmon, and I live and work in this community. My concerns are focused on the specific location of this proposal, which sits close to both my clinic and an elementary school.

1. Traffic and Parking Safety

Convenience stores generate frequent, short-duration vehicle trips throughout the day, including during school arrival and dismissal windows. Main Ave in this area already sees pedestrian traffic from families, students, and clinic patients. Added turning movements, double-parking, and delivery trucks at this site would increase risk for children walking to and from school and for patients visiting local businesses on foot.

2. Proximity to an Elementary School

Convenience stores commonly sell alcohol, tobacco, vape products, and lottery tickets. Locating this type of retail within close walking distance of an elementary school runs counter to the spirit of protecting children from easy exposure and access to these products, even if state licensing distance minimums are technically met.

3. Loitering and Public Safety

Convenience stores, particularly those open long hours, can become gathering points that raise safety concerns for young students walking to school and for patients visiting nearby clinics, especially in early morning or evening hours.

4. Neighborhood and Commercial Character

This stretch of N Main Ave includes a school and small professional and wellness businesses that depend on a calm, walkable environment for clients and families. A convenience store use is inconsistent with the character the surrounding businesses and school rely on, and could affect the safety and appeal of the area for the patients and families who walk through it daily.

For these reasons, I respectfully ask the Planning Commission to deny this application, or at minimum to require conditions addressing traffic safety, restrictions on alcohol/tobacco sales and hours of operation, and lighting and loitering mitigation before any approval is considered.

Thank you for considering my comments. I am not available for the hearing time on July 8th, so please consider this letter as what I would share in-person at the hearing.

Sincerely,

Madeline Armstrong // Owner, Gorge Ayurveda // White Salmon, WA



Formal Objection to Site Plan Review / Change of Use Application (Planning File: WS-SPR-2026.003 – Center Market)

Brian T. Mullis <brian@destinationsustainability.com>

Mon, Jun 22, 2026 at 10:22 AM

To: Rowan Fairfield <RowanF@whitesalmonwa.gov>

Cc: Lisa Mullis <lmhmullis@gmail.com>

Dear Mr. Fairfield and Members of the Planning Commission,

We are writing as the owners of the mixed residential-commercial property located immediately to the north of the proposed project site at 211 N Main Ave (Parcel Number: 03111932000400). We are writing to formally object to the proposed Change of Use from Business Occupancy (Group B) to Mercantile Occupancy (Group M) for the operation of "Center Market."

While we support local economic development, we strongly urge the Planning Commission to deny this application based on the following critical concerns regarding neighborhood impact, traffic safety, and community redundancy:

1. Inaccurate Neighboring Land Use Characterization & Residential Impact. We note that the Project Narrative prepared by KBT Engineers incorrectly identifies the neighboring land use to the North strictly as "R-2 – Two-Family Residential." In reality, our property immediately to the north is a mixed-use residential and commercial building. A high-turnover retail convenience store operating directly adjacent to residential units introduces significant noise, light pollution, and general disruption that is incompatible with the peace and quiet expected by residents in this zone.

2. Unmitigated Traffic Generation and Severe Parking Deprivation. According to the Project Narrative, the applicant projects an influx of 150–200 customers per day.

- **High-Turnover Traffic:** Unlike the existing Group B business office use, a convenience store relies on brief, high-frequency vehicle stops. This will dramatically increase vehicular turning movements, delivery truck drop-offs, and pedestrian foot traffic on N Main Ave between NE Lincoln and NE Washington.

- **Direct Threat to Shared Street Parking:** Our residents and their commercial patrons rely heavily on shared street parking along this block. Introducing 150–200 daily customer trips into an area already utilized by residents and local business patrons will result in severe parking congestion, quick-turnover gridlock, and the systemic displacement of our tenants and customers.

- **Lack of Traffic Impact Study:** The current notice does not indicate that a comprehensive Traffic Impact Analysis or parking demand study has been conducted to evaluate how this substantial increase in daily trips will affect local traffic flow, street parking availability, and pedestrian safety—particularly for the residents living immediately adjacent to the north.

3. Commercial Redundancy and Lack of Public Benefit. The applicant seeks a Change of Use to establish a convenience store selling packaged food, beverages, and pre-packaged retail products. The local communities of White Salmon and Bingen are already well-served by similar established retail options. Introducing an additional high-traffic convenience store at this specific location provides no unique utility or unfulfilled public necessity to the neighborhood, while conversely introducing a net-negative impact on traffic safety and residential quality of life.

Conclusion and Request for Action

Because the application underrepresents the mixed-use nature of our neighboring property and fails to mitigate the severe traffic and parking impacts of 150–200 daily customer trips, we respectfully request that the Planning Commission deny Planning File WS-SPR-2026.003. At a minimum, we request that the Commission table the decision until a formal traffic and parking capacity study, alongside a strict neighborhood mitigation plan (regulating operating hours and delivery schedules), are completed and made available for public review.

Thank you for your time, consideration, and dedication to maintaining the character and safety of White Salmon.

Sincerely,

Brian and Lisa Mullis
251 N. Main Avenue, White Salmon, WA 98672
Phone: 509-637-3673

5/19/2026

To Whom It May Concern,

I am writing to formally express my opposition to the proposed convenience store development adjacent to my residence and the nearby public park.

I believe this project would negatively affect the character, safety, and quality of life of our neighborhood. The location of a convenience store directly next to residential homes and a public recreational area raises several important concerns for residents and park users alike.

First, increased traffic and congestion in the area would create safety risks for pedestrians, children, and families who regularly use the park. Convenience stores often generate frequent vehicle traffic throughout the day and late into the evening, which is not appropriate for a primarily residential setting.

Second, the proposed business may contribute to increased noise, litter, loitering, and late-night activity. These impacts could reduce the peaceful enjoyment of nearby homes and diminish the family-friendly atmosphere of the public park.

Additionally, lighting, delivery vehicles, and extended operating hours could further disrupt the neighborhood and negatively impact surrounding property values.

Our community values the residential nature of this area and the safe, welcoming environment of the park. I respectfully urge the reviewing authority to deny approval of this project or require relocation to a more suitable area better equipped to handle this type of business activity.

Thank you for your time and consideration of the concerns of local residents.

Sincerely,

Richard Hepner


195 N. MAIN / P.O. Box 999
White Salmon, WA 98672