

**CITY OF WHITE SALMON
PLANNING COMMISSION MINUTES**

August 14, 2002

Roll Call – Present was: Chairman Shirley Cox, Commissioners Eichner, Marx and Johnson. (Comm. Travis excused), Director of Public Works & Planning Wil Keyser, Associate Planner Dixie Walker and Scott Nielson.

Reappointment of Commissioner Jeff Johnson. The Commissioners were in agreement to recommend to the City Council that they reappointment Planning Commissioner Jeff Johnson for an additional four year term.

Nomination of Planning Commission Officers: *Motion to appoint Shirley Cox as Chair and Jeff Johnson as Co-Chair made by Comm. Eichner; seconded by Comm. Marx—motion carried.*

MINUTES of June 12, 2002. *Motion by Comm. Eichner to approve as mailed; seconded by Comm. Marx. Comm. Johnson abstained as he was not at the last meeting.*

PUBLIC HEARING: White Salmon Short Plat 2002-0003. Applicant: Scott Nielson. Location 305-307 SE Wyers Street.

Public Hearing opened at 5:39 PM. Recital of public hearing determination of qualifications of members of the Planning Commission revealed no ex-parte contact, conflict of interest or bias. No one in the audience objected to the participation of any of the sitting members. Chairman Cox revealed that she received a certified letter regarding the Public Hearing as she owns property within 300 feet.

STAFF REPORT: By Wil Keyser, Director of PW/Community Planning

ORIENTATION & BACKGROUND

This Short Plat application requests the creation of two distinct and separate lots as shown from the current ownership parcel identified as Lot 1, WS-SP-92-03 owned by Scott Nielson with title vested in Kelly Cooper and Robert W. Law. The Applicant, Scott Nielson, has constructed two townhouse units with common wall construction. The purpose of this Application is to effect approval of the short platting of Lot 1 into two distinct and separate lots using the “common wall” of the townhouse as the common lot boundary as permitted by Title 16 of the Municipal Code.

COMPLETE AND LEGAL DESCRIPTION:

Lot 1 of White Salmon Short Plat 92-03 in Block 7 of the Original Town of White Salmon and a portion of Vacated Third Street adjacent thereto. Tax Parcel No. 03-11-1948-0001/00 in Government Lot 4, Section 19, Township 3 North, Range 11 E., WM. Physical addresses are 305 and 307 SE Wyers Street, White Salmon, WA.

FINDING OF FACT:

1. The R-2 Zoning Regulation provides for and permits the construction of Townhouse Units within the R-2 District.
2. The Subdivision Guarantee shows Title is vested in Kelly Cooper. Short Plat Owner Affidavit's are on file showing ownership by Kelly Cooper, Robert M. Law and Scott Nielson.
3. The Applicant has constructed a two-unit townhouse building which meets the requirements and intent of the R-2 Zone Regulation.
4. Lot No. 1 is of sufficient size (6,000 sq. ft) to meet the requirement of minimum lot size of 3,000 sq. ft. per townhouse as per density provisions of the R-2 Zone Regulation.
5. Structural Set-Backs for the configuration and placement of the townhouse units have previously been approved by the Planning Director.
6. The townhouse development appears to meet the criteria of Municipal Code 17.28.050 – Off –Street Parking Space.
7. All utilities to serve the townhouse units of the proposed Short Plat meet the requirements of Municipal Code 17.28.060 – Utility Requirements (*all Utilities shall be placed underground*).
8. The townhouse building development for this proposed Short Plat generally meets the criteria, requirements, and intent of R-2 Zone Regulations, Chapter 17.28 of the Municipal Code.
9. The townhouse building consists of two single-family attached units separated by property lines at the common walls with open space on at least two sides, and meets the definitions of Municipal Code 17.08.445 – Townhouse and 17.08.446 – Townhouse Building.
10. The Short Plat Application generally meets the requirements of Municipal Code 16.64.040 – Preliminary Short Plat Requirements and does not contravene the intent of state and local subdivision regulations.
11. It is determined that a SEPA Environmental Review is not necessary to the development objectives of or the creation of this two lot Short Plat.

12.A Site Stormwater Analysis was performed and Collection/Containment facilities constructed in a manner approved by the design engineer and the City's Director of Public Works/Planning. The on-site Stormwater infrastructure was designed to meet a 25 year storm event of 15 minutes duration.

STAFF RECOMMENDATION:

The application as submitted appears to meet all requirements of Municipal Code Chapter 16.64.040 – Preliminary Short Plat Requirements and of Chapter 17.28 – R-2 Two-Family Residential District Regulations. Should the Planning Commission elect to approve this Preliminary Short Plat Application, Staff would recommend consideration of the following Conditions:

1. Require recording of the final post-survey prior to approval of the final short plat.
2. The Final Plat shall show all permanent reference monuments, utility easement, and evidence of recording of the final post-survey.
3. Building Permit B-2001-086 (305 SE Wyers) and B-2001-87 (307 SE Wyers) must be Finalized by the Building Official prior to Occupancy.
4. House numbers are to be no less than 4 inches in height and visible from Wyers Street.
5. All exposed soils shall be appropriately stabilized to prevent erosion and in a timely manner.

QUESTIONS BY PLANNING COMMISSION OF STAFF REPORT:

Chairman Cox Item No. 12 – Storm water Analysis. Answer: The containment is an on-site collector facility.

APPLICANT'S TESTIMONY – None

QUESTIONS OF PLANNING COMMISSION OF APPLICANT:

Comm. Eichner questioned the distance from the house to rear yard and is that where you park. Answer: 32 feet. There is a two car garage under each unit.

TESTIMONY AGAINST – None present.

Public hearing closed at 6:47 PM.

Motion by Comm. Johnson to approve White Salmon Short Plat 2002-0003 with Staff Recommendations 1 through 5; seconded by Comm. Eichner – motion carried.

Commissioner Comments:

- Comm. Johnson said he is aware of the situation with AmeriTitle and their new florescent sign. The commercial building is grandfather into a residential area and the lights are very bright at night. Comm. Johnson said he could provide some ordinances from other cities regarding a “dark sky ordinance” which promotes outdoor lighting that does not illuminate the neighborhood. Director Keyser said he met with the new President of AmeriTitle, Craig Trummel. City Ordinance does not prohibit the intensity of lighting but could be followed up through the Nuisance Ordinance. Mr. Trummel has agreed to turn off the lighted sign after business hours in the interim until the owner of the company returns.
- Comm. Marx questioned the status of Columbia Crest Mobile Home Park which had approximately a million gallon leak over the winter months. Most of the park has ½ inch galvanized line or even less. Six homes are served off of a ½ inch line. Approximately half of the water loss was due to leaking toilets. The owner, Kurt Osborne, has actively begun repairing leaks. An on-site utility plan to repair/replace all the lines will be done in phases.
- Director Keyser reported on the status of the Stein East Hill Subdivision Project. The 24 lot subdivision is on hold at this time due to the Western Grey Squirrel’s (WGS) Endangered specie listing. The Determination of Non-Significance information was based upon all the information that the city had and was advertised as such. The original owners of the property, the Young Estate, called to advise the city that the WGS was listed as an Endangered Specie by a biologists analysis in 1998. Apparently the report exists but no one had a copy except the Dept. of Fish & Wildlife. It is interesting to note that the F&W Biologist Carl Dugger, who wrote the report, actually walked the acreage with Bell Design Company in 2001 to discuss culverts and fish passages for the proposed subdivision and did not mention the WGS. There are supposedly 29 nests in that area, the highest population of WGS in the Mid Columbia area of Washington. There apparently was no disclosure regarding the WGS in the last real estate transaction between Kent Bleakly and Tom Stein. Bill Weiller, F&W was to be on site this date. Director Keyser said that the Dept. of F&W may be interested in purchasing the property. Director Keyser will be meeting with Tom Stein to discuss these issues. If Mr. Stein is still serious about the subdivision development, they could hire their own biologist to determine mitigation.
- The Jewett Creek Wastewater Collection Feasibility analysis is nearing completion by Bell Design Company. Dave Clark, Tom Stein, SDS and the City are sharing the cost of this study which

would design a gravity flow system for future development and determine where the new system would be tied into.

- Storm water Analysis. Taylor Engineering has responded to a Request for Proposal to do a storm water analysis of the city and Urban Growth Boundary using aerial photos. Director Keyser approached Klickitat County Commissioners to cost share this project. If they are not willing to participate the scope of the project will have to be reduced
- Two Annexation requests are on hold at this time due to the legislature declaring the present method of annexation to be illegal. Director Keyser will be writing the new procedure which will have to be done by election method which in turn is a financial burden to the owner/applicant.
- Klickitat County Planning Department is processing a 5 acre -10 lot subdivision, the Shambo Estates, which is located on the north side of Spring Street at Strawberry Mtn. Road. The city recommended a thru-way to Loop Road from Spring; however, adjacent property owners were not interested in granting an easement. Director Keyser wrote the storm water analysis recommendations to Klickitat County.
- A Noise Ordinance has been received from three entities and will be under consideration in the future.
- Critical Area Ordinance: Addresses hazardous slopes and wetland but there needs to be an assessment on Threatened and Endangered Species. If time does not permit this assessment, the Zoning Ordinance will be adopted as is and then Amended to reflect the Threatened and Endangered Species.
- Most of the granting agencies for park improvement say that the Mamie Gaddis-Jewett Springs Park name is too long. It has been changed to Mamie Gaddis Park. A new trail was constructed last month with city employees and Klickitat County Probation Department. It was determined after a No Trespassing sign was placed that the beginning of the trail head had encroached approximately 70 feet onto Dan Charter's property. The trailhead will be moved.
- Chairman Cox questioned where the status of the new Zoning Ordinance is. Director Keyser reported that it is perhaps 25 percent done. Due to granting deadlines, he has been concentrating his time on the Buck Creek Watershed Management Plan's final draft. After five years of meetings with the city and DNR and Management Oversight Committee and an accumulation of 23 scientific technical reports, the Draft was completed this date. Once the Director has redrafted the new Zoning Ordinance with the

Planning Commissions comments, it will be forwarded to the city attorney for her review.

- Jewett Blvd. Street Landscaping: All of the beds have been completed with compost, plantings, irrigation and bark dust except the one in front of Heidi's. City crew excavated and finally found the water supply so that portion will be done soon. The park behind city hall will be done in the fall.

Meeting adjourned at 6:45 PM.

Respectfully submitted by Dixie Walker, Associate Planner/PW Admin. Assistant.

APPROVED AS TO FORM:

Wil Keyser, Director PW/ Planning

Date

Shirley Cox, Planning Chairman

Date