



September 15, 2022

Klickitat County Planning Department
Mo-Chi Lindblad, Director
228 W Main Street, MS-CH-17
Goldendale, WA 98620

Re: Administrative Conditional Use Application No. CUP2022-16
Submitted via email: denicel@klickitatcounty.org

Dear Ms Lindblad:

Thank you for the opportunity to comment on Administrative Conditional Use (ADU) Application No CUP2022-16 submitted by Gorge Design Build on behalf of the property owners Kurt and Anne Green.

The Trout Lake Community Council (TLCC) met on September 13, 2022 via Zoom with the property owners and we appreciate them taking the time to do so. There were several areas of concern identified by council members and they are submitted as our comments to CUP2022-16:

- The designated Fish Habitat Conservation Area standard buffer for the White Salmon River is 200 feet. It appears that the applicants are proposing to develop within the standard buffer. This is inconsistent with the County's Critical Areas Ordinance and the appropriate mitigation and/or habitat management plan should be implemented as specified in said ordinance.
- The application identifies the purpose of the ADU is an "affordable rental" and then later in the document it states the purpose as a "reasonable cost rental". While the two terms are not mutually exclusive, the reasonable cost rental objective is not consistent with the stated purpose in the County's ordinance to provide "affordable" housing. Housing is affordable, according to state and federal law, when the cost of rent and utilities is not more than 30% of household income, with the focus on those earning 80% or less of the Area Median Income in the county.

During our conversation with the property owners it appears that they were unaware that the ADU could not be used as a short-term (less than 60 days) rental unit. We encourage the Planning Department to clearly specify the approved purposes and uses in their approval of all ADU Conditional Use Permits.

Respectfully,

DAINA L. BAMBE
Chair, Trout Lake Community Council

Cc: Trout Lake Community Council
Anne and Kurt Green