



CITY OF WHITE SALMON
Planning Commission Meeting - Wednesday, February 22, 2023

COMMISSION AND ADMINISTRATIVE PERSONNEL PRESENT

Commission Members:

Greg Hohensee, Chairman
Ross Henry
Michael Morneault
Seth Gilchrist
Tom Stevenson (Absent Excused)

Staff:

Jeff Broderick, City Land-Use Planner
Erika Castro Guzman, City Associate Planner

Planning Consultants:

Alex Capron, Consultant Planner
Alexandra Plumb, Consultant Planner
Chelsey Benner, WA Dept of Ecology Planner

CALL TO ORDER/ ROLL CALL

Chairman Greg Hohensee called the meeting to order at 5:30 p.m. A quorum of planning commissioner members was present. No audience members attended in person nor by teleconference.

PUBLIC COMMENT

No written public comment or spoken testimony was made.

DISCUSSION ITEMS

1. Draft Shoreline Master Plan and Critical Area Ordinance

The Land-use Planner, Jeff Broderick, introduced The Watershed Company and Washington Department of Ecology planners.

The purpose of this presentation is to review the draft Shoreline Master Plan and Critical Area Ordinance, as to where it applies to the city land. The meeting's goal is to provide background of the Shoreline Master Program (SMP) update, including project history; and provide an update on upcoming steps and status for separate City-wide critical area work.

Where the Shoreline Master Plan primarily applies to lands within 200-ft of the Columbia River, the Critical Area Ordinance will identify all other waterway within city limits. The draft plan at this time contains minor revisions, to assure consistency with State law. Dept of ecology must review the proposed amendments/edits prior the city council. The anticipate finish date is June 2023. Recommended changes are required based on state law, if not accepted by the city it may extend the timeline, at this time there are no anticipate issues.

Amendments include:

1. Legislative amendments including:
 - A. Exemptions
 - Forest Practices
 - Substantial Development (Exemption Cost Threshold)
 - B. Exceptions
 - Add statutory exceptions section
 - C. Shoreline Restoration Relief
 - Setback reduction option for associated development
 - D. Definitions
 - Development
 - Floodway
 - Nonconforming uses, structures, and lots
 - E. Federal applicability
2. Critical Areas Regulations in Shoreline Jurisdiction
 - A. Ensure critical areas tract measures remain in-effect.
 - B. Review existing wetland buffer requirements consistent with the 2018 guidance from the Washington State Department of Ecology
 - Reference up-to-date 2014 wetland rating system & minimization measures
 - Habitat corridor requirements
 - C. Re-locate Heritage Tree section to zoning code.
 - D. Add WDNR references seismic hazard area guidance
 - E. Clarify buffer averaging requirements

Anticipated timeline of key events:

- Planning Commission Meeting — February 22, 2023
- Joint Ecology/City Meeting Public Comment — Early March to Early April, 2023
- Joint Ecology/City Meeting Public Hearing — March 22, 2023
- Respond to Public Comments — April 2023
- Submittal to Ecology for Initial Determination — April 2023
- Local adoption of the SMP — June 2023

ADJOURNMENT

The meeting was adjourned at 6:32 p.m.



Greg Hohensee, Chairman



Erika Castro Guzman, City Associate Planner