

CITY OF WHITE SALMON
Planning Commission Meeting - Wednesday, June 11, 2025

COMMISSION AND ADMINISTRATIVE PERSONNEL PRESENT

Commission Members:

Carl Trabant, Chair
Michael Morneault
Nate Loker
Brendan Brown (Zoom)
Erika Price (Phone 5:35)

Staff:

Erika Castro Guzman, Project Coordinator
Rowan Fairfield, Planner
Kelly Hickok, Legal Counsel

CALL TO ORDER/ ROLL CALL

Chair Carl Trabant called the meeting to order at 5:30 p.m. A quorum of planning commissioner members was present. Two members of the community attended the meeting, either in person or via teleconference.

Moved by Brendan Brown. Seconded by Nate Loker.

Move to excuse the absence of Commissioner Erika Price from the June 11 Planning Commission meeting.

MOTION CARRIED. 4-0

Morneault – Aye, Loker – Aye, Brown – Aye, Trabant – Aye.

APPROVAL OF MINUTES

1. **Meeting Minutes – December 11, 2024**
2. **Meeting Minutes – March 12, 2025**
3. **Workshop Minutes – April 9, 2025**
4. **Meeting Minutes – April 9, 2025**

Moved by Michael Morneault. Seconded by Nate Loker.

Motion to approve the meeting minutes from December 11, 2024, March 12, 2025, April 9, 2025, and the workshop minutes of April 9, 2025, as presented.

MOTION CARRIES 4-0.

Morneault – Aye, Loker – Aye, Brown – Aye, Trabant – Aye.

DISCUSSION ITEMS

5. **Welcome Commissioner Nate Loker**

Chair Carl Trabant welcomed new Commissioner Nate Loker to his first Planning Commission meeting, noting it had been a while since the group last met. Commissioner Loker expressed his excitement to be part of the commission.

Chair Trabant also introduced Rowan Fairfield, attending their first Planning Commission meeting as the new City Planner. Planner Fairfield mentioned they had already attended a City Council

meeting but were glad to be joining the Planning Commission as well. Chair Trabant welcomed them and expressed appreciation for their presence.

6. **Proposed Ordinance for Unit Lot Subdivision**

Possible exclusion of the Single-Family Large Lot (RL) Zone

The inclusion of Residential Low-Density (RL) zones in the Unit Lot Subdivision (ULS) ordinance initially raised concerns about potential increases in housing density. However, it was clarified during the meeting that the ULS process does not increase the number of dwelling units permitted on a parcel. Instead, it provides greater flexibility in ownership and land use configurations.

Current RL zoning allows for a maximum of three units per parcel: one primary residence and up to two accessory dwelling units (ADUs). With this clarification, the Planning Commission concluded that there is no compelling reason to exclude RL zones from ULS eligibility. However, the City Council retains the discretion to exclude RL zones from the ordinance if it determines that doing so better serves the public interest.

Revision of Chapter 16.66.020 "Purpose"

The Commission found the current purpose statement for the ULS ordinance to be overly brief and lacking in clarity. During the meeting, several revised drafts were reviewed, including submissions from local developers and Councilor Patty Fink. The Commission identified the following key concepts to incorporate into the updated purpose statement:

- Providing an alternative to traditional land division and condominium ownership
- Supporting fee-simple ownership of attached or detached dwellings on a single parent lot
- Encouraging infill development and small-scale subdivisions with shared access/infrastructure
- Clarifying that development standards apply to the parent lot as a whole, not individual unit lots
- Reinforcing that ULS does not increase allowable density

Planner Rowan Fairfield was assigned to draft a revised purpose statement incorporating these elements.

Other clarifications

The Commission recommended including definitions or cross-references within the ordinance to clarify key terminology—specifically, that the term "zoning lot" is equivalent to "parent lot," and "record lot" corresponds to a "unit lot." This clarification is intended to eliminate ambiguity and promote consistency throughout the document.

Additionally, the Commission advised staff to review Senate Bill 5559 to identify any recent legislative changes or new requirements that could affect the ordinance. Incorporating relevant updates from state law will help ensure the ordinance remains compliant with current legal standards.

Finally, the Commission agreed that the ordinance should explicitly state that the parent lot remains subject to applicable zoning standards, even after unit lots are established through a Unit Lot Subdivision. This provision ensures that the overall development continues to meet zoning requirements, regardless of how individual lots are divided or owned.

7. **Annual Work Plan**

Unit Lot Subdivision Ordinance

The Planning Commission will continue discussion on the Unit Lot Subdivision (ULS) ordinance at its June 25th meeting to consider additional revisions based on feedback from the most recent session. A public hearing is tentatively scheduled for July 9th.

Operational Review of the Planning Commission

An operational review of the Planning Commission will also be conducted. This includes the required annual update of the Commission's bylaws, which is currently overdue. The updates will clarify the regular meeting schedule—typically the second Wednesday of each month, with additional meetings on the fourth Wednesday as needed. The review will also define the roles and responsibilities of the Planning Commission, establish clearer expectations, and outline the types of projects and issues appropriate for Commission consideration.

Exploration of Shared Utilities Possibilities

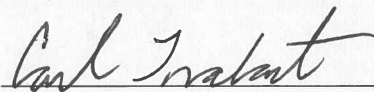
The Commission will begin evaluating the feasibility of shared utility systems within the city. This effort will include reviewing the legal flexibility permitted under current state and local codes, examining how similar systems have been implemented in other jurisdictions, and assessing potential cost savings alongside operational and implementation challenges.

Additional Notes on the Work Plan

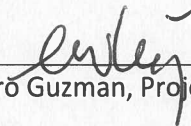
The City Council is expected to review the Planning Commission's work plan and may recommend additional items for inclusion. Commissioners are encouraged to review the current bylaws and mission statement in advance of the next meeting to support a focused and productive discussion. Formal adoption of the revised work plan is scheduled for the Commission's next meeting, with the order of priorities subject to adjustment based on Council feedback or evolving needs.

ADJOURNMENT

The meeting was adjourned at 6:42 p.m.



Carl Trabant, Chair



Erika Castro Guzman, Project Coordinator