



White Salmon Planning Commission MEETING MINUTES

January 14, 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
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 in person or via teleconference.

Roll call was conducted by staff:

Chair Carl Trabant — Present
Commissioner Michael Morneault — Present
Commissioner Brendan Brown — Present
Commissioner Nate Loker — Present
Commissioner Erika Price – Present (5:43pm)
Staff confirmed that a quorum was present.

APPROVAL OF MINUTES

1. Meeting Minutes – August 13, 2025
2. Meeting Minutes – November 12, 2025

Moved by Michael Morneault. Seconded by Brendan Brown.

Motion to approve the meeting minutes from August 13 and November 12, 2025, as presented.

MOTION CARRIES Unanimously (4–0).

PUBLIC COMMENT

No members of the public provided comment.

PRESENTATIONS

3. Presentation: Affordable Housing at Bethel Church

Presenter: Chris Heald, Bethel Congregational Church (480 NE Jewett Blvd.)

Chair Carl Trabant introduced Chris Heald, who presented a preliminary concept for developing affordable housing on underutilized church property at Bethel Congregational Church. The site is approximately 0.85 acres and located at the corner of Grandview and Pioneer.

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Mr. Heald explained that there is roughly 5,400 square feet of land on the property that may be suitable for three small housing units (approximately 400–600 square feet each). The intent is to explore whether the City’s regulations would allow construction of three accessory dwelling units (ADUs) associated with the church. Mr. Heald emphasized that the proposal is in an exploratory stage and that he does not yet have formal authorization from the church board; he is seeking guidance on feasibility before pursuing the concept further.

Mr. Heald noted that he has spoken with City staff, including the City Planner, and has received general encouragement to explore the idea. He has also consulted with a small-home manufacturer and discussed the possibility of working with a community land trust to maintain long-term affordability. Potential future models could include rental units or ownership through a community land trust structure, though no decisions have been made. The presenter stated that the primary question at this stage is whether such housing could be permitted on the commercially zoned church property.

Commissioners asked clarifying questions regarding property boundaries, current uses on the site (including the makerspace), parking availability, potential occupancy, and possible management or ownership structures. Concerns were raised about parking capacity during peak church events and how additional residential units might affect parking demand. Mr. Heald indicated that parking demand is typically manageable and that options could be explored to designate or reconfigure parking if needed.

City Planner Rowan Fairfield stated that, based on current code, the concept of three ADUs on the property appears feasible through the conditional use permit (Type II) process. ADUs are allowed in the commercial zone with conditional use approval, and nonconforming uses may also have ADUs. The Planner clarified that the Commission was not being asked to make a formal decision at this time; the intent was to introduce the concept and receive preliminary feedback. If pursued, a conditional use permit would be reviewed by the Hearings Examiner following staff analysis and public notice to surrounding property owners.

Commissioners generally expressed support for exploring the proposal further, citing the City’s goal of increasing affordable housing supply. Commissioners encouraged the presenter to continue discussions with church leadership and return with a formal application if the project moves forward.

No formal action was taken.

ACTION ITEMS

4. Finalize the draft 2026 workplan and recommend approval for City Council

Chair Carl Trabant opened the action item to finalize the Planning Commission’s draft 2026 Workplan for recommendation to the City Council. City Planner Rowan Fairfield reviewed the draft workplan, which included seven potential work items for the upcoming year. The Commission was asked to confirm which items should remain on the list and whether any should be removed prior to forwarding the document to Council.

Planner Fairfield explained that the “Shared Utilities” item was carried forward from the prior year and that several additional items had been added in response to issues raised within the past six months. Planner Fairfield recommended removing the item related to private road

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standards, noting that the topic would likely be more appropriate for staff-level research and analysis rather than a Planning Commission–led work program item.

Chair Trabant provided additional background on two proposed workplan items that he had suggested, including potential updates to municipal code related to refuse container placement and storage (“trash can nuisance”). The Chair described how other Washington jurisdictions have specific requirements governing when refuse containers may be placed at the curb and when they must be removed, and he provided an example from another city with defined timeframes. Commissioners discussed recent confusion in the community regarding changes to Republic Services’ recycling collection schedule and noted that such confusion could make enforcement of any new regulations challenging. Commissioners also discussed the need for public outreach and education if the City were to pursue clearer standards.

Commissioners generally agreed that the list of proposed workplan items represented reasonable topics for consideration in 2026. Some Commissioners noted that certain items, including refuse container regulations, may be more closely related to general municipal code or operational issues rather than strictly land use, and that the City Council should provide direction on whether it wishes the Planning Commission to pursue those topics.

The Commission reached consensus to remove the “private road standards” item from the draft workplan. The Commission also agreed to forward the revised 2026 Planning Commission Workplan to the City Council for review, feedback, and prioritization of work items.

The Planning Commission approved the revised draft 2026 Workplan and recommended that the City Council review, provide direction on priorities, and approve the workplan for the 2026 calendar year.

Moved by Michael Morneault. Seconded by Erika Price.

Motion to finalize the draft 2026 Planning Commission Workplan with removal of the private roads standard item and recommend approval to the City Council

Motion carried unanimously (5-0).

DISCUSSION ITEMS

5. Commentary: Should e-bikes be legal for younger riders?

Chair Carl Trabant introduced the discussion item regarding whether e-bikes should be legal for younger riders. The Chair noted that the topic had already been discussed previously as part of the Commission’s workplan considerations and did not require additional discussion at this meeting.

No further comments were made by Commissioners or staff. No action was taken.

Public Comment (Reopened)

After completion of the discussion items and prior to adjournment, staff noted that an attendee had arrived late and requested an opportunity to provide public comment.

Moved by Brendan Brown. Seconded by Nate Loker.

Motion to reopen the public comment period.

Motion carried unanimously (5–0).

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Ryan (last name not provided) addressed the Commission regarding pedestrian safety concerns along Jewett Boulevard, specifically near the intersection of Jewett and Wauna and in the vicinity of a nearby salon and access to Harvest Market. The speaker described instances where vehicles turning left on Jewett are passed on the right by other drivers, creating a potential hazard for pedestrians. The speaker suggested installing a physical barrier, such as flexible delineator posts, to discourage vehicles from passing on the right and to improve safety. The speaker noted having witnessed several near-miss incidents involving pedestrians, including children.

Chair Trabant thanked the speaker for the comment. City Planner Rowan Fairfield stated that the comment would be shared with appropriate City staff for follow-up.

Commissioners discussed jurisdictional considerations for potential improvements at the location. It was noted that portions of Jewett Boulevard fall under the jurisdiction of the Washington State Department of Transportation (WSDOT), which would need to be involved in traffic control modifications affecting the roadway. Staff indicated that while WSDOT would be responsible for the travel lanes, the City has responsibility for sidewalks and parking areas. Commissioners and staff briefly discussed potential options, including installation of flexible delineator posts as a lower-cost, short-term measure or future curb extensions (“bump-outs”) as part of longer-term improvements to Jewett Boulevard.

No action was taken.

ADJOURNMENT

The meeting was adjourned at 6:21 p.m.

Signed by:

Carl Trabant

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Carl Trabant, Chair

Signed by:

Miryan Manjarrez-Hurtado

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Miryan Manjarrez-Hurtado, Associate Planner