



## White Salmon Planning Commission MEETING MINUTES

February 11, 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

### CALL TO ORDER/ ROLL CALL

Chair Carl Trabant called the meeting to order at 5:30 p.m.

Roll call was conducted by staff:

**Chair Carl Trabant** — Present

**Commissioner Michael Morneault** — Present

**Commissioner Brendan Brown** — Present

**Commissioner Nate Loker** — Present

Staff confirmed that a quorum was present.

### APPROVAL OF MINUTES

**1. Meeting Minutes – January 14, 2026**

The January 14, 2026 meeting minutes were not included in the packet and were not reviewed. Approval was deferred to a future meeting.

### PUBLIC COMMENT

No members of the public provided comment.

### DISCUSSION ITEMS

**2. WSU Senior Capstone Project**

Planner Rowan Fairfield provided an overview of a recent visit from Washington State University senior students participating in a dual capstone program in planning and landscape architecture. The students toured White Salmon and met with various local agencies and staff to gain a comprehensive understanding of the community.

The students will be developing both group and individual projects focused on White Salmon. Staff explained that the City has been asked to provide a “wish list” of potential project ideas. Key points discussed included:

- Projects may range from **practical, site-specific improvements** to **long-term visionary concepts**.
- Student work will not be at a professional consultant level but may still provide valuable ideas.

Commissioners were asked to submit project ideas to staff within the next few days. Staff will compile and forward all suggestions to the university.

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**3. Annual Work Plan 2026**

Chair Trabant reviewed the Planning Commission’s adopted 2026 Work Plan. He noted that the City Council refined the Commission’s draft and prioritized certain items.

The primary topics included in the work plan are

- Shared Utilities
- Short-term rentals in commercial zones
- Downtown Parking
- Pre-approved building plans

Some previously proposed items were not included, as they were determined to fall outside the Commission’s scope of work.

**Shared Utilities:**

The Planning Commission discussed how to begin work on the shared utilities topic. It was agreed that this effort will be made by Commissioners rather than staff. Commissioner will conduct independent research on comparable jurisdictions. Findings will be submitted to staff for compilation and future discussion.

**Pre-Approved Building Plans:**

The commission discussed revisiting previous efforts related to pre-approved building plans, including a prior visual preference survey. There was interest expressed in reviewing updated materials or new submissions.

**ADJOURNMENT**

The meeting was adjourned at 5:49 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