



White Salmon Planning Commission MEETING MINUTES

February 25, 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 Erika Price — Present
Commissioner Michael Morneault — Present
Commissioner Brendan Brown — Present (Online)
Commissioner Nate Loker — Present (Online)
Staff confirmed that a quorum was present.

APPROVAL OF MINUTES

1. Meeting Minutes – January 14, 2026

One correction was identified regarding the spelling of “Wauna” Street, which will be updated by staff.

A motion was made and seconded to approve the minutes as corrected. The motion passed unanimously.

Moved by **Commissioner Michael Morneault**. Seconded by **Commissioner Erika Price**.

PUBLIC COMMENT

No members of the public provided comment.

DISCUSSION ITEMS

2. Shared Utilities: Initial Research and Discussion

The Commission held an initial discussion on shared utilities, focusing on research conducted by Commissioners and staff.

Chair Trabant opened the discussion by summarizing his research into Washington State code and examples from other jurisdictions. Key considerations included shared utility structures, sub-metering, and potential legal and logistical challenges.

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Key discussion points included the structure and implications of shared utility systems. The Commission discussed how shared utilities often rely on a master meter with sub-metering, which may create complications related to billing and responsibility among property owners. Concerns were raised about potential conflicts between property owners, particularly in situations involving non-payment or disputes over maintenance responsibilities. Commissioners also noted examples from other jurisdictions where a single delinquent account could result in service shutoffs affecting multiple units.

The Commission further discussed differences between the Uniform Plumbing Code and the International Plumbing Code, noting that additional research may be needed to better understand how these codes apply.

Staff clarified that the City's regulatory authority is primarily limited to water and sewer systems. Other utilities, including electricity, gas, and telecommunications, are controlled by outside providers and are not within the City's jurisdiction.

Planner Rowan Fairfield shared additional research and input from Public Works, noting that shared water systems appear to be less common and may introduce additional complexity. In contrast, shared sewer systems are more widely implemented and may present a more feasible option for consideration. Examples from other jurisdictions were discussed, including cities that allow shared sewer connections through formal code provisions, agreements such as Joint Use and Maintenance Agreements, or case-by-case approvals. Staff also referenced a recent local issue involving a shared sewer system failure, which resulted in significant conflict between property owners and highlighted potential risks.

The Commission discussed the original interest in shared utilities from the development community, particularly related to the cost of installing individual utility connections. It was acknowledged that connection fees and system development charges can be significant, especially for smaller developments. However, staff noted that these fees are based on established studies and methodologies, which limits the City's flexibility in adjusting them. Commissioners also raised concerns about fairness in cost distribution, long-term maintenance responsibilities, and the potential for conflicts between neighbors with differing levels of utility usage.

Commissioner Brown discussed the value of developing clear and detailed standards early in the process. He suggested that more prescriptive requirements and documentation could help reduce uncertainty for applicants and minimize the burden on City staff during project review. The Commission discussed whether developing detailed application materials and processes falls within their scope, with staff clarifying that the Commission would help establish policy direction while staff would likely be responsible for drafting code language and supporting materials.

The Commission considered different methods of outreach, including surveys, interviews, and a potential workshop format that would allow for more open discussion. It was generally agreed that a workshop could be a useful way to gather feedback, provided that discussion topics and questions are clearly defined in advance.

The Commission agreed to continue this work at an upcoming regular meeting, where members will refine a list of questions and discussion topics. A workshop is anticipated to follow, allowing

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for broader stakeholder engagement. Staff will coordinate initial outreach efforts and gather input from Public Works and engineering staff to inform future discussions.

ADJOURNMENT

The meeting was adjourned at 6:17 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