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| white salmon logo | **CITY OF WHITE SALMON**  **Planning Commission Meeting - Wednesday, May 22, 2019**  **DRAFT** |

**COMMISSION AND ADMINISTRATIVE PERSONNEL PRESENT**

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|  | **Commission Members:**  David Lindley  Anne Medenbach  Tom Stevenson  Ross Henry | **Staff Present:**  Ken Woodrich, City Attorney  Patrick Munyan, City Administrator  Erika Castro Guzman, City Associate Planner |

**CALL TO ORDER/ ROLL CALL**

Planning Commissioner Chairman David Lindley called the meeting to order at 5:30 PM.

**MINUTES OF RECORD**

1. ***Minutes of May 8, 2019***

Moved by Tom Stevenson, seconded by Ross Henry.

Motion to approve minutes of May 8, 2019. CARRIED 3 – 0

**PUBLIC HEARING**

1. ***White Salmon Variance 2019.002 Applicant: Chris Taylor, 80 NE Estes Avenue***

Public hearing for Variance 2019.001 opened at 5:35 PM. Chairman Lindley recited the Appearance of Fairness Doctrine. Commissioners did not present any concerns. The public hearing proceeded with a presentation of location and reading of the staff report by Associate Planner, Erika Castro Guzman, and City Administrator, Patrick Munyan.

***Orientation and Background***

The applicant is seeking to obtain a variance of the White Salmon Municipal Code (WSMC) for a lot located at 80 NE Estes Avenue, White Salmon. The applicant is seeking a three parking stall relieve from the minimum fifteen parking stall requirement establish by Conditional Use Permit 2018.002, pursuant to WSMC 17.20.090.

***Planning Commission Questions for Staff***

City Administrator Munyan discussed the adjacent property owner’s letter of commentary to describe the vicinity’s stormwater issues and explained how the proposed off-site stormwater plan and sidewalk improvements are necessary due to the nature of the existing property, in present to White Salmon Municipal Code. Additionally, existing parking versus proposed number of parking stall and size was discussed. Commissioner Henry requested Staff to consider it’s parking stall requirements to be in association with customer occupancy space, instead of the square footage of the structure.

***Applicant’s Comment***

The applicant, Chris Taylor, nor his representative, Jan Klimas with Wilson Architects, were present.

***Public Testimony***

David Dierck, 631 NE Estes Aveune

Testified as a proponent. Mr. Dierck stated he believes the applicant has presented a workable plan to improve parking on a limited lot, for which the variance is reasonable as supported by staff’s report.

***Public Hearing Closed at 6:20 PM.***

***Further Deliberation***

Commissions have consensus that there is a parking issue in White Salmon’s downtown corridor. Commissioner Stevenson requested Staff to review the south parking lot’s measurements upon building plan submission to meet standards. Commissioner Medenbach complements staff on a thorough report and presentation. Chairman Lindley requests case file numbers identified in the Staff’s report for the record.

Moved by Ross Henry, seconded by Anne Medenbach

*Motion to approve with condition Variance 2019.002 and to adopt Staff’s facts, findings and conclusion.* CARRIED 4 – 0

Moved by Anne Medenbach, seconded by Ross Henry

*Motion amend motion to specify previous conditional use permits in association with the property.* CARRIED 4 – 0

**DISCUSSION ITEMS**

1. Comprehensive Plan Update: Planning Commission Priorities

Staff informally introduced Michael Morneault, who will be appointed to by Mayor Poucher to the Planning Commission on June 5, 2019.

Planning Commissioners summarized brain-storming engagement strategies to collect neighborhood input from those willing to participate as leaders to represent their neighbors.

Commissioner Medenbatch discussed avenues to encourage making walking more attractive within town and Commissioner Stevenson would like to emphasize focus on White Salmon’s livability. Commissioners further discussed incentivizing additional parking accessible by the downtown commercial zoning.

Next Meeting: June 12, 2019 shall be the Kickoff, Data Collection, and Document Review meeting with WSP to begin towards updating White Salmon’s Comprehensive Plan. The Planning Commission have agreed to bring their thoughts and desired direction of visioning for White Salmon.

**ADJOURNMENT**

The meeting was adjourned at 7:00 p.m.

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| David Lindley, Chairman | Erika Castro Guzman, Associate Planner |