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| white salmon logo | **CITY OF WHITE SALMON**  **Planning Commission Meeting - Wednesday, June 12, 2019**  **DRAFT** |

**COMMISSION AND ADMINISTRATIVE PERSONNEL PRESENT**

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|  | **Commission Members:**  David Lindley  Anne Medenbach  Tom Stevenson  Ross Henry  Michael Morneault | **Staff Present:**  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 22, 2019***

Moved by Tom Stevenson, seconded by Anne Medenbach.

Motion to approve minutes of May 22, 2019. CARRIED 3 – 0

**Oath of Office**

1. ***Planning Commission Oath of Office: Michael Morneault***

Welcoming a new Planning Commissioner appointed by Mayor David Poucher during Council Meeting held on June 5, 2019

Oath of office sworn to by David Lindley, Chairman, on this 12th day of June 2019. Michael Morneault affirmed that he will faithfully and impartially discharge the duties on the Planning Commission to the best of his ability. Public Notary for the State of Washington, Erika Castro Guzman, was present to provide verification upon oath.

**DISCUSSION ITEMS**

1. ***Comprehensive Plan: Visioning Kick-off (Meeting 1)***

Consultants: Scott Keillor and Nicole McDermott, WSP; Steve Faust, 3J Consulting.

Scott Keillor thanked the Planning Commission for inviting the consultant team to participate in the Visioning Work Session. Scott introduced Steve Faust who led the Planning Commission in a visioning activity. Steve expressed his thanks for being part of the Comprehensive Plan Update team. He explained that the visioning exercise of the Planning Commission is similar to the activities that will engage the White Salmon community. The three basic questions are: Where are we now? Where do we want to go? How do we get there? These questions will be modified depending on the situation – location, event type, number of people, etc., but the basic questions remain the same. Scott and Nicole recorded the Commissions responses, as summarized below.

Steve started the activity by asking the Planning Commissioners, “What makes White Salmon special today? What are the assets you want to protect? Why do you choose to live or work here?” Planning Commissioners contributed the following responses:

• White Salmon is unique in that there are some things you can’t change, such as the natural (steep slopes) and political boundaries (National Scenic Area) that serve as constraints

• White Salmon has seen little change, so a lot has been preserved

• It’s a small town with distinct neighborhoods and a lively town center

• A friendly atmosphere

• Good integration of natural spaces with the city

• Human scale

• Variety of housing stock

• Could use more opportunities to work from home

• Views, especially of Mt. Hood

• Natural constraints and natural beauty are one and the same

• Small built environment

• New commercial businesses (e.g. Everybody’s Brewing)

• Topography

• Community connections – know your neighbor

• Quality of businesses, local-serving, crafts/makers

The second question for Planning Commissioners was, “What would you like to change or improve in White Salmon in the future?” Planning Commissioners responded with the following:

• Sharing amenities, such as parking, in order to stay small

• Transportation alternatives to wider roads; electric vehicles, e-bikes

• A variety of housing types

• New, higher density, mixed use neighborhoods with some commercial

• Urban interface – City/County partnership; Urban Exempt Area

• New annexation areas with a variety of densities

• Gaddis Park improvements

• Connected park/open space system

• Secondary roads and paths (e.g. Cherry to Strawberry Mountain)

• Intergovernmental agreement (IGA for the UEA)

• Improve road maintenance

• Infrastructure to accommodate growth (strategic growth)

• Youth Center

• Net Zero Town; solar

• Population diversity; young population is growing

• Aging population; housing needs

• Rentals/ADUs – more affordable/attainable housing

• Policy preference for long term rentals over short term rentals

A community member in attendance suggested that the City should provide/require more open space with development for habitat, recreation and stormwater.

The third and final question is, “What actions do we need to take to achieve the vision?” Steve noted that the Planning Commission had already begun to identify these actions. Planning commissioners provided the following responses:

• ADUs and zoning amendments

• Support long-term rentals

• Discourage what you don’t want

• Reduce storefront size

• Allow a large mix of uses/cluster-shared space

• Fee innovation/timing

• Housing regulations

• Shared roads

• Right-sized infrastructure (small roads)

• Off-road paths

• Maintain commercial area, limit sprawl

• Small-scale commercial and nodes

• Maintain neighborhood feel

• Parking policy

• Varied lot sizes in Urban Exempt Area (UEA)

• Continue White Salmon “feel” in UEA

• Clear vision and guidelines

• Comprehensive Plan is a living document

• Update road standards

Following the vision exercise, Steve presented additional information on the vision process. He noted that visions come in many different formats and he would welcome input from the Planning Commission on visions they have seen that they like. Steve reminded members that the core activities for this effort include: Community Conversations, a presence at community events (e.g. farmers market), and an online survey. Planning Commissioners asked if the results of their conversation could be incorporated into the visioning materials, such as the Community Conversation Kit or online survey. Steve responded that he wouldn’t want to lead the public to certain answers, but could incorporate key messages as prompts. Planning Commission members also want to see the four priorities represented in outreach materials.

Other requests from the Planning Commissioners included:

• Looking for implementable, actionable policies

• Consistent and practical application of codes

• Want to reach Spanish speaking community members

• Be mindful of gentrification

• Want a size inventory of the City – how many acres today and maximum future acres

**ADJOURNMENT**

The meeting was adjourned at 7:30 p.m.

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