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| white salmon logo | **CITY OF WHITE SALMON****Planning Commission Meeting - Wednesday, April 24, 2019****DRAFT** |

**COMMISSION AND ADMINISTRATIVE PERSONNEL PRESENT**

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|   | **Commission Members:**David LindleyAnne MedenbachTom StevensonRoss Henry | **Staff Present:**Jan Brending, Clerk Treasurer |

1. **CALL TO ORDER/ ROLL CALL**

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

1. **MINUTES OF RECORD**
2. Minutes of April 10, 2019.

 Moved by Tom Stevenson, seconded by Anne Medenbach.

Motion to approve minutes of April 10, 2019. CARRIED 4 – 0

1. **PUBLIC COMMENT**

***Ruth Olin, White Salmon*** suggested the city considering changing its name to the Town of White Salmon. She said that in relation to the proposed annexation the city is considering she is concerned with too much pavement and supports pervious surfaces.

***Shelley Baxter, White Salmon*** said she is concerned about when the packet for the planning commission was prepared. She said her biggest concern about the annexation is that does it fit in with the comprehensive plan that is being worked on. Baxter said she was not aware there was Residential Large Lot zoning and would prefer that zoning for the proposed annexation. She said the city council was originally presented with Two-Family Residentials (R2) and then adopted Single-Family Residential (R1) when they accepted the Notice of Intent to Annex. Baxter said she is concerned about density and traffic, and that the lots will not be affordable. She said she would like Spring to have pervious pavement. Baxter said she supports having Multi-Family Residential for apartments but with large lots. She said she wants to sustain the village feel of a small town.

***Dorothy Herman, White Salmon*** said she has lived in the area for a long time. She said she was contacted by Mike Rockwell last year regarding the annexation but not since then. Herman said she does not want to be annexed into the city, does not want 5000 square foot lots, does not want to pay for garbage or have to hook up to sewer. She said development will include CCRs and not allow manufactured homes which will drive up the costs. Herman said the community needs affordable homes. She said she thinks the are would be good for Multi-Family but does not want lots that will be used for second homes.

***Jane Parker, Realtor*** said she deals with young couples who cannot find a home in the area. She said she would support mixed zoning and also supports permeable surfaces and green space. Parker said the area does not have to be developed into high-end homes. She said she is pro-annexation.

***Nancy White, Trout Lake*** said she owns one of the properties that is proposed to be annexed. She said as a member of the Gorge Tech Alliance that employers have discussed the difficulty to find housing for their employees. White said it important to support housing or employers will loose employees.

***Mike Rockwell, Realtor*** said he works on both sides of the river. He said there is a need for more housing stock so that it becomes more affordable.

***Ray Klebba, White Salmon*** said his property is part of the proposed annexation. He said he also did not know that you could have larger lot sizes and would have supported that zoning designation. Klebba said 5,000 square foot lots equates to 8 houses on an acres. He said that people who are adjacent to an annexation area should be notified about the annexation. Klebba said there should be a community process to discuss traffic issues.

***Monica Curry, White Salmon***  said she lives on Spring Street and for personal reasons would prefer large lots. She said she is concerned with traffic on Spring Street. Curry said it is important to plan for green space and parks. She said that in other areas with higher density parks and green space are provided for.

Jan Brending, Clerk Treasurer said the city is aware of concerns with Spring Street. She said the street is currently split between city and county. Brending said the city supports annexation of properties along Spring Street so that improvements to the street can be planned for.

***Chad Blendell*** asked the planning commission why it is necessary to meet demand for housing. He said the planning commission should consider where the demand is coming from. He said landowners and realtors seem to support the annexation but not the citizens.

**4. Vision and Comprehensive Plan Update – Scope of Work and Cost Review**

 Jan Brending provided an overview of the proposed scope of work and cost review. She noted that 3J Consulting is Steve Faust who is working with BergerABAM on the visioning process. Brending said the cost for the comprehensive plan update including visioning is $$158,774 would be spread over two years.

 The planning commission and staff discussed the scope of work. The planning commission said they would like to focus on just the visioning process and asked for revisions with more involvement with the community and less meetings with the planning commission and city council.

 The panning commission agreed to send comments to staff on the visioning process so that it can be revised and brought back to the planning commission at their May 8 meeting.

 The planning commission discussed the possibility of meeting prior to May 8. Jan Brending will send out an email to check on commissioners’ availability.

 The planning commission asked that time be allocated on their meeting agenda’s to discuss the comprehensive plan update and the priorities as previously identified beginning with the May 8 meeting.

**5. White Salmon Annexation 2019-001, White/Baxter/Klebba/Et Al**

 Jan Brending reviewed Annexation 2019-001. She noted the city council combined the Notices of Intent and approved them in 2018 with a zoning designation of Single-Family Residential (R1). Brending said staff had originally proposed Two-Family Residential (R2) for the annexation area. She said property owners have been notified of the public hearing date and sent a copy of the staff report. Brending said the public hearing will be held before the city council on May 1st at 6:00 p.m. Brending noted that in the future, staff will present the Notice of Intent to the planning commission asking the commission for its recommendation including zoning.

**5.** **ADJOURNMENT**

 The meeting was adjourned at 7:45 p.m.

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