



CITY OF WHITE SALMON
Planning Commission Meeting - Wednesday, March 10, 2021

COMMISSION AND ADMINISTRATIVE PERSONNEL PRESENT

Commission Members:

Greg Hohensee, Chair
Ross Henry
Michael Morneault
Tom Stevenson (By telephone)

Staff:

Pat Munyan, City Administrator
Jan Brending, City Clerk-Treasurer
Ken Woodrich, City Attorney

Excused:

Seth Gilchrist, Excused

CALL TO ORDER/ ROLL CALL

Ross Henry called the meeting to order at 5:30 p.m. Two audience members were present in person. A quorum of planning commissioner members was present.

CHANGES TO THE AGENDA

Ross Henry said he would like to propose adding an agenda item related to appointing the chair of the Planning Commission.

***Moved by Tom Stevenson. Seconded by Michael Morneault.
Motion to add an agenda item for Appointment of Chair. CARRIED 4-0.***

APPOINTMENT OF CHAIR

***Moved by Ross Henry. Seconded by Tom Stevenson.
Motion to nominate Greg Hohensee as Chair. CARRIED 4-0***

APPROVAL OF MINUTES

1. Approval of Meeting Minutes of February 10, 2021

***Moved by Michael Morneault. Seconded by Tom Stevenson.
Motion to approve meeting minutes of February 10, 2021. CARRIED 4-0.***

2. Approval of Meeting Minutes of February 24, 2021

***Moved by Tom Stevenson. Seconded by Michael Morneault.
Motion to approve meeting minutes of February 24, 2021. CARRIED 4-0.***

ACTION ITEMS

3. Design Standard Review (WS-DR-2020.001) – Tao Berman, Applicant

Chair Greg Hohensee reviewed the procedures for the public hearing. No ex parte contact was reported by Planning Commissioners.

Jan Brending and Pat Munyan provided an overview of the design review application for Mt. Hood View Apartments LLC submitted by Tao Berman. The design review relates to the exterior of a new mixed-use building located at 115 N. Main Street. The building is currently under construction. It was noted the applicant has been granted a conditional use permit by the Planning Commission to

construct a second independent structure with a mix of long-term residences, short-term vacation rentals, and other retail space on the same parcel. Berman is requesting the use of corrugated, two-toned metal siding for the new mixed-use structure.

Tao Berman and his architect, Doug Hatch made a presentation regarding the proposed use of corrugated, two-tone metal siding noting that the goal is break up the mass of the structure.

Greg Hohensee, Commission Chair reviewed the city's municipal code related to the design review.

Commission members and staff discussed the proposal. Jan Brending read a statement from Seth Gilchrist into the record. Gilchrist stated that he has reviewed the city's findings and architectural drawings and believe the request should be approved as Berman is working to improve the architectural appearance of the building. Gilchrist noted the city's codes do not specify what is acceptable architecture.

***Moved by Tom Stevenson. Seconded by Michael Morneault.
Motion to approve request (WS-DR-202.001) by Tao Berman to use corrugated, two-tone metal siding for the new mixed-use structure located at 115 N. Main Street finding that it is compatibly designed and to be applied intentionally rather relied on solely as a less expensive option. CARRIED 4-0.***

PUBLIC COMMENT

4. No additional comments on the draft elements of the Comprehensive Plan were received.

DISCUSSION ITEMS

5. Comprehensive Plan Update Workshop

a. Economic Element

Staff reviewed comments received by Planning Commissioners and City Council Members regarding the draft Economic Element and responded to the applicability to the comprehensive plan, policy or table for a code interpretation conversation. Additional discussion included wordsmithing and staff clarification.

b. Park and Recreation Element

Staff reviewed comments received by Planning Commissioners and City Council Members regarding the draft Park and Recreation Element and responded to the applicability to the comprehensive plan, policy or table for a code interpretation conversation. Additional discussion included wordsmithing and staff clarification.

The Planning Commission will discuss the History and Historic Places Element, Transportation Element, Public Facilities and Service Element, and the Capital Improvement Program Element at the next Planning Commission meeting on March 24, 2021.

ADJOURNMENT

The meeting was adjourned at 8:30 p.m.

Greg Hohensee, Chair

Erika Castro Guzman, Associate Planner