



SKAMANIA COUNTY PLANNING COMMISSION

MINUTES

Tuesday, November 21, 2023, 6:15 PM

SKAMANIA COUNTY COURTHOUSE ANNEX, DOWNSTAIRS MEETING ROOM
170 NW VANCOUVER AVENUE, STEVENSON, WA 98648
REMOTE PARTICIPATION BY ZOOM MEETING TELEPHONE AND VIDEO CONFERENCE

1. CALL TO ORDER

Cyndi Soliz, Chair, called the meeting to order at 6:15 PM.

2. PLEDGE OF ALLEGIANCE

Cyndi Soliz led the Pledge of Allegiance.

3. ROLL CALL

Planning Commissioners Present: Cyndi Soliz, John DiPalma, Ann Cline (participated remotely), Mat Joy, Anita Gahimer Crow, Michael Wilber

Staff Present: Mandy Hertel, Josh Neblock, David Waymire, Sabrina Trulock

Not Present: Ken Bajema

4. AGENDA ITEMS

- a. Elect Vice President. Matt Joy made a motion to elect Anita Gahimer Crow. John DiPalma offered a second to the motion. All were in favor. Anita accepted.
- b. Approve the minutes from October 17, 2023. All present voted in favor of approving the minutes.
- c. Public comment –
Mitch Patton, a member of the public, west end resident, questioned former planner and planning director, Alan Peters, working on non-scenic area projects while receiving grant money for the National Scenic Area, suggested review dates on comprehensive plans.

Teresa Robbins – member of public, west end resident and speaker for PWWERC, presented concerns for development of the proposed adventure park. Discussed possible conflicts of the park with the subarea comprehensive plan. Adventure Park would conflict with residential area.



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Keith Brown – west end resident, member of the public, and speaker for PWWERC, Recreational uses implemented in 2021 have discrepancies; the definitions and recreation uses are not in alignment with comprehensive plan. Asking the commission and planning department to reassess.

Sarah Perry – west end resident, member of the public, mission statement of the comprehensive plan represents the goals of the area. The adventure park does not meet the goals of the mission statement.

Wes Hannigan – west end resident, member of the public, concerned about recreation definitions (loop holes, openness), the threat of quiet being disturbed and increased traffic in the area, wants the area to remain residential.

John Brobst – west end resident, member of the public, shared history of subdivision development near Dougan Falls, history of problematic recreation in the area. Does not want to repeat problems from the past.

Rhonda Cartan – member of the public, west end secretary of Fire District 4, concerned with strain on emergency services to an all-volunteer organization that is already limited.

Sally Tucker Jones – west end resident, member of the public, concerned there was not enough community input when recreation amendments were introduced in 2021.

George Perry – west end resident, member of the public, concerned with language in the recreation ordinance from 2021 that need to be more carefully defined. Requests the definitions are more carefully designed.

Saree & Aaron Adams – online, west end resident, member of the public, concerned visitors will bring traffic, garbage, theft and drugs. Thinks theme park is a very bad idea for Skamania County.

Mary Fields - online, west end resident, member of the public, concerned with traffic on Washougal River Rd, many accidents, speeding. The road is not built for additional heavy traffic.

- d. Discuss recreational zoning code amendments passed in 2021 and current moratorium for recreational applications. Public Works Director David Waymire explained how the moratorium was put into place and why. Planner Mandy Hertel



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explained how the moratorium is affecting the county as a whole because application proposals for recreation cannot be accepted during a moratorium. Six so far have been turned away. Moratorium was put into place October 24, 2023. A Public Hearing must be held within 60 days. BOCC may hold Public Hearing on December 19, 2023. The planning commission makes recommendations at that time or at a later date. Public comment is accepted at the Public Hearing or in writing. Extending a moratorium is an option. Discussed required timelines for procedures. Planning Commissioner Ann Cline raised concerns about how the moratorium is negatively affecting the county and made a statement addressing the importance of recreation opportunities in Skamania County and the importance of reaching a compromise for the good of everyone. Next steps, Cyndi Soliz will meet with PWWERC to form a draft to present to the planning commission at the next meeting. Mandy Hertel explained the process of the next steps tasked to the planning commission of coming up with recreational text amendments to present to the BOCC

5. PLANNING COMMISSION BUSINESS

David Waymire suggested the planning commission meetings are held once per month instead of twice a month. Anita Gahimer Crow suggested we think about our 2024 yearly work plan.

6. ADJOURN

Cyndi adjourned the meeting at 7:01 PM.