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# SKAMANIA COUNTY PLANNING COMMISSION

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## MINUTES

**Tuesday, August 17, 2021, 6:15 PM**

REMOTE PARTICIPATION BY ZOOM MEETING TELEPHONE AND VIDEO CONFERENCE

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### 1. CALL TO ORDER

Cindy Soliz, Chair, called the meeting to order at 6:26 PM.

### 2. PLEDGE OF ALLEGIANCE

Cindy Soliz led the Pledge of Allegiance.

### 3. ROLL CALL

Planning Commissioners Present: Cindy Soliz, Ken Bajema, Anita Gahimer Crow, Sue Davis, John Prescott

Absent: Mathew Joy, Adam King

Staff Present: Mike Beck

### 4. AGENDA ITEMS

- a. Approval of minutes from the June 15, 2021 Planning Commission Meeting.  
Sue Davis moved to approve the minutes of the June 15, 2021 Planning Commission Meeting. John Prescott seconded the motion. Motion passed 5-0.

- b. Workshop:

- i. Home occupations/light home industries

Staff updated the planning commission on further refinements to revisions to the home occupation/light home industries made in response to planning commission comments raised in the June 15, 2021 workshop on this topic. The planning commission discussed the latest revisions.

Anita Gahimer Crow mentioned a scenario of contract workers employed by a home occupation, and if the contract worker would also need to apply for a home occupation. John Prescott raised concerns about the sign requirement on the building housing the occupation as being too restrictive and stated a preference for allowing additional signage. Anita Gahimer Crow stated a sign allowance for two signs would be reasonable, one sign at the home and one closer to the road. Sue Davis stated a preference for the use of the term 'home occupation' and requested the ordinance clearly indicate the home



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occupation could be in an existing or proposed building. Commissioner Davis also raised concerns about the ambiguity of the language in the 'Neighborhood Disruptions' section. Discussion ensued regarding the objectivity, fairness, and enforceability of this section. Anita Gahimer Crow raised a scenario whereby property owners could address neighborhood impacts with plantings or other measures. Staff mentioned the Hearing Examiner's ability to approve home occupations that include mitigations for neighborhood impacts. Anita Gahimer Crow raised concerns that section A and the Home Occupation definition may be inconsistent.

Discussion touched on the frequency of planning commission meetings this fall. Staff was directed to further refine the Home Occupations section and present it to the Planning Commission in an upcoming Public Hearing.

Sue Davis made a motion to bring this matter forward at a Public Hearing in the upcoming Planning Commission meeting, noting that at the public hearing the commissioners will be presented with changes made in response to tonight's meeting. John Prescott seconded. Motion passed 5-0.

### iii. Recreational Facilities Use Allowances Update

Staff presented an update on the recently adopted recreational facilities ordinance and the ongoing process to solicit further public input on this topic. Further potential changes may include allowing recreational uses in additional zones and increasing the amount of uses allowed in the various zones. The planning commission discussed county responsiveness to property owners currently restricted from establishing recreational facilities on their properties.

Chair Soliz recognized John Prescott for his service and thanked John for his service as a Skamania County Planning Commissioner. The commissioners discussed filling empty seats on the planning commission.

### ii. Zoning code land use audit

Staff updated the planning commission on zoning land use table that captures all the allowed, administrative review, and conditional uses in each of the county's 34 zones regulated under Title 21. Staff presented the initial land use matrix that includes 143 land uses in the 34 zones. Staff will continue to refine and condense the use matrix to eliminate similarly phrased uses and eliminate



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unnecessary language in title 21 while keeping the uses consistent with the comprehensive plan and prepare definitions for all listed uses. Staff will present further refinements at a future planning commission meeting.

### **5. PLANNING COMMISSION BUSINESS**

Staff briefed the Planning Commission on the current state guidance for public meetings subject to the Open Public Meetings Act. The updated guidance eliminates capacity requirements and physical distancing requirements while maintaining face coverings guidance. The planning commissioners considered maintaining all-remote meetings or a return to hybrid meetings. Discussion ensued about frequency of meetings, with Sue Davis stating Planning Director Peters informed her of once-a-month meetings. A general consensus arose that meetings would be held once a month for the remainder of 2021.

Commissioner Gahimer Crow voiced a preference for hybrid meetings, and discussed adding public comments to the agendas to keep the meetings streamlined, and raised concerns about in-person attendees being able to maintain appropriate physical distance between in-person attendees. Commissioner Soliz reiterated the flexible approach adopted by the planning commission toward public comments. Commissioner Gahimer Crow raised concerns about planning commissioners responding to the public comments. The Planning Commission elected for a return to a hybrid meeting format for the September 21, 2021 PC meeting.

Staff mentioned the Public Works/Community Development department reorganization and Alan Peters appointment as the county's planning director. John Prescott received a last round of thanks for his service as planning commissioner.

### **6. ADJOURN**

Sue Davis motioned to adjourn, John Prescott seconded, the planning commission adjourned the meeting at 7:20 PM.