



# Skamania County Planning Commission

---

## PLANNING COMMISSION MEETING MINUTES

**Tuesday, July 7, 2020**

**Hegewald Center West Meeting Room, 710 SW Rock Creek Drive, Stevenson, WA  
with remote participation by Zoom Meeting telephone and video conference**

---

Planning Commission Members:  
Present: Ken Bajema, Tony Coates, Sue Davis, Mathew Joy, Adam King, John Prescott, Cyndi Soliz

Community Development Department Staff  
Present:  
Mike Beck, Andrew Lembrick, Alan Peters

### AUDIENCE

Tom Kendall  
Michelle Kendall  
Steve Hartung  
John Holbrook  
Sandy Carlson  
Linda Gillette

Gary Collins  
Darren Penner  
Shelley Turner  
Theresa Regnier  
Richard Regnier

### PROCEEDINGS

Meeting was called to order at 6:15 P.M. by Vice Chair, Cyndi Soliz who acted as Chair at the request of Chair, Mat Joy.

Quorum was met.

Vice Chair, Cyndi Soliz led the Pledge of Allegiance.

### AGENDA ITEMS

1. Approve Minutes from the June 16, 2020 Planning Commission meeting.
    - a. Sue Davis made a correction to the minute. Her name was not listed as absent.
    - b. Motion was made by John Prescott to approve the minutes with this correction. Mat Joy seconded the motion.
    - c. Motion passed 6-0.
  
  2. Consideration of zoning interpretation request by Darren Penner.
    - a. Alan Peters, Assistant Planning Director, provided information about a request made by Mr. Penner for the Planning Commission to make an interpretation of the zoning code to determine whether "self-storage facilities" are a use allowed as a light-home industry. Mr. Peters explained that this was not a question as to whether or not Mr. Penner should be allowed to have a self-storage facility, but whether this was a use allowable under the existing zoning code.
-

- b. Ms. Soliz invited Mr. Penner to speak. Mr. Penner explained his desire to develop a small self-storage facility on the site and felt that this should be allowed.
  - c. Ms. Soliz invited public comments. Steve Hartung expressed that he felt that self-storage is a "service" allowed by the code.
  - d. The Planning Commission deliberated on the process before them and the various standards of the light-home industry requirements.
  - e. Mat Joy made a motion to interpret that the zoning code allows self-storage as a light home industry. Adam King seconded the motion. The motion passed 5-0, with Sue Davis abstaining.
3. Workshop #4 to discuss Short-term Vacation Rental regulations.
- a. Alan Peters, Assistant Planning Director, provided background on the short-term vacation rental (STVR) planning process so far and explained that Staff drafted a proposal based on both input from the public and prior Planning Commission deliberations. Mr. Peters explained that the proposal included language from the RCW and Stevenson Municipal Code.
  - b. Ms. Soliz invited the public to comment on the draft proposal.
    - i. Sandy Carlson provided comment.
    - ii. Gary Collins provided comment.
    - iii. Michelle Kendall provided comment.
    - iv. Linda Gillette provided comment.
  - c. The Planning Commissioners deliberated on the proposal and public comments received. After some debate, the Planning Commissioners felt comfortable sending the proposal to the Board of County Commissioners for their review, with the understanding that some additional changes might be made to the proposed development standards. The Planning Commission was concerned with the permit requirements and any fees, but wanted to give the Board of County Commissioners a chance to review these before addressing these more directly at a future meeting date.
4. Planning Commission Business.
- a. Mr. Peters discussed how the meeting went with respect to state mandates for in-person and remote meetings and asked the Planning Commission how they felt about future meetings being held in-person or remotely. The Planning Commission expressed that the situation was changing constantly and that it would be more appropriate to make a decision closer to the next meeting date.
5. MEETING ADJOURNED at 8:04 PM after motion by Mat Joy, seconded by John Prescott.

**ATTEST**

---

Planning Commission Chair

---

Secretary

---