



Skamania County Planning Commission

PLANNING COMMISSION MEETING MINUTES

Tuesday, August 18, 2020

Remote participation by Zoom Meeting telephone and video conference

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

Community Development Department Staff
Present: Mike Beck, Andrew Lembrick

AUDIENCE

Mitch Patton, Connie Lyons

PROCEEDINGS

Meeting was called to order at 6:15 P.M. by Chair, Mathew Joy

Mr. Joy led the Pledge of Allegiance.

Roll Call. Quorum was met. Cindy Soliz was absent.

1. Approve Minutes from the July 21, 2020 Planning Commission meeting.
 - a. Sue Davis moved to approve the minutes of the July 21, 2020 Planning Commission Meeting. Adam King seconded the motion.
 - b. Motion passed 6-0.

 2. Chair Mathew Joy opened the public hearing on proposed text amendments to Title 16 (SEPA), Title 17 (Subdivisions and Short Plats), and Title 21 (Zoning).
 - a. Mike Beck, planner, provided background on proposed text amendments and detailed that the proposed changes under discussion tonight had been previously discussed at an earlier 2020 planning commission meeting. Andrew Lembrick, planner, provided background on the proposed Title 21 text amendments to the Carson subarea zoning regulations governing light home industries. Planner Beck provided background on proposed Title 17 text amendments to the Subdivision Code governing exempt land divisions and lot size averaging. Planner Lembrick provided background on the proposed Title 16 text amendments to the county's SEPA policies.
 - b. Planner Beck outlined the review criteria and noticing process for the proposed text amendments. The proposed changes were reviewed by county staff and found consistent with the comprehensive plan, county code, and RCW. The actions taken to date by the Planning Commission have been in accordance with state and county regulations for public hearings and noticed properly. Planner Beck made the recommendation the Planning Commission approve the proposed text amendments as presented and forward their recommendation onto the Board of County Commissioners for their consideration.
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- c. Mr. Joy opened the meeting to public comment and invited the public to comment on the proposed zoning code changes.
 - i. Mitch Patton provided comment.
 - ii. Connie Lyons provided comment.
 - iii. Planner Lembrick shared written comments received from Gary and Nancy Johnson dated August 16, 2020.
- d. Mr. Joy asked each of the Planning Commissioners to provide their feedback on the proposal. Discussion included concerns about the SEPA checklist requirements and SEPA exemption thresholds. Concerns were raised about the written comments regarding development density after the lot size averaging rules are adopted. Comments were made in support of the changes and reiterating the positive changes the proposed changes will mean to property owners. A recommendation was made to approve the changes and also continue discussion on some of the other property rights issues in future planning commission meetings.
- e. Mr. Joy entertained motions for approval of the proposed text amendments to Title 16, Title 17, and Title 21. Motion by Adam King, seconded by John Prescott, to approve the text amendments to Title 16, Title 17, and Title 21 as presented. Motion passed unanimously.

3. Planning Commission Business.

- a. Planner Lembrick discussed the upcoming Planning Commission schedule for September and October. Planner Beck discussed an upcoming planned absence of the assistant planning director and possible Planning Commission discussion opportunities during his absence. Mathew Joy commented he and Tony Coates may not be around during hunting season.

4. MEETING ADJOURNED at 7:45 PM after motion by John Prescott, seconded by Sue Davis.

ATTEST

Planning Commission Chair

Secretary