

PLANNING COMMISSION MEETING MINUTES

Monday, April 9, 2018

6:00 PM

Planning Commission Members Present: Karen Ashley, Chris Ford, Matthew Knudsen, Shawn Van Pelt

Shoreline Advisory Committee Members Present: Pat Albaugh, Mary Repar, Bernard Versari

Excused Absence: Valerie Hoy-Rhodehamel

Staff Present: Ben Shumaker, Leana Johnson

Community Members Present: Bart Vervloet, Laura Mills, Bradlee Seehafer, Brian Adams, Somer Meade, Rick May, Mike Greenberg, Kurt Grey, Sherry Lels-Shippy, Janice Shippy (Kuhlman), Annie McHale, Others

Call to Order: 6:00 p.m.

Preliminary Matters

The Planning Commission held a public listening session during the meeting to discuss the city's Shoreline Management Program (SMP). This effort considers development, use and restoration of the Columbia River, Rock Creek and Rock Cove and all lands within 200' of their shores. This amendment to the City's 1975 program is required by the State and mirrors a similar effort recently completed by Skamania County. Approximately 17 community members attended.

City Planner Ben Shumaker opened the session with a presentation laying framework for the adoption of the updated SMP. Following this overview, the Commission opened the comments to the public, with the explanation that public opinion was to be heard and gathered and would be answered officially at a later date.

The following community members voiced public opinion to the Commission:

Vervloet would like to maintain access for water sports and continuity. He wanted to defend and protect the waterfront asset and public access. He shared interest as a member of the Columbia Gorge Windsurfing Association and promoted access compatibility with neighboring activities and businesses.

Mills had questions regarding the area outlined as red (Urban) zone and whether it had changed in the section from the pier east or if the 1970s plan had the same designation. She was confused with why shoreline restoration is occurring in the Urban zone. She wondered if there was an opportunity to move mitigation from red (Urban) to green (Natural) on the new

map. The comment of urban versus natural designation led to concern with access to the river based on its use as off-site mitigation for another project. She hopes the new plan will shoot higher for uses in the urban waterfront.

May promoted trying to balance animal needs with water access and recreational use along the waterfront. This was in reference to the current waterfront project.

Greenberg, representing WKO, addressed the CoPly site and reiterated the points their written comments. He addressed concern from an unnamed member of the public that this was a “superfund” site, and verified that it was not on EPA’s superfund list. [Note: the “superfund” is a federally-maintained list of contaminated sites prioritized for remediation of hazardous substances, pollutants, or contaminants.]

Grey asked for clarification around the established baseline for the measurement of No Net Loss. He also shared an interest in having resident needs represented as priority over tourist needs.

Lels-Shippy shared concern about the lack of notification requirements when work on neighboring properties and waterways is proposed and the resulting lack of opportunities for feedback on impacts that can follow. She also asked about the bridge replacement and repair on the walking bridge.

McHale spoke to bringing development that makes sense to the city and to the residents. She highlighted finding a balanced between the uses and needs for residents as well as tourists, with emphasis on residents.

Public comment ended at 7:06 p.m. with informal review of documents and informal discussion amongst Commission and community following.