

Columbia River Gorge Commission

Meeting Minutes

May 10, 2005

A complete record of this meeting is available on audiotape

Location: Hood River County Administration Building

601 State Street, Hood River Oregon

Time: 9:00 a.m.

MEMBERS IN ATTENDANCE

Harold Abbe

Kenn Adcock

Jeffrey Condit (9:05 a.m.)

Doug Crow

Judy Davis

Jane Jacobsen (9:01 a.m.-1:15 p.m.)

Dan Harkenrider

Walt Loehrke (9:02 a.m.)

Joyce Reinig

Kathy Sheehan

Anne Squier

MEMBERS ABSENT

Joe Palena-excused

STAFF PRESENT

Tom Ascher, Planner

Martha Bennett, Executive Director

Brian Litt, Senior Planner

Jeff Litwak, Counsel

Kathy Obayashi-Bartsch, Administrative Assistant

AUDIENCE PRESENT

Andersen, Steven. Cascade Planning Associates

Boyd, Charly. Skamania County Planning

Brook, Paulette. Mosier, OR

Carlson, June. Oregon Department of Transportation (ODOT)

Casseska, Clifford. Yakama Nation

Cornelison, Peter. Friends of the Columbia Gorge (FOCG)

Elwood, Rebecca. Yakama Nation

Fleur, Doris. Gorge Landowners United (GLU)

Gaul, Willard. GLU

Groen, John. Groen, Stephens and Klinge

Imperati, Sam and Tony. KM Inc.

Karabut, Diana. Portland, OR

Krikava, Richard. Senator Gordon Smith

Lang, Michael. FOCG

Leipper, Bob. Troutdale, OR

Liggett, Keith. Stevenson, WA

Miller, Bobbie. Columbia Gorge United
Newell, Sally. Underwood, WA
Pizanelli, Phil. Corbett, OR
Sciscione, Charlie. ODOT
Shirk, Lew. Mosier, OR
Simione. Angelo. GLU
Spadaro, Jason. Broughton Lumber
Swensen, Judy. Corbett, Oregon
Swyers, Rita. GLU
Thiemann, Phyllis. Columbia River Gorge Visitors Association
Thompson, Geoff. GLU
Tokos, Derrick. Multnomah County Planning
Wooster, Wayne. Klickitat County, WA
Others were present during the day.

Chair Squier called the meeting to order at 9:00 a.m. and role was called.

Approval of Minutes

Chair Squier asked the Commission to review and comment on the draft minutes for April 12, 2005. Commissioner Sheehan moved to adopt the minutes as drafted and Commissioner Davis seconded the motion. A voice vote was taken and the motion was approved unanimously.

Public Comment

Bob Leipper read from prepared testimony (see attachment A).

Bobbie Miller asked what conditions must be met to be considered a business? She expressed concern about whether some homes on the Rowena waterfront could legally operate as vacation rentals or bed and breakfast inns. Martha Bennett, Executive Director, said staff will draft a letter addressing this matter and will provide a copy to the Commissioners and Ms. Miller.

Willard Gaul said he wants the Commission to be aware of how past Commission actions have impacted landowners. He said the Section 8(o) property has not helped him with his Skamania County Christmas Tree Farm. He said he knows of a person who owns property near his who received a building permit with no problems. Gaul said there seems to be a double standard.

Sally Newell said she is concerned about enforcement in Skamania County. Newell said there is an on-going violation in her neighborhood that she reported to Skamania County. Newell said she was told by the county that she must sign a written complaint. Newell said she doesn't want to sign a written complaint and possibly have that information available to her neighbor. Newell said the process will not work as others will be hesitant to sign a complaint as well. Newell said she is a member of the Underwood Council and is aware of the proposed development at the Broughton Mill site. She said she is frustrated that the Council did not get details about the proposed development. She said that because of the lack of detail, she is not sure how she feels about the development. It seems that other property owners would like a special recreation designation drawn around their property as well.

Bennett said staff will prepare a summary report of how each county handles enforcement proceedings.

Comment from Tribal Nations

Rebecca Hawk-Elwood of the Yakama Nation read from prepared testimony (see attachment B1-B2) addressing follow up issues from the fish contamination presentation at the April 2005 Commission meeting. She also read from a press release of the Nez Perce Tribe addressing air quality concerns.

Clifford Casseska of the Yakama Nation said all Gorge resources must be considered in a holistic manner. Federal mandates should take precedence over county guidelines. Casseska said he finds it sad that the Scenic Area has higher air pollution levels than a place like Pittsburg. The air pollution will not only affect natural resources but tourism as well, because people won't want to come to the area. He urged the Commission to listen carefully to the air quality presentation of Bob Bachman. Casseska said the Commission must carefully consider how air quality affects the Gorge as a whole and all the people who have an interest in it.

Chair Squier welcomed Richard Krikava, staff member for U.S. Senator Gordon Smith from Oregon.

Continuation of Preliminary Review of Plan Amendment PA-05-02 (View Point Inn) continued from April 12, 2005 Meeting

The Commission continued its deliberation on whether to proceed to full review of an application by John Groen, on behalf of Geoff Thompson, to amend the Management Plan for a 1.21-acre property consisting of two contiguous tax lots in Multnomah County. The property includes the historic building known as the View Point Inn.

Bennett said after the last meeting, staff prepared the additional information requested by the Commission and a recommendation (see attachment C1). This report and recommendation were developed before the most recent correspondence from Multnomah County (see attachment C2) requesting the Commission postpone a decision until the June meeting.

Brian Litt, Senior Planner, said staff received a letter on May 9 from Multnomah County requesting the Commission postpone a decision until the June meeting.

Litt reviewed the options available to the Commission:

1. postpone review process and do not initiate work on larger policy issue
2. commence review and do not initiate work on larger policy issue
3. commence review and authorize an extension of time for Directors' Report to conduct an abbreviated analysis of policy issue- staff recommends this option.
4. postpone the review process and initiate work on the larger policy issue

Litt reviewed the steps involved in staff recommendation, option #3. Bennett provided a summary of the work plan tradeoffs if this option is approved.

Commissioner Reinig said the item that always gets postponed is the indicators project that would provide an accurate way to gauge progress in implementing the Act. Bennett said that

the indicators program had been postponed a year ago by the Commission in order to process plan amendments.

Commissioner Sheehan thanked staff for the workplan, timeline, and analysis of workload trade-offs.

John Groen provided a review of a revised application, dated May 10th (see attachment D1). Groen provided a summary of responses to the Commission's questions raised at the previous meeting (see attachment D2). He said the Multnomah County Commission and staff have been aware of the original application and the revised application was sent to the county on Friday. He said there is no reason to delay making a decision as there is ample time built into the process for the County to review the application and to share their concerns with the Gorge Commission.

Chair Squier recessed the meeting for a break at 10:45 a.m. and called the meeting to order at 10:55 a.m. She said Derrick Tokos from Multnomah County Planning Department was present and available for questions.

Groen continued with the summary of responses to the Commission's questions raised at the previous meeting. He suggested that the Commission move forward with this application and use this as a test case. He suggested the Commission approve this use with a two-year "sunset" time frame which allows a mechanism to address the broader issues as well.

Chair Squier thanked Groen and asked the Commission for their questions.

Commissioner Crow asked that the environmental impacts associated with restaurant operation be addressed, for example the septic system. Groen said there is an up to date and high volume system in place.

Commissioner Condit asked for more discussion of the idea of a two-year sunset period. Groen said by allowing this use for a two-year period, the full study suggested by staff could be conducted. He added that the activity at the Viewpoint Inn could be used as a case study for the overall project. After the study is complete, additional regulations may be needed and imposed.

Commissioner Condit asked if a two-year sunset would affect financing for the improvements. Groen said improvements would be phased in.

Commissioner Reinig asked him to address the issue of the owners advertising the facility and holding events in spite of the current regulations. Groen said that before he came on board, the owners did not understand their responsibilities. Once they became aware of what was activities were allowed, all advertising was cancelled. In response to the FOCG letter alleging the owners were hosting "events", he said these were all private events and not commercial events. He said that the two-year time frame provides time for the Commission to monitor the activities occurring and will build trust.

Commissioner Reinig questioned the proposed five-decibel noise level, as that low reading would barely be audible. Groen said a consultant was hired to work on the sound issue and more work can be done to derive an appropriate sound level.

Chair Squier said the question is whether to commence work on the application in one of the options provided by staff or to postpone this issue until the June meeting based on the request from Multnomah County or for some other reason.

Commissioner Jacobsen thanked Groen for the presentation and said she is concerned that the revised application has changed from holding weddings to an emphasis on cultural preservation and interpretation. This revised application is really a new concept. Groen disagreed. What has changed, he said, is that some of the labels used in the original application changed. Commissioner Jacobsen said the fairly recent advertisement and activities make her feel that she needs more time before making a decision to proceed.

Commissioners Abbe and Loehrke said they would like to ask Multnomah County staff some questions. Chair Squier introduced Derrick Tokos, Multnomah County Principal Planner.

Commissioner Abbe asked whether the County received a copy of application. Mr. Tokos said there's no application with the County but they received a letter dated May 6th from Mr. Groen requesting comment from the County Board of Commissioners. The Board of Commissioners then sent a letter to the Gorge Commission asking to postpone a decision on whether to commence review of the application until June.

Commissioner Loehrke asked if he is aware of something that is going to stop the application. Mr. Tokos said it was the Gorge Commission that requested a response. Multnomah County Board of Commissioners believe they need additional time to respond.

Commissioner Condit asked if there are any regulations and protections under the County's historical preservation guidelines. He said if such guidelines don't exist, then the Commission needs to provide guidance. He said he's concerned about the environmental impacts regarding sewer, water and other health issues. He asked for more information about the county's position in terms of the regulatory regime.

Chair Squier asked if this revised application or new material changes the staff recommendation. Bennett said the staff recommendation is the same. She noted three issues that need to be addressed, making it important to analyze more than just the application as submitted:

1. The Management Plan does not draw a distinction between properties on the historical register and those that may be eligible. The proposed Plan Amendment would apply only to buildings already on the register, and adopting it would be a significant change in policy.
2. There are significant concerns about how we treat all historic buildings and looking at properties only with a commercial past will not assist in the preservation of other significant buildings.
3. Dealing only with private property will not address buildings in public ownership such as the Crawford House on The Dalles Mountain Ranch, which may be just as valuable and just as much at risk.

Bennett said the staff recommendation is the best possible compromise. She said that the applicant would have a six-week delay, but that the alternative is to postpone consideration of the application for a year.

Commissioner Condit moved to adopt the staff recommendation as outlined in option #3. Commissioner Jacobsen seconded the motion.

Commissioner Reinig said we need to consider the long-term policy impacts and agrees with the owners that it's a beautiful building which should be preserved. This option allows the county to respond and to work collaboratively with the Commission.

Commissioner Sheehan said it's important to respect our county partners. She offered an amendment to the motion that we postpone a decision until June but get started on the first step so we are making progress.

Commissioner Condit did not agree to Sheehan's proposal. He said it's not his intent to snub the county and believes the extra six-week time frame allows sufficient time for the county to respond.

Commissioner Reinig said the county can be more restrictive than the Commission, and we should consider this in our deliberations.

Commissioner Condit asked for legal counsel's opinion of the issue. Jeff Litwak, Counsel said the Commission may establish a mandatory process for protecting resources and the county may adopt ordinances that are more restrictive than the Management Plan.

Chair Squier said she would not support the motion as the county wasn't contacted in time to respond. Groen said he contacted Mr. Tokos immediately after the last Commission meeting, when the Commission requested he seek the county's input. Tokos said he told Mr. Groen that he was the appropriate first point of contact for the county, but the Board of Commissioners has not had a chance to officially discuss the application.

A vote was taken on the motion to accept staff recommendation, option # 3 and passed 8 to 2.

Harold Abbe-aye
Kenn Adcock-aye
Jeffrey Condit-aye
Doug Crow-aye
Judy Davis-aye
Jane Jacobsen-aye
Walt Loehrke-aye
Joyce Reinig-aye
Kathy Sheehan-no
Anne Squier-no

Update on I-84 Corridor Strategy Project

Brian Litt, Senior Planner, provided an update of the project (see attachment E). Litt introduced Charlie Sciscione and June Carlson with ODOT. Mr. Sciscione said he's been pleased with the level of cooperation among agencies and reported on the second round of public meetings at Troutdale. Ms. Carlson thanked Litt, Bennett and Diana Ross of the Forest Service for their work on this project.

Commissioner Adcock asked about a person who was killed on a motorcycle on I-84 because of rock fall on the highway. Mr. Sciscione said rock fall is a major concern and the I-84 strategy team is seeking alternatives to control rockfall with less visual impact and retaining the necessary safety level. Commissioner Crow asked if vegetation management and view corridors are being addressed. Mr. Sciscione said view corridors and fire management issues are being addressed.

Commissioner Reinig asked that they consider a future discussion about keeping I-84 open in the event of terrorism.

Chair Squier recessed the meeting for a lunch break at 12:15 and reconvened the meeting at 1:15 p.m.

Report on USDA Forest Service Fog Water Study

Bob Bachman, Air Quality Specialist for the USDA Forest Service Region 6 Office, summarized the recently completed study of fog water deposition in the eastern Gorge (see attachment F1). The study report, titled "Winter Deposition of Nitrogen and Sulfur in the Eastern Columbia River Gorge National Scenic Area", was completed by the USDA Forest Service in February 2005.

Commissioner Reining asked if there are any results about the health impact for those who live in the Gorge. Mr. Bachman said there has been no formal study but there certainly are health issues for the elderly and those with respiratory conditions.

Commissioner Adcock asked why this study was conducted, commenting the USFS seems to be going in a different direction than the original air quality strategy. Bachman said this work was part of the original study plan developed over four years ago.

Commissioner Harkenrider said the Forest Service has been in support of the air quality strategy and program.

Commissioner Sheehan asked for clarification about the some aspects of the study that may have underestimated deposition levels. Bachman provided clarification.

Commissioner Sheehan asked what the Gorge Commission could do to help when many of the sources are outside of the Gorge area. Bachman suggested the following ideas:

- -independent process facilitator that would report to the Gorge Commission
- -continue scientific work and define the causes of haze
- -focus on a parallel effort and strategically focus on obvious pollution sources

Commissioner Adcock asked whether the air is cleaner than it was 20 years ago. Bachman said sulfur levels have gone down but nitrogen levels are up.

Bennett said there is background information on air quality issues in the Commission packet (see attachment F-2). She noted that Sam Imperati, program facilitator, was attending the meeting. Bennett said she had received a letter from Oregon Department of Environmental Quality and the Southwest Washington Clean Air Agency, which indicated there may not be a spring meeting as discussed in August 2004.

Presentation from Skamania County Commission on Request to Congress

Chairman Albert McKee read from prepared testimony (see attachment G1) and presented a letter (see attachment G2) that the Skamania County Commission intend to send to Representative Hastings and Representative Baird requesting that Congress amend the National Scenic Area (NSA) Act to create a new area, called a Destination Resort Area, which would be exempt from NSA regulations, similar to Urban Areas. The letter requests that the Broughton Lumber mill site, across from the Spring Creek Hatchery, be designated as a Destination Resort Area.

Chair Squier asked if the request is in reference to a specific proposal or a general concept. Jason Spadaro, SDS Lumber, said they have a general concept in mind but no specific plans at this time.

Commissioner Abbe said he's generally supportive of the project but is concerned that once the Congressional process is underway, the final effect might be very different from what is originally intended. McKee said the major concern is that if the process is too lengthy, investors will not support the project.

Commissioner Condit asked for more information about the property and what are the limitations on the part of the Commission. Bennett said the property has a commercial recreation designation. She said Commission staff offered to work with them to address their concerns with this designation, but the property owner declined that offer. Bennett said that the property owner believes it would be faster to amend the Act than to go through the Plan Amendment process and alter the Management Plan. Bennett said she disagrees that it will be faster to amend the Act.

Commissioner Crow said the Commission approved development in the past but the owner rejected the approved development. Crow said he is concerned that the letter does not mention this.

Spadaro said the reason for the Congressional request is not just expediency but to create viable economic development. The current designation of commercial recreation zone is not conducive to development.

Commissioner Adcock said we don't have the staff resources to work on such a Plan Amendment at this time and the idea of a destination resort area seems like a good one.

Wayne Wooster, representing Klickitat County, said the Klickitat County Board of Commissioners supports this proposal and provided a letter expressing their support (see attachment G3).

Commissioner Sheehan asked if staff has had an opportunity to review the map of the area. She asked if this request amounts to a new Urban Area that doesn't have to comply with the Gorge Commission's Management Plan. Spadaro said this is not intended to be an Urban Area but would be a destination resort and subject to that specific restraint. Skamania County would have land use authority over the property.

Bennett noted that staff has not seen the proposed map, and said the proposed legislation would make the property exempt from the Management Plan in the same manner as an Urban Area.

Chair Squier asked for Counsel's opinion of the situation. Litwak said if the request is approved the land would not be in the Commission's jurisdiction and there would be further legal issues.

Chair Squier urged the Skamania County and the proponents of the project to work with staff about available options and to keep an open dialog with the Commission. Chair Squier thanked them for their presentation.

Spadaro asked about the status of Plan Amendment processing. Bennett said three are underway, including the one that the Commission will consider later today. The application in Hood River County was put on hold by the applicants. She said the Commission will be ready to process the next Plan Amendment application by July.

Preliminary Review of Plan Amendment PA-00-02

Bennett introduced Tom Ascher, Planner, and he briefed the Commission about this proposed Plan Amendment (see attachment H).

Steven Andersen, on behalf of Cam Thomas, has submitted an application to amend the Management Plan to alter the boundary between Open Space and Small Woodland on three parcels in Skamania County. Andersen provided a brief history of the Plan Amendment application and said new homes have been built that are not represented on the map from the original submittal of five years ago. He said if the Plan Amendment is approved, a cluster development could be proposed to Skamania County. This would benefit his client by allowing more development than ordinarily would occur and would benefit the public by confining development to the areas already developed and potentially protecting habitat for the Western Grey Squirrel.

Commissioner Crow asked if the Plan Amendment was approved, how many units are planned. Mr. Andersen said a request for cluster development would be submitted to Skamania County. Currently there are about 54 acres to work with and the current zoning is 20 acre minimum. A cluster development, would allow three lots.

The Commission took public comment on whether there is additional information that the Commission should request to evaluate the application. Chair Squier said Sally Newell who had signed up was not present.

Michael Lang of FOCG read from prepared testimony (see attachment I). He said the application was not complete and should be sent back to the applicant.

Commissioner Reinig made a motion to proceed with the application and Commissioner Loehrke seconded the motion.

Commissioner Crow said he'd also like to move forward with these applications, and the issue of cumulative effects must be addressed before a final approval.

Commissioner Condit said he understands Mr. Lang's concern that the Commission should work on mandatory functions first and he believes these work load issues should be addressed as part of budget planning. The Commission made a commitment to process Plan Amendments and should go forward with these. He asked staff for their opinion as to the completeness of the application.

Bennett said that the application was declared to be complete in November 2000. Bennett said a completeness determination cannot be revoked.

Chair Squier said she's concerned with the policy question raised, that we are carving out a short piece of a bluff to review for some potential changes. She said it raises the question of whether we should go on a case-by-case basis or by an area-wide basis. Bennett said the Commission should ask for more information about the methodology used in developing this boundary line.

Chair Squier asked if the methodology is one that has to do with land use issues, then isn't that something that has to apply evenly to all of the properties. Aren't we in essence foreclosing the question for the adjacent properties in acting on this property by itself? Bennett said this must be addressed in the staff report.

Commissioner Loehrke said because of the budgetary constraints, the only way the Commission will deal with these issues is when they are brought before us through individual applications. An issue to be considered is the land that people can actually use and land that they have to leave alone but pay taxes on.

Commissioner Reinig said we've not been flooded with Plan Amendment applications as originally anticipated. Reinig said since some people have waited for years, the Commission needs to proceed with processing these applications.

Commissioner Condit said he agreed with Chair Squier that the cumulative impact issue must be addressed, with Commissioner Reinig for the need to process applications and with Commissioner Loehrke that given the budget constraints, this is the way the agency will address these issues.

A vote was taken on the motion to proceed with the review of the Plan Amendment application, with the three questions outlined in the staff report to be addressed by the applicant. The motion passed unanimously.

Harold Abbe-aye
Kenn Adcock-aye
Jeffrey Condit-aye
Doug Crow-aye
Judy Davis-aye
Walt Loehrke-aye
Joyce Reinig-aye
Kathy Sheehan-aye
Anne Squier-aye

Chair Squier recessed for a break at 3:35 p.m. and called the meeting back to order at 3:45 p.m.

Director's Report

Bennett had six items to review:

- Plan Amendment application in Hood River County-The applicants requested postponement as the City of Hood River is working on their urban boundary line and may affect the properties in the application.
- Commissioner Expense Submittal-Commissioners must submit their reimbursements as soon as possible as both the year end and closing of the biennium occur on June 30, 2005. When these funds are not used, it can make a case for reducing our budget. Commissioner Condit asked if Commissioners may donate their reimbursement to the agency. Bennett said yes but Commissioners must first claim their reimbursement and then donate it. Nancy Andring, Secretary, can assist Commissioner with completing forms.
- Measure 37 Case-The Commission has filed Measure 37 case with the Hood River County and it is scheduled for hearing on June 1st.
- Status Report on County Land Use Ordinance-Wasco County might complete within 270 days of transmittal of the Management Plan. Bennett said she doesn't believe any of the other counties will be done by June 10th. Bennett will provide an update to the Commission at their June meeting.
- Oregon Budget Hearing-Bennett said the Joint Ways and Means Committee held a hearing on the Commission's budget on May 2 and 3. However, the budget process has changed, so now a budget from the House and one from the Senate will come out and then decided upon. Commissioner Davis did a great job with the legislators Chair Squier also noted that Commissioner Davis's introductory remarks were helpful and well received, and that Director Bennett had crafted a very informative and positive presentation.
- Preliminary Work Plan-A draft of the work plan will be discussed in June even without a firm budget to work with.

Commissioner Adcock requested a final copy of the land use ordinance for Klickitat County. Litwak said there are some finishing touches and formatting that will be done and then it will be sent to all Commissioners before it goes into effect.

NSA Manager's Report

Commissioner Harkenrider said he had two items to review:

- Environmental impact studies for managing vegetation impacts in the Gifford Pinchot Forest and Mount Hood Forest will be conducted. The focus is on prevention and eradication of noxious weeds. Commissioner Crow asked if any information would be available for private landowners and Commissioner Harkenrider said a report will be published but it may not be in the most user friendly format.
- The last Congress changed the USFS fee demo program and he will present a summary at another time if the Commission is interested. The Commission requested a summary of this program and he said this would be provided at the next meeting.

Commissioner Crow asked about the status of public use of the Skamania Lodge facilities, referencing a letter from Mr. Miles stating the pool is no longer available for day use. Commissioner Loehrke said they used to offer a "family pass" for the health club but believes that's no longer available. Commissioner Reinig said county and federal funds were used with private money to develop the resort and there was supposed to be some public use.

Harkenrider said his staff that worked on the grant would check their records but may need the Commission to follow up.

Chair Squier said there was no need for an executive session and moved to the next agenda item.

Other Business

Chair Squier asked the Commission how they wish to proceed with the Skamania County request. She asked for staff to comment on the request. Bennett said she doesn't believe that it's a good idea request that the Scenic Area Act be amended. The owners and proponents of the project have not submitted an application for a Plan Amendment, although she has offered to work with them.

Commissioner Loehrke said Skamania County feels that they are pressed for time. The County is not trying to go out of bounds or around the Commission but are truly concerned about jobs. It's bad when the largest employer in the county is the County.

Commissioner Condit said it's not good public policy to request an exemption from the Act.

Commissioner Loehrke said some of the people involved really believe they are saving the Commission time and money. They understand the Commission lacks funding. The commercial recreation zone really is not conducive economically.

Chair Squier reminded the Commission that when there was a request by the Warm Springs tribe to place land that they had purchased into trust status, where the Act would not apply, the Commission took the position that we did not support removing land from the protections of the Scenic Act.

Commissioner Abbe said the Commission can't just be an obstruction. Commissioner Condit said if there is an amendment to the Act, there should be a way to stay involved and maintain jurisdiction.

Commissioner Loehrke said he can't understand why they can't apply for a Plan Amendments, when anyone else in a similar situation would apply for an amendment. Commissioner Sheehan agreed that the Commission's message should be that there are options available to them through the Plan Amendment process.

Commissioner Crow asked if staff would review the previously approved plan for the property in order to get a better idea of what items they object to.

Bennett said she has met with them multiple times, tried to get more information and told them she would provide technical assistance to draft an amendment. They've been unwilling to say what exactly is hampering them.

Chair Squier summarized the discussion as follows:

- It is not the Commission's role to advocate for taking land out of the Scenic Area.
- The applicants have not used the process available to them to work out issues.
- Staff and the Commission will continue to offer to work with them.

Bennett said based on the past proposal, the only issue was the retail aspect but we have not seen some of their most recent plans. She said, in her opinion, the development desired is more feasible than the applicants believe.

A second issue was raised under "Other Business." Chair Squier said she's uncomfortable with the current Plan Amendment process, because we are in a "tail wagging the dog" mode. The Commission should try to address issues on a broader policy level wherever possible, rather than focusing on case by case property changes. The Commission needs to look at reworking the Plan Amendment rules. Bennett agreed and said staff will put this issue on the work plan and the Rules Committee will need to discuss it.

Commissioner Condit said having different processes for different types of Plan Amendment requests is needed.

Commissioner Abbe read from the Washington budget, saying it provides funding for an increased number of Plan Amendments.

Chair Squier adjourned the meeting at 4:40 p.m.

The next regular meeting is scheduled for 6/14/05 at the Columbia Gorge Discovery Center in The Dalles, Oregon at 9:00 a.m.

Minutes taken by Kathy Obayashi-Bartsch

Minutes approved on 6-14-05