

Columbia River Gorge Commission Meeting - August 11, 2020

Motion	Approval of Minutes (5/26/20, 6/11/20, 6/25/20)
Motion	DeKay
Seconded	

Voice vote - approval with three abstentions

	Yes	No	Abstain
Blair			
Clark			
DeKay			
Ericksen			x
Grimwade			
Kaufman			x
Meninick			
Miller			
Mills			x
Nichols			
Wainwright			
Liberty			
Total	0	0	3

Columbia River Gorge Commission Meeting - August 11, 2020

Motion	200 Foot Buffer for Cold Water Refuge Streams in GMA
Motion	Mills
Seconded	Wainwright

Apply the existing SMA buffer width (200 feet) to these EPA priority cold water refuge streams within the GMA: Sandy River, Wind River, Little White Salmon River, White Salmon River, Hood River, Klickitat River, and the Deschutes River.

	Yes	No	Abstain
Blair	x		
Clark		x	
DeKay	x		
Ericksen	x		
Grimwade	x		
Kaufman		x	
Meninick			
Miller	x		
Mills	x		
Nichols		x	
Wainwright	x		
Liberty	x		
Total	8	3	0

Columbia River Gorge Commission Meeting - August 11, 2020

Motion **Modification to Forest Resources in Climate Change Chapter (pg. 381)**

Motion Ericksen

Seconded Nichols

Forest resources - protecting forested lands for timber production which provide for carbon storage. This includes siting and development standards, land conversion policies, and other approaches.

	Yes	No	Abstain
Blair		x	
Clark		x	
DeKay	x		
Ericksen	x		
Grimwade		x	
Kaufman	x		
Meninick			
Miller			x
Mills	x		
Nichols	x		
Wainwright	x		
Liberty		x	
Total	6	4	1

Columbia River Gorge Commission Meeting - August 11, 2020

Motion	Remove UAB Revision Section
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Motion	Nichols
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Seconded	Ericksen
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Remove the UAB revision section from the June 2020 plan being considered by the Commission and direct staff to convene a workgroup with stakeholders including DLCD, the Counties, Cities, the Ports and Friends of the Gorge to continue refining the UAB policies and present to the Commission a progress report in Spring of 2021.

	Yes	No	Abstain
Blair		x	
Clark	x		
DeKay	x		
Ericksen	x		
Grimwade		x	
Kaufman	x		
Meninick			
Miller		x	
Mills		x	
Nichols	x		
Wainwright		x	
Liberty		x	
Total	5	6	0

Columbia River Gorge Commission Meeting - August 11, 2020

Motion	Retain Language of Opening Paragraph
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Motion	Kaufman
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Seconded	Nichols
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Congress designated 13 cities and communities as "Urban Areas": Cascade Locks, Hood River, Mosier, and The Dalles, Oregon; and Bingen, Carson, Dallesport, Home Valley, Lyle, North Bonneville, Stevenson, White Salmon, and Wishram, Washington. Urban Areas are exempt from regulation under the Management Plan.

	Yes	No	Abstain
Blair	x		
Clark	x		
DeKay	x		
Ericksen	x		
Grimwade			x
Kaufman	x		
Meninick			
Miller	x		
Mills	x		
Nichols	x		
Wainwright	x		
Liberty	x		
Total	10	0	1

Columbia River Gorge Commission Meeting - August 11, 2020

Motion	Development w/o sprawl
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Motion	Ericksen
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Seconded	Nichols
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In doing so, the Act provides protection for the scenic, natural, cultural, and recreation resources by providing adequate land in urban areas for development to occur to avoid sprawling into the GMA. Expansion into agricultural lands, forest lands, and open spaces may be permitted as long as the result does not create a significant reduction of these protected areas.

	Yes	No	Abstain
Blair		x	
Clark		x	
DeKay		x	
Ericksen	x		
Grimwade		x	
Kaufman		x	
Meninick			
Miller	x		
Mills		x	
Nichols	x		
Wainwright		x	
Liberty		x	
Total	3	8	0

Columbia River Gorge Commission Meeting - August 11, 2020

Motion	Urban Area Application Fees
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Motion	Blair
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Seconded	Miller
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If the Gorge Commission does not receive sufficient funding from a state to fully pay for its costs to review an urban area revision application, the Commission may proceed to review the application if the county agrees to pay any costs incurred by the Commission in its review that are not paid by the state. Whether provided by the state or county, the Commission shall only review the application if all of its review costs, including the reasonable costs of hiring a qualified, independent expert to review the projections, trends, land availability, and other data contained in the application, will be paid or reimbursed by the county and/or state.

	Yes	No	Abstain
Blair	x		
Clark		x	
DeKay	x		
Ericksen		x	
Grimwade	x		
Kaufman	x		
Meninick			
Miller	x		
Mills	x		
Nichols		x	
Wainwright	x		
Liberty		x	
Total	7	4	0

Columbia River Gorge Commission Meeting - August 11, 2020

Motion **UAB Policy 6 - Coordination with States**

Motion Ericksen

Seconded DeKay

The Gorge Commission will only consider applications to revise urban area boundaries in coordination with a similar request being applied for with the respective state land use authority.

	Yes	No	Abstain
Blair	x		
Clark	x		
DeKay	x		
Ericksen	x		
Grimwade	x		
Kaufman	x		
Meninick			
Miller	x		
Mills	x		
Nichols	x		
Wainwright	x		
Liberty	x		
Total	11	0	0

Columbia River Gorge Commission Meeting - August 11, 2020

Motion **UAB Policy 8**

Motion Nichols

Seconded DeKay

Delete 8B and the word "or" sub Aii

	Yes	No	Abstain
Blair		x	
Clark	x		
DeKay	x		
Ericksen	x		
Grimwade		x	
Kaufman	x		
Meninick			
Miller		x	
Mills		x	
Nichols	x		
Wainwright		x	
Liberty		x	
Total	5	6	0

Columbia River Gorge Commission Meeting - August 11, 2020

Motion	UAB Cumulative Maximum 50 acres or 2%
Motion	Mills
Seconded	Miller

Amend 8B to read: An urban area boundary revision that cumulatively, over time, expands the size of an urban area by more than 50 acres or 2%, whichever is less, is not minor.

	Yes	No	Abstain
Blair	x		
Clark	x		
DeKay	x		
Ericksen	x		
Grimwade	x		
Kaufman	x		
Meninick			
Miller	x		
Mills	x		
Nichols	x		
Wainwright	x		
Liberty	x		
Total	11	0	0

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Motion	Move on to Agenda in lieu of more discussion
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Motion	Grimwade
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Seconded	Wainwright
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Move on with the Agenda

	Yes	No	Abstain
Blair	x		
Clark	x		
DeKay	x		
Ericksen	x		
Grimwade	x		
Kaufman	x		
Meninick			
Miller	x		
Mills	x		
Nichols	x		
Wainwright	x		
Liberty	x		
Total	11	0	0

Columbia River Gorge Commission Meeting - August 12, 2020

Motion	Skyline Definition
Motion	DeKay
Seconded	Ericksen

The line that represents the place at which a landform, such as a cliff, bluff or ridge, meets the sky, and is topographically visible as viewed from a specified vantage point (generally a key viewing area, for the purpose of the Management Plan). The skyline is formed where the surface of the earth meets the sky except in existing, densely forested landscapes with thick, unbroken coniferous tree cover characteristic to its setting, the skyline may be formed by the top of the vegetative canopy.

	Yes	No	Abstain
Blair		x	
Clark	x		
DeKay	x		
Ericksen	x		
Grimwade		x	
Kaufman	x		
Meninick			
Miller		x	
Mills	x		
Nichols	x		
Wainwright		x	
Liberty		x	
Total	6	5	0

Columbia River Gorge Commission Meeting - August 12, 2020

Motion **Visual Subordination Condition Priorities**

Motion Liberty

Seconded Blair

The extent and type of conditions applied to various proposed developments to ensure visual subordination to its landscape setting shall be proportionate to its potential visual impacts as seen from key viewing areas. Conditions may include and shall be applied using the following priorities: (A) Screening by topography, (B) Siting (location of development on the subject property, building orientation, and other elements), (C) Retention of existing vegetation on the applicant's property, (D) Design and building materials (color, reflectivity, size, shape, height, architectural and design details and other elements), (E) New landscaping on the applicant's property, (F) New berms or other recontouring on the applicant's property, if they are consistent with other GMA provisions.

	Yes	No	Abstain
Blair	x		
Clark	x		
DeKay	x		
Ericksen	x		
Grimwade	x		
Kaufman	x		
Meninick			
Miller	x		
Mills	x		
Nichols	x		
Wainwright	x		
Liberty	x		
Total	11	0	0

Columbia River Gorge Commission Meeting - August 12, 2020

Motion **Exterior Building Materials**

Motion Kaufman

Seconded Ericksen

The exterior of buildings seen from key viewing areas shall be composed of non-reflective materials or materials with low reflectivity, unless the structure would be fully screened from all key viewing areas by existing topographic features [Add back pre-draft language in this sentence.]

	Yes	No	Abstain
Blair		x	
Clark	x		
DeKay	x		
Ericksen	x		
Grimwade		x	
Kaufman	x		
Meninick			
Miller			x
Mills	x		
Nichols	x		
Wainwright		x	
Liberty		x	
Total	6	4	1

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Motion	Conditions for UAB Approval
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Motion	Liberty
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Seconded	Wainwright
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The Gorge Commission may require the local government to adopt enforceable provisions of approval to ensure land added to the urban area is used only to satisfy the demonstrated need that was the basis for the adjustment. **REPLACEMENT:** In deciding whether or not to approve an adjustment to the urban area boundary, the Commission shall consider whether (a) the implementing measures by the local government that will govern the expanded urban area; and (b) the Commission's conditions of approval, as agreed to by the governing local government, are sufficient to guarantee that the expansion area will be used to satisfy the demonstrable need under 16 USC Section 544.b.(f)(2) which was the basis for the application. If they are not sufficient, the Commission shall deny the application as failing to meet the requirements of Section 544.b.(f)(2).

	Yes	No	Abstain
Blair	x		
Clark	x		
DeKay	x		
Ericksen	x		
Grimwade	x		
Kaufman	x		
Meninick			
Miller	x		
Mills	x		
Nichols	x		
Wainwright	x		
Liberty	x		
Total	11	0	0

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Motion	Regional Economic Development
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Motion	Kaufman
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Seconded	Nichols
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As part of the Annual Workflow of the CRGC staff, investigate how the CRGC can support regional economic development with regional partners. The Gorge Commission shall participate in regional partnerships that encourage regional planning efforts in Urban Areas to assist in minimizing requests for Urban Area Boundary.

	Yes	No	Abstain
Blair		x	
Clark	x		
DeKay	x		
Ericksen	x		
Grimwade		x	
Kaufman	x		
Meninick		x	
Miller	x		
Mills		x	
Nichols	x		
Wainwright		x	
Liberty		x	
Total	6	6	0

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Motion	Regional Approach to UAB Revision
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Motion	Kaufman
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Seconded	Nichols
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As part of the Annual Workflow of the CRGC staff, investigate how the CRGC can support regional economic development with regional partners. The Gorge Commission shall participate in regional partnerships that encourage regional planning efforts in Urban Areas to assist in minimizing requests for Urban Area Boundary revisions. Urban areas that adjoin or are near to one of the three Columbia River Bridges in the National Scenic Area must, at a minimum, consider land supply and need of the other Urban Areas that adjoin or are near that bridge or other nearby Urban Areas.

	Yes	No	Abstain
Blair	x		
Clark		x	
DeKay	x		
Ericksen		x	
Grimwade	x		
Kaufman	x		
Meninick		x	
Miller	x		
Mills	x		
Nichols		x	
Wainwright	x		
Liberty	x		
Total	8	4	0

Columbia River Gorge Commission Meeting - August 12, 2020

Motion	Replacement Language for "Wine" or "Wineries" throughout Plan
Motion	Nichols
Seconded	Mills

Wherever the words "wine" or "wineries" appear in the Management Plan, the following phrase be added: "and all other manufacturers of beverages from products harvested on their farm or orchard, or from within Oregon or Washington, including cideries, breweries, distilleries, meaderies and the producers of perry."

	Yes	No	Abstain
Blair		x	
Clark		x	
DeKay		x	
Ericksen	x		
Grimwade		x	
Kaufman		x	
Meninick		x	
Miller			
Mills	x		
Nichols	x		
Wainwright		x	
Liberty		x	
Total	3	8	0

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Motion	Change to Income for Large-Scale & Small-Scale Agriculture
Motion	Blair
Seconded	Nichols

Large-Scale and Small-Scale Agriculture, Review Uses, 1H(3)(d): Income capability. The farm or ranch, and all its constituent parcels, must produce at least \$80,000 in gross annual income in 2020 dollars. This gross annual income amount shall be indexed for inflation on an annual basis using Consumer Price Index data from the US Bureau of Labor Statistics, and the new adjusted amount for each calendar year (calculated from 2020 dollars) will be posted on the Gorge Commission website by January 15 of each year. This determination can be made using the following formula: **(CRGC Staff & USFS will investigate CPI for Commission)**

	Yes	No	Abstain
Blair	x		
Clark	x		
DeKay	x		
Ericksen	x		
Grimwade	x		
Kaufman	x		
Meninick	x		
Miller			
Mills	x		
Nichols	x		
Wainwright	x		
Liberty	x		
Total	11	0	0

Columbia River Gorge Commission Meeting - August 12, 2020

Motion	Firewise - Residential and Agriculture LUDs
Motion	Wainwright
Seconded	Nichols

Residential and agricultural landowners are required to familiarize themselves with their respective state FIREWISE standards and adapt accordingly while complying with all Management Plan requirements.

	Yes	No	Abstain
Blair	x		
Clark		x	
DeKay		x	
Ericksen		x	
Grimwade	x		
Kaufman		x	
Meninick		x	
Miller			
Mills	x		
Nichols	x		
Wainwright	x		
Liberty	x		
Total	6	5	0

Columbia River Gorge Commission Meeting - August 12, 2020

Motion **Retain B&B Language**

Motion DeKay

Seconded Kaufman

Page 348 of Management Plan - Add back B&B Inn language (This necessitates retaining the guideline under "Home Occupations" about BnBs and also retains allowance for commercial events at BnBs)

	Yes	No	Abstain
Blair		x	
Clark	x		
DeKay	x		
Ericksen	x		
Grimwade	x		
Kaufman	x		
Meninick	x		
Miller	x		
Mills	x		
Nichols	x		
Wainwright	x		
Liberty	x		
Total	11	1	0

Columbia River Gorge Commission Meeting - August 12, 2020

Motion	Equity
Motion	Miller
Seconded	Mills

Include a Diversity, Equity, and Inclusion (DEI) statement in the introduction section of the Management Plan and incorporate DEI into the Gorge Commission workplan. [\(Send Commissioner suggestions to Commissioner Miller on or before 8/20/2020\).](#)

	Yes	No	Abstain
Blair			
Clark			
DeKay			
Ericksen			
Grimwade			
Kaufman			
Meninick			
Miller			
Mills			
Nichols			
Wainwright			
Liberty			
Total	0	0	0

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Motion **Approval Criteria for Other Review Uses in Water Resources**

Motion Kaufman

Seconded No second

Page 112, Approval Criteria for Other Review Uses in Water Resources **AMENDMENT: revert back to original:** (1) The uses identified in Guideline 2 under "Review Uses," above, may be allowed only if they meet all of the following criteria: **Note:** A change to Guideline 1 from the original Guideline 2 now subjects modifications to existing serviceable structures and minor water-related or water-dependent structures to the more stringent requirements for all other uses. The edit also suggests that those other uses are not subject to this section. In addition to requiring a costly mitigation plan, this would also require that these uses satisfy a public interest test. As proposed, even a modest home addition would need to demonstrate a public need in order to be considered. (Staff will review and address in final language provided to Commissioners by August 26)

	Yes	No	Abstain
Blair			
Clark			
DeKay			
Ericksen			
Grimwade			
Kaufman			
Meninick			
Miller			
Mills			
Nichols			
Wainwright			
Liberty			
Total	0	0	0

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Motion	Exemption for Compatability Analysis for Buildings under 2,500 sq ft
Motion	Ericksen
Seconded	DeKay

Page 36, Guideline 2(D): Allow an exemption for compatibility analysis for buildings under 2,500 sq ft.

	Yes	No	Abstain
Blair		x	
Clark	x		
DeKay		x	
Ericksen	x		
Grimwade			
Kaufman	x		
Meninick		x	
Miller		x	
Mills		x	
Nichols	x		
Wainwright		x	
Liberty		x	
Total	4	7	0

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Motion	Exemption for Compatability Analysis for Buildings under 1,500 sq ft
Motion	Kaufman
Seconded	Blair

Page 36, Guideline 2(D): Allow an exemption for compatibility analysis for buildings under 1,500 sq ft.

	Yes	No	Abstain
Blair	x		
Clark	x		
DeKay	x		
Ericksen		x	
Grimwade			
Kaufman	x		
Meninick		x	
Miller	x		
Mills	x		
Nichols	x		
Wainwright	x		
Liberty		x	
Total	8	3	0

Columbia River Gorge Commission Meeting - August 12, 2020

Motion **No loss of wetlands**

Motion Blair

Seconded Wainwright

Page 107, WATER RESOURCES, Goal 1: Achieve no loss of wetlands acreage and functions.

	Yes	No	Abstain
Blair	x		
Clark		x	
DeKay		x	
Ericksen		x	
Grimwade			
Kaufman		x	
Meninick	x		
Miller	x		
Mills	x		
Nichols		x	
Wainwright	x		
Liberty	x		
Total	6	5	0

Columbia River Gorge Commission Meeting - August 12, 2020

Motion **Prohibit New Dwellings on Commercial Forest Land and Large Woodland**

Motion Blair

Seconded Wainwright

Remove Policies 6-7 on Page 224 of draft Management Plan and substitute new Policy 6 - New dwellings are prohibited on lands designated Commercial Forest Land and Large Woodland.

	Yes	No	Abstain
Blair	x		
Clark		x	
DeKay	x		
Ericksen	x		
Grimwade	x		
Kaufman		x	
Meninick	x		
Miller			
Mills	x		
Nichols		x	
Wainwright	x		
Liberty	x		
Total	8	3	0

Columbia River Gorge Commission Meeting - August 12, 2020

Motion	ADUs
Motion	Kaufman - Withdrawn (request ADUs included to workplan)
Seconded	Nichols

ACCESSORY DWELLING UNITS - GMA Policies (1) Accessory dwelling units (ADU) may be allowed, subject to guidelines to minimize adverse effects on scenic, cultural, natural, and recreation resources. **GMA Guidelines** (1) Accessor dwelling units may be established on a property with a legal single-family dwelling, as an addition to the dwelling or in a legal accessor structure, in the GMA Rural Center, Rural Commercial, and Residential land use designations, consistent with the following conditions: (A) Only one ADU may be established per legal parcel, (B) The property owner must occupy either the principal dwelling or the ADU as their permanent residence, (C) The ADU is incidental and subordinate to the principal dwelling in terms of size, use and appearance, (D) An ADU shall not have more than two bedrooms and shall not be larger than 800 sq ft in size, (E) the combined footprints of all accessory buildings, including accessory dwelling units, on a single parcel shall not exceed 1500 sq ft in area, (F) The ADU must use the same driveway, sewer system (ncluding septic tank), and drain field as the primary dwelling, (G) Home occupations shall be allowed, in either the ADU or principal unit, but not both, (H) ADUs may be used as long-term rentals. **DRAFT PROPOSED GLOSSARY DEFINITION:** An Accessory Dwelling Unit (ADU) is a separate dwelling unit, having its own living, kitchen, sleeping and bathroom facilities, that is subordinate to a principal dwelling unit. An ADU may be attached or detached, but is clearly subordinate to the principal dwelling in terms of size, use and appearance. A camping or recreational vehicle is not and cannot be used as an ADU.

	Yes	No	Abstain
Blair			
Clark			
DeKay			
Ericksen			
Grimwade			
Kaufman			
Meninick			
Miller			
Mills			
Nichols			
Wainwright			
Liberty			
Total	0	0	0