

STEVENSON PLANNING COMMISSION MEETING AGENDA

Monday, September 9, 2019

6:00 PM

Planning Commission Members Present: Auguste Zettler, Jeff Breckel, Shawn Van Pelt, Valerie Hoy-Rhodehamel

Excused Absence:

Staff Present: Ben Shumaker, Community Development Director

Community Members Present: Mary Repar, Mike Beck

Chairperson Hoy-Rhodehamel called the meeting to order promptly at 6:00 p.m.

Preliminary Matters

1. Chair **Hoy-Rhodehamel** Selected Public Comment Option 2

2. Minutes. **Zettler** moved to approve the July 8th, 2019 Planning Commission minutes. **Breckel** seconded.

All members voted in favor. Motion carried.

3. Public Comment Period (For items not located elsewhere on the agenda). Repar asked if COS was involved in the EPA clean up grant. She offered her opinion on several possible industrial sites to consider for clean-up within Stevenson. She also questioned why the City was still giving out septic system permits. She said she felt the City should be requiring homeowners to hook up to the sewer system (now or in future) to fund a new wastewater treatment facility.

New Business

4. Planning Commission Vacancy

Karen Ashley recently resigned from the Planning Commission after 12 years service. Shumaker advertised for applicants to the open Commission position. One person applied and was scheduled to be interviewed tonight. Shumaker informed the board their selection would fill the remainder of the Position #3 term ending on 12/31/2021. Shumaker noted sample interview questions from the packet and stated other questions could be asked as needed.

Mike Beck was the sole applicant. He currently serves as Land Use Planner with Skamania County. He hopes to assist with professional planning for city. His experience with statewide planning information may be a benefit to share with Stevenson.

Questions were asked by board members about potential conflicts between city and county as Beck is employed by one entity and would be volunteering with another. Beck replied he did not see much conflict, and recusing is an option if the need arises. Repar stated in the past there has been little cooperation between the City and County when it comes to planning. She suggested Beck disclose all interests and strive to be impartial or recuse. The Commission members felt there were enough safeguards in place to prevent issues from arising.

Breckel made the motion to recommend the City Council appoint Mike Beck to fill the vacancy on the Stevenson Planning Commission. **Van Pelt** seconded the motion.

Voting aye: Breckel, Van Pelt and Hoy-Rhodehamel Voting no: Zettler Motion passed 3:1

5. Training. Subdivision Training. Shumaker presented a short PowerPoint regarding the history of land use plats/subdivisions to inform Commission members how land divisions, developments and land use laws have evolved.

Old Business

6. 2020 Work Plan (developed by City of Stevenson) Review of Planning Commission Goals & Potential Projects.

Shumaker reviewed work done by the Commission as it relates to the City's 2020 Work Plan.

Repar encouraged the City to plant more trees for aesthetics, cooling, etc. The Commission members discussed the affect the downtown plan will have regarding design standards. It will help to set priorities. It was agreed to wait for the buildable lands and housing needs assessment to possibly connect the dots between needs and availability. Shumaker stated he expected it would help coordinate City and County needs and support the City's capital improvement plan. Further discussion was held on future growth and how to plan for infrastructure and utility usage. Partnering with builders to extend services was one option. Repar noted water continues to be an issue in areas of Stevenson. Mike Beck shared information on using charettes or form based codes to fast track design standards.

Shumaker also noted there have not been any applications to change the comprehensive plan submitted. The plan undergoes regular review and can be amended. He advised the Commission the next few meetings may be used for "housekeeping" items, such as code clean-up, boundary line and zone adjustments, and discussing septic permits/mandatory hook-ups for sewer. The Commission indicated it was work that needed doing.

Discussion

7. Staff & Commission Reports. Shumaker shared the public meeting to discuss the downtown plan was set for September 23rd at Hegewald Center beginning at 6:00 p.m. He is seeking more input as the City moves into the next phase of implementation. The plan will be presented as a core concept for review. If a majority of Commission members attend it may need to be advertised as a special meeting. **Hoy-Rhodehamel** asked about the format of the meeting and whether it would be set up as a roundtable discussion. Shumaker stated it would be similar to previous meetings with breakout maps, but more focused on specifics. He is continuing to get county input and holding interviews with residents.

C1 Zoning Interpretation. Shumaker reported on a recent finding regarding his interpretation of a zoning question concerning Cultural Attractions. He shared with the Commission his appreciation for the streamlined process where he is authorized to interpret the zoning code based on uses in Trade Districts. He reported it helped to shorten response time to a query. As noted in the agenda packet (C1 Commercial District—Cultural Attraction (ZON2019-03) an affirmative finding could not be made under SMC 17.12.020(E)(1), because the application and subsequent interpretation was not initiated on a site specific basis.

Skamania County Planning is hosting a Short Course on Local Planning the first week of October. It will be held in Stevenson. It is a 3-hour meeting, with different modules offered. Shumaker invited Commission members to attend and will provide additional details when known.

8. Thought of the Month

None

Adjournment

Chair **Hoy-Rhodehamel** declared the meeting adjourned @ 7:33 p.m.

Minutes recorded by Johanna Roe