

DRAFT Minutes
Stevenson Planning Commission Meeting
Monday, February 12, 2024
6:00 PM

Planning Commission Chair Breckel called the meeting to order at 6:19 p.m. A quorum was present. There were significant technical issues with the sound quality for remote participants.

MEMBERS PRESENT

PC Chair Jeff Breckel; Commissioner Anne Keesee, Commissioner Auguste Zettler, Commissioner Charles Hales.

STAFF PRESENT

Community Development Director Ben Shumaker, Planning & Public Works Assistant Tiffany Anderson

GUESTS PRESENT

None

PUBLIC PRESENT

Mary Repar

A. Preliminary Matters

1. Public Comment Expectations

Shumaker explained use of tools for remote participants: *6 to mute/unmute & *9 to raise hand. Commenters must raise their hand and be acknowledged by the Chair. Individual comments may be limited to 3 minutes. Disruptive individuals may be required to leave the meeting. Persistent disruptions may result in the meeting being recessed and continued at a later date.

2. Public Comment Period

(For items not located elsewhere on the agenda)

Mary Repar spoke about SR 14, undergrounding utilities and broadband expansion. The Planning Commission meeting minutes from January 22nd, 2024 were approved unanimously following a motion by Commissioner Zettler, seconded by Commissioner Keesee.

3. Approval of minutes

January 22nd, 2024 Meeting Minutes

The Planning Commission meeting minutes from January 22nd, 2024 were approved unanimously following a motion by Commissioner Zettler, seconded by Commissioner Keesee.

B. New Business

4. Planning Commission Vacancy

It was decided to hold the vacancy open for another month and interview the current applicant at the March 2024 meeting.

5. Zoning Text Amendment:

Review Discussion Draft & Establish Public Involvement

The Planning Commission discussed a draft zoning code text amendment submitted by City staff in furtherance of the work plan established in January 2024.

The draft included 3 potential changes:

- 1) Amending Use Allowances in the R3 Multi-Family Residential

District; codifying a 2022 use interpretation related to Salons;

2) Amending the Street Side Yard Setback standard in the R2 Two-Family Residential District, reducing or increasing the setback on site specific bases;

3) Amending the Street Side Yard Setback standard in the R3 Multi-Family Residential District, reducing or increasing the setback on site specific bases and aligning it with the Front Yard Setback standard in that district.

Following a brief discussion, the Commissioners opted to have Shumaker notify the affected property owners and then determine whether to hold a hearing.

6. Floodplain Management:

Review Discussion Draft and Establish Public Involvement
FEMA has been working to revise potential flood zones in order to update flood insurance rates. Affected property owners have been sent revised maps of floodplains. The new regulations will be codified in the federal register and the city needs to have consistent regulations in place to ensure property owners are covered by the applicable flood insurance. It was agreed to contact the affected property owners and hold a public hearing at the March 2024 Planning Commission meeting.

C. Old Business

7. Subcommittee Reports:

Updates from Subcommittee leads

Annexation Policy: The Committee has met, but there is not much to report on until the sewer issue is resolved.

Downtown Parking: A final Parking Committee meeting will be scheduled to review the most recent information and determine any zoning changes the study may result in.

D. Discussion

8. Thought of the Month:

Critique of Suburbanization
(Racebased<https://www.theatlantic.com/books/archive/2024/01/benjamin-herolddisillusionedsuburbs/>)

9. Staff & Commission Reports

Parks Plan

The updated plan was recently received. Next step is a SEPA analysis, with public engagement efforts. The Parks Plaza project is being revised.

A short discussion took place on current legislation affecting housing.

E. Adjournment

The meeting adjourned at 7:02 p.m.

Minutes recorded by Johanna Roe.