

MINUTES
PLANNING COMMISSION MEETING
Tuesday, February 19, 2018
6:00 PM

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

Excused Absence: None

Staff Present: Community Development Director Ben Shumaker, Public Works Director Eric Hansen

Community Members Present: Mike Mapes

Guest: None

Call to Order: 6:00 p.m.

Preliminary Matters

1. Chair Selects Public Comment Option #2

2. Minutes January 14th Meeting Minutes

MOTION: ASHLEY moved to accept the January minutes. ZETTLER seconded. All in favor. Motion carried.

3. Public Comment Period

HOY-RHODEHAMEL asked about the status of employee email addresses for the commissioners. Shumaker confirmed that it is in process.

New Business

None.

Old Business

4. Zoning Changes ZON2019-01 Arts, Entertainment, and Recreation Uses Clean-up and Accessory Dwelling Units

Shumaker explained that the draft simplified things by creating broader, far less specific categories for uses to fit into. The draft also includes clarifications based on previous Planning Commission use interpretations related to when food service is allowed. The Commission requested changes to simplify the text related to this change. Shumaker also noted an intention to fix add Retail Sales as allowed uses in the C1 commercial district. This was inadvertently left out of the previous draft. Commission consensus to move forward.

Shumaker discussed the staff report for Accessory Dwelling Units which included the results of community input and additional possible changes based on their input. The changes are listed on page 1 and 2. Page 2, 3 and 4 show the results of the public questionnaire. There was a joint press release with Skamania County which began allowing detached dwelling units about a year ago. The feedback was supportive of attached and detached ADUs overall with slightly more opposition to detached than attached. Shumaker noted that Skamania County included a prohibition for use of vacation rentals and an amnesty clause that could also be considered.

The Commission discussed potential traffic impact differences for long term versus short term occupancy. There was further discussion around previously established single family home

neighborhoods changing to multi family. Shumaker added that detached ADUs are not proposed as a conditional use at this time but could be if the Commission is uncomfortable. The current restriction on ADUs in the city includes the owner occupying one of the units and the other can be rented, which provides an opportunity for the property to be a duplex. Mapes shared an understanding for people's concerns with short term rentals but would like to see more long term rentals as increasing housing opportunities, both affordable and available. The Commission discussed that the city does receive taxes on vacation rentals. Shumaker noted that the city gets requests occasionally on ADUs, some conversion of garage and some for tiny homes. Shumaker also noted a recent letter to the editor in the newspaper arguing that people should be able to live in recreational vehicles.

The Commission asked for a focus on ADUs being accessory and not primary. There was further discussion with hook ups on ADUs. It was explained that a detached would become its own connection and could allow for the lot to be subdivided at a later time. This led to discussion around whether this is a positive down the road, in providing more housing and more lots, or a negative in the impact and changes to neighborhood feel. There was discussion around adding a maximum size or not. Current limitations on size are 40% of square foot for attached. The Commission discussed attached and detached to be different in this regard so that building a new house, with bathrooms and kitchen, needs to be treated differently than adding a bedroom only. Shumaker explained that currently, if it's a multi family residence, the water fee is 56% of single family residence as it assumes less irrigation. Sewer is 100% because the same amount of water is flushed down.

There was Commission consensus that attached ADUs regulations stays the same. There was also consensus to move forward with detached but all agreed that the details are important in moving forward. There was also concern with minimal replies to the community survey. Commission agreed that providing the why behind allowing detached ADUs is of value. More decision points to be added at a future meeting, such as maximum unit size, proximity to the primary dwelling, utility connections, lot size requirement and lot coverage.

5. Road Diet Kickoff Report: Reducing street width standards and considering options for private streets and shared driveways.

Shumaker noted the memo on overall page 12 and a written comment included by resident Rick May. Shumaker explained that the road diet concept came out of a joint meeting with City Council in December of 2016. Consensus was to have a planned unit development process and reduce some of the minimum lot sizes in more dense districts and this has since been accomplished. Additional consensus was reached on building a road diet to reduce right away and road widths to support new development. The road diet was first brought it to the Commission almost a year ago and was not addressed as the Commission was waiting for the completion of a comprehensive transportation plan. This is no longer being addressed as anticipated, which is why further discussion of the road diet is being reintroduced. Shumaker noted that the first issue is in widths and the second is related to the overall scheme of the number of lots served by different access categories. Based on Shumaker's random selection of local access roads, the average right away is 45 feet and paved width average is 30 feet. However the existing standard is 60 and 50. Overall, there is an average of one parking lane, 0 sidewalks and paved width 30 feet. Comparable cities are also included in the road diet report. Shumaker noted that standards being discussed would be how new streets are built and not in fixing previously built streets.

There was Commission consensus with transparency to possible changes made and including public involvement but questioned the amount of interest in this topic. Shumaker noted that those

who are most interested are from developers. The Commission noted that current city standards are large compared to other cities. The Commission also noted the Public Works recommendation of 50 foot with all lanes designated for stripping. Shumaker noted the city's maintenance costs would go down with decreased widths. Hansen expressed that 10 foot travel lanes are adequate. When considering local access roads, the average vehicle trips per day on the street determines its category.

There was Commission consensus that all new streets built must have at least one sidewalk, a parking lane next to sidewalk for safety (8 feet), two travel lanes (10 feet) and 50 foot right away. Hansen agreed that this was adequate for local access roads. Shumaker to draft change and consensus to move this draft forward to council without coming back to commission first.

Discussion

6. Staff & Commission Reports Schools and Downtown Planning

The school district is looking at a long term capital improvement plan for the schools involving a middle school in Carson, and an expansion for all elementary school grades at the Stevenson campus. Discussions are ongoing.

The downtown planning moving forward. The city is out to RFPs from firms and there is interest from four or five firms currently. The question of single family homes in downtown has gone back to Council. At the last meeting, they upheld the moratorium for the time being but requested the option to limit the effectiveness to allow single family construction along zone boundaries adjacent to residential districts. That would allow construction on the lot that triggered the moratorium. The Mayor asked for a way to make the construction look and feel like the future direction of downtown. An Interim Zoning Control will be presented at Thursday's Council meeting.

7. Thought of the Month Past Downtown Plans <http://ci.stevenson.wa.us/downtown/background-plans-studies/>

Shumaker explained that the link includes the previous downtown plans and proposals. The plan that was put together in 1999 and never acted on is what is being used as the basis for the Interim Zoning Controls. Its highlights include a design review conducted by the Commission. Comparing the aerial from 1993 to 2018, there have been ~15 properties demolished and 7 developed. Of those 7, 3 have been single family homes. The Interim Zoning Controls would only be in effect until the final downtown plan is done, likely within the next year.

Adjournment

At 8:03 p.m.

Approved _____; Approved with revisions _____

Name _____ Date _____

Minutes by Claire Baylor