

DRAFT Minutes
Stevenson Planning Commission Meeting
Monday, June 10, 2024
6:00 PM

Planning Commission Chair Breckel called the meeting to order at 6:02 p.m. A quorum was present.

MEMBERS PRESENT

PC Chair Jeff Breckel; Commissioner Anne Keesee. Commissioner Charlie Hales, Commissioner Auguste Zettler, Commissioner Tony Lawson.

STAFF PRESENT

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

PUBLIC PRESENT

Mary Repar, Stevenson

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.

Shumaker requested to add Work Plan discussion to agenda.

The agenda was amended to add Work Plan discussion forward without objection.

2. Public Comment Period

(For items not located elsewhere on the agenda)

Mary Repar commented about discussion of Work Plan and how Planning Commission assists the City with good decision making. Repar commented on the splash pad addition to the Park Plaza Plan. She does not feel it is an appropriate addition due to the possible need of a chlorine bunker and the cost. **Repar** urged everyone to join the elementary school meeting to discuss options, instead of moving the school to Carson.

Breckel inquired if the Planning Commission has any role in the Parks Plan. He was informed they do not.

Discussion regarding closing the elementary school followed.

3. May 13, 2024 Minutes

The Planning Commission meeting minutes from May 13, 2024, were approved unanimously as presented.

B. No New Business

C. Old Business

4. Conditional Use Permit Request (CUP2024-01 Stepping Stones Preschool Update)

Shumaker updated Planning Commission on a decision the River Church made after the Planning Commission's findings and determination. **Glenn Daman**, the pastor of The River Church, decided to withdraw the initial Conditional Use application. The Church will submit a new application, with legal counsel, stating religious freedoms. Staff met with **Daman** to review scenarios and informed him of the option to have their request heard by the Hearing Examiner, who is a trained Land Use attorney and is able to hear any quasi-judicial decision. The course would be to present to City Council, providing the same public notice as original application process. Public would be given opportunity to voice opposition or support. **Shumaker** asked if the Planning Commission would like to submit anything new to Committee.

Breckel and **Hales** believe the new application should come back to the Planning Commission for deliberation. Each believes this is a policy/code call and are reluctant to turn over to Hearing Examiner. **Lawson** asked if Planning Commission is allowed to consider religious reasons. **Breckel** sighted code and regulations as the rejection determination, not religious. More to come when applicant submits new documentation.

D. Discussion

5. Work Plan

Shumaker At the beginning of the year a Planning Commission Work Plan was established. The Zoning and Flood Plain updates have been completed. Planning Commission will look to complete a comp plan. The Parking study is still being updated. The next move is to address the Annexation policy and begin discussion on the updated zoning map. Parking and Annexation are being worked on through their respective sub committees. There is currently no subcommittee for zoning. **Shumaker** informed Commissioners it is grant writing season. Staff are typically very busy during this phase of the year, but he is working on a Tree Preservation Plan. This plan entails working with the PUD regarding utility conflicts and underground utilities. The goal is tree preservation. The hope is to remove utility lines and place them underground. This approach is to save trees and reduce fire hazards. Planning is currently working with the Department of Natural Resources to develop the overall scope for possible Planning Commission involvement.

6. Staff & Commission Reports

Shumaker presented brief updates on the following items:

Critical Areas Update Ordinance regulations, to further protect critical areas, have been rolled out by Ecology and Fish and Wildlife. City must update current ordinance by mid-2026. Staff will review

ordinance for consistency with new, best available science.

Shumaker will work to provide the ordinance in the second half of the year. Requests to bring to Planning Commission once complete, with no sub-committee required.

Annexation Hales is hoping the updated zoning map is presented to Planning Commission within the next 6 months. They are waiting on the sewer policy to be worked out in order to complete their work.

Online Planning Permitting City Council approved the addition of Planning/Land Use and Code Enforcement to our online permitting system, Cloudpermit. Will be working with Cloudpermit staff to initiate Planning's online portal.

Lasher Street Shumaker summarized the project as addressing a low-income housing complex in the heart of Stevenson lacks basic services related to fire hydrant coverage, emergency vehicle turnaround and sidewalks. The City is moving this project forward.

Affordable Housing Repar suggested the Planning Commission have a serious discussion about how to mitigate climate change, as the City does not currently have a definition. This segued into the question of how Planning Commission would like to address Affordable Housing. **Repar** asked if Planning Commission will look to make policy changes. **Hales** asked if ADU requirements need to be re-examined or refreshed. **Shumaker** pointed to the City Council who is looking to move the needle on Affordable Housing with the assistance of Washington Gorge Action Programs and the County to address housing issues. Action items have been taken, such as increased cap of multi-density, providing flexibility to allow townhomes.

7. Thought of the Month

Shumaker recommended visiting the two websites suggested regarding broadband and ADU naming.

8. Adjournment

PC Chair Breckel declared the meeting adjourned at 7:32 p.m.

Minutes recorded by Tiffany Andersen.