

**STEVENSON PLANNING COMMISSION
SPECIAL MEETING MINUTES
Monday, July 20, 2020
6:00 PM**

Held Remotely

Conference call info: (301) 715-8592 or (253) 215-8782 and PIN 836 5459 1050#.
Online: <https://us02web.zoom.us/j/83654591050>

Attending: Planning Commission Chair Valerie Hoy-Rhodehamel, Commissioners Auguste Zettler, Mike Beck, Jeff Breckel

City Staff: Community Development Director Ben Shumaker

Public Attendees: Steve Minnis, Craig Salvesen

Chair Hoy-Rhodehamel opened the meeting at 6:02 p.m.

Preliminary Matters

1. Chair Described Public Comment Expectations for Remote Meeting

Special Business

2. Public Hearing @ 6:05

Conditional Use Permit 2020-01 Stevenson Church of the Nazarene public hearing continuation and meeting continuation.

a. Review Purpose of Meeting

To review project and provide a recommendation to City Council

b. Appearance of Fairness Disclosures

Community Development Director Shumaker reviewed Appearance of Fairness Disclosures with Planning Commission members. He asked if anyone had spoken with anyone regarding the project since the July 13th 2020 PC meeting, if Commissioners had any financial interest in the project, and if there were any other reasons a fair and impartial decision could not be made.

No changes were noted by any Commissioners. **Chair Hoy-Rhodehamel** received a text from Erin Minnis, the applicant's spouse, but did not respond. **Shumaker** asked if there was any reason anyone could challenge a Commissioner regarding the project and no one indicated any reason to challenge.

c. Presentation by Staff

Community Development Director Shumaker directed Commissioners to his four-page staff report. He pointed out pages 2 and 4 regarding previous issues discussed and photos of several areas requested by Commissioners at the July 20th, 2020 PC meeting. He briefly reviewed the draft permit with ten findings of fact and seven conditions of approval.

d. Presentation by Applicant

No further information was provided by the applicant.

e. Public Hearing opened at 6:13 p.m. by Chair Hoy-Rhodehamel

No comments in favor; opposed; or neither in favor or opposed were received.

f. Commission Discussion

Commissioners engaged in a brief discussion. Questions were raised regarding the street improvements that will be needed and screening requirements for the parking area.

Shumaker explained the church would be required to extend a sidewalk or provide some form of financial assurance regarding their participation in the future street, sidewalk, and/or drainage improvements on NW Jefferson and McKinley streets, and the financial assurance/agreement/extension need to be complete prior to the periodic review required in Condition #7.

Screening of the parking area was seen by Commissioners to be important for the neighborhood, and they determined that a visual buffer, either through fencing or live hedging would need to be in place sooner than originally discussed. Several dates were suggested, and the Commission agreed to require the screening be in place no later than April 4th, 2021.

g. Decision

Based on the agreed upon findings and conditions, the Planning Commission determined it was satisfied that the Conditional Use proposal:

1. Will not endanger the public health or safety;
2. Will not substantially reduce the value of adjoining or abutting property;
3. Will be in harmony with the area in which it is located; and
4. Will be in conformity with the comprehensive plan, transportation plan, or other plan officially adopted by the council.

MOTION to approve CUP2020-01, subject to conditions discussed, was made by **Commissioner Breckel** with a second by **Commissioner Zettler**.

- Voting aye: **Chair Hoy-Rhodehamel, Commissioners Beck, Zettler and Breckel**
- Voting nay: None

3. Adjournment

Chair Hoy-Rhodehamel declared the meeting adjourned at 6:36 p.m.

Minutes recorded by Johanna Roe