

MINUTES
PLANNING COMMISSION MEETING
Monday, August 13, 2018
6:00 PM

Planning Commission Members Present: Valerie Hoy-Rhodehamel, Karen Ashley, Matthew Knudsen, Shawn Van Pelt

Excused Absence: None

Staff Present: Community Development Director Ben Shumaker, Intern Kimberly Pearson, Mayor Scott Anderson

Community Members Present: Bernard Versari, Rick May, Mary Repar, Jeff Breckel, Auguste Zettler

Guest: None

Call to Order: 6:03 p.m.

Preliminary Matters

1. **Chair Selects Public Comment Option #2**
2. **Minutes** June 11th Meeting Minutes

MOTION: KNUDSEN moved to accept the minutes. ASHLEY seconded. Approved unanimously.

3. **Public Comment Period** None

New Business

4. **Planning Commission Vacancy** Candidate Interviews

Four candidates submitted a Statement of Interest for the open position: May, Repar, Breckel and Zettler. All candidates shared highlights from their Interests provided in the meeting packet. Candidates shared confirmation that they would be able to meet the position requirements and attend meetings regularly. May noted that he does own property in town and he stated that he would step out when appropriate if projects regarding such property are brought to the commission. Candidates also spoke on previous experience with overcoming opposition and finding middle ground. The commission discussed each candidates strengths and previous involvement in city planning.

MOTION: ASHLEY moved to recommend the City Council appointment of Auguste Zettler to serve on the Stevenson Planning Commission. KNUDSEN seconded. Approved unanimously.

5. **Shipping Container Moratorium** Kickoff-Report on issue forwarded from City Council

Shumaker confirmed that this moratorium is temporary in nature. The current moratorium covers the residential and trade districts within Stevenson. The City Council took this issue up independently from the Planning Commission. Shumaker provided three mutually exclusive options to the commission tonight as well as input on the public involvement strategy.

Mayor Anderson explained that he is pro-business and reluctant to halt establishing new business in the city. The interest is in getting ahead of the aesthetics and design standards in

Stevenson downtown so that new businesses will fit the character and fit the look and feel of the current downtown. The commission discussed the details and standards around building design and addressed that there has been open ended policies in the past that allow business owners to have flexibility in this area. The commission further discussed whether there was interest in addressing both the residential and trade districts at this time but rather focus on the downtown. Further questions were raised around how other cities are adopting similar standards, how to request the same standards of new businesses as well as the currently established and how far visual standards will move into the town as a whole or different standards within different zoning areas. VAN PELT considered that businesses need to be economically established before expecting design standards that may cost further funding and the commission discussed writing in time frames to meet basic, not specific, standards. The commission agreed to address shipping container standards throughout the city by reviewing and updating based on district.

For residential zoning, the commission reached consensus that there is no concern and should be subject to the existing regulations. The aspects considered in reaching this consensus involved: storage uses, non-storage uses, industrial appearance, area compatibility, temporary uses, emergency uses and new versus used.

For commercial/industrial/recreational zoning, the commission asked for additional time to address uses and standards after additional information is provided. Shumaker to do more research on how other communities are dealing with this issue and more information will come on how to involve the public in this process.

6. Broadband Planning Introduction to New Project

Pearson explained the Broadband Strategic Planning Work Plan. The commission asked about the current baseline of internet use and service around the city, which Pearson addressed in Task 2. Pearson explained that surveys were sent out to 150 businesses, with incentive for participating, with community surveys to likely follow Task 1 involving visioning. Community members present voiced the importance of this project and the residential need.

Old Business

7. Shorelines Management Program Restoration Plan

Shumaker addressed the changes to the second draft of the Shoreline Restoration Plan and mentioned that the document has changes throughout.

The commission agreed to change the priority for milfoil removal projects, page 18, from low to high and to change the list of degraded areas as they appear by reach. The commission also agreed to add a new project for Rock Pond clean up.

Shumaker then addressed the comments and changes made from Chapter 1, Appendix A and B and asked the commission to provide feedback on whether to move forward with all changes provided, as well as three additions from tonight's meeting, or not move forward on any given change. There was further discussion around no net loss and it was addressed that cumulative impact has been defined. The commission agreed to move forward with changes in Chapter 1, Appendix A and Appendix B. Further discussion will take place on Chapters 2 and 3 at a later date.

Discussion

8. Staff & Commission Reports Marijuana Buffer, Critical Areas Ordinance, Turkey, Direct Deposit

Shumaker explained that City Council adjusted the marijuana buffer with a decrease down to 100 feet.

The City Council will have a chance to review and approve the Critical Areas Ordinance in September.

Mary Cory was introduced, who will be replacing Candace Ford as the city deputy clerk/treasurer 1.

The Board of Adjustment will meet on the 20th of this month regarding a variance request in the downtown zone for an extension to the maximum setback standard.

Shumaker shared this recent experience on his holiday to Turkey and explained, from a land use perspective, that Istanbul reminded him of Houston, a major American city without zoning.

The city is now doing direct deposit so members can fill out the form to participate. City email addresses will soon be made available.

9. Thought of the Month None

Adjournment 8:33 p.m.

Minutes by Claire Baylor