

Stevenson Planning Commission
Special Meeting Minutes
Held Remotely
Monday, March 15, 2021 6:00 PM

- Attending: Planning Commission Chair Valerie Hoy-Rhodehamel; Planning Commissioners Auguste Zettler, Mike Beck, Davy Ray, Jeff Breckel
- City Staff: Ben Shumaker, Community Development Director, Leana Kinley, Stevenson City Administrator
- Public attendees: Patricia Doblle, Jeff Van Camp, Eric Eisemann, Jack Wallis, Annie McHale, Brian MacNamara, several unknown callers.

Planning Commission Chair Valerie Hoy-Rhodehamel called the meeting to order at 6:02 p.m.

A. Preliminary Matters

1. Public Comment Expectations:

Public attendees were instructed by **Chair Valerie Hoy-Rhodehamel** on the tools in place to allow them to be recognized in order to provide comments. Please raise hand to comment. Individual comments should be limited to 3 minutes. Tools: Phone: *6 to mute/unmute & *9 to raise hand, or use reactions in Zoom website.

2. Public Comment Period:(For items not located elsewhere on the agenda)
No comments were received.

B. New Business

3. Public Hearing: SHOR2021-01 Rock Creek Pump Station: Reviewing a proposal within Shoreline Jurisdiction from the Stevenson Public Works Department.

Community Development Director Shumaker provided information on the items in the meeting packet. He noted there were eleven conditions of approval, with most procedural, and that city staff was recommending passage. He explained the application was subject to review under the Shoreline Management Plan approved and submitted to the Department of Ecology by the City Council, but not yet approved by DOE, which he noted was unusual. The SMP has not yet been officially adopted. The proposed has gone through a high level of scrutiny because of the federal funds involved.

Shumaker presented questions under an Appearance of Fairness Disclosure to Commission members. He explained the process was to ensure fair and impartial decision making. He asked each Commissioner to disclose any personal or financial interest in the proposal and if they would lose or gain anything financially through the project; if they had had any ex-parte communication about the project with anyone outside the Planning Commission meeting, and if there was anything else that would affect their ability to be fair and impartial.

All Commissioners responded no to each of the questions.
No challenges were raised by the applicants.

Commissioners reviewed the application documents and plans. A number of questions from Commissioners focused on the project's design and ability to withstand potential flood damage from Rock Creek. Project consultant Eric Eisemann from Ecological Land Services and lead engineer Jack Wallis from Wallis Engineering described construction details designed to protect the project against flooding. Other questions clarified map designations of riparian areas. **City Administrator Leana Kinley** advised the Planning Commission that recent heavy rainstorms had created significant problems related to the storm system where improvements are proposed, and the project could not be started soon enough. In response to a question from **Commissioner Beck** about SEPA responses, **Community Development Director Shumaker** noted only one response from a tribal entity.

Public Hearing: SHOR2021-01 Rock Creek Pump Station: Reviewing a proposal within Shoreline Jurisdiction from the Stevenson Public Works Department.

The public hearing was opened at 6:30 p.m. by **Planning Commission Chair Valerie Hoy-Rhodehamel**. No comments were received. **Planning Commission Chair Valerie Hoy-Rhodehamel** closed the public hearing at 6:31.

Following a short discussion, all Commissioners agreed the findings were fair and in line with the Shoreline Management Program and current zoning requirements.

MOTION to approve the **SHOR2021-01 Rock Creek Pump Station** was made by **Commissioner Zettler**, seconded by **Commissioner Ray**.

- Voting aye: Chair Hoy-Rhodehamel, Commissioner Ray, Zettler, Beck, and Breckel

C. Old Business

4. Street Vacation-Potential recommendation to City Council on a petition to vacate a section of Iman Cemetery Road at Rock Creek.

Community Development Director Shumaker asked **Commissioner Beck** to provide information on the road vacation petition for a section of Iman Creek Cemetery Road that has been submitted to the City Council. The Planning Commission has expressed interest in providing a recommendation to the City Council on the matter, and **Commissioner Beck** served on a sub-committee established to address the request. A public hearing on the matter is scheduled for the March 18th, 2021 City Council meeting.

Commissioner Zettler referred to information contained in the meeting packet regarding prior discussions on the issue. Maintaining access to Rock Creek was noted as a concern. **Commissioner Breckel** also highlighted the difficulties adjoining landowners face with trespass,

litter, parking problems, sanitation and property damage. Input from the Skamania County Cemetery District and Public Works was also considered.

Planning Commission Chair Valerie Hoy-Rhodehamel invited public comment, but none was received.

Commission Ray shared information on his site visit and discussions with property owners and wants the City's presence in the area to work out for the property owners.

Following an extensive discussion, the Commissioners arrived at a consensus to recommend against vacation, but called upon the Stevenson City Council to recognize the area has become an attractive nuisance and to accept responsibility for maintaining the city owned property and right-of-way.

D. Discussion

5. Staff & Commission Reports:

Commission members received information on new weight restrictions on Hood River Bridge and the potential increase in truck traffic that may occur through Stevenson along SR 14. The Dalles bridge will also undergo repairs beginning in late summer 2021.

The Dog Mountain Shuttle will resume soon with lower passenger capacities dictated by COVID-19 safeguards. Construction along Rock Creek may affect the weekday routes. Columbia Area Transit in Hood River may be able to provide larger vehicles with more seating.

The Stevenson City Council will hold a strategic planning retreat, March 27, 1-4 p.m. at the Hegewald Center. **Commissioner Ray** agreed to attend as a Planning Commission representative, with **Commissioner Beck** considering attendance as well.

E. Adjournment

Planning Commission Chair Valerie Hoy-Rhodehamel adjourned the meeting at 7:38 p.m.