

# Stevenson Planning Commission Meeting

## Monday, November 9, 2020 6:00 PM

Held Remotely. Conference Call Info: (253) 215-8782 or (312) 626-6799 and PIN  
Online: <https://us02web.zoom.us/j/83482269900>

### Attending

- Planning Commission members PC Chair Valerie Hoy-Rhodehamel; Mike Beck, Jeff Breckel, Auguste Zettler, David Ray
- City Staff: Community Development Director Ben Shumaker
- Public attendees: Humaira Falkenberg, Brian McKenzie

**PC Chair Valerie Hoy-Rhodehamel opened the meeting at 6:01 p.m.**

### **A. Preliminary Matters**

#### **1. Public Comment Expectations: Chair Selects Public Comment Option for Meeting**

**Chair Hoy-Rhodehamel** asked participants to limit their comments to 3 minutes or less due to the length of the agenda and packet and Zoom's limitations.

#### **2. Minutes: October 12th, 2020 Planning Commission Meeting Minutes**

**MOTION** to accept minutes from October as presented was made by **Commissioner Breckel** with a second by **Commissioner Beck**.

- Voting aye: Commissioners **PC Chair Valerie Hoy-Rhodehamel, Mike Beck, Jeff Breckel, Auguste Zettler, David Ray**
- Voting no: None.

#### **3. Public Comment Period: (For items not located elsewhere on the agenda)**

**Community Development Director Ben Shumaker** shared information for participants on how to provide comments and mute/unmute their phones or microphones.

>**PC Chair Valerie Hoy-Rhodehamel** reported she would be using the Beta version of the Starlink satellite internet service at her residence.

No public comments were received.

### **B. New Business**

No new business was considered.

### **C. Old Business**

#### **4. Zoning Amendment: Increasing Residential Building Capacity**

**Shumaker** explained the information provided in the memo to Planning Commissioners as a continuation of the October 2020 PC discussion of text amendments for R3 multifamily district. He noted the Planning Commission had come to provisional agreements on 4 out of 5 text amendment policy discussions, with one area left to consider on Dimensional Flexibility within the R3 district.

The remaining question before the Commission focused mainly on the minimum front-yard setback and its relationship with vehicular/pedestrian sight distance.

Commission members held an extensive discussion where they reviewed a number of options. Safety of bicyclists and pedestrians using sidewalks was held to be critical. Various configurations of setbacks and sight lines, and existing City Public Works standards were considered. Adding graphics to clarify the amendment language was suggested.

>During the discussion Humaira Falkenberg provided public comment on harmonizing design and road standards. She encouraged reducing some street development requirements and the addition of staff flexibility within the Public Works standards to help achieve additional housing development.

An initial consensus was reached among Commission members approving a 15' setback for the first level of a building in the R3 multifamily zone, with a 10' setback for upper building levels. If the Public Works Director and the Zoning Administrator determine the pedestrian sight distance is not an issue, then the minimum setback required for the first level of the building would be 10'.

>Brian McKenzie offered public comment that as a developer he was waiting on Planning Commission changes before he began future building projects. He asked for and received clarification regarding the setbacks under discussion.

**Shumaker** then addressed two additional issues to be considered-eliminating the lot coverage standard and allowing of vegetable gardens and other plant-related uses within the usage section for R3 properties. The proposed change would have personal vegetable gardens allowed as an accessory uses as well as allowances for horticultural and nursery uses. All Commissioners agreed those changes were acceptable as drafted.

**MOTION: Commissioner Beck** moved to adopt the zoning code changes as presented in the packet with the addition allowing a 10' setback in upper levels in the R3 district, and allowing flexibility to preserve public safety, with a note to allow consideration for a reduced or increased setback as may be deemed necessary by the Administrator in the review of the project.

**Commissioner Zettler** provided a second.

>Prior to the vote Brian McKenzie asked for clarification regarding a definition of the second level. He noted posts are often used to support a second level.

**Shumaker** related there were no definitions in the present code. He suggested that Planning staff could develop language for two Planning Commissioners to review prior to sending the information to the City Council.

**Commissioner Zettler** explained the intent was to provide flexibility to allow more building space at the upper level while maintaining a safety triangle for a sight line. If posts obscure the site line of the triangle then the requirement is not met.

- Voting aye: **Chair Hoy-Rhodehamel; Commissioner Zettler, Breckel, Ray, Beck**
- Voting nay: **None**

## D. Discussion

### 5. Staff & Commission Reports:

#### Columbia Street Realignment

**Shumaker** shared information on work progress of the Columbia Street project. There will be a meeting with the consultants to review more of the brownfield investigations in area. Following

that a public meeting regarding the work will take place within the neighborhood. Information on the First Street Overlook and sidewalk project along First Street will also be discussed. **Shumaker** related he is anticipating a decision regarding a grant for sidewalk and paving along First Street. The decision is due by the end of November. **Commissioner Ray** asked to be provided with the project documents for his review.

**Shumaker** related he recently issued a zoning interpretation for an unlisted usage in a Trade District using the authority provided to him by the Planning Commission. He reviewed a proposal for a shed on a property used for multi-family purposes and determined it was an allowable accessory use. **PC Chair Valerie Hoy-Rhodehamel** expressed appreciation at seeing the process work as intended.

**6. Thought of the Month:**

Air Quality

**E. PC Chair Valerie Hoy-Rhodehamel** declared the meeting adjourned at 7:13 p.m.

DRAFT