

MINUTES
PLANNING COMMISSION MEETING
Monday, January 14, 2018
6:00 PM

Planning Commission Members Present: Valerie Hoy-Rhodehamel, Karen Ashley, Shawn Van Pelt, Auguste Zettler

Excused Absence: None

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

Community Members Present: Mary Repar, Rick May, Matthew Knudsen, David Bennett, Jeff Breckel, Thomas McCloskey, Skamania Pioneer Reporter Philip Watness

Guest: None

Call to Order: 6:03 p.m.

Preliminary Matters

1. **Chair Selects Public Comment Option #2**
2. **Minutes** December 10th Meeting Minutes

MOTION: ASHLEY moved to accept the December minutes. ZETTLER seconded. All in favor. Motion carried.

3. **Changes to agenda**

Commission consensus to move the work plan discussion to the end of the agenda.

4. **Public Comment Period**

Repar commented that it was not wise of the City Council to put a moratorium on the single dwellings downtown. She called for better planning and asked to consider a session to make sure we all understand the city's plan.

New Business

5. **Chair and Vice Chair**

The Commission agreed that Hoy-Rhodehamel and Ashley have done a great job as chair and vice chair.

MOTION: VAN PELT moved to continue with Hoy-Rhodehamel as chair and Ashley as vice chair. ZETTLER seconded. All in favor. Motion carried.

6. **Planning Commission Interviews**

The Commission received two statements of interest: Jeff Breckel and David Bennett.

Bennett: He has spent time working on various committees in North Bonneville and Stevenson. He sees the city moving in a new direction and is especially interested in housing, an interest that dates back years to the EDC's affordable housing committee. He stated that he can give time to his duties as a commissioner, sees no conflicts of interest for the future. He considers himself fair and balanced. He noted infrastructure versus anticipated growth in regards to development and stated that anything of magnitude has to be on the shoulders of developer. He also noted that the water treatment has to be able to handle the load but it shouldn't fall on the city but rather a partnership between private and public.

Breckel: He noted that Stevenson is a great community to work in, both with city and community groups, and that it takes economy, school, active business development and support by city direction and housing to go along with it. He emphasized getting the community engaged and speaking up about needs and concerns and making the city government work for the people. He stated that he can give time to his duties as a commissioner, sees no conflicts of interest for the future. He considers himself fair and balanced. He noted infrastructure versus anticipated growth in regards to what we want this community to be in 15, 20, 30 years. First ask the questions and then figure out how to get it there with sewer, water, roads, internet and partnership with agencies, city, developers and community.

The Commission discussed the strengths of each candidate and the need of the council at this time. Commission noted the value of both candidates.

MOTION: ASHLEY moved to recommend Jeff Breckel to the Planning Commission. ZETTLER seconded. ASHLEY, HOY-RHODEHAMEL and ZETTLER in favor. VAN PELT opposed. Motion carried to City Council for final appointment.

7. **2019 Work Plan**

The staff memo includes the smart goals and mission statement developed by the City Council at their retreat and the comprehensive plan's goals for consideration. The Council goal to develop a downtown plan ties in with the Planning Commission's work plan, as does affordable housing. Shumaker noted draft first and second tier priorities for the Commission and asked for discussion.

The Commission discussed adding "house cleaning" topics at each meeting. Shumaker will develop for next meeting. The Commission agreed that downtown planning is a priority. Tomorrow, Shumaker will meet with the county planning department, EDC, city Mayor, and city staff to establish the downtown plan's geographic scope and the elements should be addressed, likely including parking, transportation, land use and design.

Repar questioned "diverse activities for our youth" and how many outside things are available for youth to do in the community. She noted that these activities are critical to keeping the community active. Knudsen addressed that this will be a driving force for the council.

Old Business

8. **Zoning Changes** ZON2019-01 ADUs, Use Clean-up and Single-Family Residences in the C1 District

ADUs: Shumaker verbally noted that the accessory dwelling units (ADU) discussion will continue next month. There will be a joint press release with the county and a community questionnaire for market/neighborhood feedback to assist that discussion.

Use Clean-up: The staff report addressed sales and service uses. The color coding indicates how the recommendations are coming to the Commission. A long discussion occurred about light industrial uses and how they related to other uses in the C1 Commercial and M1 Light Industrial districts. After the discussion, the Commission reached consensus on keeping the language as drafted.

Drive-through food and beverage uses were also discussed in relation to the CR Commercial Recreation district. The staff suggested mirroring the downtown district requirements and listing the use as Conditional in the CR district (the area from Skamania Lodge down to the county's properties on Rock Cove). The Commission reached consensus to make the change to a conditional use.

All other clean-up was deemed acceptable to include in the Zoning Code update.

C1 Single-Family Uses: Shumaker noted that there is still work to be done regarding single family in the commercial district, which was also discussed at length at the December meeting. The draft of the City Council's finding of fact is included in the packet and they will vote on the adoption of this later this month. Shumaker explained that the finding of fact helps the Planning Commission understand why the Council adopted this moratorium. The proposal is to change three uses to conditional use: single family detached, manufactured homes and modular homes. The proposal will have to explain why the size is so small as to not allow a stick built structure.

McCloskey stated he recently purchased a 100x64 lot on 17 SW Russell and has submitted a written public statement. He stated being misled at the time of buying for what they could do on the lot. They have put financial investment into the property and he stated that this moratorium works directly against them and that it is unfair that the city is keeping them from building. He requested the Commission consider their involvement in their decision.

Mayor Anderson discussed the priority with affordable housing and the downtown plan starting a year ago and the interest in thinking outside the box for increasing inventory for affordable housing through a mixed use policy. He noted that the City Council wants to take this on but wants the Planning Commission's input and collaboration. He explained that there has been community discussion around the moratorium and community interest in having a downtown without single family.

The Commission discussed a more general consideration of residential use in the commercial zone. Mayor Anderson explained the vision as developing buildings with commercial use on the ground floor and residential use above. The Commission discussed the difference between vision and single family residences being turned into office buildings, which means different codes and building plans. The community and the Commission discussed the issues of modifying the current zoning policy and the issue of allowing current property owners to move forward with plans on their property and making the policy change moving forward. The Commission agreed that the current issue is a small piece of a larger puzzle and confirmed a desire to focus on the larger picture.

Shumaker suggested that the Commission focus to the zoning change and the decision points addressed specifically with the zoning change. Anderson readdressed that the Council is asking for the Commission to look at zoning changes. It was clarified that the moratorium is in place until the city gets the zoning changes squared away. Shumaker explained moratoriums can be extended on 6 months increments or more if there is a work plan in place. Similarly with the shipping container moratorium, there is a work plan in place for the extension and the zoning could align with that if deemed appropriate. It was confirmed that the moratorium is only on single family residences and not on commercial buildings or mixed use buildings with more than one dwelling. The Commission agreed that, logistically, they cannot provide an answer to the City Council within the timeline allotted.

Shumaker highlighted five decision points: threshold question, preconditions for approval- lot size, preconditions for approval- others, development standards, scope/timeline. Shumaker cautioned around focusing on one property in the decision making and suggested staying more general in the policy and how it will affect properties moving forward.

The Commission to consider the residential within the context of the wider downtown plan. The Commission agreed that single family needs to be phased out. There was consensus that current size language is vague and should be excluded from the final proposal. The Commission consensus was to take the length of the moratorium deadline to make appropriate and well-thought through zoning changes. The

Commission shared interest in having a more detailed understanding of the downtown area before moving forward with any suggestions to Council or with any further policy changes. There is also interest in community involvement as well. The Commission agreed that McCloskey's specific concern needs to be dealt with at city level not a planning level. When prompted to provide guidance to the City Council on the moratorium, the Commission deferred.

Discussion

9. **Staff & Commission Reports** SMP, School and Healthcare Planning

Zettler asked for an update on the hospital district. Shumaker noted that a community group has been formed and they are looking at the feasibility of opening a standalone ER or microhospital. The group is working through some threshold questions involving partnerships with Skyline and Peace Health before moving forward.

Shumaker explained that the Shoreline Master Program (SMP) has been adopted by the City Council and will be submitted to the state. A comment was received from the State Department of Archeological and Historical Preservation (DAHP) after the Commission voted to move the SMP forward to Council. DAHP asked for better acknowledgement of historical resources as well as prehistoric. Changes were proposed which staff felt didn't need to come back to the Planning Commission. A second change was made to provide consistency with the minor project authorization changes. Shumaker identified the issues while incorporating the recommended changes and sent the question to shoreline advisory committee member Versari for his comments. There is no estimated timeline of when the city will hear back from the state on the SMP.

10. **Thought of the Month** Recent Trends: The Dollar Store Boom:
<https://www.citylab.com/equity/2018/12/closest-grocery-store-to-me-dollar-store-food-desert-bargain/577777/>

Shumaker noted that, when picturing downtown development we focus on mixed use construction, but Dollar Generals or other types of construction are often more likely for areas like Stevenson. There is nothing currently in place to keep them from coming in and developing/constructing as they see fit.

Adjournment 8:29 p.m.

Approved _____; Approved with revisions _____

| Name | Date |
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Minutes by Claire Baylor