

# STEVENSON PLANNING COMMISSION MEETING MINUTES

Monday, August 10, 2020

6:00 PM

Held Remotely

Conference call info: (253) 215-8782 or (312) 626-6799 and PIN 854 4535 3946#.

Online: <https://us02web.zoom.us/j/85445353946>

**Attending: Planning Commissioners Auguste Zettler, Mike Beck, Jeff Breckel.**

**City Staff: Community Development Director Ben Shumaker,**

**Other:** Zachary Pyle, applicant

**Public attendees:** Brian McNamara, Kelley O'Malley McKee, Amy Weissfeld, Judith Morrison, Monica Masco

## **CALL TO ORDER**

**PC Vice-Chair Auguste Zettler** opened the meeting at 6:00 p.m. He conducted roll call to ensure a quorum was in place. **Chair Valerie Hoy-Rhodehamel** was absent.

## **Preliminary Matters**

### **1. Chair Described Public Comment Expectations for Remote Meeting**

**PC Vice-Chair Auguste Zettler** explained the process, asking participants to state their name prior to offering comments and to keep comments to 5 minutes or less.

### **2. Approval of Minutes from July 13th and 20th, 2020 Planning Commission Meetings.**

**MOTION** to approve the July 13th and 20th, 2020 Planning Commission meeting minutes as presented was made by **Commissioner Beck** with a second by **Commissioner Breckel**.

- Voting aye: **Commissioners Beck, Breckel, Zettler**
- Voting nay: None.

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

**Community Development Director Ben Shumaker** explained how to access the meeting to make comments through the remote process.

There were no comments provided.

## **New Business**

### **4. Short Plat Alteration Rock Cove Hospitality Center**

**Community Development Director Ben Shumaker** explained the proposal before the Commission. He noted the review would be structured like a public hearing. The Planning Commission would be making recommendations to the Stevenson City Council regarding the proposal. He pointed to information on page 12 regarding what items could be included in the PC's recommendation regarding the plat amendment.

**a. Review Purpose of Meeting** (to review project and provide a recommendation to City Council)

**b. Appearance of Fairness Disclosures**

**Community Development Director Shumaker** explained the purpose for Appearance of Fairness Disclosures. It is to ensure fairness and impartiality in the decision making of the Planning Commission. Each Planning Commissioner was asked to disclose if they had any financial interest in the project's outcome, if the proposal would benefit them or cause them to lose income, and if they had participated in any ex-parte (outside) communication with anyone regarding the proposal, for or against. If so, Commissioners are asked to disclose the nature of the conversation. Challenges by an applicant can be brought forth if there is any perceived conflict of interest by Commissioners.

Each Commissioner reported in turn regarding their ability to provide a fair and impartial decision. All reported no financial interests, issues or communications that would affect their ability to deliver a fair and impartial decision. There were no challenges by Zachary Pyle representing the applicant.

#### **c. Presentation by Staff**

**Community Development Director Ben Shumaker** briefly described the proposal and shared some visual elements. The property is located along Rock Creek Drive in Stevenson and is the site of the former Hegewald lumber mill.

It is a short plat amendment involving consolidation of the 3 lots into 2 and relocation of a public access easement on the site. He related that in June 2020 the Stevenson City Council, after reviewing the proposal, had favored reconfiguring the public access easements to include "Florida" (the southern peninsula) and reducing the number of lots. He pointed out several additional recommendations from City staff for the PC to consider, including the addition of wayfinding stones, continuing the easement to a neighboring property and granting public access to all areas below the ordinary high water mark

PC Vice-Chair Zettler asked the applicant to clarify their proposal prior to having public comment.

#### **d. Presentation by Applicant**

Zachary Pyle, acting for the applicant, noted the reduction of lots was intended to reduce setback issues. He stated he was supportive of City staff Shumaker's recommendations and had no problem with wayfinding stones. He related the project was working to reduce critical areas impact to a minimum, and equitable access was important.

#### **e. Public Comments**

**PC Vice Chair Zettler** opened the meeting for public comment regarding the proposed plat amendment at 6:15 p.m.

Amy Weissfeld questioned Zachary about water access in relation to the habitat areas. He replied that it was his experience based on conversations with DOE that the trail could not be built in the current location because of the required shoreline setback variance and the amount of habitat mitigation it would trigger.

**Community Development Director Shumaker and Commissioner Beck** confirmed from separate experience that trails are considered "structures" and subject to the shoreline 50' setback/variance requirement. [Note at this time, there was a server storage issue which prevented recording the meeting]

#### **i. Comments in Favor**

No further comments.

**ii. Comments Opposed**

No comments

**iii. Comments Neither in Favor Nor Opposed**

No comments.

**f. Commission Discussion**

The Commissioners entered into a broad discussion regarding the proposed plat amendment. Most of the discussion focused on the easements and layouts of the potential pedestrian pathways. Having public water access was considered desirable, but not critical, as water access is easily obtained at fairgrounds.

All agreed the public had become used to enjoying use of the existing site. It was also noted balance between public access and future guest usage and privacy was important.

Kelly O'Malley McKee asked if the development would allow for private access to Rock Cove. Zachary Pyle responded the unpaved gravel slope could be used by guests as a way into the water. Zachary expressed liability concerns over public water access from the private site.

Judith Morrison spoke about her desire to see the Planning Commission recognize the need for inclusivity. She grew up in Oregon where public access to water is routine. Zachary Pyle pointed out the development is not restricting access beyond reason.

**PC Vice-Chair Zettler** AZ-closed the public comment session at 6:34 and returned to the commission discussion.

**Commissioner Beck** noted that an easement does not require a path, and it could be left to the city to later develop a path. **Community Development Director Ben Shumaker** shared the easements are not currently surveyed within the recorded plat. **Commissioner Breckel** asked if creating approximate locations of easements could allow for future flexibility for mitigation or improvements. **Shumaker** advised having something known avoids negotiations and possible disputes between public and private owners. A suggestion to develop a line designation with language regarding future easement improvement was considered.

No objections were raised by the Commission regarding the consolidation of the lot lines.

**g. Recommendation**

**MOTION** to consolidate the lot lines as proposed for the Rock Cove Hospitality Site on Rock Creek Drive in Stevenson was made by **Commissioner Breckel** with **Commissioner Beck** providing the second.

- Voting aye: **Commissioners Zettler, Beck and Breckel.**
- Voting nay: None

**MOTION** to recommend the Stevenson City Council adopt an amended plat that shows the easements as on page 16 of the site proposal presented to the Planning Commission, including other options with exception of water access, with easements no less than 15' in width was made

by **Commissioner Beck**. **Commissioner Breckel** verified the action would include the "Florida" path and provided the second.

- Voting aye: **Commissioners Zettler, Beck and Breckel**.
- Voting nay: None

**Commissioner Beck** agreed to attend the upcoming City Council meeting on August 20th, 2020 to answer any Council questions on the amended plat for the proposed Rock Cove Hospitality Site.

##### **5. Zoning Amendment Kickoff Report for ZON2020-01 (Increasing Residential Building Capacity) to Establish Public Involvement Expectations**

**Community Development Director Ben Shumaker** explained the purpose of the grant from the Washington Department of Commerce. He pointed to page 17 of the meeting packet and briefly described the topics that would be covered and the findings that identified issues to be considered:

- 1) Zoning Text Amendment to reduce minimum lot sizes in the R3 Multi-Family District.
- 2) Zoning Map Amendment to consolidate R3 and R2 Two-Family Districts, expand R3 District to some R1 areas implement recommendations from the Downtown Plan.
- 3) Zoning Text Amendment to add minimum densities in mixed use and multi-family areas.
- 4) Zoning Text Amendment to reduce parking requirements for downtown areas.
- 5) Municipal Code Amendments to allow properties outside city limits to connect to water and sewer.

He asked the Commission to determine which strategies to use that would best include the public in the zoning amendment process. A number of possibilities were discussed, including an outdoor presentation at the fairgrounds. Taskforces and informational workshops were considered good ways to invite community participation. Business versus residential zones need to be addressed and recognized.

**Commissioner Beck** noted getting the message out regarding planning for the next 20 years was important. Timelines for results connected to the grant were discussed.

>Brian McNamara stated he was overwhelmed by the massive reports and conjectures. He asked about employment issues to support the projected population growth. He requested **Shumaker** again directly contact property owners that are or may be affected, as recent communication was seen as helpful.

**Shumaker** mentioned there was still a vacancy on the PC board.

>Monica Masco stated she welcomed the PC's attempts to include the public. She would like to be a part of any discussion regarding Stevenson as she has a personal investment in Stevenson.

**Shumaker** related the next phase of the downtown plan might involve focusing on incentives rather than regulatory approaches. **PC Vice Chair Zettler** suggested homestead exemptions for homeowners could make a big difference in communities. Further discussion on implementation of the Downtown Plan for Success was held. **Commissioner Beck** related he would like to see a majority of homeowners take part.

Brian McNamara stated he may consider becoming a PC Commissioner and would discuss the possibility with **Shumaker** at a later time. **Commissioner Breckel** observed he appreciates Brian's comments.

### **Old Business**

None.

### **Discussion**

#### **6. Staff & Commission Reports:**

Columbia Street & 1st Street Projects, Tree Plan, Downtown Zoning Recommendation, Capital Facilities Plan, Property Line Alteration Code

**Community Development Director Ben Shumaker** shared information on several items. The tree plan will get underway soon, with inventory of existing trees on city, library and school district property taking place. Stevenson Public Works will maintain inventory and provide tree care.

**Shumaker** noted the Council would also consider the issue of recommended zoning code amendment. He also brought up the Capital facilities plan/comprehensive plan amendment, noting it would come back to the Commission another time. In the meantime, staff is working to better coordinate sewer, stormwater and other street projects. The Department of Ecology will be providing comments for the Shoreline Management Plan to help with approval.

1st Street project is progressing. He is working to improve pedestrian amenities on the overlook. **Commissioner Beck** offered county help with the tree plans if needed.

**7. Thought of the Month:** Brian McNamara asked if any decision regarding replacement of a single family detached dwelling following loss from fire or other disaster had been determined. **Shumaker** noted the zoning allows a rebuild, but the current moratorium on SFDD is stricter. He reminded the Commissioners about the traffic calming information he had emailed them.

### **Adjournment**

**PC Vice-Chair Auguste Zettler** declared the meeting adjourned at 7:56 p.m.

**Minutes recorded by Johanna Roe**