

DRAFT Minutes
Stevenson Planning Commission Meeting

September 9, 2024
6:00 PM

Planning Commission Chair Breckel called the meeting to order at 6:00 p.m. A quorum was present.

MEMBERS PRESENT

PC Chair Jeff Breckel; Commissioners Anne Keese, Anthony Lawson, Charles Hales. Commissioner Zettler was absent.

STAFF PRESENT

Community Development Director Ben Shumaker, Planning & Public Works Assistant Tiffany Andersen

PUBLIC PRESENT

Mary Repar

A. Preliminary Matters

1. Public Comment Expectations

Shumaker explained use of tools for remote participants: *6 to mute/unmute & *9 to raise hand. Commenters must raise their hand and be acknowledged by the Chair. Individual comments may be limited to 3 minutes. Disruptive individuals may be required to leave the meeting. Persistent disruptions may result in the meeting being recessed and continued at a later date.

2. Public Comment Period

(For items not located elsewhere on the agenda)

>Mary Repar commented on the need for county wide broadband access; undergrounding of utility poles; addressing climate change, Lasher Street sidewalks, and the Boundary Review Board conference.

3. June 10th, 2024 Minutes

The Planning Commission meeting minutes from June 10th, 2024 were approved unanimously following a motion by **Commissioner Keese**, seconded by **Commissioner Lawson**.

B. New Business

4. Training on OPMA/Public Records

Community Development Director Shumaker explained the purpose of the Open Public Meeting Act and Public

Records Act trainings for elected officials. He pointed to information in the meeting packet provided by the Washington State Attorney General's Office. A video presentation detailing the various points and concepts for compliance on public records was viewed by Commission members.

An emergency outside the City Hall building briefly interrupted the meeting, and a recess was called at 6:54 p.m.

The meeting resumed at 6:58 p.m. A second video was presented on the Open Public Meetings Act. **Shumaker** added information about quorums, quasi-judicial issues, and why the Commission is asked about ex-parte communications when addressing certain applications and public hearings. All agreed it would be a good practice to more formally establish sub-committees to follow OPMA guidelines.

C. Old Business

None was presented.

5. Staff & Commission Reports: Ben Shumaker, Community Development Director, provided brief updates on the following projects:

Tree Preservation Planning

Funding from Department of Natural Resources has been received. It will be used to help assess and plan for conflicts with overhead utilities and tree canopies. There are a number of mitigation efforts needed to take place, and **Shumaker** is seeking engineers to assess the project and develop a GIS/LIDAR inventory of PUD pole locations. LIDAR = Light Detection and Ranging.

Lasher Street

The city is moving forward into the design phase of the project. State funds have been received for that work. Sidewalks will be provided on both sides of the street.

1st Street Overlook

Construction is underway. Curbs and most of the sidewalks are in place. The overlook portion is not completed yet. The work is expected to be completed by winter.

Sewer System Upgrades

Shumaker described how each section of the project requires specific designs, with multiple contracts for

construction and funding sources. Efforts are nearing completion, with the sewer plant nearly done. Some electrical work is still needed.

City Administrator

City Administrator Leana Kinley is resigning at the end of September 2024. **Shumaker and Anders Sorestad**, the Stevenson Deputy Clerk Treasurer will be absorbing a number of the duties on a temporary basis.

Shoreline Permit Appeal for Rock Creek Cove Hospitality

The Rock Creek Cove Hospitality permit approval withstood an appeal. The burden of proof was not sustained by appellate. The decision report and Findings of Fact by the hearing board is available in the meeting packet. September 13th is the date for other appeal actions to be filed.

6. Thought of the Month:

The following information was provided to the Commission Members

D. Discussion

Street Maintenance Funding:

<https://planning.org/planning/2024/aug/new-road-fees-for-amazon-and-others-supercharge-state-transportation-funds/>

As gas tax revenues decline due to EV use, states are looking to implement fees on package delivery vehicles to fund road repairs and transit projects.

Park Plaza:

Commissioner Hales requested an update on the Park Plaza project in Stevenson on the county courthouse lawn. The Parks Plan was adopted, but outside funding has not been secured via Washington's Resource and Conservation Office. The City withdrew a preliminary application to RCO due to lack of clarity on the Plaza project. A second RCO grant proposal for Right of Way acquisition to the West Waterfront pathway did not score well in the second phase.

Columbia Avenue

Realignment project has had no action recently.

Broadband

Finding an Internet Service Provider for local service is proving to be difficult. The market is too small for many providers to take an interest in. A public/private partnership

is one feasible option. The PUD is not interested in providing the service.

>Mary Repar commented on Washington residents registering vehicles in Oregon.

Commissioner Lawson requested on updates on the River Church pre-school application. The proposal has not been resubmitted. They are working with the city's attorney to pursue it as a continuation of an existing non-conforming use or as an accessory use, which is commonly associated with a Church use, and therefore should not go through Planning Commission review.

E. Adjournment

Meeting adjourned at 8:00 p.m. following a motion by **Commissioner Keesee**, seconded by **Commissioner Hales**. The motion passed unanimously.

Minutes recorded by Johanna Roe