

**STEVENSON PLANNING COMMISSION MEETING MINUTES**  
**STEVENSON CITY HALL**  
**Monday, January 13, 2020**  
**6:00 PM**

**Attending:**

Commissioners Auguste Zettler, Jeff Breckel, Shawn VanPelt, Mike Beck.  
Chair Valerie Hoy-Rhodehamel was absent.

**Staff:** Community Development Director Ben Shumaker

**Audience members:** Mary Repar

**Meeting called to order at 6:00 p.m. by Acting Chair Auguste Zettler**

**Preliminary Matters**

1. **Chair & Vice Chair** Elect a Chair and Vice-Chair to serve for 2020

- **Acting Chair Zettler** nominated Hoy-Rhodehamel to continue serving as Planning Commission chair in 2020. **Zettler** was nominated by **Beck** to be Planning Commission Vice-Chair for 2020. **Beck** motioned to approve the nominations as presented, **Breckel** seconded. The vote to approve was unanimous.

2. **Chair Selects Public Comment Option**

- **Zettler** selected Option 2

3. **Minutes** December 4th & 9th, 2019 Planning Commission Meeting Minutes

- **Beck** motioned to approve the Planning Commission minutes from December 4th and 9th, 2019 with a date correction at the page bottom for the December 9th minutes. **Breckel** seconded and the motioned was approved unanimously.

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

- Mary Repar shared her concerns regarding affordable housing in the community. She related a news article that reported after the 2008 financial crash multiple foreclosed homes were often bought up by LLC's or other corporate entities. In Skamania County some people own more than one home and she suggested limiting home ownership to one home per person. She believes housing should not be a commodity and is planning to write to state legislators with her ideas. Her comments prompted the Planning Commissioners to initiate a broad discussion on affordable housing. Topics included defining 'affordable' housing, costs of regulation, public/private partnerships and incentives, issues affecting rural versus urban communities, subsidies, availability and price of land, local employment opportunities and other matters. Concerns about aging infrastructure, limited city and county budgets and the risk of relying on one large employer were also shared. All agreed there was no single solution to the problem. **Ben Shumaker**, Community Development Director noted the nearly

complete Buildable Lands Inventory and Housing Needs Analysis may offer some recommendations regarding the subject. He advised the Commission the updated downtown plan will be presented at the Stevenson City Council meeting on January 16th, 2020 and expressed hope to have it passed by February 2020.

### **New Business**

**5. Biennial Comp Plan Amendments:** Establish a calendar to review requested amendments

- Shumaker presented information on a proposed amendment to the Comprehensive Plan initiated by the City of Stevenson. The request is to create a Capital Improvement Plan to preserve or enhance existing facilities and provide new assets that will support service needs and community growth in an efficient manner. He pointed to information on the proposal contained in the Commissioners meeting packet that showed changes as underlined text. He advised the Commissioners there was no action needed during the meeting but public notice would need to be published and a public hearing would need to be scheduled and held. A review of the proposal would take place at the February 2020 Planning Commission meeting. The Planning Commission has until April 30th, 2020 to make recommendations to the Stevenson City Council.

**6. Short Plat Proposal:** Determine whether to comment on SP2019-02 (Haakon's Vision)

- Shumaker provided the Commissioners with information on a two lot short plat application. Following a short discussion the Commissioners agreed that City staff had the authority to make the decision regarding review and approval of the short plat application.

### **Old Business**

None

### **Discussion**

**7. Staff & Commission Reports** Driveway Standards Amendment Approved, Standards Amendment Change Not Approved, Property Line Alteration Amendments

The Commission members were provided an update by **Shumaker** on City Council action regarding the Driveway Engineering Standards and a proposal to amend the process by which other standards would be revised. The Council approved the changes to the Driveway Standards. The City Council then held a long discussion regarding the need for every standard revision to undergo a public hearing process. The consensus was the current system was working well, but they agreed to consider initiating a 'two-touch' policy whereby standard changes would be addressed through readings held over two consecutive meetings. An option to waive the second reading in the event of an emergency was suggested as a way to expedite time sensitive matters. City Administrator Leana Kinley will be providing the Council with information on how that process would work at the next City Council meeting.

**Zettler** observed the change to a two-touch system warranted public discussion. He commented the Planning Commission still needs to have input. **Breckel** noted the

Commission had suggested at its December meeting the City Council can refer items back to the Planning Commission, and reiterated that Shumaker could bring any land use issues to the Planning Commission prior to having it go before the City Council.

**Zettler** stated he felt the issue had been a result of misinformation and mis-interpretation of previous standard changes.

**Shumaker** did not provide any updates on Property Line Alteration Amendments due to lack of time to work on them. He will bring the information to the February Planning Commission meeting. He reminded Commission members of a short course on planning scheduled for Camas on January 30th.

**8. Thought of the Month** None

**Adjournment:** Acting Chair Zettler adjourned the meeting at 7:03 p.m.

**Minutes prepared by Johanna Roe**