

DRAFT MINUTES
STEVENSON PLANNING COMMISSION SPECIAL MEETING
Monday, July 18, 2022
6:00 PM

Webinar: <https://us02web.zoom.us/j/85637388112>
Conference Call: +1 253 215 8782 or +1 346 248 7799 ID #: 856 3738 8112

Attendees at City Hall followed current CDC and State guidance regarding use of masks and social distancing.

Planning Commission Chair Jeff Breckel called the meeting to order at 6:07 p.m. A quorum was present.

Attending: Community Development Director Ben Shumaker; Planning Commission Chair Jeff Breckel, Commissioners Auguste Zettler, Anne Keese. Commissioner Davy Ray joined the meeting later.

Others in attendance: Jane Vail

A. Preliminary Matters

1. Public Comment Expectations:

Community Development Director Ben Shumaker provided information for remote and in person participants. Commenters must raise their hand and be acknowledged by the Chair. Individual comments may be limited to three minutes or less. For remote participants, use *6 to mute/unmute & *9 to raise hand

B. New Business

2. Permit Revision: SHOR2021-01 Rock Creek Pump Station: Reviewing a request to revise the permit issued to the Stevenson Public Works Department to add elements related to the Wastewater Treatment Plant.

Revisions to Shoreline Substantial Development Permits are allowed when the proposal is within the scope and intent of the original Permit. The proposal is to amend the Rock Creek Pump Station and Force Main Shoreline Substantial Development Permit approved by the City of Stevenson in March 2021. The amendment is to secure shoreline approval for those elements of the proposed upgrade to the Rock Creek Wastewater Treatment Plant that are within the 200' shoreline jurisdiction boundary.

Improvements are at the treatment plant itself. Proposed improvements are within the 200-foot shoreline jurisdiction line and include: a new UV channel, new aeration basin, and new mixed liquor splitter box. Proposed improvements outside of shoreline jurisdiction include the blower building, headworks, and gate and access driveway. All work will be conducted landward of the functionally isolated riparian buffer of Rock Creek. Permanent improvements to the WWTP will occur within the same footprint as the existing treatment plant. All proposed improvements to the WWTP are above the ordinary high water mark (OHWM) setback.

Community Development Director Ben Shumaker explained the process involved quasi-judicial action, and an Appearance of Fairness Disclosure was required. The Appearance of Fairness Doctrine is a rule of law requiring government decision-makers to conduct non-court hearings and proceedings in a way that is fair and unbiased in both appearance and fact.

Shumaker asked each Planning Commissioner if they had experienced any ex-parte communications concerning the permit revision; if they had any financial conflicts with the project; and if there was anything that could be seen to bias their ability to make a fair and impartial decision.

There were no issues noted by the commissioners, and the applicant did not have any challenges.

After a detailed review of the revisions to the permit, following a motion by Commissioner Zettler, seconded by Commissioner Keesee, the Planning Commission unanimously approved the following final order for SHOR 2021-01, subject to the following conditions:

1. Within 21 Days from Receipt of the Final Decision, the proponent shall file any appeal according to SMC 18.08.200.
2. Throughout the Duration of this Permit, the proponents shall provide reasonable access to the Shoreline Administrator to ensure enforcement of this permit and the SMP.
3. The permittee shall prepare an as-built drawing of all work completed under this permit. The as-built shall include specific information on status of Fish & Wildlife Habitat Conservation Areas to serve as a basis for future monitoring of the project compliance.
4. Throughout the Duration of this Permit, the proponents shall contact the Shoreline Administrator prior to constructing any change to the proposal to determine whether the change should be permitted and whether the permission should be through a Minor Project Authorization or a Shoreline Permit Revision.

Any person aggrieved by the granting of this permit by the Council may seek review from the Shorelines Hearings Board, pursuant to RCW 90.58.180.

Community Planning Director Shumaker will obtain the signature of the Chair of the Planning Commission and immediately forward the approved revision to the Washington State Department of Ecology. The permit becomes effective immediately.

Commissioner Ray reported on recent attempts to establish an Amtrak stop in Stevenson.

C. Adjournment

Planning Commission Chair Breckel declared the meeting adjourned at 6:38 p.m.