

Draft Minutes
Stevenson Planning Commission Regular Meeting
Monday, March 14, 2022
6:00 PM

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

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

Attending: Community Development Director Ben Shumaker; Planning Commission Chair Jeff Breckel, Commissioners Auguste Zettler, Davy Ray.

Others in attendance: Bernard Versari, Anne Keesee.

Commissioner Breckel called the meeting to order at 6 p.m. A quorum was available.

A. Preliminary Matters

1. Public Comment Expectations:

Community Development Director Ben Shumaker explained the methods to participate for audience members. Please raise hand to comment. Individual comments should be limited to 3 minutes. Remote participants were reminded to use *6 to mute/unmute & *9 to raise hand.

2. Adoption of Minutes:

Regular Planning Commission meeting minutes from December 13th, 2021 and February 14th, 2022, and special meeting minutes from March 7th, 2022 were presented.

MOTION to approve minutes from the Stevenson Planning Commission meeting of December 13th, 2021 was made by **Commissioner Ray**, seconded by **Commissioner Zettler**.
Voting aye: **Commissioners Zettler, Breckel, Ray**

MOTION to approve minutes from the Stevenson Planning Commission meeting of February 14th, 2022 was made by **Commissioner Zettler**, seconded by **Commissioner Breckel**.
Voting aye: **Commissioners Zettler, Breckel, Ray**

MOTION to approve minutes from the Stevenson Planning Commission special meeting of March 7th, 2022 as presented was made by **Commissioner Ray**, seconded by **Commissioner Zettler**.
Prior to the vote **Commissioner Ray** asked about the questions raised regarding clarification of the name of Ash/Ashes Lake. **Community Development Director Ben Shumaker** noted it would be addressed later in the meeting.
Voting aye: **Commissioners Zettler, Breckel, Ray**

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

>No comments were made.

B. New Business

4. Planning Commission Vacancy:

Review Statements of Interest, Interview Candidates, & Recommend City Council Action

An application and statements of interest were received from two candidates. One candidate withdrew their application prior to the interview process. Anne Keesee was the remaining applicant for the open position.

Commissioners interviewed the candidate to learn of her interests, ability to devote time to serving on the Commission, and if any potential conflicts of interest existed. **Commissioner Breckel** advised Ms. Keesee the Planning Commission makes a recommendation to the City Council regarding the appointment, and the City Council makes the final decision.

MOTION to recommend the City Council approve the appointment of Anne Keesee to the Stevenson Planning Commission was made by **Commissioner Ray**, seconded by **Commissioner Zettler**.

Voting aye: **Commissioners Zettler, Breckel, Ray**

A second vacancy on the Planning Commission has opened up recently and advertising for applicants will take place.

C. Old Business

5. Shorelines Master Program:

Review Final Draft SMP and Recommend Action

Community Development Director Ben Shumaker provided a brief background regarding the Shoreline Master Program. On March 7th, 2022 the Planning Commission and members of the Shoreline Advisory Committee held a special meeting. During the meeting they reviewed and tentatively agreed to all recommendations offered by the Department of Ecology except a portion of #20 due to a grammatical error. (The recommendation to delete “that” was rejected, but the recommendation to delete “...ing” was accepted.)

Public comment regarding the SMP ended at 5 p.m. on March 14th, 2022. Two written comments were received, both from Mary Repar. One suggested changing the name of Ashes Lake to Ash Lake. **Shumaker** noted he had consulted with USGS and they are using Ashes Lake as the official name. The second comment from Mary Repar noted support for the adoption of the SMP by the City Council.

Shumaker then gave an overview of the draft ordinance to be approved by the City Council (2022-1181) which includes amendments to section 18.08 of the Stevenson Municipal Code

and the repeal of current ordinance 698. He pointed to other documents in the packet that provide additional details regarding the SMP.

>Bernard Versari, a member of the Shoreline Advisory Committee spoke in favor of having the City Council approve the SMP with the recommendations presented. **Planning Commission Chair Breckel** thanked him for his work on the SMP.

MOTION to recommend the Stevenson City Council adopt the final Shoreline Master Program* with accepted recommendations and amend the Stevenson Municipal Code section 18.08 was made by **Commissioner Zettler**, seconded by **Commissioner Ray**.

(*Ordinance 2022-1181)

Voting aye: **Commissioners Zettler, Breckel, Ray**

6. Comprehensive Plan Amendment:

Community Development Director Ben Shumaker and the Planning Commissioners held an extensive discussion on the proposed changes within Goal 8 of the Comprehensive Plan. Shumaker explained the white board exercise he had prepared to facilitate the overview. The proposed changes were listed along with citations to their location in the Plan. Colored highlights were used beside each proposed change to indicate rejection, acceptance or a need for further discussion with other City staff.

The task before the Planning Commission is to narrow the scope of the potential amendment to allow full analysis under the criteria of SMC 17.11.070, and better engagement with the public when public involvement expectations are set.

Questions and concerns were raised regarding the establishment of minimal levels of service; septic tank usage vs available sewer hook-ups, and the potential development of plans for individual urban services without Planning involvement.

D. Discussion

Shumaker noted the City Council is doing annual visioning retreats to help determine and schedule projects. He suggested having a Planning Commission member attend a retreat, and highlighted City Councilor Cox's positive comments regarding the Commission's work. A brief discussion followed on the merits of retreats and how public involvement may be reduced due to changes in a meeting's location.

Shumaker pointed out the City Council and the Planning Commission have been discussing similar issues concerning affordable housing and increasing housing inventories/residential capacity. He suggested it was a likely focus for a future joint meeting. **Planning Commission Chair Breckel** suggested an opportunity to work on defining the real problem would be helpful.

Commissioner Zettler commented housing goals in Stevenson will be completely different than the urban areas of Portland and Vancouver.

7. Thought of the Month:

Financial Insolvency (<https://www.youtube.com/watch?v=7Nw6qyyrTel>)

8. Staff & Commission Reports:

- **Community Development Director Ben Shumaker** reported Carolyn Sourek began as the new Stevenson Public Works Director on March 14th, 2022.
- With adoption of the Shoreline Master Program there will need to be integration of the changes within the city's Comprehensive Plan & Zoning Code. He will bring the changes before the Planning Commission to review.
- He will attempt to fill the new vacancy on the Planning Commission asap.
- He is looking to reinvigorate downtown planning efforts with the Stewards of Success steering committee.

E. Adjournment

A MOTION to adjourn at 8:32 p.m. made by **Commissioner Ray**, seconded by **Commissioner Zettler** was approved unanimously.