CITY OF STEVENSON COUNCIL MEETING MINUTES
August 15, 2013
6:00 PM

ROLL CALL
Mayor Frank Cox, Monica Masco, Julie Mayfield, Robert Muth, Moli Thomas
Excused Absence: Amy Weissfeld

STAFF
Carla Cosentino, Ben Shumaker, Eric Hansen, Ken Woodrich
Excused Absence: MaryAnn Duncan-Cole

GUESTS
Hillery Losli, Dave Nail, Dan Read, Jennifer Allinger, Casey Roeder, Sean Chavez, Debi Stafford, Mary Repar, Adam Kick, Susie Strom, David Waymire, Bernard Versari, John Young, Angie Hollis, Sandra Baccus, W.R. Bulota, Barry Lutz, Scott Pinoe, Angie Hollis, Varryl M. Creel, Mara Reynolds

MINUTES
The minutes of the July 18, 2013 meeting were presented. Muth moved to approve with a second by Thomas. Unanimously approved.

CONSENT AGENDA
The following items are presented for council approval:
1. A copy of the Skamania County Sheriff’s Report for July 2013 is attached to the Council packet.
2. Eric Hansen – no overtime incurred.
3. Corrected address for liquor license for La Casa De Sabor for spirits/beer/wine restaurant service.
4. La Camas Credit Union has requested a water adjustment totaling $2,884.83 – this is over the $1,000 limit. Leak was due to a broken sprinkler head that was repaired after notification. Staff is recommending the $1,000 adjustment. (If this is discussed, a La Camas representative may decide to attend the meeting – please remove from consent agenda).
5. Adoption of updated rate schedule from Wallis Engineering for on call subdivision engineering review.
   Muth moved with a second by Thomas to approve the Consent Agenda numbers 1, 2, 3 & 5 (number 4 removed). Unanimously approved.

PUBLIC COMMENT
Mary Repar asked that the procedures for Public Hearing be explained. She reminded the audience that after the hearing is closed and the Commission begins their discussion the public has lost the ability to speak further. She stated that what the public says should be held in high esteem.

Hillery Losli with La Camas Credit Union was at the meeting to request a water adjustment (meter #201300) of $2,884.83 – this is over the $1,000 limit. Landscaper had a problem with the sprinkler and they were monitoring. She asked if more than $1,000 could be negotiated. Muth said the policy was JUST created with a cap of $1,000. Further reduction denied.

David Waymire was in attendance for “One Prevention Alliance” and discussed Initiative Measure No. 502 – Legalization of Marijuana for production, sale and possession in Washington. (The agenda lists the names...
of the Community Coalition, the twelve sectors and the scope of the One Prevention Alliance.) The Coalition is concerned that this initiative may promote a drug culture for kids. They are requesting a one-year moratorium for productions, manufacturing and retail sales in the City. They have applied for a Drug Free Communities grant that would give them the ability to assess what impacts this may have on our youth. Counties and cities cannot afford a bad implementation of 502. The Coalition would like the City to have more time to consider the work of One Prevention Alliance and work together. Their goal for the year is to gather data and understand the use rates and what increased access points might be. They will rally the community and parents for conversations. The Prevention community has a chance to be pro-active and not retroactive. Hollis stated that they have seen more use in youth and referrals since the passage of I-502. Many cities are putting moratoriums into effect and are awaiting full definitions of where “business” will be allowed. Adam Kick stated that a moratorium couldn’t remove the right of people to smoke in their own homes. This issue is in respect to distribution, storefront, factory processing or a warehouse or gated field. The City does have the ability to limit where those things happen. Woodrich remains skeptical on what authority the City has. The City may have to use an ordinance to exclude out specific retail definitions. He stated that the City cannot adopt a year-long moratorium but can do a six-month moratorium. Thomas acknowledged that this topic has come before the Council numerous times and thanked the Coalition for their work. Woodrich stated that he could get together with Shumaker to assess the uses in the Commercial Zone. Currently sales in C1 would be allowed. Woodrich said potentially a moratorium in districts that are not clearly defined would be in order. Retail sales in CR district would be allowed only if associated with another type of use on that piece of property. Woodrich interjected that other uses that are not clearly within the principle uses would probably end up in a conditional use and the City would have control over that. Shumaker describe uses in the SR and how uses might be different or similar. In order to modify it would necessitate the zone to define this particular retail use out of that zone. He continued that if the Council desires to move towards a moratorium the planning process must be outlined during the six months justifying the moratorium and work toward that. Shumaker also mentioned an interim zoning which is the same as a moratorium except it is more permissive. Shumaker and Woodrich will attend an Association of WA Cities Webinar on August 22. The Liquor Control Board is a co-sponsor and will be in attendance. Thomas has a concern that we could get sued since the Law was passed, we need to tread carefully and balance the public interest and the desire of the community. Chavez stated that cases would end up in Federal court not state. Chavez said the state would approve applications even if there were a moratorium. Applications will come to the City for permitting after the moratorium. The State can hold on to the licenses for up to a year. Muth said he would like to put the moratorium discussion on the October agenda.

**Wheeled All Terrain Vehicles** – Engrossed Substitute House Bill 1632 legalizes the use of Wheeled All-Terrain Vehicles on County Roads in counties with a population of 15,000 or less without ordinance. A short brochure was handed out. An ATV can be driven down to the store but is not
permitted on roads over 35MPH. Public forums are/will be held. Golf carts are not allowed. Sheriff Brown extends an invitation to a meeting on Aug. 28th at Rock Creek Center @6:30 PM. The public may interact regarding the new law and the Sheriff’s Dept. will take input on those areas in the county that may be deemed unsuitable for use. The City is encouraged to attend.

FIRE DEPT UPDATE

Fire Chief is out of town.

ZONING AMENDMENTS PUBLIC HEARING SET FOR 6:30 PM – Second Hearing

Ben Shumaker, City Planner, to present proposed amendments.

Public Hearing Opened at 6:44 PM. Woodrich explained this is a quasi-judicial hearing because a specific piece of property is being discussed. The Quasi Judicial hearing pertains to the school district property, Cascade Avenue and selected properties along Second St. and Columbia Avenue. The City initiated these sites; there was no application. The Council needs to act as a neutral arbiter and be neutral in appearance and fact. He explains that neutrality means he/she has no personal or financial “gains” from the outcome. This would also pertain to other properties in the Public Recreation (PR) area. Members were asked if anyone had a personal or financial interest in the issue before them and if they have any personal interest or prejudice in the outcome. All members indicated “no”. They were asked if they had any conversations with members of the public and if so they needed to disclose if the individual was a proponent or opponent of the zoning application.

Thomas disclosed that she has heard a variety of comments mostly pertaining to the Planning Commission meeting but that it has not impacted her ability to make an impartial decision. Other members had no disclosures. Woodrich then gave the applicants an opportunity to refute if they think a council member cannot be fair and impartial. No applicant or member that has property up for rezone spoke out.

Shumaker clarified that the Planning Commission initiated the change to the school district property and the City Council initiated the change for the rezone on Cascade Avenue, Second Ave. and Columbia Ave. Woodrich stated that the Council is cleared for appearance of fairness.

Shumaker reviewed the Ordinance amending the standards and review process for accessory Dwelling Units. Each proposed change (noted with a comment in the right hand column) was thoroughly explained. He then noted that the Planning Commission members voted four YES to change the zoning on Cascade Avenue and one NO vote (Hendricks).

Public Comment: First proposal - Changing School District property from R1 to PR.

W.R. Bulota: lives at corner of Vancouver and Homeward and is concerned that if properties across the street are changed to C1 that a Marijuana Shop could move in to the Domestic Violence building. He doesn’t want library changed to C1 and not in favor of changing school district property to PR due to the possibilities. W.R. Bulota stated that the process did not seem fair and that the Planning Commission did not seem open to public opinion and statements and that their mind was made up before the hearing.
Debra Stafford - comments/concerns: lives below the tennis courts and woods. Asked, why the Planning Commission wanted the change from R1 to PR. Said we are endangering the safety of children by changing to PR/why is the City water reservoir included/could the pool be changed to PR and leave the school property R1.

Scott Pineo - comments: restated that he was not representing either the School district or the County but had extensive knowledge of both/stated that neither the County or the School District initiated the possible change/there are advantages to both agencies if the PR change is made due to the type of facilities that are in conflict with residential/zoning standards — signs, minor additions to buildings that require additional time restraints and some financial issues/zone change would allow a public/private partnership with pool, questionable if it would be allowed in R1.

Dan Read, School Superintendent - comments: the High School sign and the pool would benefit from the zone change.

Mary Repar - comments/concerns: Repar read the purpose of the PR District (17.34), to designate essential City areas to accommodate existing uses to minimize possible conflicts of use and to maintain and conserve the environmental quality of the Rock Creek Pond area. Concerns: purposes do not speak of other areas/entire rezone started with the sign at the high school/to save the school district money a zone change is requested and homeowners are inconvenienced and perturbed/purposes of PR zone do not coincide with this change/unless a “person” comes with an application for a change she does not think the City should worry about things/feels like a rammed through process/not enough time was given to residents to consider this change/does not want spot zoning.

Sandra Baccus - comment: property owners around schools upset that only three days were allowed to understand the intent/please give them more time

Clarification from Woodrich: Quasi-judicial requires one public hearing.

Public Comment: Second proposal - Changing select properties along west Cascade Avenue from C1 Commercial to R3 Multi Family a zoning map change.

Bernard Versari — comments/concerns: A lot of time and effort was put into the Comp Plan and maps as they were adopted by the City. Cascade Ave. is shown as residential. He doesn’t understand the reluctance of the Planning Commission to leave Cascade Ave. the way the CC adopted in the Comp Plan/City Council minutes on 7/18/13 indicated they wanted to adopt the Comp Plan and we thought there was no issue/he asked that the Comp Plan land use map be referred to.

Barry Lutz - comments/concerns: he agrees with Versari’s statements/West end of Cascade Ave. has seven building sites, three have brand new houses/between Versari and Lutz we own 80% of the property/no turn around possible for large fire truck/we want it to be R3/would like CC to leave R3.
Mary Repar-comments/concerns: attended the Planning Commission meeting Monday night (8/12/13)/was on the Comp Plan Review Committee/residences are there but the vision was that the property be C1/do not do spot zoning/keep it C1 as the property owners will not be impacted.

Public Comment: Third proposal - Changing select properties along Second St. and Columbia Ave. from R3 to C1 – zoning map change. WR Bulota:- see - concerns as expressed in first proposal. Thomas noted that the State rules would prohibit marijuana retail in Dom. Violence Bldg.

Mary Repar-comments/concerns: why rezone Courthouse Annex, Library and Domestic Violence and Adventist Church and NOT City Hall and Veterinary Office/her big question is what is the point/she does not want it changed

Public Comment: Fourth proposal – Zoning text amendment related to the principal and conditional uses of the PR District Shumaker stated it would be adding schools as a principal use and adding more than 500 sq. ft. additions to school facilities as a conditional use. A school could add less than 500 sq. ft. with administrative review. More than 500 sq. ft. would be a conditional use review by the Planning Commission. Currently any addition requires a conditional use permit.

Mary Repar-comments/concerns: let’s keep control of what the school does/if changes are up to an administrative review will the public know about them/will there be a public hearing/was a permit obtained for alternative learning.

Chris Richards – corrected Repar - no outside/accessory buildings or trailers used for alternative learning therefore no permits were required.

Public Comment: Fifth proposal – Review process for Accessory Dwelling Units in the SR and R1 Districts Elizabeth Galloway-comments/concerns: Purchased a new house and thought it was a potential duplex with a roughed in 800 sq.ft. unit in the basement. The duplex was a selling point of the house. She found out that her property was not zoned to have an accessory dwelling unit when requesting permits. She has 15,800 sq. feet and her zone required 20,000 sq. ft. She is requesting an adjustment since the house was built with the intent of a separate unit.

Public Hearing closed at 7:45 PM.
Shumaker - First proposal - Changing School District property from R1 to PR. – Shumaker provided history--School District installed the sign 5-6 years ago without a permit and another sign was installed when the Middle School joined the high school. The district was told it is time to get permitted after Middle School sign installed. The district filed their Conditional Use permit and Planning Commission had to deny the permits for a number of reasons. 1) One sign was too tall, both signs were too big and the overall space too much. They were reviewing with the standards of the R1 district. The intent was to be more flexible for the schools. The Planning Commission
didn’t feel the signs were too big overall but too big for the R1 district requirements. One of the goals of the Comp Plan is that the City should establish flexible zoning requirements for schools and related facilities. The intent was to be more flexible with schools. PC looked at possible text amendment to signage in the R1 district that would allow larger signs for the schools. Planning Commission at that meeting decided they had three possible options: 1) do nothing and require school to remove signs 2) do a zoning change that would be more forgiving for the signs or 3) they could do the text amendment and/or change the zoning map. That would also allow smaller additions to the school. The denial of the Conditional Use permit was the trigger for the proposed zone change.

Shumaker stated it was three days between Planning Commission and City Council meeting but property owners within 300 ft. of the school were notified 14 days prior to the Planning Commission Meeting. A number of property owners did come or call City Hall for clarification prior to the Planning Commission meeting. The City Reservoir is included in the mapping change. Because it is a Public Works facility and is adjacent to the school property that is up for consideration, staff thought it might make sense to consider. It would allow smaller public works changes up to the 500 sq. ft. additions to buildings and the development of Gropper Loop Park as a park.

Thomas questioned the public comment that children might not be safe with the change. Shumaker stated that the change only affects the school district property and not surrounding property. The only way it would endanger children is if the school district or the City initiated a change and made a conscious decision to undertake something that would endanger children.

Lengthy discussion followed on whether to approve all or part of the ordinance tonight. Several Council members asked for more time. Woodrich cautioned the Council and the Public to NOT discuss this matter. Each person is subject to the appearance of fairness requirement during the entire time (between the public hearing and the decision making event). The important point is that all members need to hear the same evidence/records. Muth moved with a second by Masco to continue the public hearing and reopen public comment on the zoning amendments until September. The public will be notified through the newspaper. Motion passed.

BUILDING CODE UPDATES  PUBLIC HEARING SET FOR 7:00 PM (First and only hearing)

Public Hearing opened at 8:07 PM. Dave Nail clarified that this is a three-year cycle. He recommended adoption of the International Codes with the exception off the plumbing code – adopting instead the Uniform Plumbing Code. The Washington State Building Council did recommend and the State did adopt new Construction Code Standards. Staff has prepared “An Ordinance Adopting New Construction Code Standards...” for council action. Nail stated that during this update we improved coordination between Planning and Building regulations regarding definitions of manufactured/mobile housing and etc; made the decision to defer to the Standard Specifications for Road, Bridge and Municipal Construction sizing water
delivery systems; and attempted to address the State mandate to address Recreational Vehicles as “permanent housing” in designated communities.  
Public Comment: Mary Repar asked why plumbing isn’t included. Nail commented that Washington States stays with the Uniform Plumbing Code rather than the International Plumbing Code. Nail stated that local jurisdictions do not adopt the electrical code. It remains with the state.  
Public Hearing closed at 8:09 PM

Muth moved with a second by Mayfield to approve Ordinance #2013-1069 as presented. Motion passed.

BUSKING
PUBLIC HEARING SET FOR 8:09 PM (Second Hearing)  
Public Hearing opened at 8:11 PM

Thomas commented that she preferred not to use decibel levels. Hansen did not want to use a right-of-way permit. The times busking would take place would require overtime.  
Public Comment: Repar asked if the city was having problems or issues with busking. She questioned whether an ordinance was needed.  
Mayor Cox indicated that the City has received complaints. Woodrich stated that it could be included on the noise ordinance or have a standalone ordinance. Other comments from staff/council: provide buskers with an informational sheet/sheriff would need an ordinance for enforcement/webinar encouraged supporting musicians and the arts/encourage buskers to self-regulate/maybe a resolution attached to a business license/consider a pamphlet/complaints generated the process but direct contact seems to have ameliorated the situation. Woodrich stated that a resolution would direct the Mayor to direct staff to enforce policy.

Mayor Cox suggested tabling the topic until there are more complaints.

Maso and Mayfield preferred to have a process in place. Mayfield volunteered to work on an informational pamphlet and report back. Currently buskers buy a $10.00 business license.....only one has been purchased. Public hearing closed at 8:21.

ENGINEERING STANDARDS  
PUBLIC HEARING SET FOR 7:25PM (First and only hearing)  
Public Hearing opened at 8:25 PM. Hansen stated that this is the periodic update to the City’s standards for the construction of infrastructure standards. There are three changes proposed for consideration:  
1- Clarification on Private Road easement: Vol. 1, Chap. 2.07, Sec. D- Remove paragraph 2, has conflicting information with Sec. C, Eliminate the width of surfacing plus 10 ft. – it will state that surfacing includes the sidewalk  
2-Private Roads in PUD’s: Vol. 1, Chap 2.07, Sec D – remove paragraph 4 since the City does not have a zoning designation of PUD’s –. Renumber paragraphs to reflect changes  
3-Addition of the Way Finding Signage: Vol. 1, Chap 2.27, Sec G.-addition of paragraph 7: Amenity, destination, and directional signage shall be designed and installed as identified in the Stevenson Wayfinding Master Plan, as amended. Public Comment: None  
Public Hearing closed at 8:27 PM.
Mayfield moved with a second by Thomas to approve the amendments to the engineering standards. **Motion passed.**

**Old Business**

**OUTFALL**

**Design Engineering** – Gray and Osborne have completed design engineering. The draft has been submitted to RDA and approved; DOE is still reviewing. Hansen will be filling out a right-of-way certificate determining whose property the outfall extension will be on. DNR staff has determined it is not on State owned Aquatic Land. We are checking to see who does have title.

**Environmental/Other Approvals** – Corp of Engineers ten-day comment period for tribes is completed on 9/19/13. Comment period for the County’s National Scenic Area Permit is completed. Waiting on County staff to finalize the permit.

**RDA Loan** – Duncan-Cole submitted a request for Obligation of Funds to RDA with Letter of Intent to Meet Conditions on 7/29/2013. The loan is considered approved if we meet the conditions. We are in the process of securing bond counsel; the RDA has approved our plan to set up a Reserve Account with the system development funds; and, we will need to establish our operating budget. Before the City can advertise for bids Hansen will need to complete the RD 442-21 Right-of-Way Certificate and the RD 442-22 Opinion of Counsel Relative to Rights-of-Way. Duncan-Cole has prepared a Loan Resolution and set up the Automated Clearinghouse.

**Muth moved** with a second by Mayfield to authorize City Administrator to obtain bond counsel for the loan. **Motion Passed.**

**CITY ADMIN REPLACEMENT** Prothman will begin circulating the job announcement around August fourteenth and an ad has been placed in the Pioneer to meet minimum City requirements. Duncan-Cole will be at the Washington City County Administrators/Managers meeting when the announcement is released. A copy of the Prothman announcement is attached with this packet.

**Public Comment:** Lutz commented that it is critical that the City hires the right person. He suggested you look at either an older individual or a rising star and that will be a part of the community. Lutz complimented the Council. Masco asked for a new schedule but it hasn’t been changed yet.

**NEW BUSINESS**

**CONTRACTS**

1- Interlocal between City of North Bonneville, City of Stevenson, and Skamania County for the Allocation of Funds from the Federal Surface Transportation Program (STP).
2- X’Fest Agreement at $1,000 for festival services at the Skamania County. Muth moved with a second by Mayfield to approve the two contracts as listed above. **Motion passed approving both contracts.**

**TIB APPLICATIONS**

Hansen will apply for Cascade Avenue Grant which is the one brought before Council last year. We didn’t get the grant but we will be changing it a little. A retrofit of LED lights will get additional points. He will challenge the pavement condition rating and change the language to address safety issues.
Council all agreed to move forward with Cascade Avenue. It will score higher with a sidewalk on both sides. From Russell to Leavens we have a lot of right-of-way. If it is in the application then you have to do it. Last year Hansen was instructed for side walk only on the South side. Further discussion resulted in sidewalk on both sides where possible. Thomas feels it is a safer direction to proceed since it will be a quiet zone. There was no estimate of date for the quiet zone to be complete.

QUARTERLY REPORT The mid-year Treasurer’s Report is completed and attached to this packet.

OTHER SBA Brews Blues and Barbecue reported a $7,100 profit with $1,200 of the profit being donated to WGAP. Businesses are reporting a great summer. The owner of Top Gear Driving School has volunteered to work with the welcome basket; the City provides the names of new, interested residents. Bridge of Gods ODT has reported there may be more local bridge funding available. – City of Cascade Locks is pursuing the paperwork application. Mayor Cox, Masco and Casey Roeder were in attendance at the last meeting. Bingen Bldg Inspector – Mr. Nail was asked to an interview on Friday, August 2. A proposal was submitted. He has not heard from them. QUAD Gates – Hansen and Duncan-Cole completed the diagnostics for the Quad Gate. Duncan-Cole is drafting a summary of the meeting. After consensus on the meeting notes Duncan-Cole will be submitting a permit application to WUTC to upgrade the crossing. We will now need to hire an engineering firm to present a civil engineering plan to BNSF for the crossing. Railroads officials said they want a barrier fence. Council felt if sidewalk could be on both sides it would be best. Mayor Cox was asked to ask MaryAnn Duncan-Cole for a copy of the diagnostics. Council members gave permission to proceed with the engineering RFQ and requested that as many parking spots as possible be kept. No time frame was given. Animal Cruelty Case – City hall has been bombarded with emails. Staff responds by saying this was not within our jurisdiction and referred to the sheriff’s office or prosecutor’s office.

OUCHER APPROVAL July 2013 Payroll Checks and August Claims Checks have been audited and are presented for approval and payment. July payroll checks 7678 thru and including 7699 for a total amount of $71,155.49 (list includes EFTPS electronic tax payment for $11,999.57. August 2013 Claims Checks 7700 thru and including 7740 for a total of $62,637.14 (list includes $1,670.65 ACH excise tax payment). Check #7677 was issued to replace lost check #6859 and Municipal Court Trust Check #872 was issued to replace lost Check #841 as authorized by Resolution 2013-258. No investments were purchased between Jul 1 and Jul 31, 2013. It was moved by Muth with a second by Masco to approve the Payroll Checks, Claims Checks and other as listed above. Unanimously approved.

PERSONNEL/MINUTE TAKER Four applications have been received. Interviews will be scheduled with the intent of having a new minute taker on board for the September 9, 2013 Planning Commission meeting. Appreciation is extended to Sandy Carlson for a job well done. She will be missed!
ADJOURNMENT

Meeting was adjourned at 9:00 PM.

Mayor Frank Cox

Mary Ann-Duncan Cole, Clerk to Council

Minutes by Sandy Carlson
CITY OF STEVENSON COUNCIL MEETING MINUTES

September 19, 2013

6:00PM

ROLL CALL
Mayor Frank Cox, Monica Masco, Julie Mayfield, Robert Muth, Moli Thomas, Amy Weissfeld

STAFF
Ben Schumaker, Eric Hansen, Ken Woodrich, MaryAnn Duncan-Cole

GUESTS
Keith Brown, Peter Cornelison, Mary Repar, Greg Stafford, Deborah Stafford, Erin Galloway, Bernard Versari

MINUTES
One edit was requested for the August 15, 2013 Minutes. Public comment by Bernard Versari requested to change C1 to R3 correcting minutes. Muth moved to accept correction of minutes with a second by Masco. Unanimously approved.

CONSENT AGENDA
The following items are presented for council approval:

1. A copy of the Skamania County Sheriff's Report for August 2013 is attached to the Council packet.
2. Eric Hansen is requesting overtime for a telemetry callout (2hrs) on 8/22 and a telemetry callout (1hr) on 8/27.
3. Ladies Auxiliary FOE #1744 is requesting a Special Occasion Liquor License for Saturday October 26th (Joint Eagles and SBA Halloween Party).
4. Columbia Cascade Housing/Rock Cove ALF is requesting a Special Occasion Liquor License for Friday November 22nd for their fundraiser.
5. Ben Shumaker is submitting a travel request to attend the Infrastructure Assistance Coordinating Council Training in Wenatchee October 22-24 (grant s & loans). Conference tuition is $175; lodging and meals is $210; and mileage is $272.33 for a total of $657.33.
6. AWC is once again holding their regional meeting at the Heathman in Vancouver on October 23rd. The meeting runs from 6-8PM and includes dinner ($45). Good opportunity to address legislative priorities. City Administrative requesting permission to attend. Are there any Council members or Mayor interested?
7. Permission for Carla Cosentino to attend WFOA Intermediate & Advanced Governmental Accounting, 11/7-8 in Redmond, WA; Total cost ~$1000 (new per diem rates will be in effect after 10/1/13); $250 registration (includes lunch both days); $132 meals ($71/day total allowance for King County), $245 mileage (434 RT miles); higher lodging $159/night + tax @ Redmond Inn ($137 allowed for King County. Area hotels only allow government rates for State and Federal employees with valid ID; Marriott and Hyatt wanted $229+/night for the same dates. Mike Bailey confirmed the local hotels are busy enough with private sector they are often full.
8. Tentative permission for Carla Cosentino to attend WFOA Direct/Indirect Allocations 10/25/13 in Yakima, WA; Total cost ~$400 (new per diem rates will be in effect after 10/1/13); $65 registration (includes lunch), $53 meals ($46/day total allowance for Yakima County), $153 mileage (271 RT miles); $77 + tax lodging allowance for Yakima – I think I can find a hotel with a gov’t rate there
9. Withdraw Carla Cosentino attendance at WFOA conference in Tulalip, WA 9/18-20; short staffed, unable to attend due to workload
10. Withdraw Judge Andersen’s attendance at DMCJA Conference in Wenatchee 9/22-25; unable to attend due to practice workload

Muth requested clarification on item six (6) of the consent agenda from Duncan-Cole. She stated that if council approved item six (6) it would include unanimous travel. She requested attending council members notify her prior to travel. Mayfield stated she would like to attend and Muth said he has a conflict and will be unable to attend.

Cox moved to approve items one to eleven (1-11) of the consent agenda with a second by Muth. Unanimously approved

PUBLIC COMMENT
No public comment

COAL TERMINALS/TRAINS

Peter Cornelison addressed the proposed coal terminal in Longview, WA and the expected volume of coal (44MT+). He attended the Longview hearing where there was a 6/1 ratio for and against the proposed coal terminal. He mentioned that the resolution from the City of North Bonneville is stronger than the City of Stevenson’s resolution. He also mentioned that there are going to be five (5) hearings with the closest being in Vancouver, WA on October 9, 2013 at the Clark County Fairgrounds. As elected officials a council member may speak on the hour. Cornelison urged the Council to resubmit their resolution. The Army Corp of Engineers, Cowlitz County and Department of Ecology will be present. Cornelison stated that he lives in Hood River, OR and works for Friends of Columbia Gorge and Keith Brown is the Board Chair for Friends of Columbia Gorge.

Maseo asked if the council needed to resubmit the resolution. Duncan-Cole said she would take care of resubmitting it. Weissfeld said this would affect the City of Stevenson as coal is shipped by barge or rail road through the town and asked Cornelison to confirm the date, location and time of the Vancouver, WA hearing. Brown could not confirm time, but thought it was from 5pm – 8pm. Thomas supports resubmitting the resolution.
FIRE DEPT UPDATE

Chief Martin expressed that he has felt forced to receive a stipend of $100.00 from the city. He would like clarification as to where this rule came from. Hansen (as Fire District Commissioner) told Martin he did not have to take the stipend. Martin said he wants to reimburse the city and the fire district for the money he has received thus far. He also said he thinks it is a lie and he has said he does not want the money. Muth said he thought the money was given for insurance purposes. Duncan-Cole said the money is not given for insurance purposes; Chief Martin’s coverage for fire call outs is covered by Volunteer Fireboard insurance that is paid by the city. The city and district did pass legislation allowing the Fire Chief to be compensated for all he does outside the regular fire meetings and fire call-outs. If he does not want it, he should not turn in a timesheet. Martin stressed that he does not want the money. Cox said he recalls that Hansen told Martin he did not have to take it and if compensated they must have a completed timesheet. Weissfeld said everyone is not in agreement. Duncan-Cole said let the record show that the City/District will no longer be compensating Chief Martin. She also requested that Martin not refund money already submitted for in-kind recognition recorded on the CDBG grant.

FIRE FACILITY FEASIBILITY

Chief Martin reminded the Council of the September 25th Joint Feasibility Study Meeting scheduled for 6:30pm in the Hegewald Center. Cox asked and Duncan-Cole confirmed that this is a Public Hearing. The report will summarize the results of a five (5) month joint effort by Skamania County EMS, Fire District #2, City of Stevenson Fire Department and the Skamania County Emergency Center (including the 911 center) to look at the feasibility of a joint facility. The architect’s presentation should be interesting as it reviews the process used. The architect went to each partner’s staff and researched facility needs, ideas and barriers. Then the four representatives for each team reconvened and looked at the feasibility of sharing one structure. They measured and evaluated potential properties - this will not be discussed at joint session because it could affect property prices. EMS wanted to be near HWY 14, but no commitment could be made to a location. Woodrich has reviewed the kind of legal structure that would be necessary for the partners to pursue a joint facility. Weissfeld, Cox, Masco and Thomas said they will be attending the special meeting.

Duncan-Cole said that the fire feasibility study is asking for $1,500.00 amendment to the RiceFergusMiller contract to address an additional meeting. There were no objections – contract will be amended.
Mayfield suggested the purchase of a decibel meter by the city to monitor sound levels. She also said it would be important if the city makes decibel requirements a policy. Duncan-Cole noted the City does own a decibel meter but would not be able to use the meter in court since it would need to be calibrated and tested by a certified user or it would not hold up in court. Originally, when the noise ordinance was drafted the city did have access to two (2) certified decibel meter reader and certified operators, but not anymore. Mayfield said Portland and busking groups have a permit process and an agreement in place. Masco asked if they agreed upon this and Mayfield said yes. Weissfeld asked if this was brought up due to a person playing music in downtown Stevenson. Mayfield clarified that she initially had a discussion during a webinar and then the incident occurred in downtown Stevenson. Weissfeld said they want to attract more performers playing downtown in Stevenson and have to leverage having talent versus pulling people off streets for noise. She gave an example of High School band members flash mobbing and said the city would probably not need for them to have a permit. Duncan-Cole asked for clarification of a flash mob. Weissfeld explained that is a random performance by a group. Mayfield clarified that it would be like a Flash Mob permit. Cox mentioned that the high school band is not as loud as amplified music and the amplified music in question had received one complaint. Duncan-Cole said no, there were multiple complaints from the ice cream shop and neighboring businesses about amplified music. Mayfield said we could ask buskers to register with the city. She explained that the City of Portland met with local artists and musicians and they all agreed to be considerate and not play around businesses. Mayfield also mentioned that the main concern by the City of Portland was to get a decibel level. Weissfeld asked if this was covered under the noise ordinance. Mayfield did not want an official ordinance. Cox mentioned that the county generator is very loud. Masco said a Busker's Agreement would give those guidelines and Weissfeld mentioned that this would not be enforceable. Mayfield said maybe the nuisance ordinance could be used to enforce. Shumaker said the city could use environmental noise sending/receiving properties to enforce but his decibel meter would not hold up in court. Weissfeld said she would like to see that specifically put in the nuisance ordinance, specific amount of decibels. Duncan-Cole said they could give examples and/or comparisons so that buskers could relate the noise level to something more common. Thomas asked if someone would draft a busker’s agreement and that she did not want a contract. Duncan-Cole said the city doesn’t have authority to enforce using an agreement, and only can enforce with the nuisance ordinance. Woodrich mentioned Public Ordinance A.06.040 and said if the city can establish a continuous course of conduct, that is pretty good evidence. Thomas asked if that behavior
(the use of amplified music) was still going on and Cox said no. Mayfield asked if the city needed a buskers policy and that she was happy to work on it. Thomas told Mayfield to just get it done. Duncan-Cole reminded everyone that guidelines rely on existing laws/rules. Thomas asked about the use of city electricity. Weissfeld said to only address electricity if a complaint is received. Weissfeld asked if a complaint had been made against performers at the Farmer’s Market and Duncan-Cole said no. Mayfield suggested it be called a Street Musician/Performer Partnership. Duncan-Cole asked Woodrich if they need a license and he said no, you are exempt.

Quasi-Judicial Hearing Zone Changes

**Hearing opened at 6:30 PM**

Cox reminded council this was a quasi-judicial hearing and that people heard last month will not be heard from again. Duncan-Cole clarified; you will be heard only if you have new information to share. Woodrich asked the council members if there was any ex-parte communication relating to the city’s application. Masco said she spoke to Galloway on accounting issues only. Woodrich asked if she had any challenges or disclosures, then he said he would pass her. Shumaker Summarized the draft ordinance that was presented at the last meeting.

Weissfeld asked if the comprehensive plan the council adopted and spent a lot of time on was being implemented through this ordinance. Shumaker said that the three zoning map changes are in compliance with the umbrellas adopted in the Comp Plan’s Future Land Use Map. Cox said this devalues the School District property. He also said 2nd/Vancouver proposal -- Library, Annex and Court House -- contains grandfathered uses and doesn’t seem contiguous. Cox also questioned why we are returning to the Cascade Avenue issue when the Council just worked with the owners in May, June or July.

Public Comment

Versari said the Comp Plan ended up with a land use map on Cascade as residential. Vasari said that he is asking to implement the comprehensive plan and that was all. To clarify, Weissfeld asked him if he was in support of the change in zoning because it will bring the zoning into compliance with the umbrella in the comp plan, which he fought hard for. Versari said absolutely it would be consistent with the comp plan; it lines up zoning with comp plan.

Cox asked how Versari’s comments fit with language of the draft ordinance. Shumaker clarified that the planning commission considered but did not forward a recommendation to change the zoning of these properties because they felt that now was just not the right time. Shumaker said he anticipated that the Council might not agree with the
planning commission and referred the Council to the staff report, which included draft language for the change if it is desired. Masco asked why they didn’t recommend implementing the comp plan period. Shumaker explained their reasoning that yes, it’s the city’s plan to do make this change, but it’s just not the right time. Masco said, it was confusing because, just take Cascade Avenue as an example. It is C1 right now, even though in our comp plan we talked about it over & over and we decided to make it residential. What this potential zoning change would do what we’re talking about at this hearing, is nothing crazy new & wild. But it’s a confusing subject to people.

Cox asked for comments in opposition to the Cascade Avenue rezone. Repar said those houses are already houses, they are going to stay houses, but when they did the comprehensive plan and before the council changed something once it got on their plate, they, the public, wanted port and riverfront to become commercial at some point in time, not to say people couldn’t not live there anymore. That’s what the comp plan says. When this came to planning commission and to you, something changed there. During the public process and during the 18 months we worked on the comp plan review, the R3 may have been proposed by the landowners, but it was not decided to do an R3 there. It was not decided by the 15 members of the committee, the over-arching plan was to keep it C1. You have to set the tone for what you want that area to be and in the future, she would like to see more commercial down there, more commercial is better for our economy. Cox responded and said there is not room. He asked Repar if she saw how narrow the road was. Repar responded that he doesn’t know who is going to do what down there. She said she understands the proponents and what they are saying but you never know who is going to do what. She said the lodge is down there and the road is narrow, and you had the crossroads psychologist down there and the road was narrow at that point too, the road is narrow for those windsurfers too. She said people will make do or change the road or something, but the overarching plan was to make that area commercial, not residential. Weissfeld explained that the comprehensive plan as it was passed, is marked as residential, not commercial. Repar said the Council re-categorized that after the public process, but I’m telling you what the public process and 18 month desires. Weissfeld said she understood that, but right now they have to deal with the comp plan as passed. Repar said “that’s right, I’m telling you I oppose changing it from C1 to R3, thank you”.

Cox asked if there were any other Cascade comments. Not having any, he then began talking about changing the school district property and taking the value away from the school district. Council members suggested that Cox was jumping ahead and to stay on Cascade Avenue.
Duncan-Cole redirected Cox to Cascade Avenue. Muth asked if they should hear everything or pass or reject piece meal. Weissfeld said let’s pass or reject piece meal. Muth said we are doing this piece meal so in essence we are closing that subsection of the public hearing, but it stays open because we are discussing ADU. Woodrich said his preference was to keep it open to public for all three issues, then close the public hearing, then make any motions you like.

Cox asked if there were comments in support of Columbia to C1 Commercial. Shumaker said to refer to the map in their last packets. He explained that this is the 7th day Adventist church between a vacant lot and the lot owned by McNamara property on 2nd street, not the Faith Tabernacle Church on Vancouver, the former Tennison building. It also includes Chris Anderson’s property that houses domestic violence on the corner, the library and county properties. Weissfeld said just to reiterate, the comprehensive plan as passed shows those properties as C1. Shumaker said that yes, the high intensity trade allows a a range of zoning under its umbrella, including the C1 zone.

Cox asked for Public Comment. Ms. Stafford asked for clarification on the grandfather clause. Duncan-Cole explained how non-conforming use—grandfathering—provisions protect property owners in case of fire or other damages: they can rebuild even though as long as the zoning allowed it at the time it was first built. Woodrich explained the technical term is Valid Non-Conforming Use.

Repar said she has the same concerns that the mayor pointed out. She doesn’t understand why you have to change those buildings anyway. And why the vet building, city building and the two (2) houses in-between are not included. From domestic violence, the house next door and the two (2) apartments here and the other rental house on Hwy. 14. She said she is not sure why we are doing this if we haven’t been asked to. She thinks staff has enough to do with shoreline management and not sure why we are even considering this. She said nobody asked for it, it was just proposed by the city. So if everyone is happy leave them be until they are unhappy, until somebody asks for something. She also said that this hodge-podge zoning is really crazy; it’s like being a little bit pregnant. She said we are going to have this zoning here and this zoning here and she just doesn’t understand. She believes it’s a question that needs to be answered.

Cox asked if there was any other public comment or council comment, there were no additional public comments. Thomas said she had a quick question. When they worked on the comp plan, the main reason for this was the library and these things should all be commercial and they
included this corner spot because of its current use. She said that the library will never be anything but commercial use in the foreseeable future, currently it is zoned as something inappropriate so they changed that. Shumaker said yes, the exact same arguments and discussion that we just had with waterfront applies to this area. So you looked at this area and you said this is going to be commercial in the future those are going to be uses more like the other uses in the high intensity trade areas. Duncan-Cole said those are not going to be residential areas.

Shumaker said the boundary of the high intensity trade area is along Vancouver Avenue to the vet clinic, down along Kanaka Creek and back to the hotel and over to the Sciacca piece. And so with that boundary, the difference is, your saying at some point in the future the properties proposed there, the library, including the city hall, this church, this vet clinic will be rezoned to commercial purposes in the future and the currently commercial properties along Frank Johns and further up the hill here will be converted at some point to a high density residential zoning type. Shumaker admitted that there is not a lot of reason to end at the domestic violence building and not include City Hall and the vet clinic, other than the three residential properties separating them. One of those residences is owned by Libby Johnson who came and expressed her opposition to the changes that could occur with high intensity trade. He said it would be wise to leave that alone at this time, and if at some time in the future they would like to do the rezone that would affect this they still could, it just wasn’t proposed right now. Duncan-Cole said Anderson historically was frustrated, and that he made many changes to his property to make it commercial use, including the ADA accessible ramp. Thomas said she doesn’t really understand what the conflict and opposition is. She said she understands that it stops at the domestic shelter. She said she doesn’t understand public comment. Thomas addressed Repar and said the library and the obviously commercial buildings up to and including the shelter are being listed as commercial. She said that’s what they are being used as, that’s what they are going to be used as in the foreseeable future. Thomas asked her why this is an issue. Repar said she was saying it’s a hodge-podge because they are missing two houses in-between and they are not including the city building or the vet. Thomas asked Repar if she meant that they should have further extended the commercial zoning. Repar said yes that’s why she asked them why wasn’t this all included and why are those two (2) houses are left out. Cox said zoning is supposed to be contiguous; Bonnie Johnson down here has commercial property. He said that if Chris Anderson realized how much money she is getting per month for her commercial property for overnight accommodations he would probably kick domestic violence out. Thomas said that she thinks that
their point at the comp meeting was that this is clearly a strip that is not going to change. Also, that it’s too early to tell if it’s going to be an all commercial use zone or if it will be a multi use district and that’s why they left it the way they did in the comp plan. Cox said I just feel that no one is asking for anything to change and none of these businesses are going to change by adopting this. I don’t know why we would adopt something to just adopt it. The city can’t tell yet what changes are so that’s why we left it. Muth disagreed and said that’s why we put the comp plan in and our job is to now implement it. The city is taking a pro-action to do it and we should address it.

Cox asked if there was any other public comment with no response. He then asked for comment on the proposed PR change. There were no supporting comments.

Mr. Greg Stafford introduced himself and said he lives at Block 5 of Roselawn extension, 291 NW Roosevelt Street, and they live directly south of the school property and he believes after seeing the information, even the information read most recently, there are too many uncertainties with the usage of PR for the safety for the children. He said the future use is so open that they have supposedly no plan at all. He said it seems like it could easily devalue the property values around it and it has such a nice green space that surrounds the children that is very safe. To turn around and use it for public use and recreation could also create risks of violence. With all this ambiguity the risk factors are too high, and there are too many uncertainties.

Ms. Deborah Stafford introduced herself as also residing at 291 NW Roosevelt Street. She said she didn’t know if they read their letter, but she didn’t add in the letter why they didn’t just PR the pool that is the subject everyone is talking about that is a drain on the school and is just sitting there. Why do the whole school grounds and take those risks instead of just dividing the property where it should be used is the pool. And that makes more sense for public use & recreation since it is, was and should be the only portion recognized.

Repar said we had a levy or a people’s initiative that was on the ballot a couple of years ago for parks and recreation district. That passed, it wasn’t funded, but that portion passed to have a park & recreation district. She said R1 to PR, especially when you read the uses, raises a lot of questions which haven’t been answered you can have arenas, you can have carnivals, and you can do all sorts of things. She said people want their neighborhoods to be neighborhoods. If you want a public recreation it’s down at the port, you don’t want it in your neighborhood. She also said the school didn’t ask for it, no one asked for it and all it has done is
ruffle the feathers of everyone around and that they are also seeing their property values go down. The PR district itself is defined by your Municipal code as being on the fairgrounds and around Rock Creek. She asked if they have to change the municipal code and extend it upward in the center of town because that is what is defined as the PR district. She said she also has problems with the SEPA, as it does not address a lot of environmental issues that would happen. She said you know people are funny. You say this is a non-project plan, well that’s like an oxymoron. You’re planning to change the lives of the people in that area by making a PR district, like Bernard’s life was changed by C1. Repar explained that people do get upset, especially when nobody is looking to do anything yet. If somebody has a plan they need to come to the city with a plan & then they go thru the process and then the public can have input into that, but to just change R1 to PR where the public uses are so dramatically different and air pollution, noise pollution, increased traffic. She said maybe it won’t happen, but it could happen if you change the zoning, so why change it. She questioned why change and said she is vehemently opposed.

Duncan-Cole asked for council or staff comments. Duncan-Cole said one thing driving the planning department on this was that every time the school district tried to do something, like a scoreboard at the football field, it took a conditional use, it took time and money. When they had to redo their stadium with new benches they had to go through the conditional use process. So perhaps if this one is not approved, we do an accessory use in the R1 that would at least accommodate some of their typical normal activities and not burden the planning commission every time they try to put a sign up. Most of the signs they have been suggesting have been very appropriate but unfortunately since they are in an R1 they have to go thru this process. She said there may be another solution, but she was not sure. She also commented for them to remember the R1 district would allow them to create 136 homes at that site if it were changed from school uses.

Repar said the school is like any normal person and they should follow the rules. They didn’t follow the rules with their signage and she doesn’t feel sorry for them if they have to spend money. She said everyone has to spend money on a permit and the school is no different. They came begging for a levy to run the school; we gave it to them because we were concerned. That doesn’t mean that we have to be left out of the process suddenly if they want to do something. People are concerned, I want to know if the school is adding buildings, I want to know if they want to put an 80 foot windmill up there, the public process should be followed. Shumaker told Repar she still would have a say, all this would do is exempt them from conditional use and would only apply to building
additions less than five hundred (500) square feet. He explained that she would still have public notice for the large buildings she is talking about, and the wind turbines.

Mr. Stafford then asked Shumaker if he owned a home and if he would like PR next to his home or R1. He asked Shumaker to look at his life, and asked him if he would like a PR next to his home with no knowledge of what could be done. Shumaker said he is not one of the decision makers, and asked him to please direct his questions to the people making the decisions. Thomas said that oftentimes during these meetings there have been unpleasant tonality going towards the planning director, and that doesn't help the situation. She continued and said that Shumaker is thoughtful and he is trying to do his job well. He really tries to take everyone's opinions and mesh that and so having a positive tone with him at the meeting would be appreciated.

Muth had a couple of questions. He asked if Scott Pino showed up last month and said the school district is for this change. Shumaker said, yes and so did the superintendent. Muth asked for school district comments for the record pro or con. Dan Read, superintendent, said that earlier during the meeting, council said if there were no new comments, not to comment so that is why he didn't comment. He went on to say there is only one thing that he would add, since at the last meeting they talked about the signage and the pool. The buildings, now that it has been brought up, let's say that we're in a situation where there was flooding, or whatever, and we needed classroom space. Portable buildings would be a nice thing to have and this would allow this to happen.

Ms. Stafford asked why didn't we create a zone that would have fit the schools and give them those opportunities to have buildings for emergencies and add on to the school. She said if they have a school sign in front that it would fit the school zone itself. White Salmon has a public zone only for their schools and that includes everything on the school grounds and it's only written for the school and grandfathered so they can't make changes in the future. This PR-type of open door has too many unknowns with it, too many subjects that can be built. She wanted to know why aren't they approaching that kind of zone change for the schools because that would give them the opportunities without all the burden that come along with all the R1 zoning now. She suggested creating a zone that fits the school alone, instead of one that fits the parks and fairgrounds.

Mr. Safford said the folks that he's seen at the fairgrounds, some of them he wouldn't want walking around the children. He said he was telling them that, not knowing what they are going to do up there. He said once
again if you’re going to allow carnivals, tents, camping, do they really wanted that around children. He also said he didn’t know what the purpose or programs are with the PR zoning, and that the plan has all these uncertainties. He stressed that he is about the children.

Muth said he’s not saying which way he is inclined to go with the PR issue, but commented to Shumaker that they are going to have to change 17.34.010. Muth asked where they are with conditional use permits with the school district signs and if they were in compliance as of today. Shumaker said they were denied as out of compliance. Muth asked if right now they have signage that has no permit and if there is action being taken by planning. Shumaker said if enforcement is necessary, it would occur once this process gets sorted out.

Shumaker said we started looking at zoning because we received an application from the public to change some of the text of one of the zoning provisions. Galloway applied for a change to the minimum lot size to establish an accessory dwelling from 20K to 15K and looking at that issue, the planning commission started looking at other aspects of the ADU provisions. If they get an application that meets all the criteria they have to approve it, they shall approve it. They have no authority to deny that. You’ve made them a rubber stamp. They said they don’t want to be a rubber stamp, so we’re looking at these criteria and we’re going to suggest you change this from conditional use review by the planning commission, to administrative use review by staff. There are two issues here, the density of the lot size and the other issue is recommended by the planning commission for the process. Weissfeld said in July they were discussing accessory dwelling units and asked if this applied to mother-in-law units, adjoining buildings and garage apartments. Shumaker said yes, that was the first public hearing on this public ordinance and this is the continued public hearing. He said the criteria for approving an accessory unit is written down here in the draft Section Nine (9) and there are ten (10) criteria to look at. Weissfeld asked if Rick Jessel’s vacation rental is a separate issue and Shumaker said yes.

Cox asked if there were any comments in support.

Ms. Galloway introduced herself and explained that she purchased a house that is a new construction home about 3 years ago. It had a framed in one (1) bedroom apartment in the house with 8 foot floor ceilings, plumbing roughed in, electrical roughed in. When they pulled the permits, because she wanted to do everything to code, she was informed that she was short a little bit of property to actually have an accessory unit which the house was advertised for. She said the only thing she had to add to that is just things pertaining to self, safety and health. Once
again everything was to done to code, electrical, plumbing. She has a very, long big driveway that can accommodate another car, almost 16K square feet of property around her, 2,500 square foot house that is very low impact, very low density because it’s basically just her in the home. She explained that she is right on a main artery, the lower part of Ryan Allen right above the fairgrounds. Logging trucks go up & down there, and she has a lot of visibility, it’s not a quiet, narrow dead end road where if one other person was coming into this 50 foot long driveway that’s 22 feet wide she thinks would have an impact on anybody.

Cox thanked Galloway and acknowledged Repar to speak.

Repar said she doesn’t take issue with extra housing in the area, because we need extra housing. And the issue about the 20K to 15K she wasn’t sure about that part, so she didn’t want to address it if the planners and the city council think that is ok. She said she always hesitates when there is a loss of acreage or green space verses having houses. What she found difficult with these ADU’s is that the process will change for approval. The part where she has an issue is if this takes it out of the public process. She said if somebody wants to put in a mother-in-law house next door to her, is she not going to be notified about it because there is an administrative action and it’s going to be built or is somebody going to start doing their garage and blocking her view and she’s not going to be notified because it’s going to be administrative review. That’s the issue that she has with this part of it. Repar addressed Galloway and said she understands that we do need extra apartments here and houses, so that’s why she wants to understand and that’s why she is asking council to clarify because she’s opposed to anything that takes the public out of the process. She doesn’t care if the planning commission is busy. You volunteered for it and you’ll serve your time and you’ll go on vacation. She said when you put yourself forward then you do the job, and if you don’t want to do it, then you quit and let somebody else do it. That’s where she was coming from on this issue.

Cox said all of our zoning allows certain size lots to accommodate certain size homes when you go to buy a piece of property. He said he told Galloway last month that she should be able to sue her builder and realtor. Cox then said when we sell property we know the zone and if we go down to 15K square feet and you have two dwellings or a duplex it’s just part of the standard of the zoning, and if the change is made there is no reason to have the planning commission review every one of those. People wouldn’t be able to sell their properties, they would have to go to the planning commission to see if they could do a duplex or not. It would slow property sales down. Galloway asked if in the bylaws for the accessory units it is laid out as to what an accessory unit is, square
footage or the percentage of the property, aside from the amount of property around you. Shumaker and Muth said yes.

Muth said the only thing that I would ask Ben, under 9.2 under permitting could there be requirement that a notice be given to both adjoining land owners of the application. Shumaker said there could be. He said if you want public notice, keep it as planning commission review and change the word “shall” to the word “may”, because it reads right now as “shall”. So we notify all the property owners around it, it meets the criteria. For example; Mary, if she lives next to it, comes to voice her opposition. Planning commission is in a spot where they cannot accommodate Mary’s concerns. And if you pass it to me with administrative review, with the word “shall” I can do the public notice. I can get the letter from Mary and I can say, sorry Mary thanks for taking your time to write, but I can’t do anything for you. Shumaker explained that since they first adopted the provisions in 1998 allowing accessory dwelling units, they have never had an application for one. And one of the purposes you have for adopting that was to encourage the choice in the marketplace and housing. You’re not encouraging it by having people going black market with it. Can you encourage it, can bring these criteria in place if they don’t have to pay $500.00 and have their neighbors yell at them. Muth said right now, we don’t even require an application fee with the application, the way it’s proposed. So I show up with my application, I’m the builder and I’m building that and just get that approved through you. Shumaker said there is a $10.00. Masco asked for and was given staff assurance that they would look for and enforce all the rules and guidelines, even if there was no public process. Thomas wanted clarity on the public process in both cases; she wanted to make sure that she understood the two paths. It goes through the planning department and they still have to follow the guidelines as written but they get public comment. If it goes through you, you do not have to solicit public comment but you still also have to follow the guidelines written. So you’re both essentially rubber stamping, it’s just they ensure public comment and you don’t necessarily take public comment. Shumaker said the typical process for reviewing the conditional use permit the planning commission is granted the ability 1.) Approve 2.) Approve with conditions or 3.) Deny. He said with the way the language reads now, they are given the opportunity to approve, they are not given the opportunity to deny it unless it doesn’t meet the criteria.

Cox asked council if they had any questions about the four (4) proposals. Shumaker the way finding signage proposal, since it was not separately discussed. That’s section one (1) of the ordinance.
Cox received no further public comment and closed the public hearing at 7:30 pm.

PUBLIC HEARING CLOSED AT 7:30pm

Muth mentioned that River Lox LLC, Versari properties were not in their draft. Muth motioned to include 10.3 draft languages with a second by Mayfield. Unanimously approved

2nd Street/Vancouver cover R3 to C1 commercial

Muth made a motion to approve Section 10.2, Anderson, Fort Vancouver Library, OR Conference Adventist Church and County buildings R3 to C1 commercial with a second by Thomas. Unanimously approved

R1 to PR Public use

Muth said he doesn’t like that the school district violated zoning twice, and he is concerned that the school district was rejected and still put up signs. He said that ultimately the school needs to be rezoned. Thomas said that school property is not pure public use, if you are not a child you can’t be there. Mayfield said the school is public use and that she is for it. She said that it’s public use and recreation gives them more flexibility. Shumaker said that the sign size and type was ok, but that the height needs to be reduced by 4.5 feet, subject to PR district regulations. Muth said that he and Weissfeld were on the levy board and he is concerned as to why the city is not holding the school to the standard. Weissfeld asked how the PR zoning related to the comp plan umbrellas. Shumaker read from the Comp Plan that HDR “areas may be subcategorized by single-family or multi-family designations, and public use designations”. Thomas said the concerns are carnivals, camping, etc. She asked if the high school could have a carnival carte blanch. Shumaker said if it fits conditional use. He said the city doesn’t make the county get one every time for the Skamania county fair. Thomas asked if this throws the gates open and Duncan-Cole said yes. Shumaker provided two examples of other options 1) rezone just the pool area and 2) create an educational district for these areas. He asked the Council to dismiss the first option as bad zoning practice because it would not be contiguous with property lines. He believed creating an educational district could be done, but it would have to wait until the work plan for next year is set to know when it could be fit in. Thomas said to take off agenda until next year. Weissfeld asked about the reader board and Shumaker said it would be subject to enforcement. Mayfield had a question about pool and education district and said if they can make it do what we want, she’s in favor. Duncan-Cole asked Read about the pool Read said an RFP has been out since August 31st and that the proposal is wide open. He explained that it costs 2K each month to run the pool just sitting on it and if used 6K+ to operate it. Duncan-Cole stated that the pool was grandfathered in. Shumaker said the pool is, but not the signs.
Muth discussed support for ADU changes. Weissfeld was not in favor of the blanket reduction in lot size to 15K but suggested special approval for this owner. Shumaker said city council can’t grant a variance for this specific proposal. Woodrich said criteria have to be met for variance. Muth stated his understanding that ADUs are allowed on 6K square foot lots in R1, and asked whether that was changing. Shumaker said that no, the only change was to the SR lot size. Cox said he agrees to allow the lot size to go down so more people are able to rent and support local businesses. Muth said he didn’t want to cram this down Weissfeld’s throat, but she is outvoted. Duncan-Cole explained that 15K has water and sewer and 20K has water and septic if that helped remove any concern Weissfeld said it’s rubberstamped. Muth said you’re in and yes, or outside and no, $5.00 versus $500.00. Weissfeld said she liked removing the fee but not the public comment piece. Cox stated that an acre is 43,560 feet. Shumaker clarified his understanding of what the Council wanted to see in the next draft ordinance: 1) remove Section 6 2) keep the change from 20K to 15K, 3) strike “or school” from Section 7 but keep the jargon changes4) delete 10.1 (R1 to PR change), 5) include 10.3 (C1 to R3 change), and 6) modify recitals. Muth moved with a second by Masco to request those changes not related to ADUs. Unanimously approved. Masco moved to make changes related to ADUs, Muth seconded. All in favor, expect Weissfeld.

Old Business

WAY SIGNAGE  Hansen said that there is a correction to the way finding master plan adopted this past August (see handout). The original plan was to use Hollophone – the same company that is the source of the decorative street light poles - for the source of the sign poles. Staff has been able to reduce the cost from $1,400.00 per sign, to only $600.00 per sign or less. Weissfeld and Mayfield asked if Pat saw the new plan and Hansen said yes. Weissfeld commented that Hansen went through effort to keep with her design. Cox accepted a motion for changing standards from Weissfeld with a second from Masco. Unanimously approved

OUTFALL  Hansen said that he is waiting for easements. Duncan-Cole said the city will need two easements and a relinquishment for the old easement that has been corrected. Hansen said he will propose to meet the homeowner at his house.

CITY ADMIN REPLACE  Duncan-Cole said that application period will close Sunday. The Prothman Company will report the total number of candidates and proposed finalists on Thursday, October 3rd, not the 2nd, from 6-8pm via phone conference call. Masco asked if the candidates will just be narrowed down. Duncan-Cole confirmed that, yes; the Prothman Company will submit both the proposed list of finalists and the entire set of submittals. Weissfeld confirmed that the council would not need any preparation time for the phone conference call.
INTERLOCAL BINGEN

Duncan-Cole said Bingen selected the city’s proposal for building inspector services. She noted that Skamania County didn’t apply and Hood River was not competitive. She clarified that this is not a bid proposal but a negotiated RFP. The contract is similar to but not exactly like North Bonneville. Muth motioned to authorize mayor to sign interlocal agreement with a second by Mayfield. Unanimously approved.

PUBLIC HEARING BUDGET – FY’2014

There was no public comment.

Duncan-Cole briefly reviewed some legislative changes made in the past several years that could directly impact City operations…and budgets. The first is the requirement that all public vehicles including public works construction vehicles should be converting (100%) to biofuels or electric by June 1, 2018. She noted that the trend of the state’s elimination of shared interlocal revenues continues with the reduction of the local share of liquor taxes in 2013-2015 and the State’s decision to not share excise taxes on marijuana sales with cities and counties. The Government Accounting Standards Board continues “messing” with accounting standards for governments with renewed attention on pension systems, allocation of staffing hours and general costs between funds and Interfund loans. For the past six month all City staff was asked to monitor and allocate hours by fund. The state is pushing for tracking of field and office hours, insurance, etc. to insure that costs are being fairly charged to the benefitting sector of government.

Thomas said she sent the fuel resolution to John McSherry when it passed. Also, that her car is either/or fuel use. Duncan-Cole said that dump trucks will need to be replaced and that the city needs to buy them used…hopefully that will be allowed. Woodrich mentioned that for diesel vehicles you can buy biodiesel but wasn’t sure where.

Budget Calendar The council agreed to meet on Thursday, November 7th at 6pm – 8pm for a Budget Workshop. Mascio asked Duncan-Cole if there was something scheduled on October 15th and Duncan-Cole confirmed that, no, nothing was scheduled that day.

Personnel Duncan-Cole and Mascio both reviewed mid-year COLA’s and reported that a 2.2% COLA will be used during the budget development. Duncan-Cole reported that five of the staff will be or are currently “frozen” on the payroll schedule. Council asked to delay that discussion until later. Duncan-Cole reviewed the training taken for 2013 – council had no concerns. Discussion moved on to benefits - the good news is that health insurance and dental has a 0% increase. A.W.C.is planning on forming a trust that will help avoid taxes and allow the members to pool the risk to help lower insurance costs. She said that
L&I rates for city field and office went down but retirement PERS went up for employee and employer (see chart).

Duncan-Cole observed that with the increasing longevity of staff there is additional vacation time being earned. Thomas asked if you can force them to take their vacation—she replied that it is a use it or lose it. Muth said 144 hours is the most you can carry total. Duncan-Cole clarified that 240 hours is the most you can earn and the maximum that can be accrued. Masco noted that it a longevity program. The issue is that there is also comp time accruals with a maximum accrual of 30 hours; you may want to change this for those staff members that are reaching maximum vacation benefits. The supervisor has discretion to decide who can take comp time. She said that this issue needs to be addressed. Weissfeld agreed with Duncan-Cole that this issue should be addressed. Cox said to leave the cap and Mayfield said to let the new hire decide. Muth summed up their decisions to approve the COLA at 2.2%, leave salary schedule as is, and frozen people OK. Duncan-Cole said she needs to put in a salary number for her job replacement in the budget, even if not finalized. Masco suggested inputting $80K...this will be a change to the salary schedule.

Woodrich said there is some training in Walla Walla that he wants to attend and he would like to it to be recognized that it is included in his contract. Council had no objections.

UNEMPLOYMENT FUND
Duncan-Cole said the city is self insured with no claims for seven to eight (7-8) years. The judge is the only person not eligible to claim unemployment. Duncan-Cole reported that the City currently has sufficient funds cover two (2) claims. Weissfeld asked if she thought that was enough. Thomas discussed law suits and unemployment issues. Muth clarified for Thomas and said we have insurance for wrongful discrimination. Masco said to leave it alone at two (2) claims and hang onto the packets given to them for future review.

EQUIPMENT FUND
Duncan-Cole reminded council that the Equipment Service Fund is an internal service fund where charges are made to the different funds based on hours worked by field staff. The charge per mile (@$4.10) is allocated to each fund based on the hours worked. In 2013 there were less miles driven and revenues were down. If the pattern continues for the next three months we may see a minor increase in per mile charges. Operating budget looks ok with insurance costs decreasing as the hit of new vehicles slows down.

Duncan-Cole moved on to the update of the Equipment Services portion of the Capital Facilities. There were no major capital purchases made in 2013 with the Public Works Director holding off on the replacement of the mid-size truck until the State completes negotiations on a contract. The bad news is the brush mower
and the asphalt roller are currently not operable and demanding additional service time. She suggested that the city could explore with North Bonneville a joint purchase of the roller since it is not used very often. Thomas asked what was owed on the sweeper. Duncan-Cole said $11K+.

She also reminded council that eventually we will need to find a new home for the equipment services as the sewer plant expands. Duncan-Cole said some equipment is under cover and secure, but this is an unfinished task.

Mayfield asked if the city was selling property. Duncan-Cole said the only possibility would be Gropper Park, but this property was a gift and the city needs to see what the regulations are for the gifted property. Weissfeld said that Rick & Julie May purchased property by the school and asked if perhaps the city is willing to trade properties.

**OTHER**

Council had no objections to staff pursuing engineering for Quad Zone.

Weissfeld said she attended two (2) county solid waste meetings and there is nothing to report. They are revising their manual to reflect state guidelines.

**ADJOURNMENT**

Meeting was adjourned at 8:50pm

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Frank Cox, City of Stevenson Mayor

Mary Ann Duncan-Cole, Clerk to Council

Minutes by Melissa Anderson