MEMBERS PRESENT  Karen Ashley, Glenn Morris, Shawn Van Pelt, Paul Hendricks

STAFF PRESENT  Ken Woodrich, Ben Shumaker

PUBLIC PRESENT  Philip Watness, Valerie Hoy-Rhodehamel, Leana Johnson, Daniel Webb, Ken Daugherty, Ken Wieman

Preliminary Matters
1. Public Comment Option  Hendricks chose Public Comment Option #2
2. Minutes  Morris moved and Van Pelt seconded to approve the minutes of July 14, 2014 as written.  Motion approved unanimously.
3. Public Comment Period  None

New Business
   Woodrich went through the Appearance of fairness. No appearance of Fairness disclosures were given by the Commissioners and no challenges were received from audience members.  Woodrich passed the commission.  Shumaker explained that on July 17th a completed application was submitted, the applicant had since been in the Alaskan Wilderness when staff had been attempting to contact them on three key issues with their proposal: Fire suppression sprinklers, onsite/off street parking, and water/sewer rate structures. The Planning Commission is requested to postpone review of CUP 2014-02 until staff and the applicants can meet to ensure that the proposal would be a green light on the applicants’ end when the issues are considered.  Woodrich said this will be a continuation, reconvened at the next meeting.  
   Ashley made a motion to continue discussing CUP 2014-02 for “Hatten Bed & Breakfast” until the next regular meeting with a 2nd by Van Pelt. Unanimous Approval.

5. Commission Vacancy Interviews
   Valerie Hoy-Rhodehamel moved here a year ago with her husband and three (3) children. Last year she joined the Fire Department with her son. She owns property on swift reservoir. Her background is working as a Fish & Wildlife officer and as a Oregon State Trooper. City ordinances are new to her. She lives outside of the city limits but considers herself as living in Stevenson. 
   Leana Johnson moved to Stevenson two (2) years ago, she has lived in the Gorge since 2005. She was on the White Salmon city council from 2008-2010. In 2011 she became clerk treasurer for the city of White Salmon. She is aware of many issues, such as boundary line adjustments, annexations and various planning issues. She was in the Peace Corps and is the Eagles Auxiliary Treasurer. She said you can’t complain about community if you are not involved.  
   Morris said the commitment is once a month, and asked her if that was
reasonable. Hoy-Rhodehamel asked how long meetings are typically. Morris explained that the bylaws say the meetings should end by 8:30pm. Hendricks said the commitment can be difficult even though it’s once a month. Ashley explained that the time commitment isn’t always just the meeting, sometimes there are training sessions. Shumaker said there is also review time prior to the meeting. Hoy-Rhodehamel wanted to know if there is discussion prior to the meeting. Shumaker said he can answer questions that come up during Commissioners’ review. Johnson said that she is involved with the White Salmon shoreline development. She explained that it is a two to three (2 to 3) year process, they received a grant and she is the key person for the grant. Their comp plan was updated 2011 and it’s already out of date. They worked with the county on urban growth, during the process they were in a water moratorium and after approval, no more water moratorium. Ashley asked if there was anything that would pose a conflict. Johnson said her work would be complimentary, a different prospective. Ashley asked Hoy-Rhodehamel the same question; nothing that comes to mind she said. Van Pelt asked Hoy-Rhodehamel about her property. She said she has a Lot on Swift Reservoir and Pope Resources is looking to develop cabins up there. Of issue to her is that Fire District #6 cannot handle the additional cabins.

Hendricks said the executive session will be a ten (10) minute session beginning at 6:30pm. Commission will discuss the open position on the planning commission.

Executive Session opened at 6:30pm

Meeting reconvened at 6:40pm

Morris made a motion to recommend to the City Council the appointment of Hoy-Rhodehamel to serve on the Stevenson Planning Commission, with a 2nd by Van Pelt. Ashley and Hendricks were opposed. Woodrich explained that due to a lack of action by the planning commission the applicants would go to city council for consideration. Morris made a motion to recommend to the City Council the appointment of Hoy-Rhodehamel to serve on the Stevenson Planning Commission, with a 2nd by Van Pelt. Ashley approved, Hendricks remained opposed. Hoy-Rhodehamel recommendation will move on to the city council. Shumaker told Johnson that they are looking to fill a position on the board of adjustment.

Old Business
6. Rezone

Tabled until proposed subdivision is reviewed

Rezone recommendation (after subdivision review) Shumaker discussed rezone with planning commission. Staff recommends that planning commission recommend the sewer line be extended within Foster Creek Road before the rezone takes effect. Dedication of roadway is easier on plat than filed separately. Staffs recommendation is the sewer line. Van Pelt asked about right of way easement and Shumaker said not impossible, but easier to do on the plat.

Ashley made a motion that city council adopt a resolution of intent to rezone from SR to R1 subject to extension of sewer line as generally depicted in “Sunstone One at Skamania” plat within Foster Creek Road with a 2nd by Hendricks. Morris opposed all others in favor. Motion carried.
7. **Subdivision Proposal** SUB2014-01 for “Sunstone One at Skamania”

Public Hearing Opened at 6:32pm

**Appearance of Fairness Disclosures**

Woodrich went through the appearance of fairness. No appearance of Fairness disclosures were given by the Commissioners and no challenges were received from audience members. **Woodrich** passed the commission.

**Presentation by Staff**

Shumaker presented/discussed the written draft changes in the conditions since the last meeting with planning commission.

**Applicant Comments**

Webb thanked city staff and the city engineer and presented written responses to preview hearing’s discussions. One condition discusses a road modification request and they have discussed it with the engineer. They weren’t aware the city engineer needed to review. Their engineer and city engineer are now working together on this. He has responses here, he wants to go over concerns that were brought up in the last meeting (applicant provided a handout). He read and addressed each issue. **Morris** asked Webb how they market their properties. He said with real estate professionals and out of state companies. He has discussed the project with out of town builders. **Morris** is concerned about access for the fire department, and the ability for an engine to turn around. **Woodrich** said there is no reason that planning commission cannot bring this matter up to the Fire Department.

**Proponent comments**

Ken Daugherty Manager at Skamania Lodge said they support the project. They have a concern with the waiver in the CC&R’s but that is being addressed.

**Opponent comments**

Ken Wieman lives adjacent to property downhill from the proposed project on tax lot 700 and would like to address a few issues. He said the road alignment is a concern he has with Foster Creek Road. He wanted to voice a concern about Foster Creek Road, impeded by elevation both horizontal and vertical and is not conducive to heavy traffic. He would like to know if this will change the traffic patterns. He wants to raise comments, as a down streamer, as the Lodge’s drainage goes by his property. He heard comments about water quality and quantity. He said the area is wooded with little or no development so he is trying to wrap his head around how this would improve the aesthetics. He wants clarification on the waivers to CC&R’s. **Woodrich** said in the proposed development neither the Lodge nor the city is responsible for damage from golf balls. **Wieman** said that is not pertinent to him. He asked about sewer line feasibility, and a definition of lower end verses higher end housing. He had a question about the ten (10) homes; he wants to know what the financial disclosure is. He asked how many homes do they need there to expand the sewer. He asked if the rezone is only pertaining to this area.

**Applicant’s response**

Webb, Terra LLC said regarding the sight distance curvature of road, the Public Works Director visited the site and measured the site distance and its well within. **Wieman** is concerned about Foster Creek Road, as it has limited sight distance. **Webb** said additional land, but not to realign it, so they have a full sixty foot (60’) right of way. He said it will just be a dedication of land, not improvements
on Foster creek road, with the exception of the street light area for storm sewer. **Woodrich** explained what an L.I.D. (Local improvement district) was to **Wieman**. If there is a problem the city can make improvements to the road, as long as property owners don’t object they can put the cost back to the owners who benefit from it. He said they are dedicating the width so if the city had a need to they could. **Wieman** said the quality of water needed to be addressed. **Webb** said they have addressed all those with the city and there is a full water plan. **Hendricks** asked if the sewer with only six (6) lots couldn’t do the project. Spreading the cost over a large amount of purchasers, it seems high end residents would want larger lots. **Webb** said this goes back to the zone change. He said for example; throw the zone change out the door. They develop six (6) lots, with no sewer extension and sell to six (6) property owners, next year you get six (6) more rezone and repartitioned. He said they can’t build an upper subdivision with any chance of that happening. No one wants to know that their neighbor could cut up the lot and put a house up next to them. He said what if a builder bought all the lots and wants to rezone/reconfigure, you’d have to go through this again. **Webb** said it should follow the comp plan. A discussion was had about the zoning and the comp plan was had among the planning commission and **Shumaker**. **Webb** explained to **Wieman** about the division of lots in an R1. **Wieman** asked what the maximum potential you could have with and without a zone change. **Webb** said the number of lots is not the point. It’s not a monetary number they came up with; it’s the integrity of the subdivision zoning and lot size.

**Staff Responses**

**Shumaker** discussed the neighbor issue and conditions on providing waivers. He wanted to include a draft considering 1B; copies of disclosures and waivers to the golf course. The city wouldn’t bear liability from adjacent property owner and use. He mentioned that the property owner did come to support the project this time. The private road is addressed under findings of fact, add a finding there, saying overly steep road grades and fire apparatuses. He said they do have grade requirements. Foster Creek road and alignment, points to several conditions that are there. Condition 31 talks about frontage improvements for Foster Road, lights, drainage ditch improvements, and dedicate the right of way the city requires. Condition 51 and 52 are also part of that discussion. He discussed L.I.D. to pay for improvement; any subdivision owner will participate in this L.I.D. They do that in part due to roadway curvature, as it may change. **Shumaker** discussed delivery of quality drinking water. He said the storm water analysis has been done, and conditions 17 and 19 discuss this. Their engineers have to meet the city engineers approval criteria which hasn’t yet been granted, but must be before construction begins. Justification in the report is not there, but before this is approved the application must take care of this. **Shumaker** addressed Wieman’s statement about stormwater from the Lodge, saying the City has no authority to require this applicant to treat runoff from a third party. Any stormwater impact the Lodge is creating should be addressed by the Lodge, not the applicant. Aesthetics he had no comment. **Wieman** asked for clarification on aesthetics of the design overlay. **Shumaker** described Stevenson’s Zoning Code that addresses the aesthetics within the R3 design overlay is for multifamily. The R3 District and design overly do not extend farther west that Iman Cemetery Road. Even for properties within that District, the regulations only apply to multifamily development property, and would not apply to a single family proposal like this one.
Commission Questions  None

Public Hearing Closed at 7:52pm

Commission Discussion opened 7:52pm

Morris is confused about Ken Daugherty’s change of heart regarding supporting the proposed subdivision. The plan calls for seven (7) houses along the golf course, two or three (2 or 3) along the course that aren’t visible. There was a discussion about visible housing from the golf course. Ashley said the applicant has addressed the Lodge’s concerns regarding buffer. Regarding the emergency vehicle turn-around; Hendricks and Van Pelt said if the fire marshal approves the plan they would agree with his expertise. Webb was recognized to speak and said six (6) homes would back up to the golf course. Van Pelt wants to discuss more. Woodrich said the RCWs give the development seven (7) years to complete. Shumaker said it is contingent on the rezone. If the city council accepts planning commission’s recommendation, it is contingent on the rezone resolution and fulfillment. There can’t be a subdivision without a rezone. We will talk about the rezone and the items that must take place before the rezone takes effect. Staff recommends sewer line extension at a minimum. Hendricks has the same concern; subdivisions like Chinidere that aren’t completed or sold. Woodrich said your decision has to be based on the standards of your code. Van Pelt said given that, he thinks the rest of it looks complete. Van Pelt made a motion to approve SUB2014-01 for “Sunstone One at Skamania” with a 2nd by Ashley. Morris opposed all others in favor. Motion carried.

8. Bylaws

The change is on page 2 of 8 article 1 section A. Proposed change limits at-large residency requirement to Skamania County, instead of previous statement which did not provide a residency requirement. Morris moved to change the bylaws to reflect the at-large position requirement that they live within Skamania County with 2nd by Ashley. Unanimously approved

Staff Reports

9. Building Permit Update

Three (3) more since last time, duplex being built on Frank Johns Road. Forty six (46) total applications so far in 2014, nine (9) for signs, one (1) new residence, one (1)duplex, zero (0) new commercial/industrial structures

10. WRIA 29A

WRIA process; this is something the city has been working on since 2001 and has been reinitiating to facilitate the review of water rights applications. The PUD is concerned about water rights for the future; they want additional rights and sources of water. The City has plenty of water rights currently, but will need to take actions in the future to stay ahead of the curve.

Discussion

11. Commissioners’ Updates  None

12. Thought of the Month

Xeriscaping (Zero-Scaping/Dry-Scaping) discussed low water plants. A Clark County pamphlet was provided for review. Link to webpage for native plants of Western WA.
Adjournment

Meeting adjourned at 8:27 pm.

Approved_____; Approved as Amended _______

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Paul Hendricks, Chair  August 11, 2014

Minutes by Melissa Anderson