CITY OF STEVENSON
PLANNING COMMISSION MEETING MINUTES

Monday, February 9, 2015

MEMBERS PRESENT Paul Hendricks, Karen Ashley, Shawn Van Pelt, Valerie Hoy-Rhodehamel

STAFF PRESENT Ben Shumaker, Nick Hogan

PUBLIC PRESENT Joe Birkenfeld, Brian Birkenfeld, Mary Repar, John McSherry, Bernard Versari, Michelle McConnell- Shorelines Planner for Department of Ecology

Preliminary Matters

1. Public Comment Option Hendricks chose Public Comment Option #2

2. Minutes Van Pelt moved and Hoy-Rhodehamel seconded to approve the minutes of January 12, 2014 as written. Motion approved unanimously.

3. Public Comment Period Repar would like an internet utility, she wants to see a paradigm shift in the way this infrastructure is provided. She would like planning commission to take this on as they attempt to grow and develop the community. McSherry said he worked on internet utility in 1999 quite a bit with the port district and the PUD. The Northwest Open Access Network (NOA Net) brought fiber optic into this community. He said they did a plan in 2000, and all items came to fruition. He said if you want to get things to your door there are grant funds currently out there to do that.

Old Business

4. Shorelines Program Update

Michelle McConnell, Shorelines Planner for Department of Ecology presented Updating the SMP, New Opportunities in Shoreline Management. She discussed SMA (Shoreline Management Act) RCW 90.58 and said that the City of Stevenson has had a plan since 1974. She gave an overview of State expectations. Shumaker briefly discussed SMA – GMA integration (Growth Management Act). He said the GMA (Growth Management Act) only deals with critical areas of wetlands and habitats, critical aquifers, regulations are environmental based. He explained that the SMA (Shoreline Management Act) is much broader and considers what the human needs are. Much more of a balancing act between human needs and shoreline needs.

Shoreline Jurisdiction was discussed. McConnell said that Shorelines of the State is an umbrella term and what is included in that is Shorelines, Shorelines of Statewide Significance and Shorelands. She explained that 200 feet is not a prohibitive buffer, it’s a jurisdictional distance where certain regulations apply. Repar asked why Kanaka isn’t a part of that. McConnell said it doesn’t meet the mean annual flow threshold. Repar asked if they have to know their watershed and all the waters in their watershed. McConnell said yes, but only to the extent described in the Guidelines. McSherry asked if the Columbia River is a Shoreline of the State. McConnell said yes. Rock creek and Rock cove are shorelines; Shoreline of Statewide Significance is the Columbia River. SMP
Update process discussed, she directed everyone to the City’s Shorelines website (http://ci.stevenson.wa.us/shorelines).

No Net Loss (NNL) was explained by McConnell. Collectively maintain today’s existing baseline conditions, and improve but not a return to historic conditions, achieved at program and project level. The basic equation is PROTECTION +MITIGATION+ RESORATION+COMPLIANCE = NNL.


**Review and approval of Updated Public Participation Plan**

Shumaker presented the Stevenson Shoreline Public Participation Plan Update. He explained that it is basically the May 2012 version with three (3) updates:

1. Local and General advisory Committees; McConnell believes that these can lead to distrust. Shumaker wants to collapse those two (2) groups so information is flowing seamlessly. It is also easier on staff to only communicate with one group.
2. Clearly laying out public involvement, item 6.0 Phase-By-Phase Public Involvement
3. Added a section in 2.0 Public Involvement Strategies that describing the strategies; maintaining clear records, how we are spending DOE grant funds, etc.

Shumaker said the new website is up to date, see the shorelines section.

Hendricks said he would like to maintain his position on the advisory committee.

Hendricks moved to approve the Stevenson Shoreline Master Plan Update with a 2nd by Ashley. Unanimously approved.

**Review and acceptance of Preliminary Shoreline Jurisdiction Map**

Shumaker said there are two (2) types of optional areas; wetlands and landslide along rock creek. The map also includes yellow overlay pre-designation. If the city annexes land along the shoreline master plan they can pre-designate them give clarity to shoreline property owners, and streamline annexation processes. Also this allows the time period to be seamless. Shumaker said that there is a disclaimer on the map stating the boundaries are approximate locations. At the time of application the shoreline jurisdiction will be decided. Brian Birkenfeld asked about landslide areas. Shumaker said this is based on a map done by a geotech which occurred in 2007, so the extent of the landslide(s) may have changed. Shumaker said the intent is that this is preliminary jurisdiction. Final jurisdiction and inclusion of optional areas will be determined during the public process.

Hoy-Rhodehamel made a motion to approve the Preliminary Jurisdiction Map with a 2nd by Van Pelt. Unanimously approved.

**Introduction of Draft Inventory & Characterization Report sections**

Shumaker made it clear that this is a draft and he laid out the plan to review and complete. Versari wanted to know what type of communication Shumaker wanted. He said email, phone calls, meetings and workshop environments. Repar asked if she could get info on USGS, Shumaker said they haven’t
reached out to them a great deal but they are relying on online databases and the LIDAR they had done awhile back. Shumaker addressed McSherry’s questions about sections three (3) and four (4) as coming in the next months. Repar would like to see a matrix relating the SMP update to the Comprehensive Plan. Shumaker said the comp plan is briefly mentioned and part of the SMP is to determine what other city plans and regulations should be amended. Shumaker urged the Commission and audience to ask questions and provide feedback on the draft document.

5. Zoning Workshop

ZON2015-01 (Chickens)-Planning Commission reviewed potential public involvement activities and current prohibitions against chickens from the Zoning Code. There was a discussion about the limited amendment process. Repar said more and more people want chickens and she doesn’t see any problem with it. She doesn’t want to see it turn into a negative, and recommends focusing on positive aspects of the options available. Hendricks will work to modify the Chicken Zoning Code language and present for review at the next meeting. No special public involvement activities were deemed necessary.

Staff Reports

6. Wayfinding Signage

The City’s Public Works Department has installed the first phase of Wayfinding Signs around Downtown and Rock Cove. There are about twenty (20) signs being installed. The same grant that paid for the signage is paying for the trail construction by the Lodge. Planning Commission asked if there were Grant Signs to post so that the public knew who paid for signage and trail construction. Shumaker has a press release going out in March. There was a discussion about decorating the wall exterior. Shumaker said the first design phase wanted basalt facing but it was too expensive. He mentioned a community contest for decorating.

7. Building Permit Update

Last Meeting there were zero (0) total, and this meeting there are six (6) total.

Discussion

8. Commissioners’ Updates

Ashley reminded everyone there is a free meal Thursday at the Methodist Church. Also there is a Mardi Gras Fundraiser at the Eagles which supports the local music program purchase band instruments.

9. Thought of the Month

What will set Stevenson apart? Van Pelt expressed that it is our responsibility to draw people into the community. Ashley said that is a big reason why they had the comp plan address this. She said planning for waterfront is a big thing. Shumaker discussed Zoning Theory differences between “use” and “form” regulations and that the Planning Commission may decide that one or the other type of regulations are overly burdensome for applicants and want to pare them back. Van Pelt wanted to see the Planning Commission be a positive force drawing people to the community instead of scaring them away with permit processes and conditions.

Adjournment

Meeting adjourned at 8:46 pm.
Approved_____: Approved as Amended ______

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Paul Hendricks, Chair

Minutes by Melissa Anderson