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

STAFF PRESENT  Ben Shumaker

PUBLIC PRESENT  Rick Jessel, Mary Repar, Judith Lanz, John Mobley, Jay Larson, Jonathan Arp, Eric Allen

Preliminary Matters
1. Public Comment Option  Hendricks selected Public Comment Option #2.

2. Minutes:  Hendricks moved and Van Pelt seconded to approve the minutes of May 11, 2015 as-written. Motion approved unanimously.

3. Public Comment Period  Jessel said he didn’t get an email about this early meeting time; he would like to get the information ahead of time.

New Business
4. Conditional Use Proposal: CUP2015-01 for Parking Lot in the C1 Commercial District

Public Hearing 5:30pm  
Shumaker let Planning Commission know this is Quasi-Judicial and also went through the Appearance of Fairness. He asked if anyone had any exparte communication or financial interests, or any other items that would keep them from being fair. Van Pelt disclosed that he is the contractor to install the parking lot for the applicant and that he has a financial stake in the outcome. He said if he is allowed by the rules to vote he will. Van Pelt was challenged by the public. Lanz said anyone with a financial interest should abstain from voting on this matter. Repar said she agrees with Lanz, for the sake of appearance and the quasi-judicial process that Van Pelt should not vote. Van Pelt said given the two (2) challenges he will not vote. Shumaker reminded everyone that a quorum would require three (3) votes to grant or deny.

Applicant John Mobley owner of A&J Select Market presented his proposal. He said this is a parking lot with fifteen (15) spots, and asked for planning commission to review the plans attached. It’s for employee parking and will not be paved. Morris asked if any part was paved. Mobley said maybe a portion; access will be off the A&J parking lot site. Ashley said they would go along the west side of A&J parking lot. Hoy-Rhodehamel confirmed that the road and the parking won’t be paved. Mobley said the parking lot will be gravel and the reason for gravel is due to the slope. Mobley said it does have an area for a future warehouse, but that is not being built at this time. Shumaker made the presentation by staff. He said the parking lot is not associated with principle use; it is a vacant lot and is conditional use. The draft conditional use permit proposes eight (8) conditions of approval. It is only valid for the applicant, they must comply with permit, before and during construction applicant must work with planning to screen/fence area from the public, cannot be more than twenty (20) spaces, the applicant must consult
with the public works director for sewer, must consult with the public works director regarding stormwater impacts, must have a ten foot (10’) asphalt apron to prevent gravel migration, and isn’t approved for the sale of vehicles.

Public Hearing: 5:44pm

Jay Larson introduced himself as living at 370 SW Vancouver Ave. She is concerned about foot traffic, as well as the lack of vegetation. She said that trees were removed and there is more foot traffic since they were removed. She said the noise level has gone up considerably, and the lights are brighter as well. She said that every time she drives by there, the hill is moving down and wants to know what is going to be done to preserve the hill.

Jonathan Arp lives right behind Larson and he is concerned about traffic. He said he saw a reference to fencing, if it is fenced properly it needs to be down behind Dave Nail’s place. He wants to put up a no trespassing sign.

Judith Lanz, introduced herself as a neighbor to Larson and Arp, she said that this project abuts up to her lot. She is concerned about her safety. She said that parking lot will open up the area and people will pass through her lot to get to Vancouver Avenue. She said the neighborhood was established way before all this. She would like to know how they will assure the neighbors’ safety will be protected. She said it looks like that must be satisfied per items one (1) and three (3) of the conditional use process. She said that when they vote, they need to be able to assure our public health and safety will be preserved. Eric Allen introduced himself as living at 374 SW Vancouver Avenue. His concerns are light pollution, intrusion by foot traffic, vehicle traffic, loitering, security, and landscaping. He would like to know what reassurances can be provided that people aren’t going to loiter along in the parking lot. He doesn’t want it to be a public area, he wants this secured for their households. He also said that the landscape is moving, and he wants to see a detailed list of plants that will be put in to prevent moving of the ground, as well as an artist rendering. He is concerned about pedestrian and vehicle traffic. Repar said she hopes our dark sky lighting is part of the plan as that would address any light pollution concerns. She asked about parking access. She also asked if there was a live spring from the slope, she noticed bales of hay had been put in that area. She hopes the landscaping issues will be adhered to as in comp plan. She has a concern about foot traffic. She said she hopes the slope issue is addressed, because of frequent movement. She also hopes the gravel used is sealed to avoid dust scatter due to lack of rain. Lanz wants to know how noisy this project will be and if the truck traffic exceed allowed noise levels. Hendricks summarized the issues that were discussed by the public for everyone.

Mobley said that the landscaping will be addressed. He wants the area to look nice, as it is a part of the store. He doesn’t want the cars to be seen by the roadway. He said he doesn’t like the foot traffic either, as any falls that may happen they are liable for; he asks people not walk there. He said that lighting is a safety issue and it will be maintained as well as a camera security.
Hendricks recessed the meeting at 5:59pm and announced that the Public Hearing would reconvene at 8:15pm in City of Stevenson building. The Planning Commission changed location for a visioning workshop at the Stevenson Library.

Old Business

5. Shorelines Program Update: Visioning Workshop held in Stevenson Library

6:08pm Start Stevenson Public Library

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

STAFF PRESENT Ben Shumaker

WORKSHOP PRESENTERS Scott Keillor and Ethan Spoo with BergerABAM

PUBLIC PRESENT Karin Ditzler, Laura Mills, Kristi Versari, Bernard Versari, Mary Repar, Rick Jessel, Casey Roeder, Scott Anderson, John McSherry, Leonard D. Collins Sr.

Shumaker introduced himself and the Consultants from BergerABAM as Scott Keillor and Ethan Spoo. The Shorelines Grant from DOE includes a planning process involving existing conditions analysis, envisioning the future, and development and adoption of regulations and administrative provisions. This workshop is a key part of the visioning phase. Keillor explained the breakout sessions one for Rock Creek/Cove and one for Downtown/Columbia. He also discussed the SMP Program Process. Spoo said we need to update the shoreline master program to meet new state guidelines that came out in 2004, called No-Net Loss. The existing program is from 1974. He discussed NNL (no net loss); preserving the existing shorelines, restore degraded functions, and mitigation of developments. He also discussed the shoreline jurisdiction in Stevenson, use priorities: water oriented and non-water oriented. Visioning Focus areas were discussed, shoreline uses, and optional jurisdictions will be discussed.

Shumaker discussed Stakeholder interview summary. He reached out to specific stakeholders, economic development, recreationalist, environmental concerns. So far he is hearing we have a lot of public access, we are a river town, also identify there are opportunities to connect more. The general sense is that the waterfront is underutilized. Not very many people were happy with rip rap slopes, as they don’t facilitate public access or habitat needs. They want to connect current activity centers and add restaurants while finding better places to put industrial areas. Stevenson has a lot of land movement, sedimentation of water ways, climate/windy climate.

Breakout sessions began at 6:30pm to discuss Rock Creek/Cove and Downtown/Columbia.

Group 1: Collins, McSherry, Repar, Morris, Van Pelt, Hoy-Rhodehamel, Ditzler, Anderson

Group 2: Hendricks, Roeder, Jessel, Ashley, Versari, Versari, Mills

Rock Cove
Group 1 presenter was Scott Anderson. The key points his group came up with were: use more fishing, kayaking and access, stick with non-motorized in the cove, find a way to watch wildlife area to view wildlife, find a way to get the silt out of the cove, biological rehabilitation of the cove, fairgrounds better access to the water, a way to turn outcroppings into an island, improve the boat launch that is there, water stations around cove, 6 acres for sale, commercial development hotel, boat access, recreation, get rid of geese, increase trails and access that we do have so you can get from cove to port, balance commercial verses private, decrease set back or buffer to facilitate development, potentially the old Co-Ply site usage as a marina since it would be the first place for fuel between Portland and Hood River

Group 2 presenter was Paul Hendricks. This group doesn’t want any heavy polluters in the cove, they like the idea of the community center, more recreation more non-seasonal activity in the winter, kayaking, boutique lodging, brew pubs, shopping, dredging improving the water quality to safely swim and kayak, make water access easier, avoid noise with non-motorized, personal drones restricted, buffer minimalized, discussed trail, cable park

**Columbia River Frontage**

Group 2 would like to see easier access to the water, boat or foot traffic, trails from pebble beach east needs improvement, and better ADA access, invasive species aquatic and terrestrial, Port owned building needs aesthetic improvement, less heavy industry and more retail, Teo Park needs shelters, gazebos, barbecue pits, Bob’s Beach pilings in water need to be removed, Leavens Street rock pile, housing across from the port needs tidying up, parking should be on other side of building

Group 1 discussed the sinking boat house upon the entrance to town, make it a commercial waterfront, transition, trestles, foot bridge on BNSF bridge, better signage to attractions, adding a farmers market or artist market for when people come off of tourist boats, Tichenor building needs esthetical improvements, master plan includes gathering spaces and amphitheater, discussed train noise, access, discussed the new cidery that has a lot of truck traffic and is Russell Street wide enough to handle deliveries, facelift of the road, additional parking will help but on a busy day what are we going to do for parking, getting older crowd up the hill, pebble beach east needs a better path, there is an 8-10 foot diving hole, needs better foot traffic, underpass is a narrow road with little room, establish a connection to the PCT to entice hikers to our waterfront

**Keillor** gave a summary of the shoreline vision that the groups came up with. He will bring the summary through Shumaker and finish up. Shumaker said the next steps are to finish up final draft and by next meeting vision process summarized and then focus on goals.

**Recessed at 8:04pm.** The Planning Commission changed location and returned to City Hall for the remainder of their business meeting.

**Meeting reconvened at 8:15pm**

**Conditional Use Proposal: CUP2015-01 for Parking Lot in the C1 Commercial District**
Shumaker went through the Appearance of Fairness again due to a break in the meeting. He asked if anyone had any exparte communication or financial interests, or any other items that would keep them from being fair. Van Pelt having already recused himself from the matter did not participate. There were no communications, financial interests or any other items from planning commission and no challenges from the public.

The applicant addressed items of concern by the public. Ashley asked about the stacked rock and the slope. Van Pelt said there is no stack rock in the plan at all and that ecology blocks will be used. This is how the slope will be dealt with and the back wall is poured concrete. Mobley said nothing can be done with the back wall until a building is put in. Van Pelt said the back wall of the retaining wall has not been cut and there is very little retaining wall. Mobley said there has always been foot traffic in the area and there was more going on then you can tell now. This was evident from the amount of garbage, a tent and trails that were there. Shumaker said that adults will access this due to being a clear cut path. Hendricks laid out options to either facilitate pedestrian access or block pedestrian access. Mobley favored blocking it but asked why he would be responsible for that. He felt that it shouldn’t be his financial responsibility to block it as it’s always been there. Morris said that the Nail property is a large field, so the public may use it for access. Mobley doesn’t want the public to access this way and he is willing to share in the cost but stressed that it shouldn’t be his financial responsibility fully. Arp said the people involved need to develop a cooperative solution and coordinate an effort to have a greater effect. Hendricks said a coordinated effort would be good. Lanz, Arp and Mobley were in agreement to this. Arp would like to see this formalized in some manner, and communicated with Nail, to which Mobley agreed. Van Pelt said that he has not seen any movement from the hillside. Arp said he is inclined to agree that the only slope movement is from pulling shrubs and also from heavy equipment. Arp said it is the ambient light that was a concern, not future light. The ambient light is due to the removal of the vegetation. Mobley said there will be lighting for safety of employees. Shumaker asked if they wanted to add night lighting to the conditional use, as there isn’t a requirement. Morris thinks we should put it as a condition of the permit. A brief discussion was had about an inlet to city storm water system. Mobley said there was a lake back there. Shumaker said the draft condition asks the Public Works Department to approve a stormwater plan. Mobley addressed traffic increases and said delivery schedules will be the same and occasionally use the parking lot. Arp wanted to know about the road, and Mobley confirmed it is for employees and warehouse deliveries only.

Shumaker said if they want to make an additional modification about landscaping to put it in draft condition #3 and say fencing and/or screening shall include appropriate landscaping. Hendricks feels that the business owner will address the landscaping; Mobley said he doesn’t plan to make it look ugly. He will let the other side grow back as needed and then go from there. The control of evasive species was brought up. Hendricks is concerned about invasive species. No conditions with landscaping were added. The Planning Commission addressed dust and noise concerns. Ashley said there is usually enough moisture to deal with the dust. There is
always noise with construction. Shumaker said the storm water plan will address the spring as well. Shumaker asked planning commission that with these ten (10) findings and nine (9) conditions whether they could state that the proposal will not endanger the health and safely in harmony and in conformity with comp plan, to which all said yes. Arp and Lanz said their items were addressed.

Public Hearing Closed 8:53pm

Ashley moved to approve, based on the finding of fact and with the condition of approval, the Conditional Use Proposal: CUP2015-01 for Parking Lot in the C1 Commercial District with a 2nd by Morris. Unanimously approved with 4 Ayes

Van Pelt rejoined the Planning Commission after conclusion of the Hearing.

Staff Reports

6. Permit Update

Shumaker announced that this Thursday at 6pm at the Hegewald Center there will be a town hall meeting about traffic

7. Thought of the month

There is a new business in town which has put up new signage on the corner of Columbia and 2nd street. Shumaker said the Planning Commission had explored partnerships with the SBA to convey sign advice. He asked if he should promote that concept for this issue. He said the City could initiate enforcement but cautioned against that to balance excessive regulation and business development. The Planning Commission thought it would be good to have the business community help address this issue.

Discussion

8. Commissioners’ Updates

Hendricks said that three (3) members of planning commission are running for higher office. Hoy-Rhodehamel for hospital commissioner, Hendricks is running unopposed for City Council and Morris is also running for a City Council position.

Adjournment

Meeting adjourned at 9:10 pm.

Approved_____; Approved as Amended _______

______________________________________________

Paul Hendricks, Chair Date

Minutes by Melissa Anderson