

PLANNING COMMISSION MEETING MINUTES

Monday, June 12, 2017

6:00 PM

Planning Commission Members Present: Scott Anderson, Karen Ashley, Valerie Hoy-Rhodehamel, Shawn Van Pelt. Excused Absence: Chris Ford.

Shoreline Advisory Committee Present: Mary Repar, Bernard Versari.

Staff present: Ben Shumaker

Community members present: Julie May, Rick May.

Call to order: 6:00 PM

PRELIMINARY MATTERS

1. Chair Selected Public Comment Option #1:

2. May 8, 2017 Minutes: Repar corrected that it was GSA for County, not Scott Pineo, as the engineer for the Grange Hall assessment.

ANDERSON moved to approve, with correction from Mary Repar; **VAN PELT** seconded; the motion carried; **HOY-RHODEHAMEL** abstained.

3. Public Comment Period: Repar reported she attended the Skamania County Planning Meeting where she learned some wells at the west end of the county are going dry. She said the City needs to pay attention to water; Kanaka Creek and Baker Road areas have water issues because of too many users and not enough water. She said this issue was brought to the County's attention 20 years ago.

NEW BUSINESS:

4. Shoreline Management Program Introducing Preliminary Changes to Inventory and Characterization Report and Skamania County Draft Shoreline Management Program

Shumaker reviewed the Department of Ecology's (DOE) requested changes to Chapter 3 of the Inventory and Characterization Report (ICR). He reminded that the Planning Commission of previous actions on this project, including the visioning workshop, which will allow the City to prepare the full Shoreline Management Program update. Skamania County is ahead of the City with its final draft completed. **Shumaker** stated his intent to use that as a framework and asked for opposition. He stated his goal to provide administrative provisions at the August meeting. **Versari** asked when the full proposal will go to city council. **Shumaker** said his goal is December.

Action Item: **Shumaker** said Ecology's main comments on the ICR was that the data are presented as is—no characterization. He wants the Planning Commission and Advisory Committee to help provide direction on what we will do with this info. The ICR is a 100-page document but he excerpted six pages for the commission. He asked each person to give him two ways that the City could use the information contained in the report. **HOY-RHODEHAMEL** asked for clarification; he pointed to existing examples in the text regarding white oak woodlands and culverts onsite. She also asked how this report would be used. Would a family with four kids buying a lot be given this 100 page doc?

Shumaker said the ICR is only to assist policy makers, but the Shoreline Management Program (SMP) will be another long document that will be useful for applicants. **Versari** asked if it will include critical areas and shorelines. **Shumaker** responded the City has to comply with DOE's regulations for within 200 feet of waterways. **Shumaker** said his intent is to refer to the critical areas ordinance for most critical area types. The exception would be for riparian habitat areas which he is hoping to merge with the Shorelines Management Program. **Repar** asked how this program could address water use issues. **Shumaker** explained that the SMP deals primarily with land use issues, and other actions taken based on WRIA (Water Resource Inventory Area) planning address water usage. He expressed reluctance to combine the two but stated that shoreline policies can deal with water quality issues like temperature regulation through maintenance of a tree canopy during development. Chapter 3 will address detail about how to use these areas.

Second action item: **Shumaker** asked for input about using the County's plan. **Repar** asked if climate change is addressed anywhere. **Shumaker** said not in detail. **Repar** asked when the last water study for drinking water was done. **Shumaker** said from ~2007 to ~2014 there was a gage in Rock Creek, taking stream flows for every 15 minutes. Meeting attendees agreed to base Stevenson's program on the County draft.

OLD BUSINESS

5. Zoning Code Residential Density: Minimum Lot Area, Townhouse and Condo, Manufactured, Modular & Mobile Homes, Other Topics

Shumaker reminded the commission they've seen a similar staff report before; but some new information has been added. Lot density and graduated density is described in terms of houses per acre by zone.

Shumaker discussed the four decision points. Currently, density per acre plateaus and then allowed density actually decreases in the R3 District where fewer houses per acre are allowed than in the R1 District. The proposed density tries to fix that, so it slowly goes up from SR all the way through R3. **Repar** asked what would be the practical impacts on people. **Shumaker** described a 10,000 sf lot in R3 would currently allow a four-plex; with the proposed change five units would be allowed; it doesn't regulate the size of the unit. Setback and height standards remain unchanged. **VAN PELT** asked why the one-acre lots are square. **Shumaker** speculated that it would be for ease land division if water and sewer was available in the future. After additional discussion, the Planning Commission agreed to the proposed increase in allowed density for the R2 and R3 districts.

Second decision point, Lot dimensions: **Shumaker** described the proposed changes to lot dimensions as necessary to accommodate the increased density proposed above and to add flexibility. The Planning Commission agreed to these changes.

Third decision point, Lot coverage: **Shumaker** described similar lot coverage changes to accommodate the increased density. The proposed change in the R3 Zone would allow maximum coverage within setback areas for townhome development. The Planning Commission agreed to these changes.

Forth Decision point, Townhomes: **Rick May** said it's good to allow townhomes to be sold individually, since prices are going up so much in Portland metro. **Shumaker** posed the question: does this fit in with Stevenson's character? He presented an email from Jim

Hunt regarding Stevenson's character. Repar noted the City's comp plan description of "small town character" should guide the decision making. **VAN PELT** requested changes from the draft townhome regulations based on the restrictive design requirements. After discussion, the Planning Commission agreed to remove certain draft sections and change the remaining design standards to guidelines. **ANDERSON** said he is fine with the proposal as amended; the commission concurred. There was discussion about CC&Rs. The City can only be involved in them to the extent of requiring that CC&Rs (if a developer chooses to form them) at least include certain basic maintenance items, but the rest is up to the developers.

Fifth decision point, Mobile Homes: The last update to this part of the Zoning Code was in 1992 when mobile homes (built before 1976) could've been only 16 years old and were allowed. The same category of homes would now be at least 41 years old. The Planning Commission agreed to prohibit new placement of

Sixth decision point, Modular (Tiny) Homes. **Shumaker** described Modular homes as like manufactured homes but where the state instead of the federal government does the inspection instead of federal government. The City's requirements for these state that they can have no independent running gear and must be on a permanent foundation). RVs are different from Modular homes but are being considered as dwelling units by the County. **ANDERSON** reminded that part of the culture of this new category is living "off the grid." There was discussion about septic systems and composting toilets especially for use in tiny homes. If a 400 sf tiny home would have to hook up to sewer, would the cost be too prohibitive? Currently, travel trailers as residence are only allowed in conjunction with construction of a home and subject to a six month time limit. There was discussion about tiny homes versus small homes. Affordable housing is a priority and at the same time keeping regulations fair for other sized home construction. It was determined this subject is more than just a land use issue and needs deeper discussion. **VAN PELT** noted a new category needs to be created just for tiny homes/small homes; this will require a lot more time.

MOTION: **ANDERSON** moved to approve the Residential Density Zoning Code amendment, subject to the changes discussed. **VAN PELT** seconded; all approved.

- 6. Planning Fee Schedule:** **Shumaker** presented a draft of the updated Fee Schedule, as an informational item only. He analyzed our fees compared to cities of White Salmon, North Bonneville, and Skamania County and concluded our fees are not a barrier to marketplace and in fact we are below the comparisons.

DISCUSSION

- 7. Staff and Commission Reports:** Planned Unit Development (PUD) Ordinance, Shoreline Substantial Development Application, Building Permit Updates, Kanaka Creek Road Construction Project, Missoula Floods
<https://wadnr.maps.arcgis.com/apps/Cascade/index.html?appid=84ea4016ce124bd9a546c5cbc58f9e29>

Shumaker reported that City Council reviewed the PUD Ordinance and received no

public comments; they'll review for potential adoption this week. The Port of Skamania waterfront fill project will ask the City for approval, and **Shumaker** will recommend Council does not send it to the Planning Commission. He reminded that building permit updates and construction activity will be back in his report next meeting. **ANDERSON**: requested this activity for the City and County. Council determined not to extend sewer to Kanaka Creek Road at this time. WEISFIELD is opposed by SEEHAFFER in this election; ANDERSON is unopposed but may be write-in candidates for mayor and council.

ANDERSON reported he resigned from the Chamber Board and Stevenson Business Association and will continue with the Stevenson Downtown Association. If elected Mayor, he will leave the Planning Commission in January.

8. Thought of the Month: PRES—Point, Reason, Example, Summary.

Shumaker shared a public speaking tip from training he's been attending (Rural Leadership Course). Activity: he passed out a blank card to each and asked meeting attendees to describe what topic they want the Planning Commission to work on next. The goal was to use the PRES method to make their point.

ANDERSON: parking and parking standards; parking discussions need to be a priority.

Shumaker: downtown corridor and Rock Cove area plan. Could be funded in part by County's receipt of an EPA grant.

VAN PELT: Tiny homes. It's a hot topic and it doesn't fit in any category; site-built homes that don't comply to IBC codes; issue won't go away.

Julie May: review code for allowing attached ADUs. More flexibility for changing needs of community; example: mix with category for tiny homes? Create more options for aging in place, keeping 20 somethings, etc. creates more stability in community.

Rick May: transportation corridors; create more flexibility in roadway codes and designs. We have sections where it's economically difficult, rather than going by book; example Del Ray. Affordable roadways that match needs of the area.

HOY-RHODEHAMEL: better use of water ways for public recreation. Attraction for guests and locals; Rock Cove. Issue Ben a shovel. ;-)

ASHLEY: design standards, whole idea of cohesive design of what this town is to look like, put **VAN PELT** in charge based on the transformation of the Red Bluff building. Activities happening haphazardly dilute the cohesion. Courthouse Plaza will be great but whole town needs to be included. Create reason for people to come back and use amenities, water access, etc.

Versari: theme of management plan, keep balance in looking at Shoreline Management. Plan between different uses of waterfront: commercial, residential, recreational, as it is already in the Comprehensive Plan. Make live and work there more enjoyable. He cited the recent improvements to Cascade Avenue as example. Improvements to Russell Street need to happen soon. Quiet zone.

Repar: adopt downtown design standards. Camas, Leavenworth, Ellensburg for examples. Camas has seating etc. People who want to spend time will spend money in your town.

ANDERSON: Stevenson downtown group—very interested in design standards. Walnut Park needs revamp, design committee is going to look at it. Funding could be attainable. Use as “model home.” Big River Grill working on it.

Meeting adjourned at 8:18 pm.

Approved _____; Approved with revisions _____

 Scott Anderson, Chair Date
 Minutes by: Julie Mayfield

Planning Commissioner Attendance

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	Jan	Fe	Ma	Ap	Ma	Ju	Ju	Au	Se	Oc	No	De
Anderson	X	+	+	+	+	+						
Ashley	X	0	+	+	+	+						
Ford	X	+	+	+	+	0						
Hoy-Rhodehamel	X	+	+	+	0	+						
Van Pelt	X	+	+	+	+	+						

+ = present; 0 = excused absence, — = unexcused absence, X = cancelled meeting