

PLANNING COMMISSION MEETING MINUTES

Monday, July 10, 2017

6:00 PM

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

Staff present: Ben Shumaker

Community members present: Rick May, Mary Repar, Bernard Versari.

Call to order: 6:00 PM

PRELIMINARY MATTERS

1. Chair Selected Public Comment Option #1:

2. June 12, 2017 Minutes: Versari asks for corrections to the meeting minutes on the Shoreline Management Program and his suggestion during the thought of the month. Modifications to two sentences are suggested by **Shumaker**. **ANDERSON** moves and **ASHLEY** seconds for approval of the minutes subject to the modifications discussed. Minutes from June 12, 2017 are approved without opposition.

3. Public Comment Period: Repar discusses cumulative impacts of density in relation to the carrying capacity of our environment. Water availability is a major concern of hers and this carrying capacity extends to the current discussions on Accessory Dwelling Units. She also addresses concerns she has with the May development, including the monitoring of compliance with wetland permitting and installation of driveways along the road frontage.

May responds that the wetlands on his property have been fully studied and all necessary permits have been received. He also addresses the number of driveways on the site and their purposes. **VHR** discusses the permit compliance roles of federal and state agencies.

NEW BUSINESS:

4. Short Plat Proposal (Morrison Short Plat) **Shumaker** introduces the unique proposal for a 2-lot short plat which. He recommends the Planning Commission bypass its review of this proposal which would reduce the total number of lots on the site. **SVP** notes that the proposed reduction of lots is counter to the Commission's recent efforts to allow creation of more lots and add density. **Shumaker** describes the City's current practices for lot line eliminations and the lack of a policy that would discourage them. He says that this proposal could be accomplished through a boundary line adjustment procedure, but the applicants have chosen to pursue it as a short plat to overcome surveying and legal description confusion. **Repar** expresses concern about the whether the surveying issues will impact neighbors and asks if neighbors will be notified. **Shumaker** says that they will be notified. **ANDERSON** ascertains whether a motion is necessary or if the Commission can provided consent-based direction. He then asks his fellow Commissioners whether there is a desire to review the project. There is not.

OLD BUSINESS

None.

DISCUSSION

5. Staff and Commission Reports: Shumaker reports that the City Council has passed the PUD and Residential Density changes to the Zoning Code, and the Ordinance will take effect 5 days from Wednesday. The Council requested increases to the Fee Schedule to match Skamania County’s fees. **Shumaker** also reports on the lack of progress made on the shoreline management program and describes his intent to bring a full updated Inventory and Characterization Report and a draft of the administrative/permitting changes for shoreline development. **ANDERSON** asks for clarification on last month’s homework and the lack of context provided in Chapter 3. The Planning Commission agrees that addressing Chapters 4 and 5 will be more relevant and add more value to the effort. **Shumaker** states that he has been working on the sewer system issues. He describes the data and financial issues as “sobering”. He concludes his report by stating that the City Administrator has submitted his letter of resignation.

ANDERSON discusses the need to reevaluate and develop solutions for Stevenson’s “Parking Problem”, which is hindering downtown and waterfront (re)development. He also brings up VHR’s stated desire to facilitate Tiny Homes. Meeting attendees then discuss which upcoming projects should be prioritized and how best to use staff time. The Port’s waterfront project is noted as a possible spur to align the City’s off-street parking requirements with the current inventory of parking spaces and options to add to that inventory.

6. Thought of the Month: None.

Meeting adjourns at 6:49 pm.

Approved _____; Approved with revisions _____

 Scott Anderson, Chair Date
 Minutes by: Ben Shumaker

Planning Commissioner Attendance

	2017											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Anderson	X	+	+	+	+	+						
Ashley	X	0	+	+	+	+						
Ford	X	+	+	+	+	0						
Hoy-Rhodehamel	X	+	+	+	0	+						
Van Pelt	X	+	+	+	+	+						

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