

**PLANNING COMMISSION MEETING MINUTES**  
**Monday, October 9, 2017, 6:00 PM**

**Planning Commission Members Present:**

Scott Anderson, Karen Ashley, Valerie Hoy-Rhodehamel, Shawn Van Pelt. Absent: Chris Ford.

Shoreline Advisory Committee members Mary Repar, Bernard Versari.

**Staff present:** Ben Shumaker.

**Community Members Present:** Rick May, Therese Stacy.

**Call to order:** 6:00 PM

**PRELIMINARY MATTERS**

- 1. Chair Selected Public Comment Option #1.**
- 2. August 14, 2017 Minutes:** MOTION: **VAN PELT** moved and **ASHLEY** seconded for approval of the Minutes; approved without opposition [September meeting was cancelled because of the wildfires.]
- 3. Public Comment Period:** **Repar** said she talked to **ANDERSON** previously about the grange hall, which is owned by Skamania County. She explained \$40k+ of state funds has been set aside for restoration four years ago and is still available. She is working to try to restore that building with the County. She expressed a desire to work with the local Main Street program. She is looking for someone to do the architectural work and looking for partnerships in the community.

**NEW BUSINESS:**

**4. Shoreline Advisory Committee Shoreline Master Program (SMP) Administrative Provisions.**

**Shumaker** presented an update on the Inventory and Characterization Report (ICR), Shoreline Environment Designations, and Cultural Resources. He encouraged the Planning Commission to submit comments to him on these as they have time to review the documents. **Shumaker** discussed the Biological Functions, in light of Department of Ecology's (DOE) comments.

**Shumaker** said he wants to move forward into the planning phase. The shoreline master program document is divided into seven chapters; the Commission has seen Chapters 1 and 2. This meeting they reviewed Chapter 3 Historical, and began characterization of the zones in Chapter 4 (which has some correlation to Skamania County's Chapter 5).

Four shoreline environment designations or "zones" are presented for consideration: aquatic, urban, natural, and shoreline residential. Chapter 6 changes the ordinary high water mark. **Repar** asked if the City is still locked in to DOE rules. **Shumaker** said the local program incorporates all DOE's specifics; from there local jurisdictions can add to it. **Shumaker** asked for comments from last meeting's work. **Versari** said the Program is very complex, and thanked **Shumaker** for his work. **Versari** stressed the longevity of this plan (50 years) and the importance of the Commission taking enough time to develop a complete review. **Repar** asked about the timeline. **Shumaker** said a preliminary draft and map should come out of this meeting; in the November and December meetings the draft plan should be fully reviewed; debate/review further. He hopes to have a draft ready for City Council for local adoption and then to DOE for the 30-day review period by January. **Versari** noted that Council will be focusing on

financial issues in December and that February would be better time to bring the plan to Council; all agreed. One final public hearing is required, but the Commission can hold more as desired. **Versari** said there should be a special meeting or two. **ANDERSON** suggested the Council reviews a preliminary draft in December, with the public hearing in February (**Versari** noted he'll be unavailable for January meeting).

**Shumaker** conducted an exercise: he read, from the draft DOE text, the purposes of aquatic, natural, shoreline residential, and urban zones, from most to least restrictive. In the exercise, the members of the Committee used colored highlighters to designate on their maps where each thinks the zones should be applied. There was discussion about each member's designations and reasoning for it. **Shumaker** recorded the areas and designations on a white board map. Highlights of the discussion:

**Repar** felt habitat degraded in Rock Creek Pond—aquatic. **VAN PELT** felt Co-Ply area urban/shoreline res/aquatic combo since it's prime developable property. **ASHLEY**: natural yet developing water oriented activities in Co-Ply plus area of Rock Cove toward park area. **HOY-RHODEHAMEL**: areas not armoured: Co-Ply and bridge all the way up Rock Creek. **ANDERSON**: R3 CR, BNSF Berm, more protection around islands. **May**: Rock Cove water oriented business. **Versari**: east of Pebble Beach as natural, west Pebble Beach to Port office as urban; west residential to Rock Creek bridge. West of that is riprap but natural. **Shumaker**: east of cemetery residential and urban up to Slaughterhouse Point, including RR berm. **Repar**: all Columbia River as natural.

Aquatic:

Rock Creek and Rock Cove

Shoreline Residential:

Co-Ply Area  
Rock Cove  
BNSF Berm  
R3 CR

Urban:

Co-Ply  
Downtown to R3  
Rock Cove  
Pebble beach to port office  
Shoreline to the west of Rock Cove  
Fairground

Natural:

Co-Ply area  
Fairgrounds  
Upper Rock Creek, past Piper Road  
Cove Islands, except Boy Scouts campout?  
East of Pebble Beach  
All Columbia River  
West bank through Angel Heights  
conservation easement  
Islands of the Cove: Natural. All agreed.

There was discussion about Single Family residential uses already zoned or planned for future residential uses—apply shoreline residential? It was decided to postpone this discussion till next meeting.

**ANDERSON** reiterated **Versari's** comment that a special meeting is needed to complete this very tedious task. Other chapters will take more time as well. **Shumaker** concluded to push out the deadline instead of holding a special meeting.

5. **2018 Planning Commission Work Plan.** Therese Stacy, daughter of local properties owner Bev Stacy, requested the Commission consider reducing the buffer zone for a marijuana business so she can make a long-term lease for one her properties. She said the new tenant would add additional jobs to Stevenson's economy. The address is: 25 NE Second Street. She said a reduction from 1,000 to 300 feet change for distance from schools and restricted entities is needed. **Shumaker** and the Commission concluded they will take this on and that it will require at maximum one to two Planning Commission meetings and Council meetings.

**Shumaker** reviewed some of the projects planned for completion between now and in 2018: Critical areas, clean water facility upgrades, transportation plan (with consultant support), conditional use reviews, second tier projects (zoning code residential/tiny homes phase 2, marijuana). Housing affordability hasn't really been tackled. Good progress has been made on the environmental side as well as water/sewer. Areas needing attention: downtown area, trails, recreation, transportation. **ANDERSON** would like to see affordable housing get more work. **Repar** suggested assigning a time limit to each topic at each meeting, and have materials for members a week ahead. **Shumaker** said he'll be prepared for affordable housing topic in the third quarter of 2018. Transportation plan is still a priority and now the marijuana zoning. Stacy is trying to rent it out so the sooner the better. **Shumaker** cannot take it on for November. **Shumaker** will add Stacy to distribution of Planning Commission meetings so she can be involved to help speed up the process. It was decided the December meeting is designated for marijuana zoning. **ANDERSON** requested more legible maps, break into three to magnify street names. **Shumaker** announced the "new" Comprehensive Plan will be five years old in 2018; he would like to update at some point and bring to Planning Commission in 2019.

**Versari** asked how to present comments on the Shoreline Plan and **Shumaker** said written comments are the best way to for him to review them and respond.

6. **SP2017-03:** Short Plat proposal. Two-lot in SR district, already developed with two homes (Atwell Drive). **Shumaker** recommends Planning Commission defers this to staff. It's the third short plat for this year.

MOTION: **ASHLEY** moved to approve delegating decision to staff; **VAN PELT** seconded. Unanimously approved.

**OLD BUSINESS:** None.

#### **DISCUSSION**

7. **Staff and Commission Reports.** Sewer System Upgrades, City Administrator

**Shumaker** informed that **Leana Johnson** from White Salmon is on her third week on the job as new City Administrator. Several subcommittee have been created to increase public involvement and develop solutions for the sewer system. Rate increase recommendations will be the subject of a hearing at next city council meeting. There will be a substantial rate increase recommended and an additional charge to high users. Consultants have been working with DOE to reduce the cost; numbers will be provided in a few weeks. There's a dialogue that exists now that didn't before. The growing pains are starting to be understood and reduced as well as understanding of the project requirements.

8. **Thought of the Month:** None.

9. **Development Permit Update:** see below.

Meeting adjourned at 8:26 pm.

Approved \_\_\_\_\_; Approved with revisions \_\_\_\_\_

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 Scott Anderson , Chair                      Date  
 Minutes by: Julie Mayfield

**Planning Commissioner Attendance**

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

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

