

## PLANNING COMMISSION MEETING MINUTES

Monday, February 12, 2018

6:00 PM

**Planning Commission Members Present:** Karen Ashley, Chris Ford, Shawn Van Pelt, Valerie Hoy-Rhodehamel, Matthew Knudsen

**Staff Present:** Ben Shumaker

**Community Members Present:** Rick May, Mary Repar, Bernard Versari

**Guest:** None

**Call to Order: 6:00 p.m.**

### Preliminary Matters 1

#### 1. Chair Selects Public Comment Option #2

2. **Minutes:** January 8th Planning Commission Meeting Minutes

**ASHLEY** moved to approve minutes. **FORD** seconded. None opposed. Motion carries.

3. **Public Comment Period** None

### New Business

4. None.

### Old Business

5. **Shoreline Advisory Committee** --- 4 Draft Documents Public Release Discussion

The following Shoreline Master Program documents were presented: Second Draft Shoreline Master Program (Blue); First Draft Cumulative Impact Analysis (Gray); Third Draft Inventory & Characterization Report (Red) and attached maps; Updated First Draft Shoreline Restoration Plan (Green). Red was described as establishing a baseline, Blue preventing decline of ecological functions as the city develops, Green improving ecological functions and Grey establishing framework for how to review and balance development under Blue and improvement through Green. Red, Blue and Green have been presented previously and include yellow highlighting to indicate changes made. Gray was presented for the first time. **Shumaker** explained that the current purpose for review was to determine whether documents were ready to move forward to public release.

Most of the previous Planning Commission meeting was spent reviewing Blue. The changes that were previously identified have now been made. In addition, the following areas were brought up for further discussion:

-6.4.1 Hazard Tree Removal states, "Replacement trees shall be species that provide similar ecological functions as the removed tree and have a minimum 1 inch diameter DBH" (page 63). **Repar** shared that one inch isn't big enough as a replacement that can survive. **HOY-RHODEHAMEL** and **ASHLEY** stated that it is big enough, considering their experience. **Repar** highlighted previous replanting work done by the Forest Service and noted smaller trees did not survive deer and weather. Repar will conduct additional research to bring back to the Commission, including reaching out to the FS biologist regarding

optimal size. **Shumaker** highlighted that also on page 63 is information on the 5 year monitoring period, where applicant will be required to check replacement trees and make sure plants have survived and report back annually. If the trees haven't survived, the applicant will have to replant. Consensus that this change can wait until after public release. **Repar** agreed, and added that she will include her comments during the public comment period once she has more information.

**Shumaker** identified and changed the following:

-4.4.6 Wetlands had redundancies that were eliminated (page 32).

-5.4 included errant numbering

-5.4.11 Lot of recorded setback had a minor adjustment added. It has been changed to be similar to other wording in the document (page 55).

-6.4.11 Impervious coverage had clarity/flexibility added. There is a definition of "impervious surface" in the document.

**Versari** identified the following:

-Tables overall appear to have small redundancies and it would make it easier for public to read if they were streamlined. Consensus to change before public release.

-SMP will be reviewed every 8 years starting with 2014 (when it should have been adopted).

**Shumaker** explained that prior to final adoption Gray will be retitled the No Net Loss Report, but until then, the document that is expected to change. There have been no strong connections yet but this document includes the framework for making decisions on changes (page 6). The following areas were brought up for further discussion:

-“Cumulative impact” language was questioned by **Repar**, who would prefer that the SMP use the Washington State adopted language, which can be found in the impacts analysis. **Shumaker** explained that the current language came from the Skamania County examples and guidance from DOE (page 75 of Blue). **Repar** to provide a copy of the language for consideration after public release.

-A table is included that identifies 12 indicators of ecological function from Red and works as the lens we are looking through (page 8). The impaired streams, water quality issues, are ecosystem-wide and we can do nothing to improve or decline in this respect but the application of the stormwater manual will improve one area currently in decline. **Versari** noted that the shoreline stability arrow is flat instead of improving. **Shumaker** explained that this is based on the reasonably foreseeable development (Red) and the current project is listed as a restoration project and the cumulative impact, later on in the document, compares development to restoration. Consensus to make the change on the restoration plan to include shoreline project before public release.

-Figure 2.3 shows total of 192 (page 9) and Table 5.2-1 in Red shows different figures, as noted by **KNUDSEN**. **Shumaker** explained that one table was written to consider expanding shoreline jurisdiction and applying more controlled regulations to the Piper Road Slide area, whereas the figure removes it based on a past decision. Consensus to include a notation on the table/figure to explain why they are different.

From Red, The following areas were brought up for further discussion:

-Table 5.2-2 includes description using “shocking” language and **Versari** noted that it seemed bold (page 84) and that he didn't relate to the 1% statement. **Shumaker** explained that only the access points are water dependent, trails and other recreation is water enjoyment. **Versari** spoke that “shocking” implies it's not enough. **ASHLEY** stated that it isn't enough. **Repar** stated that there is only water dependent are three access points so we can take out “shocking” word but it's still 1%. **VAN PELT** clarified that the figure is based on real numbers so it can't just be altered to 2% or 5%. **Shumaker** explained further that the 1% is of developed shoreline only so certain parts of the table that list water dependent may not be considered developed shoreline (page 88). **Shumaker** noted that this shows the City's past failure to manage the shoreline jurisdiction and to prioritize water-dependent uses. Consensus to further explain the “Stevenson shoreline” by including references to Rock Cove and Rock Creek and not just the Columbia River.

-**Versari** asked about including information on milfoil removal. **Shumaker** explained that there was no document or source to document other than local knowledge and without a report or assessment, it didn't seem right to insert it. **FORD** noted that information was released years ago and **Shumaker** will dig deeper. Chapter 4 in Red establishes baseline for each reach and **Shumaker** will get in touch with Noxious Weed Board to show what reaches are impacted. It was noted that boating and fisheries may also be good sources of information. Consensus to include in document for public release.

No further discussion was identified in Green.

**ASHLEY** moved to send documents for public release subject to the small changes discussed. **FORD** seconded. None opposed. Motion carries.

**Shumaker** outlined next steps: The documents will be published, a press release statement will be released in the paper. DOE requires 45 days for their feedback. Shumaker intends to have the last day for public comment be before April meeting.

### Discussion

#### 6. Staff & Commission Reports ---

-Letters from public, Mary Repar and Rick May, included in the meeting packet. Both letters are in response to previous letter from Repar during Planning Commission vacancy.

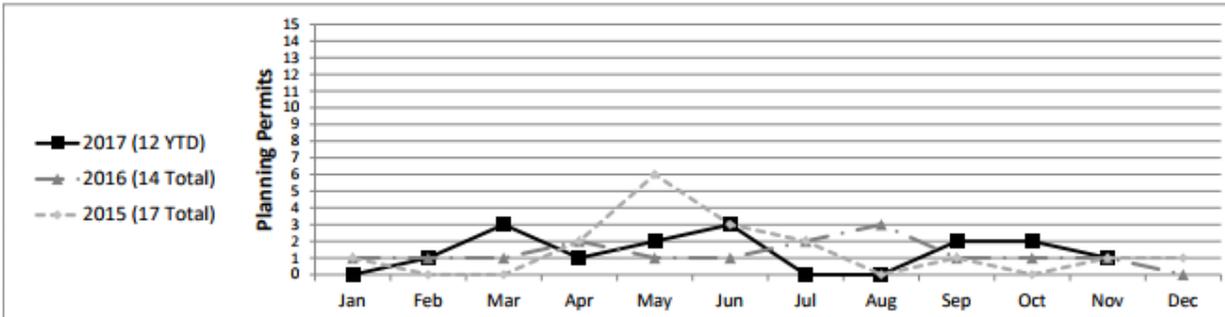
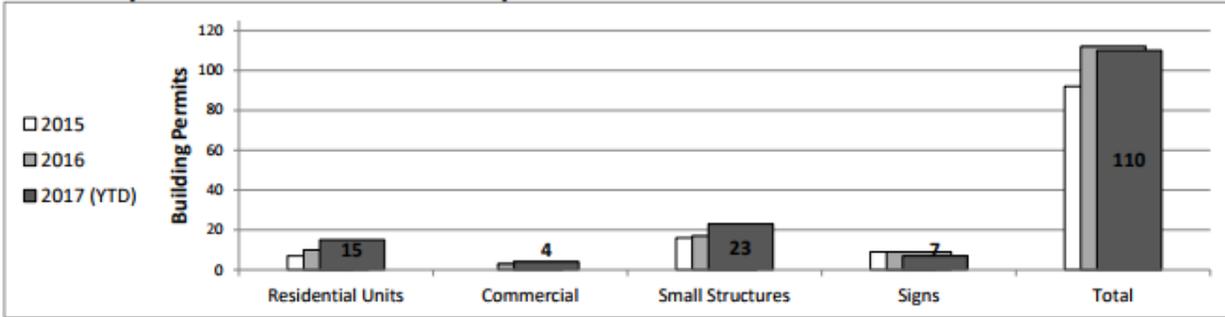
-Small cell technology (<https://www.youtube.com/watch?v=fjgaYTUB8Ws&feature=youtu.be>) information in response to 5G roll out. The commission may see a need to change city information based on what new legislation comes out.

-Yakima Crack ([http://www.yakimaherald.com/slide/report-rattlesnake-ridgelandslide-could-last-years/article\\_46f14924-0651-11e8-a390-f38c79561ec1.html](http://www.yakimaherald.com/slide/report-rattlesnake-ridgelandslide-could-last-years/article_46f14924-0651-11e8-a390-f38c79561ec1.html)) is bringing attention to current regulations around quarries and is likely to change. The city does not have any quarries close by but there is one quarry west of town, outside Stevenson urban area.

#### 7. Thought of the Month ---

-Stevenson Downtown Association (Main Street Housing Tax Credit). Last year, the association funded through the city but this year, they are pushing for a tax credit program. This is how many other communities get improvements done. It allows business to donate to the association and they get state business and occupation tax credit. It keeps the money local. Businesses signed up so far have helped raise \$35,000. Small businesses do not get any additional tax credit but above the threshold for small business tax credits. **Shumaker** noted that the association is not an accountant so all businesses who are interested or who donate should talk to their own accountants before agreeing. Businesses can commit funding up until the end of the 1st quarter and donate until Nov 15. Businesses can choose when to use tax credit the following year. The estimated cost of the Courthouse Plaza project has not yet been determined. For more information, businesses can e-mail Marie, new director. The e-mail is included on the attached form.

#### 8. Development Permit: 2017 Year-End Update



**Adjournment: 7:23 p.m. (1hr 22min)**

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

\_\_\_\_\_  
 Name Date  
*Minutes by Claire Baylor*

Planning Commissioner Attendance 2018

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Ashley	+	+										
Hoy-Rhodehamel	0	+										
Ford	+	+										
Van Pelt	+	+										
Knudsen	N/A	+										

+ = Present; 0 = Excused Absence; -- = Unexcused Absence; X = Meeting Cancelled