

**MINUTES**  
**Stevenson Planning Commission Meeting**  
**Monday, November 14, 2022**  
**6:00 PM**

Attending: PC Chair Jeff Breckel; Commissioners Anne Keesee, Davy Ray, Auguste Zettler. Commissioner Hales was not in attendance.

Other elected officials attending: Stevenson City Councilmember Michael Johnson.

City Staff attending: Anders Sorestad

Public attendees: Chuck Oldfield, Erin Minnis, Steve Minnis, Craig Salveson?, Karen Ditzler, Brian Smith.

**A. Preliminary Matters**

**Planning Commission Chair Jeff Breckel** called the meeting to order at 6:02 p.m. He related **Community Development Ben Shumaker** would be unavailable that night. **Breckel** asked those attending to introduce themselves.

**1. Public Comment Expectations:**

**PC Chair Breckel** explained the meeting procedures for in person and remote participants. He asked those attending in person to ensure their personal level of comfort regarding COVID-19. Commenters must raise their hand and be acknowledged by the Chair. Individual comments may be limited to 3 minutes or less. For online participants, the tools are \*6 to mute/unmute and \*9 to raise hand.

**2. Public Comment Period: (For items not located elsewhere on the agenda)**

No comments were received.

**3. Minutes: October 10th, 2022 Planning Commission Meeting Minutes**

It was agreed to postpone approval of the October 2022 Planning Commission meeting minutes until December 2022.

**B. New Business**

**4. Shoreline Public Access:**

Consider Draft Public Participation Plan and Establish Conscientious Public Involvement Expectations **Commissioner Ray** provided information on his contacts and conversations with Ryan Ojerio, regional manager of the Washington Trails Association regarding ideas for Rock Creek Falls. **Commissioner Ray** will follow up with him with further details on land ownership and other items.

**PC Chair Breckel** referred to information in the meeting packet from the consultants (The Watershed Company) regarding public involvement activities. Page 11 of the meeting packet/page 5 of consultant's report contained specific recommendations in engaging the public. He explained the purpose of and areas of interest in putting together a draft Shoreline Plan.

**Commissioner Zettler** agreed the consultant's report contained good advice and noted his approval. >Karen Ditzler asked about the Port of Skamania's input in the plan. **Breckel** stated working with the Port and other public agencies would be important.

**Commissioner Keesee** received clarification on the stakeholder meeting schedules outlined in the report.

**MOTION** to approve Stevenson's integration with the Access and Trails Plan was made by **Commissioner Keesee**, seconded by **Commissioner Zettler**.

- Voting aye: **Commissioners Breckel, Keesee, Ray, Zettler.**

### **C. Old Business**

#### **5. Conditional Use Permit Public Hearing: (Review of CUP2020-01 Nazarene/Bridge Church)**

##### **a. An Appearance of Fairness Doctrine was held:**

The Appearance of Fairness Doctrine is a rule of law requiring government decision-makers to conduct non-court hearings and proceedings in a way that is fair and unbiased in both appearance and fact. Following questions by **Planning Commission Chair Breckel**, all Commissioners reported no financial stake or conflict of interest in the proceeding before them; they could make a fair and impartial decision; and they had engaged in no ex-parte communications with any of the interested parties.

##### **b. Presentation by Staff**

**PC Chair Breckel** advised the purpose of the hearing was to focus on the plantings used to screen the parking area. Fencing or vegetative screening was one condition of the original Conditional Use Permit granted to the church in 2020. The plantings that were installed were not thriving and were considered inadequate for screening purposes.

##### **c. Presentation by Applicant**

**Craig Salvesson** spoke of problems associated with the planting and how the hot weather detrimentally affected the plantings. He noted they had replanted 3 times, with the most recent planting now in place. **Steve Minnis** related a local landscape nursery recommended and provided Leyland Cypress for the newest planting as they are hardy and fast growing.

**Chuck Oldfield** inquired and received affirmation the planting requirement was part of the conditional use permit. **Commissioner Zettler** explained a review was a standard part of any Conditional Use Permit. **PC Chair Breckel** stated no complaints had been received, but in keeping with the review process the Planning Commission needed to ensure compliance with conditions and obligations.

**Commissioner Keesee** verified a care plan was in place to ensure watering of the plants.

##### **d. Public Hearing**

**Planning Commission Chair Breckel** opened the public hearing at 6:27 p.m.

>Karen Ditzler clarified the hearing was on the screening issue related to the CUP and not parking.

>Brian Smith spoke in appreciation of the plantings rather than a fence. He emphasized the efforts of the church in keeping the plantings alive.

**Commissioner Ray** asked about altering the parameters of the CUP concerning the time restraints.

>Erin Minnis asked if additional conditions needed to be met. **Commissioner Zettler** explained all other conditions would remain the same.

**Planning Commission Chair Breckel** closed the public hearing at 6:33 p.m.

#### **e. Deliberation**

A brief discussion regarding the Conditional Use Permit granted to the Nazarene/Bridge Church was held by the Commissioners.

#### **Findings of Fact:**

1. The Planning Commission has reviewed this application for a Conditional Use Permit.
2. The Planning Commission advertised and held public hearings on July 13th, 2020, July 20th, 2020, and November 14th, 2022.
3. The applicant has paid the required application fees.
4. The proposed re-use of the church building requires a conditional use permit under SMC 17.15, but is not considered a wholly new use under SMC 17.42 or the Stevenson Engineering Standards.
5. If considered a new use under the Stevenson Engineering standards, paved driveways would be required. Paved driveways prevent migration of gravel onto public streets. Gravel on public streets can impact public safety and neighborhood harmony.
6. The property frontages on Jefferson and McKinley streets contain substandard pedestrian, vehicular, parking and storm drainage facilities, and this proposal will adversely impact those systems' abilities to serve the community at the current level of service.
7. Street frontage improvements along the subject property-only would inadequately address the substandard aspects of the adjacent street corridors. It is preferable to address the corridor through a more comprehensive improvement approach. However, a delay in improvements may lead to unacceptable impacts in the short term.
8. The proposal includes onsite parking areas visible from the street and adjacent residential uses. Visibility of these areas is out of harmony with the neighborhood setting of the area. Parking serving similar development in other districts is required to be "fenced and/or screened from the street and nearby residential uses".
9. As it relates to signage, the church building has property frontage along NW Jefferson and NW McKinley streets and the former parsonage building has property frontage along NW Jefferson Street.
10. The conditions imposed by this permit further the compelling governmental interests of mitigating this project's impacts to the neighborhood atmosphere and its traffic and stormwater systems; these conditions are the least restrictive means of furthering these interests. As a result, the City has satisfied its requirements under the RLUIPA.

#### **Conditions of Approval**

1. This Conditional Use Permit shall be valid only for the applicant at the location above.
2. Noncompliance with the conditions of this permit shall render this Conditional Use Permit invalid.
3. The proponents of this project shall provide some form of financial assurance regarding their participation in the future street, sidewalk, and/or drainage improvements on NW Jefferson and McKinley streets. One acceptable method would be to enter into a waiver of protest agreement with the City, which will obligate their participation in any local improvement district that may be formed in the next ten (10) years for street, sidewalk, and/or drainage improvements on these streets. Alternatively,

the proponents may install a sidewalk extension along the south side of NW Jefferson Street and ADA ramp at the southwest corner of the Jefferson/McKinley intersection. The extension shall comply with the Stevenson Engineering Standards and may include a Type 2 curb ramp. The financial assurance/agreement/extension shall be complete prior to the periodic review required in Condition #7.

4. If, after consultation with the Public Works Director, the Planning Commission finds gravel migration has been a problem, paved driveways shall be required. This shall be evaluated as part of the periodic review conducted through Condition #7, below.

5. The parking area shall be fenced and/or screened from the street and nearby residential uses. This condition shall be satisfied as soon as possible and no later than 12 months from November 14, 2022.

6. Signage related to the use shall be limited to 24 square feet of maximum individual sign area. No street frontage shall have more than one sign larger than 12 square feet.

7. The proposal shall be subject to periodic review by the Planning Commission to ensure the terms of this permit are being met and/or determine whether changes to these terms are warranted.

### **Conclusions of Law**

Based on these findings and conditions, the Planning Commission is satisfied that this Conditional Use proposal:

1. Will not endanger the public health or safety;
2. Will not substantially reduce the value of adjoining or abutting property;
3. Will be in harmony with the area in which it is located; and
4. Will be in conformity with the comprehensive plan, transportation plan, or other plan officially adopted by the council.

### **f. Decision**

**MOTION** to approve continuance of the CUP2020-01 for the Nazarene/Bridge Church; amend the dates for Planning to establish the planting area to 12 months from tonight's meeting (November 2023), and maintain the normal periodic review of every two years for all other conditions was made by

**Commissioner Zettler**, seconded by **Commissioner Ray**.

- Voting aye: **Commissioners Breckel, Zettler, Keese, Ray**.

### **6. Annexation Policy Kickoff:**

Consider Scope and Conscientious Public Involvement Expectations for Annexation Policy Development **Planning Commission Chair Breckel** suggested a comprehensive policy regarding annexation in partnership with Skamania County would be broad in scope and support orderly growth and logical economic extension. This led to an extensive discussion among Commissioners highlighting a number of points relating to annexation. Topics included the use of local improvement districts for water and sewer; who pays the costs of improvements; obligations of developers; city and county zoning differences; water sources; coordination with developers; integration of services with county properties; avoiding 'pockets' of development; and geologic limits to the area's buildable land base.

### **7. Columbia Street Realignment Preference:**

All Commissioners agreed more information was needed to address the issue, and decided to wait for **Community Development Director Shumaker** to return.

**MOTION** to table item 7 was made by **Commissioner Keesee**, seconded by **Commissioner Zettler**. Prior to the vote **Commissioner Ray** asked to ensure the dentist continued to be informed on the project.

- Voting aye: **Commissioners Breckel, Zettler, Keesee, Ray.**

#### **D. Discussion**

#### **8. Staff & Commission Reports:**

Downtown Plan, Downtown Parking, HEALing SCARS Program

No information was available on the items to provide for discussion.

#### **9. Thoughts of the Month:**

Housing Policy Insights: <https://www.cnu.org/publicsquare/2022/10/12/suburbia-was-housing-program>

#### **E. Adjournment**

**MOTION** to adjourn at 7:05 p.m. was made by **Commissioner Zettler**, seconded by **Commissioner Ray**.

- Voting aye: **Commissioners Breckel, Zettler, Keesee, Ray.**

**Minutes produced by Johanna Roe**