

DRAFT Minutes
Stevenson Planning Commission Meeting
Monday, August 14th, 2023
6:00 PM

Planning Commission Chair Jeff Breckel called the meeting to order at 6:02 p.m.

MEMBERS PRESENT **PC Chair Jeff Breckel; Commissioners Auguste Zettler, Anne Keesee.**

STAFF PRESENT **Community Development Director Ben Shumaker, Planning & Public Works Assistant Tiffany Anderson**

PUBLIC PRESENT Bernard Versari, Amber Hoffman, Joe Mullen, Unnamed Others

A. Preliminary Matters

1. **Public Comment Expectations** **PC Chair Breckel** asked **Community Development Director Shumaker** to explain usage of online tools for remote participants: *6 to mute/unmute & *9 to raise hand. Commenters must raise their hand and be acknowledged by the Chair. Individual comments may be limited to 3 minutes. Disruptive individuals may be required to leave the meeting. Persistent disruptions may result in the meeting being recessed and continued at a later date.

2. **Public Comment Period** (For items not located elsewhere on the agenda)
Commissioner Zettler advised he would be taking advantage of the at-large position as he has moved outside of city limits.

There were no public comments received.

3. **June 12th, 2023 Minutes** Minutes from June 12th, 2023 Planning Commission meeting were approved unanimously with changes upon a motion by **Commissioner Zettler**, who noted the date on the heading needed to be changed from April 10th. The motion was seconded by Commissioner Keesee. There was no July 10th meeting.
Bernard Versari raised a question about written comments he submitted for the prior meeting. **Community Development Director Shumaker** explained all comments received are made a part of the meeting packet.

B. New Business No new business was presented.

C. Old Business

4. **Shoreline Public Access:** **Shumaker** provided information on the updated Shoreline Public Access Plan. Additions provided by the DCG Watershed staff included connections to the Comprehensive Plan and other city planning documents.

In response to public comments about a sidewalk conflicting with vehicles parking along Cascade Avenue, that proposal was removed and replaced with language that left open unspecified options to route people on that side of Cascade Avenue. No project was proposed.

Working with Skamania County to utilize land on the north side Rock Creek Falls for better public access and recreational usage was left in the plan as that received a number of favorable comments.

More graphics were added to illustrate and clarify items.

Shumaker noted there were additional comments based on public outreach efforts and a State Environmental Policy Act review conducted by the city. He noted the Planning Department issued a determination of non-significance regarding adoption of the plan. Specific projects would be evaluated for their own impacts at the time of projects implementation when things move forward.

Breckel invited additional comments on the proposed plan. He asked the audience if their concerns about Bob's Beach had been addressed through the changes made.

>Versari, a resident of Stevenson and user of Bob's Beach spoke about current waterfront access and usage by windsurfers, kayakers and others. He agreed the removal of sidewalks along Cascade Avenue had resolved one concern. For the duration of the topic, he made numerous comments in opposition to pathway improvements at Bob's Beach.

He also spoke on the Shoreline Access Plan's approach to milfoil and requested it be treated for control in both Rock Creek and the Columbia River.

Community Development Director Shumaker agreed sections of the plan as currently written were confusing. He suggested one clarification on page 46 to clearly describe the location of the approximate 400' of trail noted in the plan as being between the railroad and SR 14.

Zettler and **Breckel** addressed questions regarding potential projects described in the plan. Both pointed out the projects in question were not under any timeline-they were there for future considerations. **Zettler** highlighted the importance of anticipating future needs for planning purposes, and emphasized the proposals being discussed had not even been budgeted for. He noted keeping them in the plan makes it easier to implement if or when conditions change.

Breckel stated the need to ensure any projects were compatible with the current usage. He also requested inconsistencies in the plan's maps and text be cleared up.

A further discussion took place on efforts to control the growth of invasive milfoil in local waterways. It was agreed to add it to the Shoreline Access Plan as a way to demonstrate the city's continued interest in addressing the problem. Shumaker suggested broadening the effort to address milfoil beyond Rock Cove so a more extensive management plan can be considered.

>Amber Hoffman asked what efforts could be coordinated to deal with the problem.

Breckel offered several comments on the overall Plan. He requested more accurate cultural and historical information regarding local tribal communities be included in order to be respectful of their history.

Keese stated she appreciated the opportunity to see the plan from a different perspective. She agreed there was confusion in the document regarding potential projects and having cost

considerations in the spreadsheet adds to the misperception. She had several questions regarding milfoil control programs.

Shumaker recapped the requested revisions he heard regarding the plan: Pages 12 and 13 need changes to reflect accurate tribal historical and cultural references; pages 40 and 46 need to correct the sidewalk footage and clarify the trail indicated is to be sited between SR 14 and the railroad; pg. 82 broaden the milfoil treatment program, and on page 45 clarification of the maps.

It was agreed by the Commissioners to wait until the September Planning Commission meeting to make a recommendation to the City Council regarding the Shoreline Access Plan.

5. Subcommittee Reports Downtown Parking

Commissioner Keese provided an update on the upcoming parking study. The first one planned in July was canceled due to the Tunnel 5 fire and closure of SR 14. Volunteers are needed for two-hour shifts on August 24th and 26th. The intent is to obtain data in order to help develop a parking master plan.

Annexation

The Annexation Sub-committee has met twice now. **Breckel and Hales** are participating, as are **City Councilmember Michael Johnson** and **Shumaker**. A number of considerations are being reviewed regarding the development of an annexation policy: Land use, providing services efficiently, density, zoning options and others. Creating a policy that meets the best interests of the city and provides guidelines for property owners and the city regarding expectations is a goal.

Breckel advised conversations with the County Commissioners need to take place to develop an annexation policy that works for both entities.

D. Discussion

6. Staff & Commission Reports Shumaker presented brief updates on the following items:

Broadband efforts. Separate projects are being funded through Washington State and the federal government to determine best ways to provide services through local providers. The intent is to bring fiber connections to area homes. Local ISP's are responsible for obtaining the funding. Skamania County, Mid-Columbia Economic Development District and Washington State University are serving as partners.

The WWTP construction completion has been delayed until 2024, due to supply chain issues. A moratorium on commercial connections has been revised to be less strict on pre-treatment requirements.

7. Thought of the Month None provided.

8. Adjournment MOTION to adjourn at 7:46 p.m. was approved unanimously.

Minutes recorded by Johanna Roe.