

DRAFT Minutes
Stevenson Planning Commission Meeting
Monday, September 11, 2023
6:00 PM

Planning Commission Chair Jeff Breckel called the meeting to order at 6:07 p.m.

MEMBERS PRESENT

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

STAFF PRESENT

Community Development Director Ben Shumaker, Planning & Public Works Assistant Tiffany Andersen

GUESTS PRESENT

Stevenson Public Works Director Carolyn Sourek

PUBLIC PRESENT

Mary Repar, Nick Bossoff, Rick Levitt, Ann Bane, Robert Bane, Robert Shandly, Therese Stacy, Ren Grendall, Dave Denning, Dustin Conroy, Bernard Versari

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)

Mary Repar invited all to a Community Roots Collaborative presentation on affordable housing in Vancouver. She shared information on a fermentation class to be held September 23rd at the Stevenson Library, and a plant and seed swap scheduled for November.

3. August 14th, 2023 Minutes

Minutes from the August 14th, 2023 Planning Commission meeting were approved unanimously as presented upon a motion by **Commissioner Keesee**, seconded by **Commissioner Hales**.

B. New Business

4. Final Plat Review:

Review Chinidere Subdivision Request to Vary the Approved Preliminary Plat - Pedestrian Pathway.

Community Development Director Shumaker briefly explained the purpose of the Plat review for the Chinidere Subdivision. The request is to modify the location of a pedestrian trail. Three alternative plans were submitted by the developer. Staff also provided recommendations. Any plat revision needs the support of the Planning Commission, with final approval provided by the City Council.

It was explained by **PC Chair Breckel** this was not a public hearing, but comments were welcome regarding the proposal.

There were three developer alternatives presented: The first removed the path completely, the second reduced sections of the path near several lots, and the third re-routed the path through a White Oak preservation area and then north along several other lot lines.

Much of the discussion centered on the pathway contained in the original plat that would have encircled the development. Dustin Conroy of Pioneer Surveying shared information on the difficulty of installing a path along certain lots due to the topography. He noted the installation of a sewer line had changed the site.

A site map was presented showing the various tracts.

Rick Levitt, developer of the site expressed his views on a privately owned path maintained by the Homeowner's Association requiring public access. A number of residents in the development commented on privacy loss and security as the pathway closely skirted their property.

After receiving meeting participant's comments throughout the discussion, **Community Development Director Shumaker** provided a recap of staff recommendations that could be made by the Planning Commission:

1. Along the west side of the subdivision remove a requirement to construct any path in that area or locate a specific easement within that area; and instead grant a blanket easement for the city to construct a path in the future;
2. Remove the proposed pathway along the nother boundary of the subdivision (marked in red), remove the crosswalk drops and reconstruct a continuous curb and sidewalk;
3. In the area marked in blue, relocate the path off the perimeter so it's only encumbering two lots and then engineer a way to get pedestrians safely from the path to the sidewalk.

Commissioner Hales motioned to approve the devloper's Option 1. The motion died from lack of a second.

Following further discussion **Commissioner Keesee motioned** to support Option 1, with the addition of the blue segment. The motion did not advance due to lack of a second. Further discussion ensued.

Commissioner Ray then motioned to accept staff recommendation for Option 2. **Commissioner Keesee** seconded.

Prior to the vote additional discussion took place. Points about the gradient, and accessing the oak habitat area continued to be a concern. **Commissioner Keesee** rescinded her second, and the motion died.

Commissioner Hales then motioned to accept Option 1 with several conditions: the removal of not just the path requirements

that the staff has recommended from the red easement ,but also the other path required on the east side shown in blue.

Prior to a second, **Commissioner Breckel** requested to amend the motion to ensure provision of an easement on the west side for open space. A further consideration was added to ensure curbs and sidewalks were restored.

Voting aye: **Commissioners Breckel, Hales, Keesee.**

Voting nay: **Commissioner Ray.**

Agenda amendment:

It was agreed to amend the agenda order to allow Item 7, Subcommittee Reports, be moved forward.

7. Subcommittee Reports

PARKING

Commissioner Keesee provided an update on the recent parking study. Volunteers served two hour shifts on August 24th and 26th. The intent is to obtain data in order to help develop a parking master plan which will come before the Planning Commission in October.

ANNEXATION

PC Chair Breckel and Commissioner Hales are participating, as is **City Councilmember Michael Johnson**, and **Community Development Director Shumaker**. A number of considerations are being reviewed regarding the development of an annexation policy. **PC Chair Breckel** noted they are working to establish a policy framework with clear, usable criteria in the event someone comes to the city requesting annexation. **Public Works Director Carolyn Sourek** has been providing needed answers on how to logically extend services.

5. Planning Commission Bylaws:

Consider Amending Packet Delivery Day

Following a short discussion it was agreed to have the agenda emailed if available on Wednesday, followed by the packet on Friday. No bylaw amendment was required.

C. Old Business

6. Shoreline Public Access:

Community Development Director Shumaker highlighted changes and clarifications made to the final version of the Shoreline Public Access plan. Comments and concerns regarding a paved pathway on Bob's Beach were addressed. It was pointed out in the plan it is considered a potential consideration, not a scheduled project. or design. Following further discussion the Planning Commission recommended approval of the plan with the community concerns noted.

D. Discussion

8. Thought of the Month

- Trends in Vashon Island

<https://www.seattletimes.com/business/real-estate/vashonisland-grapples-with-affordable-housingshortage/>

- EV Planning

[https://planning.org/planning/2023/summer/how-to-pave-the-way-for-equitable EV adoption](https://planning.org/planning/2023/summer/how-to-pave-the-way-for-equitable-EV-adoption)

9. Staff and Commission Reports

Septic/Sewer Discussion, Engineering Standards Update

The City Council will be considering changes to requirements for sewer connections. A public hearing and workshop will be held at the upcoming City Council meeting on September 21st.

Public Works is looking to amend Stevenson's engineering standards. It's current format is difficult to use by staff and developers due to lack of clarity and organization. The Planning Commission will likely be reviewing suggested changes in street requirements at some point.

10. Adjournment

MOTION to adjourn at 8:25 p.m. was approved unanimously.

Minutes recorded by Johanna Roe.