



City of Stevenson

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7121 E Loop Road, PO Box 371

Stevenson, Washington 98648

April 2025 Planning Commission Meeting

Monday, April 14, 2025

6:00 PM

A. Preliminary Matters

1. Public Comment Expectations:

In Person: Attendees at City Hall should follow current CDC and State guidance regarding use of masks, social distancing, and attendance.

Webinar: <https://us02web.zoom.us/j/85637388112> Conference Call: +1 253 215 8782 or +1 346 248 7799 ID #: 856 3738 8112

Commenters must raise their hand and be acknowledged by the Chair. Individual comments may be cut off after 3 mins. Disruptive individuals may be required to leave the meeting. Persistent disruptions may result in the meeting being recessed and continued at a later date.

Tools: *6 to mute/unmute & *9 to raise hand

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

3. Minutes: March 10, 2025 Planning Commission Meeting Minutes

B. New Business

4. Sewer Ordinance Workshop: Regulations currently being reviewed by City Council alter when development is compelled to connect to the municipal sewer system <https://www.ci.stevenson.wa.us/publicworks/page/proposed-sewer-ordinance>

D. Discussion

5. Thought of the Month:

-Vacation Rentals, elsewhere: https://www.cascadepbs.org/news/2025/03/vacation-rental-boom-inflates-housing-prices-wa-mountain-town?utm_medium=email&utm_source=engagingnetworks&utm_campaign=CC%20Daily&utm_content=CC%20Daily%203.13.25%206236057219

-Vacation Rentals, here: <https://docs.google.com/document/d/1FwfPe-VAJyVzVrVyAlNySl36a2uvvWzrWqmLWpNJkcc/edit?tab=t.0>

6. Staff & Commission Reports: City Administrator, Rezone

E. Adjournment

DRAFT Minutes
Stevenson Planning Commission Meeting
Monday, March 10, 2025
6:00 PM

Planning Commission Vice-Chair Auguste Zettler called the meeting to order at 6:04 p.m. A quorum was present.

MEMBERS PRESENT

Vice-Chair **Auguste Zettler**; Commissioners **Anne Keesee**, **Charles Hales** and **Tony Lawson** were in attendance. **PC Chair Jeff Breckel** was not in attendance.

STAFF PRESENT

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

GUESTS

Mike Green, Brian McKenzie

PUBLIC PRESENT

Mary Repar

A. Preliminary Matters

1. Public Comment Expectations

Shumaker explained use of tools for remote and public participants: For remote, *6 to mute/unmute & *9 to raise hand, or raise hand icon. 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:

Mary Repar commented on Lasher Street Parking

3. Approval of Minutes:

February 10th, 2024 Planning Commission meeting minutes were approved unanimously following a motion by **Commissioner Keesee**, seconded by **Commissioner Lawson**. There were no changes or corrections.

B. New Business

ZON2024-02: Rezone Request: R2 to R3 on Lasher Street

4. Zoning Recommendations

Proposal from property owners to rezone a .052 acre parcel on Lasher Street from R2 Two-Family to R3 Multi-Family residential.

a. Appearance of Fairness

Shumaker explained and administered the Appearance of Fairness Doctrine. The Appearance of Fairness Doctrine is a rule of law requiring government decision-makers in a quasi-judicial setting to conduct non-court hearings and proceedings in a way that is fair, impartial and unbiased in both appearance and fact. Any conflicts of interest must be disclosed to ensure fairness and impartiality. Disclosures include any financial interest in the final outcome, any outside (ex-parte) communications made with any party of interest or anything else that could be construed as a conflict or affecting any decision making. Decision makers can be challenged by applicants regarding any perceived conflicts of interest.

Disclosure

None of the Planning Commissioners disclosed any ex-parte communications concerning the application, and none reported any financial conflicts or other matters that would impede a fair and impartial decision. There were no challenges by the applicant or the public.

b. Presentation by Staff

Community Development Director Ben Shumaker explained the proposal for rezoning. The presentation provides opportunity for public involvement. He noted state statutes require a review, and the City Council will hold a public hearing regarding the application. The subject property lies within the HDR – High Density Residential area of the Comprehensive Plan’s Future Land Use Map. This designation would support both the existing zoning designation and the requested change. The subject property is the only property served by Lasher Street which does not bear the requested R3 Multi- Family Residential zoning designation. There is no apparent rationale for the disparate treatment of the subject property. Maximum units allowed would be 11.

c. Presentation by Applicant

Brian McKenzie, the applicant stated he was looking for the best use of the area. It is currently bordered by R3 structures on 3 sides. Higher density would allow additional housing units to be constructed.

d. Public Involvement

1. Comments in Favor

None received

2. Comments in Opposition

Mary Repar spoke about the need to conduct a SEPA (State Environmental Policy Act) determination and received clarification of the site's location. She expressed concerns about wildlife habitat. She was informed the SEPA comment period was still open.

Shumaker noted the purpose of the presentation was to consider the zoning request. Information provided would help the Planning Commission make a recommendation to the City Council on the proposal.

3. Comments Neither in Favor nor Opposition

None received.

e. Commission Deliberation

Commissioners held a brief discussion. It was determined the proposal would not change the nature of the neighborhood. With surrounding structures zoned as R3, all concurred it was a reasonable request for change.

Vice-Chair Zettler noted the presentation was for a zoning determination following the rules and policies currently in place.

f. ACTION

A motion to recommend approval of the proposal to the City Council made by **Commissioner Hales**, seconded by **Commissioner Keese** was approved unanimously.

D. Discussion

C. Old Business

5. Staff & Commission Reports:

Community Development Director Ben Shumaker provided an update on staffing levels within the city.

Planning & Public Works Assistant Tiffany Andersen explained the procedure and timeline regarding the processing of public records requests. One request involves reviewing 17,000 emails.

Utility Customer Audit

Shumaker reported when utility rates changed last year, the rates were not applied equally. The city is undertaking a review of accounts to determine where billing errors took place.

6. Thought of the Month:

Designing. -Vitruvian Triad: Firmitas, Utilitas, Venustas: Durability, Usability, Beauty <https://moss-design.com/vitruvius/> -Components of Venustus: <https://www.cnu.org/publicsquare/2025/02/24/six-point->

visual-check-better-downtown. Articulated architectural approach of Romans.

Mary Repar questioned when the Planning Commission would hold an affordable housing discussion. She recommended a Community Roots presentation. **Vice-Chair Zettler and Commissioner Hales** noted the issue has been a long time topic. It was suggested without some form of subsidization it is unlikely the housing market will support affordable housing developments. Mary encouraged Commissioners to look at Clark County's programs.

E. Adjournment

Vice-Chair Zettler declared the meeting adjourned at 6:48 following a motion by **Commissioner Keese**, seconded by **Commissioner Lawson**.