



City of Stevenson

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7121 E Loop Road, PO Box 371
Stevenson, Washington 98648

September 2022 Planning Commission

Monday, September 12, 2022

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.

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

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

3. Minutes: August 8th, 2022 Planning Commission Meeting Minutes

B. New Business

4. Property Line Code: Review a referral from the City Council and comment on the draft ordinance.

C. Old Business

5. Public Hearing: Hear comments from public on the Public Release Draft amendment issued in June 2022. Upon conclusion of the hearing a recommendation to City Council is possible.

D. Discussion

6. **Thought of the Month: What's the Federal Reserve got to do with the cost of a house in Stevenson?** https://shelterforce.org/2022/08/15/how-the-federal-reserves-monetary-policy-drives-housing-inequality/?apcid=0060f5c4aeb5b5bba4857800&utm_campaign=082622-friday-faves&utm_content=&utm_medium=email&utm_source=ortto
7. **Staff & Commission Reports:** Shoreline Public Access & Trail Plan, Downtown Parking, Sewer Projects, City Council Strategic Plan/Planning Commission Work Plan

E. Adjournment

DRAFT MINUTES
Stevenson Planning Commission Meeting
Monday, August 08, 2022
6:00 PM City Hall

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

Planning Commission Chair Jeff Breckel called the meeting to order at 6:00 p.m.

Attending: City Development Director Ben Shumaker; Planning Commission Chair Jeff Breckel, Commissioners Auguste Zettler, Davy Ray, Charles Hales, Anne Keesee.

Public attendees: Eric Eisemann

A. PRELIMINARY MATTERS

1. Public Comment Expectations:

Community Development Director Ben Shumaker advised participants must raise their hand and be acknowledged by the Chair. Individual comments may be limited to 3 minutes. He explained the tools to use for remote participants: *6 to mute/unmute & *9 to raise hand.

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

No comments were received.

3. Approval of Minutes: July 11th & 18th, 2022 Planning Commission Meeting Minutes

MOTION to approve minutes with corrections from the July 11th, 2022 Planning Commission meeting; and minutes from the July 18th, 2022 Planning Commission Meetings as presented was made by **Commissioner Zettler**, seconded by **Commissioner Ray**.

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

B. NEW BUSINESS

Planning Commission Chair Breckel amended the agenda to move item 6 to the top of section B., New Business.

6. Conditional Use Permit Review: (CUP2022-03 City Waste Water Treatment Plant Expansion)

An Appearance of Fairness Doctrine was asked of all the Planning Commissioners by **Community Development Director Ben Shumaker**.

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, 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 affects any decision making. Decision makers can be challenged by applicants regarding any perceived conflicts of interest.

None of the Planning Commissioners disclosed any ex-parte communications concerning the application, and none reported any financial conflicts that would impede a fair and impartial decision. **Commissioner Hales** reported he was **Public Works Director Carolyn Sourek's** stepfather. **PC Chair Breckel** determined no conflict of interest existed. No challenges were made.

Eric Eisemann, representing Wallis Engineering, spoke about the plans for the WWTP. The project involves construction of an aeration (blower) building. As it was larger than 500 sq. ft, a conditional use permit was required.

The WWTP is in the Public Use and Recreation Zoning District (PR). One purpose of the PR district is to provide space for utility programs and services demanded by the community. (SMC 17.35.010) County, city, or state public works facility, support buildings and structures, shops and yards are permitted (P) uses in the PR zone. Building additions to county, or city public works facilities that would increase gross floor area by more than 500 square feet or lot coverage by more than 20% are classified as a conditional use. (Table 17.35.040-1 Public Districts Use Table)

PC Chair Breckel opened the public hearing at 6:20 p.m.

No comments were received.

The public hearing was closed at 6:22 p.m.

Commissioner Hales suggested using the periodic review process to ensure an appropriate landscape planting was in place.

Findings of Fact:

1. The Planning Commission reviewed the application for a Conditional Use Permit after a duly advertised public hearing on August 8th, 2022.
2. The applicant paid the required application fees.
3. The proposal allows for continuance of a long-standing use and process improvements to a Public Works Facility by adding a new ~1,150 sf blower building.

Conditions of Approval

1. This Conditional Use Permit shall be valid only for the proponent at the location above.
2. Noncompliance with the conditions of this permit shall render this Conditional Use Permit invalid.
3. The proposal shall be subject to periodic review by the Planning Commission to ensure the terms of this permit are being met, determine whether changes to these terms are warranted, and to verify satisfactory longevity of the proposal.

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.

MOTION to approve CUP2022-03, City Waste Water Treatment Plant Expansion permit, was made by **Commissioner Zettler**, seconded by **Commissioner Hales**.

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

4. Zoning Interpretation: Personal Services in the R3 Multi-Family Residential District

Community Development Director Ben Shumaker explained the reason behind the zoning interpretation contained in the meeting packet. The use table adopted at SMC 17.15.040 did not contemplate whether Personal Services uses, in this case a salon, would be compatible in residential districts, including the R3 Multi-Family Residential District. The Planning Commission was asked to address this unintentional omission to determine whether the use would have been permitted had it been contemplated and whether it is compatible with the other listed uses in the district.

Commissioners held an extensive discussion on the issue, with much of it centered on long term implications of conditional uses allowed in the R3 zone. The general concern involved the volume of possible conditional uses eroding the availability of residential properties for multi-family uses. It was agreed to limit the scope of the current discussion to Salon uses from the broader Personal Services category. It was also agreed that holding further discussions on developing alternative overlay or transitional zones between residential and commercial districts would be appropriate.

Findings of Fact:

- 1) The Salon use is consistent with the purpose of the R3 Multi-Family Residential District;
- 2) Salon uses are of the same general character as the principal and conditional uses authorized in the R3 District;
- 3) Salon uses are not being considered as customarily incidental to other uses of property.

Interpretation

In the R3 Multi-Family Residential District, Salon uses satisfy the criteria of SMC 17.12.020(C)(1 & 3).

MOTION to approve the amended zoning interpretation for Personal Services in the R3 Multi-Family Residential District was made by **Commissioner Hales**, seconded by **Commissioner Keesee**. Prior to the vote an amendment to the initial Findings of Fact striking 2) Personal Services uses are expressly allowed in a less restrictive district than the R3 District; and changing the text from Personal Services in items 1, 3 and 4 to Salon was agreed to.

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

5. Conditional Use Permit Review: (CUP2022-02 Salon Building Ownership Change)

Community Development Director Ben Shumaker provided a brief background of conditional use allowances and current request. Prospective purchasers of 421 SW Rock Creek Drive (02-07-01-1- 0-1601) are requesting the Planning Commission allow the current tenant continued use of the property in question as a salon following the change of ownership. The current use was permitted by the Planning Commission in 2011 as a "Professional Office (Salon)" and limited the permit to the current owner.

Appearance of Fairness Doctrine disclosures were conducted by **Shumaker**. No Commissioner stated any financial interest, ex-parte communications or any other potential conflict of interest. No challenges were received.

PC Chair Breckel opened the public hearing at 7:40 p.m.

No comments were received.

The public hearing closed at 7:45 p.m.

Findings of Fact:

1. The Planning Commission reviewed this application for a Conditional Use Permit after a duly advertised public hearing on August 8th, 2022.
2. The applicant has paid the required application fees.
3. The proposal allows for continuance of a long-standing use of the subject property which has been subject to conditions and remained in harmony with the neighborhood.

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. No outdoor speakers shall be installed in conjunction with this conditional use proposal.
4. Individual signs related to this proposal shall be limited to that allowed in SMC 17.15.
5. The use shall retain at least seven (7) off-street parking spaces in compliance with SMC 17.42.
6. The proposal shall be subject to periodic review by the Planning Commission to ensure the terms of this permit are being met, determine whether changes to these terms are warranted, and to verify satisfactory longevity of the proposal.

Conclusions of Law

Based on these findings and conditions, the Planning Commission was 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.

MOTION to approve Conditional Use Permit #2022-02 with references to 'personal services' changed to 'salon' was made by **Commissioner Hales**, seconded by **Commissioner Zettler**.

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

C. OLD BUSINESS

7. Thought of the Month:

Community Development Director Ben Shumaker shared information on the consolidated permitting process, citing instances of where it could help with transaction costs and reduce staff time.

8. Staff & Commission Reports:

Community Development Director Ben Shumaker provided information and updates on the following items:

- Capital Facilities Planning/Comprehensive Plan Amendment public meeting. Additional public involvement is being sought. A public hearing will be held by the Planning Commission and the City Council. More information will be provided in September.
- Shoreline Public Access & Trail Plan. Request for Qualifications are being submitted for a consultant to proactively develop plans for public shoreline access. The work is funded by a grant from Washington's Department of Ecology.
- Downtown Parking. Pricing of various projects ranging from low cost (re-striping) to more expensive options (moving hydrants, developing a municipal lot) is taking place. A possible ordinance allowing buy out of the on-site parking requirement may be coming before the Planning Commission.
- Developing a project calendar for the Planning Commission will take place following the City Council's completion of their strategic plan. Priorities already identified include housing and parking.

D. DISCUSSION

Commissioner Ray shared information on election results. **Commissioner Breckel** thanked the Commissioners for the discussions held that evening.

E. ADJOURNMENT

Planning Commission Chair Breckel adjourned the meeting at 8:00 p.m.



City of Stevenson

Planning Department

(509)427-5970

7121 E Loop Road, PO Box 371
Stevenson, Washington 98648

TO: Planning Commission
FROM: Ben Shumaker
DATE: September 12th, 2022
SUBJECT: Land Division Code Amendments (SUB2022-01)

Introduction

The City Council is considering changes to Stevenson Municipal Code Title 16 – Subdivisions. They have referred these changes to the Planning Commission for comment. In their referral, the City Council did not set an expected timeline for delivery of comments, they will consider adoption of the ordinance at their September regular meeting.

Content of Amendments

The draft ordinance includes 5 amendatory sections.

- Section 1 would add a new chapter as SMC 16.01. The text of this chapter is proposed for inclusion as a result of the Planning Commission’s pre-COVID discussions on Title 16. The 4 proposed sections address the Title’s purpose & intent, administrative provisions, preliminary responsibilities & inquiries, and fees.
- Sections 2, 3, and 4 propose deletion of provisions made redundant by Section 1.
- Section 5 proposes modifications to SMC 16.37, concerning the review and approval of boundary line adjustments (BLAs). The existing chapter contains 7 sections. Text amendments are proposed for 4 of the sections. An additional section is also proposed.
 - SMC 16.37.010 includes a purpose statement for BLAs and sets 8 criteria for their approval. The purpose statement would be modified as a way to narrow the scope of neighborhood change resulting from the BLA process. The approval criteria are then modified to provide more predictability in the review process and better protection of critical areas.
 - SMC 16.37.020 includes definitions specific to this chapter. The main modifications provide additional protections against neighborhood change and ensure lots in the city are buildable.
 - SMC 16.37.040 includes submittal requirements for BLAs. The proposed amendments alter these to require a current report from a title company, allow for collection of additional documentation for review, and remove exceptions to the requirement for a survey.
 - SMC 16.37.050 establishes the review authorities involved in BLAs. The proposed changes include optional review by the fire marshal and align the appeal process with appeals of short plat proposals, which are also administrative decisions.
 - SMC 16.37.055 advances the Title’s purpose of providing uniform monumentation. This new requirement requires monuments be set for the adjusted lines.

Background

In September 2019, the Planning Commission established a workplan which included review and recommendation of code amendments related to “Lot Line Considerations”. These amendments were to be developed as time permitted. Time permitted into the Spring of 2020, by which time the Planning Commission reviewed and set aside for several draft code sections for later public comment. Time became more limited thereafter, and the issue

was last addressed in January 2021. The amendments proposed in Sections 1-4 of the ordinance are based on the draft sections tentatively accepted by the Planning Commission.

In the meantime, implementation of the code, especially its boundary line adjustment provisions, has frustrated staff and applicants and, in August 2022, the City's administrative team put an amendment forward to the City Council to address known issues. Rather than passing it, the Council adopted a moratorium and requested more in-depth legal counsel involvement in the regulation, and a report from the Planning Commission.

Public Involvement

A State Environmental Policy Act threshold determination has been issued for this text amendment. The Determination of Nonsignificance was published in the Skamania County Pioneer on August 24th, 2022. Comments from the Washington Department of Fish & Wildlife were incorporated into the draft attached hereto. Additionally, written comments were submitted for your consideration and are attached. It is staff's understanding that the City Council doesn't expect the Planning Commission to complete a full conscientious public involvement effort as if this were a Planning Commission initiated process.

Next Steps

The Planning Commission may review and report to the City Council tonight or continue its review at a later meeting.

Prepared by,

Ben Shumaker

Attachments:

- Draft Ordinance (11 pages)
- SEPA Comments (1 page)
- Public Comments (7 pages)

**CITY OF STEVENSON
ORDINANCE 2022-1183**

AMENDING THE STEVENSON MUNICIPAL CODE TITLE 16 - SUBDIVISIONS; ALIGNING PROVISIONS COMMON TO ALL PROPOSALS; AMENDING THE APPROVAL CRITERIA, SUBMITTAL REQUIREMENTS, AND ADMINISTRATION OF BOUNDARY LINE ADJUSTMENT PROPOSALS; REPEALING ORDINANCE 750 IN ITS ENTIRETY; AND REPEALING PORTIONS OF ORDINANCES 670, 884, 916 AND 1004.

WHEREAS, the City of Stevenson has adopted a program to review and approve how real property boundaries are established and modified; and

WHEREAS, adoption dates of the aforementioned program range from 1976 to 2016 and result in several redundancies and/or conflicts between provisions; and

WHEREAS, the current program for the review and approve boundary line adjustment proposals lacks clarity, is not aligned with other City programs, and can authorize neighborhood changes out-of-scope with the administrative review of such proposals; and

WHEREAS, submittal requirements for boundary line adjustment proposals are insufficient to properly document real property ownership, boundaries, and encumbrances; and

WHEREAS, approval criteria for boundary line adjustments are insufficient to account for impacts of boundary line adjustments, and measures intended to limit impacts based on the existing insufficient criteria have been overturned upon appeal; and

WHEREAS, pursuant to Chapter 58.17 RCW and RCW 35A.63.100(3), and the police power granted the City of Steenson by the Constitution and laws of the State of Washington, the City Council seeks to limit the number of redundancies, conflicts, and unclear provisions present in City codes; and

WHEREAS, this ordinance implements 1.4, 2.1, 2.2, 2.6, 2.14, 2.15, 3.1, 3.8, and 7.2 of the Stevenson Comprehensive Plan; and

WHEREAS, the City of Stevenson has evaluated this proposal according to the the State Environmental Policy Act and made a Determination of Nonsignificance under City File # SEPA2022-03; and

AND WHEREAS, the Stevenson City Council finds that the best interests of the public health, safety and welfare would be served by the amendments herein,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STEVENSON, STATE OF WASHINGTON DO ORDAIN AS FOLLOWS:

- Section 1** – A new chapter, Chapter 16.01 – “General Provisions”, shall be added to the Stevenson Municipal Code, including sections 16.01.005 – “Purpose & Intent”, 16.01.015 – “Administrative Provisions”, 16.01.020 – “Preliminary Responsibilities & Inquiries”, and 16.01.030 – “Fees” as shown in Exhibit ‘A’.
- Section 2** – Chapter 16.02 – Short Plats and Short Subdivisions shall be amended by repealing SMC 16.02.005 – “Purpose”, 16.02.090 – “Application-Fee”, and 16.02.100 – “Application procedure-Administrator’s authority”, all adopted as parts of Ordinance 884, and amending 16.02.110 – “Application procedures-Receipt and distribution of copies”, the amendments delete the ~~struck-through~~ text and add the underlined text shown in Exhibit ‘B’. All other provisions of Chapter 16.02 shall remain in effect without amendment.
- Section 3** – Chapter 16.14 – “General Provisions” shall be amended by repealing SMC 16.14.005 – “Purpose”, adopted as part of Ordinance 1004, SMC 16.14.010 – “Administration”, adopted as section 4.10 of Ordinance 670, and SMC 16.14.015 – “Interpretation of Provisions”, adopted as part of Ordinance 1004. All other provisions of Chapter 16.14 shall remain in effect without amendment.
- Section 4** – Chapter 16.18 – “Preliminary Procedures” shall be amended by repealing SMC 16.18.020 – “Preliminary Conference”, adopted as section 6.20 of Ordinance 670, SMC 16.18.025 – “Site evaluation—Critical areas”, adopted as part of Ordinance 1004), SMC 16.18.030 – “Preliminary Responsibilities and inquiries”, adopted as section 6.30 of Ordinance 670, and SMC 16.18.050 – “Preliminary plat—Fees”, adopted as section 6.50 of Ordinance 670, amended by Ordinance 750, and further amended as part of Ordinance 1004. All other provisions of Chapter 16.18 shall remain in effect without amendment.
- Section 5** – Chapter 16.37 – “Boundary Line Adjustments-Review and Approval” shall be amended by deleting the ~~struck-through~~ text and adding the underlined text as shown in Exhibit ‘C’. The amendments occur in SMC 16.37.010 – “Purpose of provisions and conditions for adjustment”, 16.37.020 – “Definitions”, 16.37.040 – “Application requirements”, 16.37.050 – “Administrative Review”, adopted as sections 1, 2, 4, and 5 of Ordinance 916, respectively, and through the addition of 16.37.055 – “Monumentation”. All other provisions of Chapter 16.37 shall remain in effect without amendment.
- Section 6** – This ordinance affects Title 16 of the Stevenson Municipal Code only insofar as set forth herein. All other provisions of Title 16 shall remain in full force and effect, and that where the provisions of this ordinance are the same as the provisions they replace, the provisions of this ordinance shall be interpreted as a continuation of those previous provisions and not as a new enactment.
- Section 7** – If any section, subsection, sentence, clause, phrase, or other portion of this Ordinance, or its application to any person, is, for any reason, declared invalid, in whole or in part by any court or agency of competent jurisdiction, said decision shall not affect the validity of the remaining portions hereof.

Section 8 – This ordinance shall become effective upon adoption according to law.

Passed by a vote of _____ at the City Council meeting of _____, 2022.

SIGNED:

ATTEST:

Scott Anderson
Mayor of Stevenson

Leana Kinley
Clerk/Treasurer

APPROVED AS TO FORM:

Kenneth B. Woodrich
City Attorney

SMC 16.01 – GENERAL PROVISIONS

SMC 16.01.005 – Purpose & Intent.

- A. The purpose of this title is to:
 - 1. Prescribe regulations and procedures for the division of land and modification of real property boundaries in the City to promote the public health, safety and general welfare; and
 - 2. Implement the various plans, policies, and standards adopted by the State and the City including, but not limited to, Revised Code of Washington chapters 35A.63, 58.09, 58.17, and 65.08 and the Stevenson Comprehensive Plan.
- B. The regulations contained herein are intended to:
 - 1. Prevent the overcrowding of land;
 - 2. Lessen congestion in the streets and highways;
 - 3. Promote effective use of land;
 - 4. Promote safe and convenient travel by the public on streets and highways;
 - 5. Provide for adequate light and air;
 - 6. Facilitate adequate provision for water, sewerage, parks and recreation areas, sites for schools and schoolgrounds and other public requirements;
 - 7. Provide for proper ingress and egress;
 - 8. Provide for the expeditious review and approval of proposed subdivisions which conform to zoning standards and local plans and policies;
 - 9. Adequately provide for the housing and commercial needs of the citizens of the state;
 - 10. Require uniform monumenting of land subdivisions and conveyancing by accurate legal description.

SMC 16.01.015 – Administrative Provisions.

- A. Short Title. This title shall be known and may be cited as the “Stevenson Land Division Code”.
- B. Administrative Authority.
 - 1. The City shall regulate, and may withhold, condition, or deny permits or approvals requested under this title to ensure the proposed action is consistent with the requirements of this title.
 - 2. Except as otherwise specifically provided herein, the Land Division Administrator, referred to as the administrator, is vested with the duty of administering the provisions of this title.
 - 3. For the purposes of ensuring enforcement and conformity, the Administrator shall develop application forms and permitting procedures to review proposals and administer the provisions of this title.
- C. Relationship to Other Regulations.
 - 1. This title shall apply in addition to zoning and other regulations adopted by the city.
 - 2. Compliance with the provisions of this title does not constitute compliance with other local, state, or federal reviews, regulations, or permit requirements (e.g., SEPA, SMP, HPA, etc.). The proponent is responsible for complying with such requirements, apart from the process established in this title.
 - 3. When any provisions within this title or any existing regulation, easement, covenant, or deed restriction conflicts with this title, the most restrictive requirements shall prevail.

Exhibit 'A'

- D. Interpretation of Provisions. It shall be the duty of the City Council, Planning Commission, Board of Adjustment, and Land Division Administrator to interpret and/or administer the provisions of this title in such a way as to carry out the intent and purpose of the Comprehensive Plan. Where this title is not clear, or where there are inconsistencies within this title, the Comprehensive Plan shall be referred to for interpretation and guidance.

SMC 16.01.020 – Preliminary Responsibilities & Inquiries.

- A. Preliminary Conference. When the administrator deems it necessary a conference may be called between the applicant and appropriate officials involved with application approval, prior to submission of an application for review.
- B. Site Evaluation—Critical Areas. Prior to preparation of preliminary plans for a proposal requiring approval under this title and prior to site disturbing activities, the applicant shall meet with the administrator to assess whether the proposed development site includes one or more critical areas as identified, classified and protected by SMC 18.13. A joint visit to the site may be necessary. If the administrator determines that a critical area is present or likely to be impacted by a proposed development, the applicant shall first complete a critical areas application, review and report, with appropriate protective measures identified, prior to preparation of preliminary development plans. The intent of this section is to minimize design conflicts, unnecessary costs and misunderstandings that could arise later. The applicant will be able to proceed with greater certainty about the physical limitations of a particular site.
- C. Site Evaluation—On-Site Sewage Disposal. When a proposal involves service by an on-site sewage disposal system, site evaluations by the health officer shall be obtained by the applicant prior to the submission of an application. The evaluation shall be submitted to the administrator and indicate whether larger lot sizes than those called for in this title are recommended.

SMC 16.01.030 – Fees.

- A. An application for approval under this title shall be accompanied by a review fee payable to the city in an amount established and periodically adjusted by resolution of the City Council.
- B. Payment of fees under this section does not guarantee that an approval will be issued.

SMC Title 16 Subdivisions

SMC 16.02 – Short Plats and Short Subdivisions

~~SMC 16.02.005 – Purpose.~~

~~The purpose of this chapter pursuant to RCW Title 58, RCW Chapter 35.63, and RCW Chapter 65.08 is to regulate the subdivision of land and to promote public health, safety and general welfare. The regulations contained in this chapter are designed, among other things, to encourage the most beneficial use of land throughout the city; to lessen traffic congestion and accidents; to secure safety from fire; to promote the coordinated development of vacant areas; to provide for proper ingress and egress; to provide for the expeditious review and approval of proposed subdivisions which conform to zoning standards and local plans and policies; to facilitate adequate provisions of transportation, water sewage and other public uses and requirements; to require uniform monumentation of land in short subdivisions; and to require conveyance by accurate legal description.~~

~~SMC 16.02.090 – Application Fee.~~

~~A fee of seventy five dollars shall be submitted to the city, along with the short plat application and map, to cover the short plat subdivision administrative review. Checks are to be made payable to the city of Stevenson. Fees are not refundable.~~

~~SMC 16.02.100 – Application procedure-Administrator’s Authority.~~

~~The short plat administrator, referred to as the administrator, is vested with the duty of administering the provisions of this chapter and with authority to summarily approve or disapprove proposed short plats pursuant to the procedures set forth in this chapter. The administrator shall prepare and require use of such forms as are necessary for the administration of this chapter.~~

SMC 16.02.110 – Application procedures-Receipt and distribution of copies.

- A. Any property owner intending to divide land by this chapter shall obtain a short plat application form and map sheet from the city. The applicant shall then complete the application and map sheet listing all required information as outlined within Sections 16.02.050 and 16.02.090.
 1. ~~Sewage Disposal System. When proposed lots are to be served by an on site sewage disposal system, site evaluations by the district health officer shall be obtained by the applicant prior to the submission of the short plat application. [Reserved]~~
 2. Private Roads-Maintenance. Every short plat containing a private road serving two or more lots shall be accompanied by a private road maintenance agreement signed by the short plat subdivider. The agreement shall be recorded with the auditor.
- B. Upon submission of a short plat application, a date of receipt shall be affixed on the application. The administrator shall then determine whether the requirements of this chapter have been met. An application or map lacking sufficient information for review or not meeting the requirements of the chapter shall be rejected by the short plat administrator and returned to the applicant, and such rejection shall be accompanied by a written statement citing the reason for rejection.

Exhibit 'B'

- C. After the short plat administrator determines that the proposed short plat application and map contain the required information and data, the administrator shall distribute copies of the short plat application and map to the following as is necessary:
1. City public works department;
 2. City clerk-treasurer;
 3. ~~Southwest Washington Health District~~Health officer;
 4. City planning commission;
 5. Washington State Department of Transportation if the short plat is located adjacent to the right-of-way of a state highway;
 6. Any state or local agency which may have an interest in the short plat as determined by the administrator;
 7. The administrator will mail a notice of the proposed short plat to the latest recorded real property owners as shown by the records of the county assessor, who share a common boundary line with property being short platted, by United States first class mail.

SMC Title 16 Subdivisions Article IV Subsequent Approvals

SMC 16.37 – BOUNDARY LINE ADJUSTMENTS-REVIEW AND APPROVAL

SMC 16.37.010 – Purpose of provisions and conditions for adjustment.

- A. The purpose of this chapter is to establish a procedure for the application, review and approval or denial of proposed boundary line adjustments, and to establish criteria and requirements for the same, consistent with the provisions of RCW 58.17.040(6) as now or hereafter amended. Boundary line adjustments should not be used to circumvent zoning regulations, environmental regulations, or subdivision or short subdivision procedures set forth in this title. Factors which indicate that the boundary line adjustment process is being used in a manner inconsistent with statutory intent and this purpose statement may include numerous and frequent adjustments to existing contiguous lot boundaries, and/or a large number of contiguous lots being proposed for boundary line adjustments at the same time.
- B. The boundary lines separating two or more lots of record may be adjusted under the provisions of this chapter, provided that such adjustment:
1. Will not result in the creation of any additional lot, tract, parcel, site or division;
 2. Will not create any lot, tract, parcel, site or division that does not qualify as a building site pursuant to this title or conform with which contains insufficient area and dimensions to meet the requirements of city zoning regulations and applicable conditions, covenants and restrictions pertaining to the property;
 3. Will not adversely affect access, utilities, easements, drainfields or public safety;
 4. Will be in conformance with any applicable building setbacks, fire safety or similar regulations;
 5. Will not increase the nonconforming aspects of an existing nonconforming lot or otherwise create any nonconformity with respect to the requirements of this code;
 6. Will not be inconsistent with any restrictions or conditions of approval for a recorded plat, short plat, or binding site plan, violate either restrictive covenants contained on the face of a final plat or conditions of preliminary plat, short plat, or binding site plan approval;
 7. Will not create an unreasonably hazardous approach to or from the property for access or egress purposes;
 - ~~7.8.~~ Will not increase the number of lots accessing to or from an arterial or collector street within the city comply with city regulations and standards for access and will not result in a lot, tract, parcel, site or division without access consistent with city regulations and standards;
 9. Will not be contrary to the purpose of RCW 58.17 and this Title 16 of this title.
 - ~~8.10.~~ Will not require a variance or reasonable use allowance or other exception under the City's zoning code or critical areas code in order to result in a valid building site.

SMC 16.37.020 – Definitions.

As used in this chapter: "Boundary line adjustment" means an alteration of the boundary lines between platted or unplatted lots or both, which does not create any additional lot, tract, parcel, site or division; nor create any lot, tract, parcel, site or division which contains insufficient area and dimensions to meet

~~minimum requirements for width and area for a building site. All boundary line adjustments shall and which conforms to the criteria set forth herein and the other provisions of this chapter. A boundary line adjustment is generally between two lots.~~

~~"Building site" means an area of land, consisting of one or more lots or portions of lots, that is: 1) capable of being developed under current federal, state, and local statutes, including zoning and use provisions, dimensional standards, minimum lot width, shoreline master program provisions, critical area provisions, and health and safety provisions; or 2) currently legally developed.~~

"Lot" means a fractional part of a subdivided area having fixed boundaries and being of sufficient area and dimensions to meet minimum zoning requirements, and also means any identifiable parcel of unsubdivided land with established boundaries set forth in a deed or other form of conveyance. The term shall include tracts or parcels ~~but shall not include lots that exist for tax purposes only and are not legal lots of record.~~

~~"Ordinance administrator" or administrator shall mean the zoning administrator or other person appointed by the mayor to administer and enforce this chapter.~~

~~"Person". See SMC 1.08.010.J. means any natural person, partnership, corporation, association or other entity, and any governmental body.~~

SMC 16.37.040 – Application requirements.

- A. ~~Application for boundary line adjustment shall be made on forms to be provided by the city and shall be submitted to the same with the applicable nonrefundable fee. The application will include No application will be deemed complete nor a decision issued until a complete application is submitted to the City. A complete application consists of the following:~~
- ~~1. A completed application on a form provided by the City. The application shall include the signatures of all owners, or their representatives, of the lots involved in the boundary line adjustment. The signatures of the owners of the property, or their representative, involved in the adjustment, indicating approval of the proposal;~~
 - ~~2. A title report furnished by the applicant which confirms the title of the land in the proposal is vested in the name of the owners signing the application and which provides copies of all restrictions, covenants, and conditions encumbering the land. A copy of the title(s) or proof of ownership of the subject properties;~~
 - ~~3. The existing legal descriptions and proposed legal descriptions, prepared by a registered professional land surveyor or title company, attesting to the accuracy of the legal descriptions.;~~
 - ~~4. Description of any restrictive covenants or conditions on the subject property;~~
 - ~~5. A nonrefundable fee as established by city resolution and which may be revised from time to time.~~
 4. Where any lot reduced in size by a proposed boundary line adjustment is served or likely to be served in the future by an on-site sewage disposal system, a report provided by the local health district officer, a registered sanitarian, civil engineer or similarly qualified professional confirming that the lot or lots will continue to meet existing standards for an on-site septic disposal system for each such lot.;

5. Other documentation necessary to demonstrate compliance with other applicable city permits or regulations.

B. In addition to the application, the applicant must also submit an original and two copies of a ~~plot plan or survey drawn to scale and accurately dimensioned~~, prepared by a licensed professional land surveyor, clearly showing the following information:

1. Name of boundary line adjustment;
2. The existing and proposed boundary lines and identification by lot and parcel number for all affected lots;
3. North arrow and scale;
4. The area and dimensions of each proposed lot;
5. The location of all structures existing upon the affected lots accurately showing the distance of each such structure from all existing and proposed lot lines and from each other structure;
6. The location of all generally observable natural features, such as slopes, bluffs, streams and wetlands on the affected lots;
7. The location and dimension of any drainfield easements, right-of-way or streets within or adjacent to any affected lot;
8. The existing public utilities and, if applicable, a statement regarding proposed future method of sewage disposal for each affected lot;

~~9.1. Where any lot reduced in size by a proposed boundary line adjustment is served or likely to be served in the future by an on-site sewage disposal system, a report provided by the local health district officer, a registered sanitarian, civil engineer or similarly qualified professional confirming that the lot or lots will continue to meet existing standards for an on-site septic disposal system for each such lot;~~

9. The location of all areas likely associated with priority habitat and species;

10. A signature line for planning administrator approval and the following statement: "This boundary line adjustment is exempt from City and State platting regulations as provided by RCW 58.17.040(6)."

C. ~~Surveys. A survey by a licensed professional land surveyor shall be required for a boundary line adjustment, except for the following cases: In lieu of the survey required in subsection B, above, a plot plan may be submitted for proposals involving the combination of adjacent platted lots which have a common ownership where no exterior lot boundaries are altered.~~

- ~~1. For existing lots, tracts or parcels where a new boundary line is being established parallel to an existing boundary that is described by deed or as part of a recorded survey;~~
- ~~2. For lot lines within a recorded subdivision or short plat where lot corners are still in place or can be found and verified.~~

SMC 16.37.050 – Administrative review.

A complete application for a boundary line adjustment shall be approved, approved with conditions, returned to the applicant for modification, or denied within ~~twenty~~20 business days of its receipt by the city. The city shall not be considered to be in receipt of a complete application unless and until such time as the application meets the requirements of Section 16.37.040.

Exhibit 'C'

- A. The administrator may forward one copy of the proposed boundary line adjustment plan to the public works director and/or fire marshal for review if deemed necessary. In such cases, ~~the public works director~~ said official shall respond within ~~ten~~10 business days of receipt.
- B. In approving or denying the application, the director shall make appropriate findings of fact and conclusions in writing and notify the applicant.
- C. Any conditions of approval may be required to be contained in and executed as a restrictive covenant against and running with the land, in form and substance approved by the administrator.
- D. The decision of the administrator may be appealed as contained in Section 16.02.170~~Chapter 16.40~~.

SMC 16.37.055 – Monumentation.

Permanent monuments shall be set at all property corners associated with the altered boundary line.



State of Washington
DEPARTMENT OF FISH AND WILDLIFE
Southwest Region 5 • 5525 South 11th St Ridgefield, WA 98642
Telephone: (360) 696-6211 • Fax: (360) 906-6776

Ben Shumaker
Community Development Direction
City of Stevenson
September 8, 2022

Dear Mr. Shumaker,

Thank you for the opportunity to comment on the City of Stevenson's Land Division Code Update. The Washington Department of Fish and Wildlife (WDFW) has reviewed the proposal and offers the following comment for your consideration.

WDFW requests for the WDFW Priority Habitat and Species (PHS) to be added to the list of information required on the maps/drawings submitted to the City where applicable in *Title 16 – Subdivisions* of the City of Stevenson Municipal Code, particularly in Chapters *16.36. Plat Standards* and *16.37 Boundary Line Adjustments – Review and Approval*,

Chapter 16.18.025 – Preliminary Procedures: Site Evaluations – critical areas as currently written requires for the applicant to meet with the administrator to determine if critical areas will be impacted by a proposed development. Although this step is required per the current code, I believe it is important to include PHS data in the final maps/drawings so early efforts to avoid and minimize environmental impacts can be achieved.

Thank you,

Amaia Smith
Habitat Biologist,
Washington Dept of Fish and Wildlife
5525 South 11th St. Ridgefield, WA



Leana Kinley <leana@ci.stevenson.wa.us>

support of ordinance 2022-1183

1 message

Kaitlyn Conrath <hockeykaitlync@gmail.com>
To: citycouncil@ci.stevenson.wa.us

Thu, Aug 11, 2022 at 8:15 AM

Dear Council Members,

I am homeowner in Stevenson with large parcels of undeveloped land surrounding my property. I am writing in support of ordinance 2022-1183 amending SMC 16 subdivisions. We need the clarifications on boundary line adjustments.

Please include my comment in the packet.

Thank you,

Kaitlyn Conrath

From: "csesch" <csesch@embarqmail.com>
To: "citycouncil Stevenson" <citycouncil@ci.stevenson.wa.us>
Cc: "Leana Kinley" <leana@ci.stevenson.wa.us>, "Ben Shumaker" <ben@ci.stevenson.wa.us>, "Carolyn Sourek" <carolyn@ci.stevenson.wa.us>
Sent: Wednesday, August 10, 2022 2:43:25 PM
Subject: Proposed Boundary Line Revision

City Of Stevenson Council:

While we no longer own property in Stevenson, we and our family spent years with a house at 90 Del Ray. During our ownership period we spent a lot of time, effort and money in an attempt to work out an agreeable plan that would satisfy both us and the Mays regarding any proposed development adjacent to our property. In addition we spent thousands of dollars joining our neighbors in undertaking a traffic study to satisfy the best access route.

We never could understand why the City chose to ignore all of the requirements that other developers were forced to comply with while in all appearances allowing the Mays to simply serially make boundary line adjustments. We attended meetings where fellow neighbors questioned why they could not see any maps for proposed infrastructure on the May development. In addition it is quite confusing when homes located near to one another are addressed in a hopscotch manner with some allowed septic systems and some required to connect to the City sewer system.

While we currently own no property within the Stevenson City boundaries we support any plans that will bring uniformity to the development process for an orderly and fair growth process; and which will not allow a select few to utilize and contort the boundary line adjustment process.

Thank you,

Curt & Sherry Esch



Pat Rice <easylivingpat@gmail.com>

Please Support Staff Recommendation - Agenda item 7(e)

Pat Rice <easylivingpat@gmail.com>

Wed, Aug 10, 2022 at 1:47 PM

To: City Council <citycouncil@ci.stevenson.wa.us>

Cc: Leana Kinley <leana@ci.stevenson.wa.us>, Ben Shumaker <ben@ci.stevenson.wa.us>, Carolyn Sourek <carolyn@ci.stevenson.wa.us>

Dear City Council, I see that I failed to correct one number in my email below. In the 4th paragraph the last sentence should read: "***Then there have been the many iterations of the Mays proposed boundary line adjustments ranging from five to six large lots to upwards of almost 13 lots.***" I see that I failed to get this sentence corrected before sending. Pat Rice

----- Forwarded message -----

From: Pat Rice <easylivingpat@gmail.com>

Date: Wed, Aug 10, 2022 at 9:51 AM

Subject: Please Support Staff Recommendation - Agenda item 7(e)

To: City Council <citycouncil@ci.stevenson.wa.us>

Cc: Leana Kinley <leana@ci.stevenson.wa.us>, Ben Shumaker <ben@ci.stevenson.wa.us>, Carolyn Sourek <carolyn@ci.stevenson.wa.us>

Dear City Council,

Your approval of the housekeeping amendments to SMC 16 under agenda item 7(e) will be a welcome change from the several years of various plans and schemes my neighborhood has put up with.

Our neighbors Rick and July May at May and Associates, INC, have discovered a loophole in the rules that have allowed them to use the City's boundary line adjustment (BLA) rules to create a large subdivision in our neighborhood. Instead of following the rules for creating subdivisions, these developers instead claim they are simply adjusting the boundary lines of several 25' X 100' parcels abutting the Del Ray right of way and moving them to various areas of their property.

When city officials ask the standard questions relevant to most subdivisions, such as where the "access points" might be, the Mays with the help of their high priced attorney have cried foul, and argued that these questions aren't allowed in the BLA statutes. And in fact, the City of Stevenson has spent tens of thousands of dollars in legal fees dealing with the Mays, losing practically every legal skirmish. Yet, it is the City's own rules that lead to their legal downfall.

And how has it been for the neighbors living next to this mess? In an attempt to avoid the standard costs associated with any development (new roads, sewer lines, sidewalks, etc.) we've endured about every scheme imaginable. There was the proposed gift of swamp land for parks and the proposed gift of lots for low income housing, both with strings attached that shifted the burden for infrastructure costs from the Mays to the City. Then there have been the many iterations of the Mays proposed

boundary line adjustments ranging from five to six large lots to upwards of almost 20 lots.

The City of Stevenson's boundary line adjustment system was intended for two property owners wanting to change a line between their properties. These rules were never intended for large scale developments like you see east (Chinidere) or west (Osprey Ridge and Angel Heights) of town.

When you allow a developer to come into town with their smart savvy lawyer and carve up several acres using your BLA rules instead of your subdivision rules, we end up with a real mess. Instead of an orderly development with streets** that have lighting, sidewalks, and homes on a sewer system, we end up with multiple dusty private driveways with many homes on septic systems.

The proposed housekeeping amendments to SMC 16 are a good and smart attempt to bring order where there is now chaos.

Pat Rice

Less someone think I am being hypocritical because I have previously argued that the Del Ray right of way should never be built into a city street, let me make two points: **(1) A developer is free to make the Del Ray right of way into a public street as long as they, *not the taxpayers*, pay for it. **(2)** Any smart developer would build their street system in the middle of their development so the street would serve homes on both sides, not to the side of their development where the street is of little use.



Karen Rutledge <bakerkrn@gmail.com>

Proposed BLA changes on 8/11 council agenda

Karen Rutledge <bakerkrn@gmail.com>

Wed, Aug 10, 2022 at 11:59 AM

To: City Council <citycouncil@ci.stevenson.wa.us>

Cc: Ben Shumaker <ben@ci.stevenson.wa.us>, Carolyn Sourek <carolyn@ci.stevenson.wa.us>, Leana Kinley <leana@ci.stevenson.wa.us>

Dear City Council,

I believe the proposed changes on the BLA regulations are important and necessary to provide transparency to the development underway on the Mays property as well as any other housing development. Currently the Mays have found a loophole that allows them to avoid the normal rules and regulations that apply to development of a subdivision.

These rules and regulations ensure that proper infrastructure is in place. This includes proper driveways, roads, sewer connections, water and utilities. The proper development procedures would also ensure the community is informed and can offer input.

Please vote to pass this BLA language as recommended by the staff. If we allow people to circumvent the subdivision rules we will end up with a tangled mess of driveways and septic tanks that will not benefit our community.

Karen Rutledge



Leana Kinley <leana@ci.stevenson.wa.us>

Comment for 8/11/22 Meeting

1 message

David Wyatt <davidewyatt@gmail.com>
To: citycouncil@ci.stevenson.wa.us

Thu, Aug 11, 2022 at 7:23 AM

Dear Council Members,

As a homeowner in Stevenson with significant amounts of undeveloped land surrounding me, I am writing in support of ordinance 2022-1183 amending SMC 16 subdivisions, which clarify and streamline boundary line adjustments.

Please include my comment in the packet, but there is no need to read it during the meeting.

Thank you for your time,

David Wyatt

From: Chris Wilson <wilsonc20041@gmail.com>

Date: August 10, 2022 at 8:32:38 PM PDT

To: citycouncil@ci.stevenson.wa.us

Subject: BLA Rule Changes

Hello,

I noticed your meeting tomorrow has proposed changes to the BLA regulations. I will not be able to be in attendance, but wanted to provide this message as support of said changes.

It appears these regulations need to be in place to ensure proper infrastructure to support development, with appropriate community input.

Thanks,
Chris Wilson
90 NW Del Ray Ave
Stevenson, WA

CITY OF STEVENSON
SMC 17.11 Comprehensive Plan - Amendments

Regarding a request by the Stevenson City Administrator to)	
amend the Stevenson Comprehensive Plan to better incorporate)	
Capital Improvement Planning in the City's processes)	COMPREHENSIVE PLAN
divided is known as Lot 4 of the Schupbach and-Barber Short)	PLANNING COMMISSION
Plat and designated as Tax Lot 0202 in the SE ¼ of Section 36,)	RECOMMENDATION
T3N, R7E and the SW ¼ Section 36, T3N, R7.5E, W.M. in the)	
City of Stevenson, Skamania County, Washington)	September 12 th , 2022

PROPOSAL: To create a Capital Improvement Program to preserve or enhance existing facilities and provide new assets that will support service needs and community growth in an efficient manner.

APPLICANT: Leana Kinley, Stevenson City Administrator
71221 E. Loop Rd, PO Box 371
Stevenson, WA 98648
(509) 427-5970

STANDARDS, FINDINGS AND CONCLUSIONS

SMC 16 SUBDIVISIONS

Chapter 17.11 of the Stevenson Municipal Code contemplates amendments to the Stevenson Comprehensive Plan and establishes a cycle to review proposed amendments on a biennial basis. The Chapter contains 8 sections as addressed below.

CRITERION §17.11.010 – COMPREHENSIVE PLAN “The comprehensive land use plan for the city of Stevenson includes the text, diagrams, charts and maps adopted by Ordinance 2012-1067 on April 18th, 2013, entitled “Stevenson Comprehensive Plan.” The comprehensive plan includes all subsequent amendments.”

FINDING(S): 1. The Stevenson Comprehensive Plan includes the document adopted by Ordinance 2012-1067 and the subsequent amendment adopted by Ordinance 2022-1182.

CONCLUSIONS OF LAW: This proposal is consistent with SMC 17.11.010.

CRITERION §17.11.020 – CONFORMANCE AND CONSISTENCY “The Zoning Code and other development regulations contained within this code shall be consistent with and implement the intent and purpose of the city's comprehensive plan.”

FINDING(S): 1. This section contemplates future actions to ensure conformance and consistency.

CONCLUSIONS OF LAW: This proposal is consistent with SMC 17.11.020.

CRITERION §17.11.030 – SCOPE “The requirements of this chapter establish the process and criteria for reviewing and evaluating proposed amendments to the comprehensive plan and/or future land use map. The comprehensive plan amendment process provides for simultaneous review of proposals to allow for cumulative impact analyses of all applications on a city-wide basis and honors the community's long-term investment in the comprehensive plan through a participatory public process.”

FINDING(S): 1. Only one proposal was submitted for review during the amendment cycle.

CONCLUSIONS OF LAW: This proposal is consistent with SMC 17.11.030.

CRITERION §17.11.040 – INITIATING AMENDMENTS—SUBMITTAL REQUIREMENTS

“A. Any person with an

interest in the comprehensive plan may initiate an amendment to the comprehensive plan.

B. Prior to acceptance of an application to amend the comprehensive plan the city will ensure that the submittal requirements below have been satisfied. These requirements represent the minimum submittal requirements, and the zoning administrator, at the administrator's discretion, may require additional information prior to acceptance. Potential applicants are encouraged to schedule a pre-application meeting to determine if additional information will be required.

1. All applications shall be on forms provided by the city and shall include, at a minimum: [...6 specific submittal requirements].

2. If the proposed amendment changes the future land use map, the application shall include, at a minimum: [...3 specific submittal requirements].

3. If the proposed amendment concerns specific real property, the application shall include, at a minimum: [...4 specific submittal requirements].

FINDING(S):

1. The City Administrator initiated this amendment to the Comprehensive Plan after several pre-application discussions with the Zoning Administrator.

2. The application was accepted as complete by the Zoning Administrator on September 30, 2019.

3. The proposed amendment does not change the future land use map or concern specific real property.

CONCLUSIONS OF LAW:

This proposal is consistent with SMC 17.11.040.

CRITERION §17.11.050 – BIENNIAL AMENDMENT CYCLE

“A. An application to amend the

comprehensive plan may be made at any time. However, completed amendment applications received after five p.m. on September 30th of each odd-numbered year shall not be considered until the following biennial amendment cycle. Amendment cycles shall occur no more frequently than once per biennium, as established herein, provided, that the city council may by resolution alter or extend the calendar.

B. During the months of October, November, and December of odd-numbered years, the planning director shall review and evaluate all proposed amendments to the comprehensive plan and prepare a written report to the planning commission recommending action on each amendment proposed.

C. The planning commission shall, at its first regular meeting in January of each even-numbered year, establish a work program for the months of January through April, inclusive, for hearings, deliberation and action upon each proposed amendment. The planning commission shall consider but not be limited by the recommendation of the planning director. The planning commission shall hold at least one public hearing in January prior to determining its work program and one hearing in April prior to making its final recommendation to city council. The planning commission shall at its meetings further provide a continuing forum for on-going public involvement in the comprehensive plan amendment process. The planning commission shall report, via the clerk-treasurer, its recommendation for comprehensive plan amendments to city council not later than the last day of April of each even-numbered year.

D. Upon receipt of the planning commission's recommendations, the clerk-treasurer shall certify the date of receipt, and within sixty days of that date, the city council shall, at a public hearing during the months of May and/or June, deliberate and act on the recommendations of the planning commission. The city council shall, by majority vote, approve or disapprove, or modify and approve, as modified, the comprehensive plan amendment, or refer it back to the planning commission for further proceedings, in which case the city council shall specify the time within which the planning commission shall report its findings and recommendations back to the city council.

E. The failure to comply strictly with the calendar established in this section shall not affect the validity of amendments to the comprehensive plan.

FINDING(S):

1. The application was submitted in 2019. Review of the proposal was initiated as part of the 2020 Biennial Amendment Cycle. Unknowns associated with the COVID19 Pandemic caused a halt in the review. The halt was supported by the applicant and review was reinitiated as part of the 2022 Biennial Amendment Cycle.

2. Written reports by the Planning Director assisted the Planning Commission's review of

- the proposal and involved proposals to ensure consistency and implementation.
- 3. The Planning Commission established conscientious public involvement expectations consistent with its bylaws, including a public hearing on Sept 12th, 2022.
- 4. The Planning Commission trusts the Clerk-Treasurer to transfer its recommendation to the City Council as expected.
- 5. Compliance with the calendar established in this section has not been strict.

CONCLUSIONS OF LAW: This proposal is consistent with SMC 17.11.050.

CRITERION §17.11.060 – EXCEPTIONS “Amendments to the comprehensive plan may occur more frequently than the established biennial amendment cycle, provided that the city council, after recommendation by the planning commission, determines that one of the following circumstances exists: [...6 specific circumstances]

FINDING(S): 1. The proposed amendment does not involve the circumstances involved in exceptions to the Biennial Amendment Cycle.

CONCLUSIONS OF LAW: This proposal is consistent with SMC 17.11.060.

CRITERION §17.11.070 – APPROVAL CRITERIA “The comprehensive plan was developed and adopted after significant study and public participation. The principles, goals, and policies contained therein shall therefore be granted substantial weight when considering a proposed amendment. Therefore, the burden of proof for justifying a proposed amendment rests with the applicant, who must demonstrate how the request is consistent with the following approval criteria:

A. Each Amendment:

- 1. Shall be consistent with Chapter 35A.63 RCW, shall further and be internally consistent with the comprehensive plan (a change to a particular goal or policy not included), and shall be consistent with any interlocal planning agreements;
- 2. Shall serve the public interest. In determining whether the public interest will be served, factors including but not limited to the following shall be considered:
 - a. The anticipated effect upon the City staff and budgetary resources needed to implement the proposal;
 - b. The anticipated effect upon the ability of the city and/or other service providers to provide an adequate level of service for the full range of public facilities and services, including but not limited to: water resources, utilities, transportation, parks or schools;
 - c. The anticipated impact upon natural systems;
 - d. The anticipated impact upon the health, safety and welfare of city residents;
 - e. Any changes in the community values, information, or assumptions upon which the comprehensive plan was based;
 - f. The ability of specific plan elements or subarea plans to accommodate the needs of the existing or future city;

B. Amendments to the comprehensive plan map or specific real property: [...2 criteria]”

FINDING(S):

- 1. The proposed amendment is consistent with state statute and internally with the remainder of the Comprehensive Plan.
- 2. The City has not interlocal planning agreements for this amendment to be (in)consistent with.
- 3. The proposal will serve the public interest, especially through its anticipated effect on City budgets, the provision of urban services, improvement of public health, safety and welfare, alignment with community values, and implementation of specific plan elements. Furthermore, the amendments are unlikely to negatively impact natural systems.
- 3. The proposal does not involve a comprehensive plan map change or specific real property.

CONCLUSIONS OF LAW: This proposal is consistent with SMC 17.11.070.

CRITERION §17.11.080 – APPEALS

“The decision of the city council on the comprehensive plan or plan amendments shall be final and conclusive unless, within twenty-one days from the date of such action, an adverse party makes appeal to a court of competent jurisdiction for a writ of certiorari, writ of prohibition or a writ of mandamus.”

FINDING(S): 1. This section contemplates a future action outside of the Planning Commission’s report.

CONCLUSIONS OF LAW: This proposal is consistent with SMC 17.11.080.

PLANNING COMMISSION RECOMMENDATION

The preceding discussion describes the Planning Commission’s review of all Comprehensive Plan amendments subject to the Biennial Amendment Cycle between October 1st, 2017 and September 30th, 2021. Based on this discussion the Planning Commission recommends City Council adoption of the amendments attached hereto. These amendments include and modify those submitted via application and also include additional amendments to ensure consistency and implementation of the Comprehensive Plan after the amendments proposed via application.

DATED this ____ day of September 2022

Jeff Breckel, Planning Commission Chair for the
City of Stevenson Planning Commission

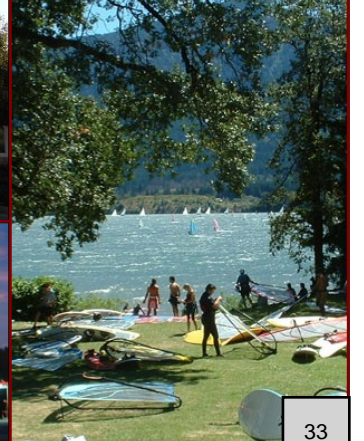
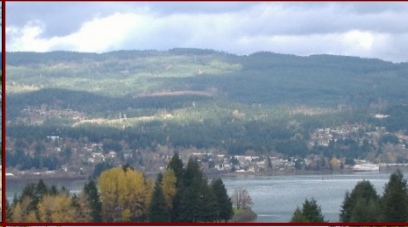
Attachments

- 1- Recommended Comprehensive Plan Amendment (32 pages)

STEVENSON COMPREHENSIVE PLAN

APRIL 2013

AS AMENDED THROUGH _____ 2022



Stevenson Comprehensive Plan

City of Stevenson, Washington

April 2013

As amended through _____ 2022

Prepared by:



Stevenson Planning Department
7121 East Loop Road
PO Box 371
Stevenson, WA 98648
(509)427-5970

With the Assistance of:

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OWENS
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Acknowledgements

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Ben Shumaker, Community Development Director, Primary Author
Carolyn Sourek, Public Works Director
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Acknowledgements, 2013

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Paul Hendricks
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Glenn Morris
Paul Spencer

Steering Committee

Karen Ashley, David Bennett, Kari Fagerness, Humaira Falkenberg, Chris Ford (Chair), Paul Hendricks, Judith Lanz, Jacob Leonard, Julie Mayfield, Dave McKenzie, Joe Robertson, Mary Repar, Angus Ruck, Scott Sorenson, Christine Stief, Angie Waiss

City Staff

Sandy Carlson, Minutes Taker, Carla Cosentino, Deputy Clerk, Mary Ann Duncan Cole, City Administrator, Eric Hansen, Public Works Director, Ben Shumaker, Planning Director, Primary Author, Ken Woodrich, City Attorney



specifically addressed in detail in the current Comprehensive Plan. For this reason area plans can also be viewed as “supplements” to the existing Comprehensive Plan. The City of Stevenson Shoreline Management Program, as amended, is folded into the Comprehensive Plan as an area plan and is not considered a stand-alone document.

Strategic Plans

Strategic Plans are developed by the City of Stevenson to address topics that involve more than just specific neighborhood goals and objectives. They frequently address extensive development and/or redevelopment issues, and the process to carry out the strategic development. The goals and objectives of these plans are drafted in compliance with the Comprehensive Plan but are not entirely folded into the plan and still stand alone as documents. Existing Strategic Plans include:

- 1991 City of Stevenson General Sewer Plan and Wastewater Facilities Plan
- 2007 City of Stevenson Water System Plan Update
- 2010 Skamania County Multi-Jurisdictional Natural Hazard Mitigation Plan
- Annual Stevenson Capital Facilities Plan

Agency Plans

Agency Plans are developed by agencies outside of the city. In most instances, City staff seeks to maintain intergovernmental cooperation in the development of these plans. The staff also works with these other units of government as they create plans relating to issues in their jurisdictions which have an impact on the City. The goals, objectives, and policies included in these plans are important to the City and assist in guiding land use decisions within City boundaries. These plans exist independently of the Comprehensive Plan and include:

- Management Plan for the Columbia River Gorge National Scenic Area
- Port of Skamania County Comprehensive Scheme of Harbor Improvements
- Skamania County Comprehensive Plan
- Skamania County Parks & Recreation Master Plan
- Skamania County Regional Transportation Plan
- SR 14 Scenic Corridor Management Plan

Private Plans

Private Plans are developed by individuals, businesses, and investors. They typically address specific sites or buildings within or, in select instances, near the City. When the goals and objectives that private entities develop for their sites are not consistent with the City’s goals and objectives, City officials and staff work with these entities to explain the City’s stance and build toward an understanding of whether the private plans or the City plans can be changed in a mutually satisfactory manner.

How will the City Carry Out the Plan?

The City can only move toward its Vision through the continued use, evaluation, and when necessary, amendment to the Comprehensive Plan. In the course of implementing the goals and objectives of the Comprehensive Plan, the City will use much of the diverse array of tools at its disposal. These tools can be classified under three distinct categories: those used when the City undertakes projects,



CHAPTER 3-GOALS & OBJECTIVES

The Stevenson Comprehensive Plan uses nine Goals to focus the community’s Cornerstone Principles and refine the citizens’ Vision. Like the Cornerstone Principles, the topics of these Goals closely relate to the community’s day-to-day needs and desires. Like the Vision, these Goals are broad, general statements describing the ultimate endpoint where the actions taken on their behalf should lead.



A Plan for Action

This Chapter’s nine main sections correspond to the nine Goals. After a brief introduction, each Goal is followed by a six-column matrix containing information about how that Goal can be achieved. When viewed as a whole, the six columns serve as an Action Plan designating what, why, how, and when activities should be done and who should do them.

FIGURE 3-1: PLAN GOALS

Stevenson Comprehensive Plan Goals

Goal 1—Community & Schools: The Stevenson community is active and engaged and provides excellent schools and diverse activities for its youth.

Goal 2—Urban Development: Development within the Stevenson Urban Area wisely considers the long-term interests of the community.

Goal 3—Housing: A variety of housing options accommodates all residents.

Goal 4—Downtown & Waterfront: A vibrant and attractive downtown is home to diverse businesses and welcoming to residents and visitors.

Goal 4A—Waterfront: The waterfront is an extension of the downtown core and a place where people live, work, and play.

Goal 5—Business & Industry: Stevenson supports businesses that employ its residents and meet community needs.

Goal 6—Tourism: Stevenson attracts visitors by providing and promoting a variety of tourist amenities and activities.

Goal 7—Transportation & Circulation: Multi-modal transportation options provide people and goods with safe, efficient, and convenient options.

Goal 8—Utilities & Urban Services: Reliable utilities and convenient services fulfill the needs of the current and future community.

Goal 8A—Level of Service: The community receives urban services at or above a set level of service

Goal 8B—Capital Facilities Planning: Urban services are provided according to a rational plan aligning the community’s expectations with its capabilities

Goal 9—Parks & Recreation: Residents and visitors enjoy access to a network of world-class parks, open spaces, and recreational opportunities.



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 1– Community & Schools								
1.1– Develop a high level of communication with the community regarding decisions and events affecting the city.	1.1-1– Use media such as a City website, Facebook page, and newsletter in addition to the methods required by law.					Administration	Chamber, SBA	Ongoing
1.2– Provide opportunities for citizens to participate and express their views to City officials.	1.2-1– Solicit and use citizen knowledge and ideas in the development of City policies, goals, and objectives.					Administration		Ongoing
1.3– Ensure that the monitoring reports contained in Appendix D are submitted to the Council annually prior to budget adoption.						All Departments		Ongoing
1.4– Develop a high level of coordination among all levels of government.						Administration		Ongoing
1.5– Ensure that the plans and actions related to land use by special districts, County, State, and federal agencies are consistent with the Stevenson Comprehensive Plan.						Planning		Ongoing
1.6– Coordinate activities such as school site selection and school building use to complement surrounding neighborhood and recreational uses.	1.6-1– Encourage the use of schools for recreation, open space, and meeting rooms whenever their uses do not conflict with the primary educational purpose of the schools. 1.6-2– Develop a school walking route plan and incorporate its projects into the Capital Facilities Plan					Administration & Planning	SCSD	Ongoing
1.7– Facilitate the school district’s efforts to provide quality educational programs now and into the future.	1.7-1– Establish flexible zoning regulations for schools and related activities to ensure the schools’ ability to enhance facilities.					Planning	SCSD, Parent Groups	Ongoing
1.8– Support the school district’s efforts to enhance community involvement in schools.	1.8-1– Provide opportunities for student involvement and partnerships in City government, projects, and activities.					Administration	SBA, SCSD	Ongoing



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 1– Community & Schools								
1.9– Support vocational and workforce training programs that build skills serving the needs of existing and future employment opportunities and businesses in the area, especially in the forestry and timber industries.						Administration	EDC, SBA, SCSD, Parent Groups, Work-Source	Short-Term
1.10– Facilitate and encourage the regional library system to maintain the high level of educational service to the community.						Administration	FVRL	Ongoing
1.11– Support the Columbia Gorge Interpretive Center, especially in their educational and children’s programming efforts.						Administration	CGIC	Ongoing
1.12– Develop and enhance cultural opportunities.	1.12-1– Facilitate and support development of a bricks-and-mortar performing arts center. 1.12-2– Develop a public art plan and incorporate its projects into the Capital Facilities Plan. 1.12-3– Install public art in key locations throughout the City, especially along the Columbia River waterfront. 1.12-4– Develop an interpretive signage plan. 1.12-5– Install interpretive signs in key locations through the City, especially highlighting Stevenson’s unique relationship with the Columbia River.					Administration & Planning	CGIC, Chamber, County, SBA/SDA , SPAF	Mid-Range
1.13– Support community-based activities and events that cater to residents of Stevenson, especially during the winter months.						Administration	Chamber, County, SBA	Ongoing



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 2– Urban Development								
2.6– Protect public and private property and human safety from hazards such as critical aquifer pollution, frequent floods, geological hazards, and fire.	2.6-1– Establish development standards for lands known to have severe limitations. 2.6-2– Establish development standards for flood plains to minimize flood hazard vulnerability. 2.6-3– Establish standards for the Rock Creek slide to minimize soil movement. 2.6-4– Establish development standards to ensure safety near gas pipelines.					Planning		Short-Term
2.7– Periodically review and revise the Future Land Use and Zoning maps to accommodate changes in community needs.	2.7-1– Consider designating areas not served by the public sewer and/or water systems as an “urban reserve” until capital facilities for such services systems are made available. 2.7-2– Balance the availability of sufficient land for various uses when designating Future Land Use and Zoning districts. 2.7-3– Consider infill potential when designating Future Land Use and Zoning districts, especially with regard to multi-family housing. 2.7-4– Consider redesignating lands currently designated for industrial use which are unlikely or undesirable to be developed for such uses. 2.7-5– Consider location and suitability of land for urban uses and established need when designating Future Land Uses and Zoning districts. 2.7-6– Consider the availability of urban services and level of service standards when designating Future Land Uses and Zoning districts					Administration & Planning		Ongoing
2.8– Establish policies to review annexation proposals.	2.8-1– Prefer annexation of developed areas abutting the city.					Planning		Short-Term




OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 2– Urban Development								
2.9– Encourage the establishment of a subarea plan and land use regulations within the unincorporated Urban Area.	2.9-1– Encourage maintaining existing forest and farm uses within the unincorporated Urban Area. 2.9-2– Discourage development within the unincorporated Urban Area until suitable land within the City has been developed. 2.9-3– Ensure the highest and best use of riverfront properties within the unincorporated Urban Area by protecting them from development and redevelopment until urban utilities and services can be provided.					Planning	County	Short-Term
2.10– Use the type, location, and phasing of public facilities services as a factor to guide urban expansion.	2.10-1– Manage urbanization through the expansion of public infrastructure capital facilities such as the sewer and water systems.					Planning & Public Works		Ongoing
2.11– Manage lands bordering the National Scenic Area boundary to ensure habitat and recreational connectivity.						Planning		Ongoing
2.12– Facilitate and encourage the use of innovative building types and land development patterns that encourage conservation of energy and other resources.	2.13-1– Consider establishing incentives and/or special standards for infill projects.					Building & Planning		Ongoing
2.13– Establish standards for urban development that encourage mixtures of land uses and intensities.						Planning		Mid-Range
2.14– Ensure development review processes are prompt, predictable, open, and uncomplicated.						All Departments		Ongoing







OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 3– Housing								
3.1– Periodically review and revise land development regulations for residential areas to accommodate changing social and economic needs of residents.						Planning		Ongoing
3.2– Encourage a range of residential land uses, housing sizes, types, and price ranges and establish appropriate development criteria.	3.2-1– Allow for development of accessory dwelling units, cluster housing, condominiums, and planned unit developments that allow trade-offs as a development incentive. 3.2-2– Ensure adequate and buildable areas for multi-family housing development.					Planning	Realtors	Short-Term
3.3– Develop affordable housing goals.	3.3-1– Establish programs and incentives that lead to housing meeting the City’s affordability goals, such as property tax abatement and inclusionary zoning.					Planning	CGHA	Short-Term
3.4– Establish property maintenance ordinances.	3.4-1– Educate homeowners on property maintenance ordinances.					Administration		Ongoing
3.5– Consider establishing innovative taxing methods and development incentives to ensure vitality and preservation of established residential areas.	3.5-1– Consider Local Improvement Districts and similar tools to provide and/or enhance public infrastructure/capital facilities in established residential areas. 3.5-2– Consider Local Improvement Districts and similar tools to assist existing landowners install capital facilities for new residential areas.					Administration & Planning		Ongoing



3.6– Review and carefully consider the immediate and long term effects of fees, charges, regulations, and standards on dwelling costs.						Administration & Planning	County	Short-Term
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OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			

Goal 3– Housing

3.7– Ensure major residential developments and high density residential areas provide adequate open space and recreation areas.	3.7-1– Establish design standards for land divisions to provide open space and recreation areas. Provision of such open spaces should not reduce the density which can be achieved on the site. 3.7-2– Conduct an inventory of undeveloped areas to determine potential opportunities for provision of open space and recreation areas.					Planning		Ongoing
3.8– Review all development proposals for compatibility with surrounding established residential areas. Policies related to land use, transportation, public facilities, and utilities capital facilities should seek to maintain and enhance the quality of these areas.	3.8-1– Consider requiring special screening, landscaping, sound proofing, and fencing when appropriate to minimize noise, hazards, and glare for residential developments abutting designated major streets.					Planning		Ongoing



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 4– Downtown & Waterfront								
4.6– Encourage enhancing the Courthouse lawn as a more attractive community gathering space.						Administration	County	Short-Term
4.7– Ensure that both public and private properties located along entrances to Stevenson are attractively maintained.						Public Works	Private Property Owners	Ongoing
4.8– Establish standards to encourage relocation or burial of powerlines aboveground utility lines in the downtown commercial area and other areas where views are affected.	4.8-1– Encourage utility providers to develop undergrounding plans and coordinate their plans with the Capital Facilities Plan.					Planning & Public Works	Private Utilities, PUD	Short-Term
4.9– Revise sidewalk construction programs to minimize the replacement of street trees.						Public Works		Mid-Range
4.10– Provide better connections between downtown and the waterfront.	4.10-1– Consider converting Russell Street into a pedestrian mall between Second and First streets. 4.10-2– Consider improving sidewalks and street crossings and installing public art and seating areas on Russell Street from downtown to the waterfront.					Planning & Public Works	Port, SBA	Mid-Range
4.11– Consider establishing a Parking and Business Improvement Area to support downtown improvements, such as a rehabilitation grant or loan program for downtown buildings or provision of visitor amenities.						Administration	Chamber, EDC, SBA	Short-Term
Goal 4A– The waterfront is an extension of the downtown core and a place where people live, work, and play.								
4A.1– Enhance shoreline access in the Stevenson area.	4A.1-1– Coordinate shoreline access with erosion control/stabilization programs. 4A.1-2– Support development of a large waterfront gathering place (e.g., amphitheater) for community					Administration, Planning & Public Works	County, Port, Property Owners, SDA	Long-Term



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 5– Business & Industry								
5.3– Establish strategies to retain and grow existing businesses.	5.3-1– Conduct an annual inventory of local businesses. 5.3-2– Periodically survey local businesses to understand how the City can support their success and growth.					Administration	Chamber, EDC, Port, SBA	Ongoing
5.4– Support networking opportunities such as the “Chamber Breaks.”						Administration	Chamber	Ongoing
5.5– Facilitate and support provision of adequate urban services (e.g. utility, transportation, communications, etc.) infrastructure to meet the needs of Stevenson’s business community.						Administration	County, EDC	Ongoing
5.6– Support the development of industrial lands and buildings.						Administration	Count, EDC, Port	Ongoing
5.7– Promote Stevenson’s local resources and amenities (e.g., low energy costs, fiber optics) and location near the I-5, I-84, and railroad corridors to attract industry and commerce to ensure tax base stability.						Administration	Chamber, EDC, Port, SBA	Ongoing
5.8– Preserve lands designated for industrial use for that use, protect them from incompatible uses, and ensure access to good infrastructure high-quality capital facilities.	5.8-1– Consider the feasibility and benefits of establishing industrial areas along Ryan Allen Road near the garbage transfer station. 5.8-2– Consider regional tax sharing programs as an alternative to developing industrial land in Stevenson.					Planning	EDC, Port	Ongoing
5.9– Establish standards for industrial land use to encourage nonpolluting, environmentally safe, light industries.						Planning	EDC, Port	Mid-Range



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 6– Tourism								
6.7– Encourage development of mountain biking and hiking trails and other visitor amenities on the public lands immediately outside of Stevenson.						Administration	BPA, Bike groups, County, FoG, USFS, WaDNR	Ongoing
6.8– Establish a quiet zone at railroad crossings within the city.						Public Works	BNSF, Chamber, SBA, Port	Short-Term

Goal 7– Transportation & Circulation



“Multi-modal transportation options provide people and goods with safe, efficient, and convenient options.”

The transportation system is probably the most visible and frequently used **urban** service provided by the City of Stevenson. Whether traveling to work, joyriding through the Gorge, leisurely strolling through the neighborhood, or waiting for a delivery, the residents, visitors, and businesses of Stevenson rely on the City for a functional and convenient transportation and circulation system. This Goal emphasizes methods by which the City can ensure its transportation system meets community needs.

Stevenson’s existing transportation and circulation system has shifted modes and focuses over its long history. The original Plat of Stevenson was a gridiron pattern that enabled easy internal circulation for pedestrian and horse traffic and focused on the Columbia River and Stevenson Landing as the primary mode of external transportation. When the railroad came through town, the focus shifted from the river uphill to where the rail line met dirt streets and boardwalk sidewalks. As automobile use grew and the city expanded away from its original riverside terrace, this gridiron pattern had to be altered to accommodate the steep Gorge slopes, the many creekside canyons and ravines cutting through these slopes, and the existing oddly-intersecting logging roads on the then-periphery. With the continued dominance of the automobile, the focus again shifted uphill to the new paved state highway, cul-de-sacs and dead-ends became commonplace methods for dealing with the creekside ravines and canyons, and sidewalks waned in importance.

Stevenson plays the lead role in ensuring the continual shifts in transportation modes occur in a way that benefits residents, visitors and businesses. The Objectives and Tactics of this Goal allow the City to accommodate these changes by focusing on improving the function, management, and look of existing transportation options and increasing the nonautomotive aspects of the system.



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 7– Transportation & Circulation								
7.1– Develop a long range transportation plan and incorporate its projects into the Capital Facilities Plan.	<p>7.1-1– Consider the feasibility and benefits of establishing one-way couplets on 1st and 2nd Streets.</p> <p>7.1-2– Consider the feasibility and benefits of using roundabouts at intersections throughout the city.</p> <p>7.1-3– Develop improvement plans for existing rights-of-way.</p> <p>7.1-4– Consider traffic calming measures such as narrow streets.</p> <p>7.1-5– Minimize traffic congestion and facilitate the safe, efficient movement of people and commodities through the design of the transportation system.</p>					Public Works	BNSF, County	Short-Term
7.2– Establish and manage the transportation system in a manner which contributes to community appearance and livability, recognizes and respects the characteristics of natural features, and minimizes the effects on abutting land uses.	<p>7.2-1– Establish a city-wide inventory of surveys for rights-of-way.</p> <p>7.2-2– Ensure rights-of-way are surveyed prior to undertaking major construction projects.</p>					Public Works		Ongoing
7.3– Develop a transportation system that provides all citizens with transportation choices and alternatives.	<p>7.3-1– Support establishment of a regional transit system.</p> <p>7.3-2– Support provision of safe and convenient transit stops.</p>					Public Works	BNSF, County	Mid-Range
7.4– Develop a plan for safe and convenient alternate forms of transportation, such as bikeways, walkways, and pathways and incorporate its projects into the Capital Facilities Plan.	<p>7.4-1– Consider separating pedestrian, bicycle, and auto traffic.</p> <p>7.4-2– Provide safe and accessible pedestrian crossings throughout the city.</p>					Public Works	Chamber, County, SBASDA	Ongoing
7.5– Periodically review and revise standards for public and private roads.						Public Works	SBA	Mid-Range



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 7– Transportation & Circulation								
7.6– Reduce the effects of through traffic in the downtown commercial area while minimizing any negative impact on local businesses.	7.6-1– Manage road construction projects to minimize construction-related impacts on local businesses. 7.6-2– Facilitate and encourage alternative routing and/or usage of Highway 14 by truck traffic.					Public Works	Chamber, EDC, SBA	Ongoing
7.7– Establish a tree conservation and management program for City rights-of-way. This program should provide for the replacement, planting, preservation, and maintenance of trees.						Public Works		Short-Term
7.8– Facilitate and support safety at railroad crossings.						Public Works	BNSF	Ongoing
7.9– Establish Expand the a-railroad quiet zone to include the crossings at the Stevenson Cemetery and the Co-Ply mill site at railroad crossings within the city.	7.9-1– Identify the capital facilities necessary to expand the quiet zone and incorporate them into the Capital Facilities Plan.					Public Works	BNSF, Chamber, SBA, Port	Short-Term Long-Term
7.10– Facilitate and support rail service for future transportation and commerce needs.						Public Works	BNSF, Chamber, SBA, Port	Long-Term
7.11– Manage on-street parking to permit the safe and efficient operation of the transportation system.						Public Works	County	Ongoing
7.12– Review and revise parking policies to facilitate efficient short-term parking and minimize off-street parking requirements.	7.12-1– Consider a shared parking program to utilize underused parking lots, such as the Courthouse, schools, and churches.					Public Works	Chamber, EDC, SBA	Short-Term
7.13– Provide wayfinding signage to aid traveler navigation and guide visitors to Stevenson attractions and amenities, especially east- and west-bound travelers on I-84.						Public Works	Chamber, ODOT, SBA, WsDOT	Short-Term

Goal 8– Utilities & Urban Services



“Reliable utilities and convenient services fulfill the needs of the current and future community.”

City governments exist to serve their citizens. This Goal of the Comprehensive Plan emphasizes the aspects by which the City can serve its citizens through proper management and provision of utility services.

The City of Stevenson provides a number of **public** services to its residents. Responsible management of tax- and rate-payer contributions tops the list, but the City also ensures buildings are inspected for safety, clean drinking water is provided to the tap, fires are suppressed before they can spread, sewage is collected and treated, justice is served through policing and the court system, and neighborhood nuisances are remedied. The City also coordinates with outside utility and service providers to ensure that its residents and visitors receive the services they require.

“The community receives urban services at or above a set level of service.”

As the community changes over time, its needs will also change. This Sub-Goal ensures levels of service (LOS) are considered in the system of plans developed by the City and its partners. The LOS standards of those plans should be monitored to ensure they lead toward fulfillment of this Plan’s Goals

“Urban services are provided according to a rational plan aligning the community’s expectations with its capabilities.”

Whether these services are provided through a pipe, over a wire, or at a desk, capital facilities are necessary to support them. The presence or lack of these facilities will determine the services that can be provided to the Stevenson community. As the city grows, new capital facilities will be necessary to provide urban services, and as time goes on, existing capital facilities will need to be replaced. The creation and adherence to a Capital Facilities Plan is an important component of managing Stevenson’s growth, development, and change.

The Objectives and Tactics leading to the fulfillment of this Goal **and its Sub-Goals** contain methods by which the City can manage and improve upon the **public** services it provides and ensure that other utility and service providers do likewise.



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 8– Utilities Urban & Services								
8.1– Encourage City staff and officials to enhance their skills through training and continuing education on topics relevant to their job performance, such as management and communication.						All Departments		Ongoing
8.2– Develop a long-range financial plan.						Administration		Ongoing
8.3– Periodically review and revise the capital facilities plan.						Administration & Public Works		Ongoing
8.4– Identify and correct health and safety hazards within the Stevenson Urban Area.						Administration	County, Port	Ongoing
8.5– Establish maintenance programs to preserve the long-term viability of the City's capital facilities.						Administration & Public Works		Short-Term
8.6– Offset the costs of new development to existing city residents by establishing development charges.						Administration		Ongoing
8.7– Provide adequate easement and right-of-way widths for public and private utilities and emergency and other services.						Planning & Public Works		Ongoing
8.8– Base the provision for future public facilities and utilities upon financial cost and adequacy of desired levels of service.	<p>8.8-1 – Consider providing public facilities and utilities in advance of need.</p> <p>8.8-2 – Coordinate urban development with private utility agencies to ensure the availability of services when needed.</p> <p>8.8-3 – Continue to provide water and sewer services within the Urban Area.</p>					Administration	County, PUD	Ongoing



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 8– Utilities Urban & Services								
8.9– Manage urbanization through the expansion of the sewer system.	<p>8.9-1– Permit septic systems only when provision of sewer service is technically infeasible within the planning period.</p> <p>8.9-2– Revise land development regulations to prohibit septic system installations in areas where <u>provision the General Sewer Plan identifies expansion of the sewer system service is feasible during the planning period.</u></p> <p>8.9-3– Establish a program to temporarily allow installation of septic systems where sewer service is currently unavailable and to decommission septic systems when sewer service is available.</p>					Planning & Public Works		Ongoing
8.10– Consider alternative waste disposal systems for difficult sites and to E ncourage conservation of water.						Public Works		Ongoing
8.11– Coordinate the infrastructure improvement and maintenance projects of multiple utilities to reduce costs and disruptive impacts						Public Works		Ongoing
8.12– Establish a stormwater utility to provide for the collection and treatment of stormwater runoff and the maintenance of stormwater facilities	8.12-1– Establish standards for land development ordinances to provide for the collection and treatment of stormwater runoff.					Public Works		Short-Term
8.13– Consider alternative energy resources to benefit the community.	8.13-1– Facilitate and support local energy resource development and use, such as geothermal.					Administration	County, Port, PUD, State	Mid-Range
8.14– Facilitate and support the expansion of high-speed communication utilities such as broadband, fiber optics, and Wi-Fi.						Administration		Ongoing











OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
8.15- Facilitate and support the burial of existing aboveground utility lines						Administration & Public Works	Private Utilities, PUD	Ongoing
Goal 8- Utilities & Urban Services								
8.16- Require the burial of new utility lines						Planning & Public Works	Private Utilities	Ongoing
8.17- Facilitate and encourage the collection, recycling, disposal, and reuse of solid waste within the Stevenson Urban Area.	8.17-1- Consider solid waste for use in biomass energy projects. 8.17-2- Consider composting solid waste through a community-scale facility.					Public Works	County Solid Waste	Short-Term
8.18- Periodically review and revise the City's law enforcement program.						Administration		Ongoing
8.19- Support Stevenson Fire Department and the Skamania County Hospital District to maintain high quality services.	8.19-1- Consider establishing a joint facility to house emergency response agencies.					Administration		Ongoing
8.20- Encourage establishment of county-wide mitigation and emergency action programs for spills, explosions and other disasters.						Administration	County, EMS, Fire	Mid-Range
8.21- Ensure urban services are provided within the Stevenson Urban Area	8.21-1- Continue to provide urban services related to transportation, water, sanitary sewer, storm sewer, fire suppression, and parks and recreation. 8.21-2- Establish a stormwater utility to provide for the collection and treatment of stormwater runoff and the maintenance of stormwater facilities. 8.21-3- Encourage private and/or public agencies to provide urban services within the Stevenson					Administration & Public Works		Ongoing



	<p>Urban Area. Such services include telecommunications, schools, non-city provided transportation, electrical power, solid waste and non-city provided parks and recreation.</p> <p>8.21-4- Consider the feasibility and benefits of providing urban services which are not provided within the Stevenson Urban Area and/or which are not provided at the level of service expected from the community.</p>								
<p>8.22- Reduce visual blights and hazards associated with aboveground utility lines.</p>	<p>8.22-1- Facilitate and support the burial of existing aboveground utility lines.</p> <p>8.22-2- Require the burial of new utility lines.</p>					<p>Administration Planning & Public Works</p>	<p>Private Utilities, PUD</p>	<p>Ongoing</p>	
<p>Goal 8A- The community receives urban services at or above a set level of service.</p>									
<p>8A.1- Ensure plans are developed for urban services in the Stevenson Urban Area. Such plans should set LOS standards based on:</p> <ul style="list-style-type: none"> • Community needs and desires. • Inventories of existing facilities. • Forecasts of current and future capacities. • Proposed locations and capacities of new facilities. • The long-term financial feasibility of accommodating the anticipated growth, development, and change, and <p>A short-term (6-year) capital improvement plan clearly identifying specific projects and the source of public money for funding for their completion.</p>	<p>8A.1-1- Develop plans for public services provided by the City, such as transportation and circulation, water, sanitary sewer, storm sewer, parks and recreation services, and fire.</p> <p>8A.1-2- Encourage development of individual plans for urban services provided within the Stevenson Urban Area by private and/or public agencies, such as telecommunications, schools, non-city provided transportation, electrical power, and solid waste. Such plans should ensure the availability of services when needed.</p>					<p>Administration Planning & Public Works</p>	<p>County Private Utilities, PUD, WsDOT</p>	<p>Ongoing</p>	
<p>8A.2- Establish standards for land development to ensure LOS standards are maintained and the system of area and strategic plans are implemented.</p>	<p>8A.2-1- Offset the impacts of new development to existing city residents by establishing systems development charges and fee-in-lieu programs.</p> <p>8A.2-2- Establish a program to decommission private wells and transfer their water rights to the City.</p> <p>8A.2-3- Establish a stormwater program to collect and treat stormwater and to limit sites' post-</p>					<p>Administration Planning & Public Works</p>	<p>County Private Utilities, PUD</p>	<p>Short-Term</p>	



	<p>development stormwater run-off</p> <p>8A.2-4- Coordinate land development approvals with private utility agencies to ensure the availability of services when needed</p>							
<p>Goal 8B- Urban services are provided according to a rational plan aligning the community's expectations with its capabilities.</p>								
<p>8B.1- Establish a capital improvement program to ensure of LOS standards are maintained and/or exceeded, to preserve the long-term viability of the City's capital facilities, and to implement the system of area and strategic plans within the Stevenson Urban Area</p>	<p>8B.1-1- Consider providing facilities for urban services in advance of need</p> <p>8B.1-2- Base the provision of future capital facilities upon financial cost</p> <p>8B.2-3- Identify and correct health and safety hazards within the Stevenson Urban Area</p>					<p>Administration Planning & Public Works</p>	<p>County Private Utilities, PUD</p>	<p>Short Term</p>
<p>8B.2-1- Adopt an annual Capital Facilities Plan to prioritize completion of projects identified in adopted area and strategic plans or are otherwise consistent with the Comprehensive Plan</p>	<p>8B.2-1- Coordinate the capital facility improvement and maintenance projects of multiple urban service providers to reduce costs and disruptive impacts</p> <p>8B.2-2- Establish a New Improvements for Community Enhancement (NICE) Neighborhoods Program to allow the community to initiate projects for inclusion in the Capital Facilities Plan</p> <p>8B.2-3- Involve the public in annual Capital Facilities Plan decisions, minimally by holding a public hearing before the City Council</p>					<p>Public Works</p>	<p>County, Port Private Utilities, PUD, SCSD</p>	<p>Ongoing</p>



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 9– Parks & Recreation								
9.1– Establish a parks and recreation plan that ensures Stevenson projects are eligible for State grant funds and incorporate its projects into the Capital Facilities Plan.	9.1-1– Consider potential park needs as additional land develops.					Administration		Short-Term
9.2– Preserve open space and recreational resources.	9.2-1– Establish cooperative agreements to ensure that recreation and open space lands and facilities will be provided. 9.2-2– Secure dedications and easements adequate for channel maintenance, public open space, and future recreational use along all natural, permanent stream corridors. 9.2-3– Encourage private enterprise and intergovernmental agreements that will provide open space for recreational lands and facilities. Provision of such open spaces should not reduce the density which can be achieved on the site.					Administration & Planning		Long-Term
9.3– Maintain parks and recreational lands and facilities.						Public Works		Ongoing
9.4– Consider establishing a permanent funding source for the acquisition, development, and maintenance of park and recreation lands and facilities.						Administration		Mid-Range
9.5– Develop a pathways and trails plan to highlight Stevenson’s recreational, historical, and commercial sites and incorporate its projects into the Capital Facilities Plan.	9.5-1– Consider using stream corridors as part of a parkway or greenway concept. 9.5-2– Include connections among the parks and trails of the City, its partner agencies, and private entities. 9.5-3– Include nature walks, scenic vistas, and connections to forests in the plan.					Administration & Public Works		Mid-Range



CHAPTER 4-MAPS

Many of the Goals, Objectives and Tactics described in the previous chapter are tied to specific infrastructure, institutions, or areas of Stevenson. The policies called for in the Comprehensive Plan often cannot be accomplished without maps that provide a fuller understanding of how specific areas of the city interrelate and connect with each other.

Future Land Use Map

The Comprehensive Plan's Future Land Use Map is crucial for showing clearly and concisely how the Goals, Objectives, and Tactics contained in Chapter 3 relate to the Population Report in Appendix C. This map designates all areas of the City and Urban Area according to five basic land use designations describing where population and business growth will occur and how the City intends for lands to be used in the future.

The Future Land Use designations are not zoning districts, and the Future Land Use Map is not a zoning map. Whereas the City of Stevenson Zoning Map is an official regulatory document adopted by ordinance through the Zoning Code, the Comprehensive Plan's Future Land Use Map is a guidance document that will be used to shape future decisions about annexations, land development policies, the size and timing of infrastructure-capital facility upgrades, changes to existing zoning designations, and those purposes indicated in RCW 35A.63.080.



Urban Reserve (UR)

An area within which future development and extension of municipal-public services are contemplated but not imminent. Existing uses, particularly vacant lands and very low density single-family housing, coexist with uses otherwise characteristic of more rural areas. Further development within an Urban Reserve is discouraged until municipal-public services can be provided and urban level densities and intensities of land use can occur. Urban Reserve areas may be subcategorized to anticipate any other land use designation described below and may be changed to such designations without amending the plan when adequate municipal-public services are provided.

Low Density Residential (LDR)

An area dominated by single-family homes on lots 15,000 square feet or larger. Development within a Low Density Residential area typically requires extension of municipal-public water service and other utilities-urban services, though on-site septic systems are often unavoidable and desirable as an alternative to extension of the municipal-public sewer collection system. The development pattern encourages connected



street networks where terrain permits. Where terrain does not permit, culs-de-sac are often paired with pedestrian pathways to provide adequate non-automotive connectivity to nearby neighborhoods, schools, parks, and business centers.

High Density Residential (HDR)

An area dominated by multi-family housing or single-family housing on lots smaller than 15,000 square feet. Residential uses in these areas are often mixed with institutions, utilities, schools, and parks and/or located in close proximity to commercial uses more characteristic of urban areas. Development within a High Density Residential area almost exclusively requires extension of, or connection to, **municipal public** water and sewer systems. Development patterns in these areas encourage connected street networks with pedestrian and bicycle facilities providing connections to abutting neighborhoods, schools, parks, and business centers. High Density Residential areas may be subcategorized by single-family or multi-family designations, and public use designations.

Low Intensity Trade (LIT)

An area where commercial activity is interspersed and coexists with other recreational, and public/institutional uses in the same area. Low Intensity Trade areas typically provide opportunities to capitalize on and expand the regional tourism and service industries. Because of the space typically demanded by Low Intensity Trade activities, the uses allowed in these areas are often inappropriate or cannot exist within Downtown Stevenson or other High Intensity Trade areas; however, Low Intensity Trade areas are not intended to detract from the viability of, or compete with, High Intensity Trade areas. Development of Low Intensity trade areas almost exclusively requires **municipal public** service extension. Although the parking and access patterns of Low Intensity Trade areas are typically oriented primarily to automotive traffic, adequate accommodations for pedestrian and bicycle users are also included. Low Intensity Trade areas may be subcategorized by general, recreation, and public use designations.



High Intensity Trade (HIT)

An area primarily devoted to commercial, light industrial, public/institutional activities, mixed uses, multi-family, and existing single-family residences. These areas contain a dense, highly intensive land use pattern focusing on an urban style of development and architecture. **Connection to municipal utilities** Availability of urban services adds to the viability of High Intensity Trade areas. High Intensity Trade areas may be subcategorized by downtown, office, and industrial designations. Development in downtown areas typically follows a tight-knit gridiron pattern that emphasizes the

importance of pedestrians and bicyclists to ensure areas are walkable. As compared to downtown areas, office and industrial areas are more dependent on automotive traffic.



Background Maps

The Future Land Use Map and many of the Comprehensive Plan’s Goals, Objectives, and Tactics are based on careful consideration of how Stevenson relates to the built, natural, and legal environments of its setting. The following maps illustrate these environments and provide Comprehensive Plan users with a better understanding of the plan’s policies. **Periodically, these maps should be updated and/or supplemented by staff action; changes to the background maps not themselves considered Comprehensive Plan amendments.**

FIGURE 4-1: BACKGROUND MAPS

Maps Showing Stevenson Background Information

Vicinity Map: A map showing Stevenson’s location within the State, Region and County

Base Map: A map showing key features within the Stevenson Urban Area

Water System Map: A map showing properties currently served by City water, the boundaries of Stevenson’s water service area and existing and proposed infrastructure components

Sewer System Map: A map showing properties currently served by City sewer and the boundaries of Stevenson’s sewer service area

Street Map: A map of the federal functional classification of Stevenson-area streets

Sidewalks & Trails Map: A map showing the extent of Stevenson’s pedestrian pathway system

Parks Map: A map of the public and private recreational lands and service areas in Stevenson

Wetlands & Stream Habitat Map: A map showing the location of identified wetlands and the current buffer areas required along area streams

Frequently Flooded Areas Map: A map of the floodplains identified by FEMA’s Flood Insurance Rate Maps

Geologic Hazards Map: A map showing landslides, debris flow hazard areas, erosion-prone areas, and steep slopes in the Stevenson area

Existing Land Use Map: A map showing how land is currently being used in the Stevenson Urban Area

Zoning Map: A map of the current zoning within and adjacent to the Stevenson Urban Area

Built Environment Constraints Map: A map showing areas likely to be developed or redeveloped based on 1) the likelihood of connection to City water and sewer and 2) the current development status

Natural Environment Constraints Map: A map showing areas likely to be developed or redeveloped based on 1) the presence of natural hazards and 2) the presence of ecological constraints



Appendix B– Glossary of Terms

As used in this plan, the words below have the meaning given here unless the context clearly dictates otherwise.

Abbreviations & Acronyms

- BNSF**—Burlington Northern Santa Fe Railroad
- CGHA**—Columbia Gorge Housing Authority
- CGIC**—Columbia Gorge Interpretive Center
- DSHS**—Washington Department of Social and Health Services
- EDC**—Skamania County Economic Development Council
- FEMA**—Federal Emergency Management Agency
- FoG**—Friends of the Gorge
- FVRL**—Fort Vancouver Regional Library District
- ODOT**—Oregon Department of Transportation
- SBA**—Stevenson Business Association
- SDA**—Stevenson Downtown Association
- SCSD**—Stevenson-Carson School District
- SPAF**—Skamania Performing Arts Foundation
- USFS**—United States Forest Service
- USPS**—United States Postal Service
- WsDOT**—Washington Department of Transportation

Words & Phrases

Acquire— To take possession of through the City’s own funds, efforts, or actions.

Capital Facilities Plan— A local government plan supporting a program that schedules permanent capital improvements and maintenance, usually for 6 years in the future, to fit the projected fiscal capability of the jurisdiction. The program is generally reviewed annually for conformance to and consistency with this Plan.

Community Asset— An individual, group, or institution present in the city, county, or region capable of adding insight or value to City programs, projects, or activities. “Community Assets” are typically not directly associated with City government and include entrepreneurs, investors, businesses, and non-profit agencies.

Cluster Analysis— A study whereby economic opportunities and competitive advantages are identified through the comparison of a region’s existing industrial mix to similar regions. Identification of such opportunities and advantages can then be used to target economic development and business attraction strategies in an effective manner.

Consider— 1) To think carefully about, especially in order to make a decision; 2) To bear in mind as a possible or acceptable course of action. When used in conjunction with another verb, an Objective or Tactic should be viewed as an optional course of action rather than a directive.



Words & Phrases, Continued

Cross-Promotion— The technique designed to help a business or company sell multiple products or services or to help multiple companies sell their products or services together.

Develop— 1) To bring about growth or availability through construction, alteration and/or change in use or intensity. 2) To elaborate or work out some plan or course of action in detail.

Encourage— To inspire, stimulate, advance or foster through assistance, approval or promotion. “Encourage” differs from “Support” primarily in that “Support” should more often be taken to mean financial support, and only in rare circumstances should “Encourage” be interpreted in such a way.

Enhance— To bring an existing condition into a more desirable or excellent condition through revision, addition, or change. “Enhance” can be used almost interchangeably with “Improve”.

Ensure— To guarantee or make certain something will happen.

Especially— A qualifier used to indicate a concept that should be prioritized for action.

Establish— To create or set up a program or regulatory scheme as if on a permanent basis. This term should be interpreted to include the full process from program development through adoption and implementation.

Facilitate— To make easier or less difficult, to assist the progress of an action, process, program, or project. “Facilitate” typically indicates making something easier through regulatory or communicative means, but in rare circumstances can be interpreted to ease something through financial support.

Facility— Something designed, built, installed or utilized for the specific purpose of providing a service

Facility, Capital— A facility which is planned, purchased, constructed, or otherwise acquired and maintained for the betterment of the community which adds physical value in support of a service provided in the City

Guideline— A regulation or criterion intended to guide, but not coerce action. “Guidelines” have a lower level of regulatory intent than “Standards” and are applied on either a voluntary or case-by-case basis.

Incentive— An action, financial strategy, or regulation intended to induce certain actions or types of development.

Infill— Development or redevelopment of land that has been bypassed, remained vacant, and/or is underused as a result of the urban development process. “Infill” typically occurs in areas already served by, or readily accessible to, urban infrastructure and services.

Light Industry— A use engaged in the manufacture, processing, fabrication, assembly, treatment, packaging, and incidental storage, sales, and distribution of finished or semi-finished products. On a case-by-case or zone-by-zone basis, Light Industry may include logging and/or milling operations. Light Industry generally differs from heavier industries in the lesser use of raw or extracted materials and the lesser degree of glare, noise, odor, outdoor storage or other negative manifestations adversely affecting neighboring properties.

Maintain— To prevent an existing facility, service, or relationship from declining in quality or functionality.

Mixed Use— A project integrating a variety of land uses in one building or on one site. Mixed Use projects often involve commercial uses on the ground floor of a structure with residential uses above.



Words & Phrases, Continued

Planning Period— 2013 through 2032

Provide— 1) To take measures with due foresight; 2) To make available, supply, or furnish a facility, opportunity, or service.

Regulation— A rule or law prescribed by a governmental authority, usually the City Council.

Rock Creek and Rock Cove Lands— All those lands located between Rock Creek Drive and Highway 14.

Services— The supplying or providing of utilities, commodities, accommodations and/or activities.

Services, Public— Services which are provided by a government agency.

Services, Urban— Services that are normally available in an urban environment (e.g., sanitary waste systems, solid waste disposal systems, water systems, urban streets and pedestrian facilities, transit systems, stormwater systems, police and fire and emergency services systems, natural gas distribution systems, electrical and communication systems, school and health care facilities, parks, etc.).

Shoreline Management Program or SMP— The comprehensive suite of analyses, visions, goals, policies and regulations adopted by the City in accordance with the Shoreline Management Act (RCW 90.58). The Shoreline Management Program includes the similarly named, though more specific, Shoreline Master Plan. Unless the context clearly dictates otherwise, the phrases Shoreline Management Plan, Shoreline Master Plan, Shoreline Master Program and pluralized versions thereof should be interpreted as references to the overall program.

Standard— A regulation or criterion that must be complied with or satisfied. “Standards” have a higher level of regulatory intent than “Guidelines,” and are applied to all actions or proposals of a prescribed category.

Stevenson Urban Area— The area circumscribed by the Stevenson Urban Area boundary as established and amended by the Columbia River Gorge National Scenic Area Act and the Columbia River Gorge Commission.

Such As— A qualifier used to indicate a concept that could be prioritized for action.

Support— To be in favor of, encourage, maintain, sustain or fund some action, facility or service. “Support” differs from “Encourage” in that it should be more often, though not always, taken to mean financial support.

Urban Reserve— An area within the Stevenson Urban Area within which future development and extension of municipal services are contemplated but not imminent. Development within an Urban Reserve is discouraged until municipal services can be provided and urban level densities and intensities of land use can occur.

Use— To put into service for some practical or profitable purpose. The term “Utilize” is sometimes used interchangeably with “Use”.



APPENDIX E–Implementation & Monitoring

This appendix is intended to be used as an easy reference for the Objectives and Tactics used in this plan. The tables below are organized first by the priority order in which each Objective should be undertaken and then by the City department responsible for initiating the Objective or Tactic. Following these tables is a template for each department to use when monitoring their implementation of the Comprehensive Plan’s Objectives & Tactics and a schematic to show future progress on plan implementation. **This appendix should be updated by staff action when Comprehensive Plan amendments occur; changes to this table are not themselves considered Comprehensive Plan amendments.**

Ongoing Priorities			
Building Department	City Administration	Planning Department	Public Works Department
1.3	1.1, 1.1-1	1.3	1.3
2.12	1.2, 1.2-1	1.5	2.10, 2.10-1
2.14	1.3	1.6, 1.6-1	2.14
8.1	1.4	1.7, 1.7-1	4.7
-	1.6, 1.6-1	2.1	4A.1, 4A.1-1, 4A.1-2
-	1.8, 1.8-1	2.7, 2.7-1, 2.7-2, 2.7-3, 2.7-4, 2.7-5	4A.3, 4A.3-4, 4A.3-5, 4A.3-6, 4A.3-7
-	1.10	2.10, 2.10-1	6.6
-	1.11	2.11	7.2
-	1.13	2.12	7.6, 7.6-1, 7.6-2
-	2.7, 2.7-1, 2.7-2, 2.7-3, 2.7-4, 2.7-5	2.14	7.8
-	2.14	2.15	7.11
-	3.4, 3.4-1	2.16, 2.16-1, 2.16-2, 2.16-3	8.1
-	3.5, 3.5-1	3.5, 3.5-1	8.3
-	4.4	3.7, 3.7-1, 3.7-2	8.7
-	4A.1, 4A.1-1, 4A.1-2	3.8, 3.8-1	8.9, 8.9-1, 8.9-2
-	4A.4, 4A.4-2, 4A.4-3	4.3, 4.3-1, 4.3-2, 4.3-3, 4.3-4	8.10
-	5.2, 5.2-1, 5.2-2, 5.2-3, 5.2-4, 5.2-5	4A.1, 4A.1-1, 4A.1-2	8.11
-	5.3, 5.3-1, 5.3-2	4A.4, 4A.4-2, 4A.4-3	8.15
-	5.4	4.5	8.16
-	5.5	4A.3, 4A.3-4, 4A.3-5, 4A.3-6, 4A.3-7	9.3



APPENDIX F–Policies Dropped from Consideration

The following policies were considered during the planning process, but were dropped for a variety of reasons. Some were accomplished. Some were considered repetitive, unrealistic, or not yet ripe. Some conflicted with the plan’s other policies. Some were just not palatable to the City’s decision makers.

This collection of policies is presented here in part to help demonstrate the planning process, but more importantly, it is intended to be a tool for future users. When interpreting or updating the Comprehensive Plan, users can turn to this section to determine whether new policy ideas fit more closely with the ideas listed here or with those adopted in Chapter 3. Policy numbers not carried over from the 1984 Plan are referenced in bold.

This appendix should be updated by staff action when Comprehensive Plan amendments occur; changes to this table are not themselves considered Comprehensive Plan amendments.

Dropped Policies

GOAL 1

Provide increased publicity to the community regarding decisions and events affecting the city. (3.8-4)	Provide a clean, visually attractive community with a small-town atmosphere. (1-3)
Increase community pride. (1-2)	Develop and improve educational opportunities. (1-8)
Explore funding opportunities for schools, including a levy and other fundraising activities.	Explore opportunities for alternative schools.
Promote opportunities for agricultural education.	Investigate educational programming during the summer.
Assure a balance between safety and ease of access for school locations. (3.5-4)	Encourage development of school lands and lands adjacent to schools to minimize the negative impact on each. (3.5-2)
Encourage the use of schools as an integral part of the community by making joint agreements with the School District to allow community use of school facilities. (3.5-6)	Minimize the costs of schools and parks by joint location, acquisition, and the use of sites for both schools and parks. (3.5-3)

GOAL 2

Manage major drainageways, wetlands, and flood plains for the benefit of the community. (2.1-1a)	Manage ecologically and scientifically significant areas for the benefit of the community. (2.1-1d)
Prohibit building on flood plains of major drainageways except in accordance with adopted regulations. (2.2.2-6)	Manage lands with significant native vegetation for the benefit of the community. (2.1-1c)
Map major drainageways. (2.2.2-1)	Manage lands that provide community identity and act as buffers for the benefit of the community. (2.1-1f)
Consider the value of agricultural and forest lands as open space and other less intense uses before approving any change in land use. (2.3-2)	Consider lands that are not suitable for forest or agricultural uses as developable if they meet other development criteria. (2.3-3)
Contain future urban development within the limits of the urban growth boundary. (4.2-1)	Use parks and open space to shape and delineate urban development. (3.4.1-2)