



# *City of Stevenson*

---

Phone (509) 427-5970  
Fax (509) 427-8202

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

## **March 7, 2022 Special Planning Commission Meeting**

**Monday, March 07, 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

Please raise hand to comment. Individual comments should be limited to 3 mins.

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

### **B. New Business**

### **C. Old Business**

**2. Shorelines Management Program:** Special Workshop to review State's Recommended Changes

**3. Comprehensive Plan Amendment:** Special Workshop to review 2019 Amendment Application

### **D. Discussion**

### **E. Adjournment**



# ***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:** March 7<sup>th</sup>, 2022  
**SUBJECT:** Shoreline Master Program—The Home Stretch

---

### **Introduction**

The Stevenson Planning Commission and Shoreline Advisory Committee are asked to review the Department of Ecology's recommended changes to the Council Authorized Shoreline Master Program. The Stevenson City Council authorized a final City draft for Ecology review in December 2018. The Department of Ecology Reviewed the City's proposal and issued an approval along with several required and recommended changes. The decisions of this group will be forwarded to the City Council as they consider the recommended changes.

### **Scope of Review**

The task ahead is to review the 33 changes recommended by the Department of Ecology. Exceeding that scope (considering other changes) would require another cycle of review by the State, another cycle of required and recommended changes, etc.

### **Guidance**

Staff has attached Ecology's recommendation to this memo and prepared a white board exercise to facilitate this review. The 33 changes are listed down the length of the white board along with citations to their location in the program. The board also has space to fill in dots. A **RED** dot would indicate rejection of the recommendation, a **GREEN** dot, acceptance, a **BROWN** dot would involve additional discussion by the group of the City Council.

Staff's initial review is pre-entered onto the white board with open circles. These are recommendations for group consideration only and additional discussion is expected.

Prepared by,

Ben Shumaker  
Community Development Director

### **Attachment**

- Ecology Recommended Changes
- Skamania County Residential Setback Provisions

The following changes are recommended as consistent with the SMA (RCW 90.58) and the SMP Guidelines (WAC 173-26, Part III) to clarify provisions for implementation:

ITEM	SMP PROVISION	BILL FORMAT CHANGES [underline = additions; strikethrough = deletions]	ECOLOGY DISCUSSION/RATIONALE
1.	General	<p><i>[Correct scrivener errors, as needed, in Stevenson Municipal Code (SMC) 18.08, and the Shoreline Master Program (SMP).]</i></p> <ul style="list-style-type: none"> <li>• <b>SMC 18.08.110</b> - 1. Content. The content of <u>the</u> notice shall be...</li> <li>• <b>SMC 18.08.185</b> - Items ‘E’ through ‘H’ should be formatted as ‘A’ through ‘D’</li> <li>• <b>SMP 2.3.2</b> - ...submittal requirements necessary <del>for</del> to ensure compliance...</li> <li>• <b>SMP 2.4.3</b> - 3. ...the review criteria of this <del>e</del>Chapter, and WAC 173-27.</li> <li>• <b>SMP 2.5.2</b> - 3. In authorizing a MPA, the City may <del>be</del> attach conditions...</li> <li>• <b>SMP 3.2.3</b> - 1. ...that are consistent with <del>this</del> WAC 173-26...</li> <li>• <b>SMP 3.2.4</b> – 3. b. ...ecological functions or <del>future</del> <u>further</u> degrade...</li> <li>• <b>SMP 4.1</b> - The provisions of this <del>section</del> <u>Chapter</u> apply generally...</li> <li>• <b>SMP 4.2.1</b> - ...that: <u>1)</u> are <del>either</del> recorded at the state historic preservation office and/or by the City; <u>2)</u> have been identified in consultation with a Tribal Historic Preservation Officer; <u>or 3)</u> have been discovered inadvertently...</li> <li>• <b>SMP 4.2.3</b> – 1.a. ...based on information from DAHP, <del>or</del> a prior archaeological report/survey, or <del>based on</del> a state or federal register...</li> <li>• <b>SMP 4.2.3</b> – 3. ...If the cultural resource <del>prof</del>essional determines...</li> <li>• <b>SMP 4.5.3</b> – 1.b. <del>That a</del><u>N</u>onstructural measures are not feasible;</li> <li>• <b>SMP 5.4.3</b> - 4.b. ...shall be designed, constructed, and maintained <del>to</del> so as not to interfere with or impair the navigational use <u>of</u> shorelines.</li> <li>• <b>SMP 5.4.3</b> – 4.d.i. Where unassociated with water-dependent <del>nt</del> uses...</li> <li>• <b>SMP 5.4.6</b> – 1. ...institutional uses for <del>the</del> Skamania County...</li> <li>• <b>SMP 5.4.11</b> – 3. f. ...special standards <del>for</del> to <u>ue</u>nsure public and private...</li> <li>• <b>SMP 5.4.11</b> – 4.b. ... plan, design, and locate where routes: <ul style="list-style-type: none"> <li><u>i. W</u>ill have the least possible adverse effect ... fragile shoreline features;</li> <li><u>ii. W</u>and <del>w</del>ill not result in a net loss of shoreline ecological functions; and</li> <li><u>iii. W</u>ill <del>not</del> <del>or</del> adversely impact existing or planned water-dependent uses.</li> </ul> </li> <li>• <del>b-c.</del> <u>Alternative designs for transportation facilities...</u></li> <li>• <b>SMP 6.4.1</b> - 3.b. ii. ...establish mitigation ratios that deviate...</li> <li>• <b>Appendix A</b> - A.1. ...(SEDs) of those areas <u>s</u> will take effect immediately...</li> <li>• <b>Appendix A</b> – A.3. ...as 1) legal actions related <u>to</u> annexation, land division...</li> <li>• <b>Appendix B</b> - B.2. ...Table A.2 is provided to catalogue <del>the</del> each letter...</li> </ul>	<p><b>Global Change</b> – In collaboration with City staff, Ecology recommends revisions throughout SMC 18.08 and the SMP, as needed, to correct minor scrivener errors such as alpha-numeric formatting, misspelling, punctuation, typos, grammatical errors (i.e. <u>insertion/deletion</u> of ‘the’, ‘of’, ‘for’, ‘be’, etc.), capitalization, citations, hyphens, and similar that have no substantive effect on implementation. Many such corrections were suggested by City staff including, but not limited to, those shown at left.</p> <p>In addition, the City may opt to:</p> <ul style="list-style-type: none"> <li>• remove the line numbering throughout the document so that reference citations are made solely by chapter, section, sub-section, provision, and sub-item numbers;</li> <li>• remove the page background watermark that reads ‘Council Authorized’; and</li> <li>• correct the numbering error at 4.4.4 – 4.4.6, both in the Table of Contents and Chapter 4.</li> </ul> <p>Ecology supports these non-substantive clarifying revisions.</p>

ITEM	SMP PROVISION	BILL FORMAT CHANGES [underline = additions; strikethrough = deletions]	ECOLOGY DISCUSSION/RATIONALE
2.	General	<p><b>2.9.1 Nonconforming Use &amp; Development – Purpose – Applicability – Criteria ...</b>                      2. Nonconforming uses and developments on Stevenson’s shorelines shall meet the standards of the City of Stevenson Zoning Code, SMC 17.44 – Nonconforming Uses (<u>Said provisions include all amendments adopted through February 27th, 2017, the effective date of Ordinance 2017-1103</u>), with the following exceptions: ...</p> <p><b>5.4.13 Unlisted Uses</b>                      2. Process. To the extent practicable, the interpretation of uses under this SMP shall be guided by the Zoning Code’s provisions related to interpretation of uses at SMC 17.12.020 (<u>Said provisions include all amendments adopted through February 27th, 2017, the effective date of Ordinance 2017-1103</u>), provided that...</p>	<p>City staff suggested edit to include specific reference to City Zoning Code provisions that apply in shoreline jurisdiction.                      Ecology supports these clarifying revisions.</p>
3.	SMC 18.08 Shoreline Management	<p><b>.020 Shoreline Master Program and Map Adoption.</b>                      A. There is made a part of this chapter a management plan which shall be known as the “Stevenson Shoreline <u>Master Management</u> Program” or “SMP,” adopted _____ <u>[date]</u> _____, as well as a map which shall be officially known as the “<u>Stevenson</u> Shoreline Environment Designation Map.” These documents shall be made available to the general public upon request.</p> <p><b>.050 Applicability of Provisions, Shorelines Designated.</b>                      A. Unless specifically exempted by state statute, all proposed uses and development occurring within shoreline jurisdiction must conform to chapter 90.58 RCW, the Shoreline Management Act, and the Stevenson Shoreline <u>Master Management</u> Program.</p>	<p>In collaboration with City staff, Ecology recommends these text revisions for accuracy and internal consistency.  <b>Master</b> - The submitted SMP document is titled Shoreline Master Program, consistent with the requirements of SMA and WAC. Also, SMP 1.1 Title establishes the name as Stevenson Shoreline Master Program. The SMP document title page, page header, sub-section headers and body text all use the SMA term. Our use of the term ‘master program’ is intended to indicate that an SMP has both goals &amp; policies as <i>planning</i> components as well as specific <i>regulatory</i> standards.  <b>Date</b> - Insertion of the Council final adoption date for accuracy before sending a final clean-copy version of the SMP to Ecology; City may opt to also include Ordinance Number.  <b>Stevenson</b> - Insertion of the City’s name to the SED Map title provides better clarity.</p>
4.	SMC 18.08 Shoreline Management	<p><b>.050 Applicability of Provisions, Shorelines Designated.</b>                      B. This chapter applies to all areas within shoreline jurisdiction as designated in the SMP, including:                      1. That portion of the Columbia River shoreline which lies within city limits. This chapter will apply to any Columbia River shoreline which is annexed into the city; <del>provided, the annexed shoreline has been predesignated within the SMP.</del> The entire Columbia River shoreline is a Shoreline of State-Wide Significance;                      2. The Rock Cove shoreline;                      3. That portion of the Rock Creek shoreline which lies within city limits. This chapter will apply to any Rock Creek shoreline which is annexed into the city; <del>provided, the annexed shoreline has been predesignated within the SMP.</del></p>	<p>The SMP will apply to any jurisdictional areas of the Columbia River, Rock Creek, or Ashes Lake upon annexation into the City regardless of predesignation. Per WAC 173-26-211(2.e) and SMP A.5.6, any area not predesignated (i.e. undesignated) would simply default to the Urban Conservancy SED until formally designated by way of an SMP amendment. By predesignating areas in the Urban Area Boundary, the City simply minimizes the chance of relying on this default requirement and eliminates the need for an SMP amendment.                       Ecology recommends revisions for accuracy &amp; clarity.</p>

ITEM	SMP PROVISION	BILL FORMAT CHANGES [underline = additions; strikethrough = deletions]	ECOLOGY DISCUSSION/RATIONALE
		4. Any portion of the Ashes Lake shoreline which is annexed into the city; <del>provided, the annexed shoreline has been pre-designated within the SMP.</del>	
5.	<b>SMC 18.08 Shoreline Management</b>	<b>SMC 18.08.120 Permits—Fees.</b> A. An application for an approval under this chapter shall be accompanied by an application fee payable to the City in an amount established and periodically adjusted by the City Council. B. <del>Fees are not refundable.</del> C. Payment of an application fee does not guarantee that a permit will be issued.	Revision suggested by City staff to reflect newly adopted 2020 permit fee refund policy. Ecology supports this edit.
6.	<b>SMP Acknowledgements</b>	<i>[Update the members listed for City Council, Local Advisory Committee, and Planning Commission]</i> <b>State Staff Support</b> This <u>Comprehensive</u> Shoreline Master Program <u>Update amendment</u> is made possible by Washington State Department of Ecology Grant G1200-044 <u>and SEASMP-StevPW-02230</u> , with the assistance of Michelle McConnell, Regional Shoreline Planner	<b>Listed Members</b> - Clarifying edits suggested by City staff to ensure all city elected and appointed volunteers involved in the SMP to date are recognized. Ecology supports this edit.  <b>State Support</b> – City staff suggested and Ecology supports these recommended revisions to modify the sub-title, and rephrase text as an SMP amendment to reflect the combined effort to satisfy both the comprehensive update and periodic review requirements. The 2019 – 21 Periodic Review grant Agreement number should also be reflected by similar text reference on the Cover Page. Ecology supports this edit.
7.	<b>SMP Page Header</b>	City of Stevenson <del>2018</del> -Shoreline Master Program  City Council Authorized Draft Staff Clean-Up Draft <del>September-December 202118</del>	<b>Global change</b> - City staff suggested and Ecology supports these recommended revisions to the Page Header text throughout the document to accurately reflect the final adopted version SMP; this text should agree with any similar text references on the cover page and at SMC 18.08. Per City discretion, Page Header text could use: document name without a date; include the Council final adoption date; include the Ecology final approval date; OR include the Effective Date.
8.	<b>SMP Table of Contents</b>	<del>2.5 Exemptions from Shoreline Substantial Development Permits Minor Project Authorizations</del> <del>2.5.1 Exemptions Minor Project Authorizations – Interpretation and Guidelines</del> <del>2.5.2 Statement of Exemption Process Minor Project Authorization Process</del>	As written, the phrasing is internally inconsistent with Chapter 2 text that uses the term “Minor Project Authorization’ at 2.5, 2.5.1, and 2.5.2.  Ecology recommends revision to have the Table of Contents match the language used in the body of the SMP.
9.	<b>1.1 Title</b>	This document shall be known and may be cited as the Stevenson <del>2018</del> Shoreline Master Program (SMP).	2018 was the local approval date, not the effective date that will be determined by City’s final adoption by ordinance and Ecology’s final action. Ecology recommends revision for accuracy and internal consistency.

ITEM	SMP PROVISION	BILL FORMAT CHANGES [underline = additions; strikethrough = deletions]	ECOLOGY DISCUSSION/RATIONALE
10.	1.3 Shoreline Jurisdiction	<p><b>1.3.2 Applicable Shoreline Jurisdiction in Stevenson</b>  <del>The extent of the shoreline jurisdiction shall be determined for specific project proposals based on the actual location of the OHWM, floodway, and the presence and delineated boundary of associated wetlands as may be determined on a site-by-site basis based on adopted definitions and technical criteria.</del> The 2018 city limits of Stevenson includes...</p> <p><b>1.3.3 Shoreline Environment Designation Map</b>                      The approximate shoreline jurisdictional area and the Shoreline Environment Designations (SEDs) are delineated on the map(s), hereby incorporated as a part of this SMP that shall be known as the "Stevenson Shoreline Environment Designation Map" (See Appendix A). The boundaries of the shoreline jurisdiction on the maps are approximate. The actual extent of shoreline jurisdiction <u>for specific project proposals</u> shall be based upon <u>the actual location of the OHWM, floodway, and the presence and delineated boundaries of associated wetlands as determined after</u> an on-site inspection and <del>based on the definitions provided</del> in accordance with SMP Sections 1.3.1 and 1.3.2, Chapter 3, Chapter 7, and <del>in accordance with</del> RCW 90.58.030.</p>	<p><b>1.3.2</b> - Revision suggested by City staff to delete duplicate language also addressed in the next sub-section.</p> <p><b>1.3.3</b> - Revisions suggested by City staff for clarity and to consolidate duplicative language.</p> <p>Ecology supports these clarifying revisions.</p>
11.	1.5 Shoreline Master Program Applicability to Development	<p>The SMP shall apply to all land and waters under the jurisdiction of Stevenson as identified in SMP Sections 1.3.1, 1.3.2, and 1.3.3 above. <del>If the provisions of the SMP conflict with other applicable local ordinances, policies, and regulations, the requirement that most supports the provisions of the SMA as stated in RCW 90.58.020 and that provide the greatest protection of shoreline ecological resources shall apply, as determined by the Shoreline Administrator.</del></p> <p>This SMP shall apply to every person (<u>i.e.</u> individual, <del>firm</del>, partnership, <u>corporation</u>, association, organization, <del>corporation cooperative, public or municipal corporation, or agency of the local or state</del> <u>or local</u> governmental <u>unit however designated</u>) <del>agency, public or municipal corporation, or other non-federal entity</del> that <u>uses</u>, develops, owns, leases, or administers lands, wetlands, or waters that fall under the jurisdiction of the SMA. The SMP shall not apply to federal agency activities on federal lands.</p> <p><del>SPlease</del> see SMP Chapter 2 below for more information...</p> <p><b>1.6 Relationship to Other Plans and Regulations</b>                      ...Applicants must also comply with the Stevenson Comprehensive Plan and any applicable subarea plan. <del>If the provisions of the SMP conflict with other applicable local ordinances, policies, and regulations, the requirement that most supports the provisions of the SMA as</del></p>	<p><b>Conflicting Provisions</b> – As suggested by City staff, move this 1.5 text to next section 1.6 as a more intuitive location for addressing SMP relationship to other plans and regulations.                      Ecology supports this clarifying edit.</p> <p><b>Applicability</b> – City staff suggested text revisions to better reflect RCW 90.58.030                      Definitions:                      (1)(e) "Person" means an individual, partnership, corporation, association, organization, cooperative, public or municipal corporation, or agency of the state or local governmental unit however designated.                      Ecology supports this clarifying edit with the added insertion of 'uses'.</p> <p><b>1.6</b> - As suggested by City staff, move text from the previous section 1.5 as a more intuitive location for addressing SMP relationship to other plans and regulations.                      Ecology supports this clarifying edit.</p>

ITEM	SMP PROVISION	BILL FORMAT CHANGES [underline = additions; strikethrough = deletions]	ECOLOGY DISCUSSION/RATIONALE
		<p><u>stated in RCW 90.58.020 and that provide the greatest protection of shoreline ecological resources shall apply, as determined by the Shoreline Administrator.</u> The City's Shoreline Administrator or designee...</p>	
12.	<b>2.4 Permit Process</b>	<p><b>2.4.1 Permission Required ...</b>                  2. Activities <u>excepted exempt</u> from obtaining permission under this SMP include projects:                  ...</p>	<p>Ecology recommends revision for accuracy and internal consistency. Only WAC 173-27-040 lists SDP <i>exemptions</i>, the items listed here are <i>exceptions</i> to local review. As written the wording is internally inconsistent with the SDP exemptions addressed at SMP 2.5 and could cause confusion during implementation.</p>
13.	<b>2.5 Minor Project Authorizations (MPA)</b>	<p><b>2.5.1 Minor Project Authorizations – Interpretation &amp; Guidelines</b>                  1. Exemptions—as required by State law—shall be construed narrowly. Only those developments <del>that</del> <u>meeting</u> the precise terms of one or more of the state-process exemptions listed in WAC 173-27-040 may be reviewed as a Minor Project Authorization instead of as a SSDP. ...                  5. An exemption from the state's SSDP process is not an exemption from compliance with the SMA (RCW 90.58), this SMP, or any other regulatory requirements. To be authorized, all uses and developments must be consistent with the policies and provisions of this SMP and the SMA. Exemptions must still <u>achieve</u> <del>comply with</del> no net loss of...</p>	<p>Minor clarifying edits suggested by City staff for improved grammar/phrasing. Ecology supports these edits.                   See also Required Changes to 2.5 in Attachment B.</p>
14.	<b>3. Shoreline Environment Designation Provisions</b>	<p><b>3.1 Introduction</b>                  The state SMP guidelines require that Shoreline Environment Designations be assigned to shoreline areas according to their function, existing land uses, and the goals and aspirations of the community. For those unfamiliar with the Shoreline Management Act (SMA), a Shoreline Environment Designation 5 (SED) is similar to the more common concept of a zoning district. Consistent with the City's requirements under the SMA, this chapter provides a system SEDs which mirror those outlined in the SMP guidelines and overlay other zoning district requirements. The locations of the City's SEDs are described in and depicted on the map of shoreline jurisdiction and environment designations in Appendix A- <u>including descriptions of parallel environments, waterbody-specific interpretations, a parcel guide, and criteria to clarify boundary interpretations.</u></p>	<p>Additional language here would help the reader to recognize the Appendix has additional provisions related to the text of Chapter 3.                   Ecology recommends revision for clarity, as related to WAC 173-26-211(2.e)</p>
15.	<b>4.3 Environmental Protection &amp; No Net Loss</b>	<p><b>4.3.2 Regulations</b>                  5. Mitigating for Impacts. When impacts related to a proposal require mitigation, the following shall apply:                  a. The proposal shall achieve no net loss of ecological functions.</p>	<p>There is frequent confusion between:</p> <ul style="list-style-type: none"> <li>• <b>compensatory mitigation</b> that is <i>required</i> to offset the impacts of a permitted project; and</li> <li>• <b>voluntary restoration</b> conducted <i>at-will</i> solely for the improvement of degraded or impaired shorelines as an action separate from any new use/development activity.</li> </ul>

ITEM	SMP PROVISION	BILL FORMAT CHANGES [underline = additions; strikethrough = deletions]	ECOLOGY DISCUSSION/RATIONALE
		<p>b. The City shall not require mitigation in excess of that necessary to assure the proposal 1) results in no net loss of ecological function and 2) does not have a significant adverse impact on other shoreline functions fostered by this SMP.</p> <p>c. Compensatory mitigation shall give preference to measures that replace the impacted function directly and in the immediate vicinity of the impact. However, alternative compensatory mitigation <del>identified in the Restoration Plan or within located elsewhere in the same reach or</del> watershed that addresses limiting factors or identified critical needs for shoreline resource conservation may be authorized, <u>including appropriate actions identified in the Restoration Plan.</u></p> <p>d. Unless waived by the City, authorization of compensatory mitigation shall require...</p>	<p>The SMP requires the former per the mitigation sequence, and supports/encourages the implementation of the Restoration Plan (RP) as a non-regulatory companion to the SMP. However, a unique circumstance could potentially occur where an action identified in the RP may be just the right fit to meet a project’s mitigation requirement, and may be conducted as such. Otherwise, mitigation and restoration are separate.</p> <p>Ecology recommends revisions for added clarity.</p> <p>See also Required Changes to 4.3.2 in Attachment B.</p>
16.	4.5 Flood Hazard Reduction	<p><b>4.5.1 Applicability</b></p> <p>1. The provisions of this section <u>and the critical areas protections above</u> apply in addition to the regulations for frequently flooded areas in SMC 18.13 <u>and the floodplain management regulations in SMC 15.24, including reliance on the established FEMA FIRMs, as amended</u> <del>and the critical areas protections above.</del></p>	<p>The existing text is acceptable as written. However in collaboration with City staff, Ecology recommends revision to add a soft reference to other applicable City regulations as a courtesy to the reader, and to help avoid confusion about use of the most current FIRMs. This way any future City updates to the maps adopted by the Flood Regulations will not require further revisions to the SMP. Sentence reorganization suggested for clarity/better phrasing.</p> <p><b>18.13.105 - Critical area—Frequently flooded areas.</b></p> <p><b>A. Classification and Designation.</b> All lands identified in the Federal Emergency Management Agency (FEMA) FIRMs, as amended and approved by the city as being within Zone A, are designated as frequently flooded areas.</p> <p><b>B. Performance Standards.</b> All development within designated frequently flooded areas shall comply with the city of Stevenson Floodplain Management Regulations, Chapter 15.24, as now or hereafter amended.</p> <p><b>15.24.040 - Basis for establishing the areas of special flood hazard.</b></p> <p>The areas of special flood hazard identified by the Federal Insurance Administration as Zone A as shown on the Flood Insurance Rate Map for City of Stevenson, WA, Community No. 530161 A, Panels 01-02, dated July 17, 1986 and Skamania County Washington, Community No. 530160, Panel 425, dated August 5, 1986, including any revisions thereto, and any revisions hereafter, are adopted by reference and declared to be a part of this chapter. The Flood Insurance Rate Map is on file at City Hall, 7121 East Loop Road, Stevenson, WA.</p>
17.	4.6 Public Access	<p><b>4.6.2 Policies</b></p> <p>5. New development should identify and preserve key shoreline views and avoid <u>obstructing</u> such views from public areas.</p>	<p>As written, the sentence is unclear – add missing word ‘obstructing’.</p> <p>In consultation with City staff, Ecology recommends revision for added clarity.</p>



ITEM	SMP PROVISION	BILL FORMAT CHANGES [ <u>underline</u> = additions; <del>strikethrough</del> = deletions]	ECOLOGY DISCUSSION/RATIONALE
18.	4.6 Public Access	<p><b>4.6.3 Regulations ...</b>                      9.c. The City may require specific public access improvements (e.g., public viewing decks, etc.) as mitigation in lieu of more significant modifications to site and building design when the Planning Commission <del>determines that</del> <u>finds</u> such modifications would be an unreasonable financial burden on the applicant.                      10. Where there is a conflict between water-dependent shoreline uses or physical public access and maintenance of views from public properties or substantial numbers of residences that cannot be resolved using the techniques in Regulation 9 above, the water-dependent uses and physical public access shall have priority, unless <del>there is the Planning Commission finds</del> <u>a compelling reason to the contrary.</u></p>	<p>Revisions suggested by City staff for clarity.                      Ecology supports these edits.                      See also Required Changes to 4.6.3 in Attachment B.</p>
19.	4.7 Water Quality & Non-Point Source Pollution	<p><b>4.7.3 Regulations</b>                      2. Design, construction and operation of shoreline uses and developments shall incorporate measures to protect and maintain surface and groundwater quantity and quality in accordance with all applicable laws, so that significant impacts to aesthetic qualities or recreational opportunities do not occur. A significant impact to aesthetics or recreation would occur if a stormwater facility and <del>appurtenant accessory</del> <u>structures</u> (e.g., fences or other features) have the potential to block or impair a view of shoreline waters from public land or from a substantial number of residences per RCW 90.58.320, or if water quality were <del>visibly</del> degraded so as to discourage normal uses (e.g., swimming, fishing, boating, viewing, etc.). ...</p>	<p>In collaboration with a City staff suggested edit to revise the term ‘appurtenance’, Ecology proposes using the term ‘accessory’ as more appropriate given that the term ‘appurtenance’ is related to single-family residential uses, per Chapter 7 Definitions.                      Most water quality threats to humans &amp; wildlife are not ‘visible’ so any kind of degradation should be avoided, visible or not.                      Ecology recommends these revisions for accuracy &amp; clarity.</p>
20.	5.1 Introduction	<p>The provisions in this chapter apply to specific uses and types of development <del>that</del> typically occurring in shoreline areas...</p>	<p>City staff suggested edits for clarity/phrasing.                      Ecology supports this edit.</p>
21.	5.4.3 Boating Facilities & Overwater Structures	<p><b>4. Regulations: ...</b>                      f. Installation of boat waste disposal facilities... The locations of such facilities shall be considered on an individual basis in consultation with the state departments of Ecology, <u>Fish &amp; Wildlife</u>, Health, <u>Natural Resources, and</u> Parks, <del>and Washington State Department of Natural Resources (DNR) and WDFW,</del> as necessary.</p>	<p>City staff suggested edits for clarity/improved phrasing.                      Ecology supports these edits.                      See also Required Changes to 5.4.3.4 in Attachment B.</p>
22.	5.4.4 Commercial & Industrial	<p><b>4. Regulations: ...</b>                      b. Prior to approval of water-dependent uses, the <del>Administrator</del> <u>City</u> shall review a proposal for design, layout and operation of the use and shall make specific findings that the use qualifies as a water-dependent use.</p>	<p>City staff suggested edit for accuracy based on roles described at Chapter 2.                      Ecology supports this edit.</p>
23.	5.4.5 Forest Practices	<p><b>4. Regulations: ...</b>                      d.vii. Log Storage. Log storage shall occur outside of shoreline jurisdiction whenever other areas are demonstrated to be feasible. Log storage may occur at industrial sawmill</p>	<p>City staff suggested edits for clarity/improved phrasing.                      Ecology supports these edits.</p>

ITEM	SMP PROVISION	BILL FORMAT CHANGES [underline = additions; strikethrough = deletions]	ECOLOGY DISCUSSION/RATIONALE
		operations at previously cleared and improved industrial sites for the purposes of shipment and storage for milling, provided that erosion and sediment control BMPs <u>are implemented</u> in compliance with the Stormwater Management Manual for Western Washington (2014 or as amended).	
24.	<b>5.4.6 Institutional</b>	<p><b>3. Policies: ...</b>                      d. Institutional developments <del>that</del> <u>abutting</u> the water's edge should provide physical and/or visual public access to the shoreline consistent with SMP Section 4.6.</p> <p><b>4. Regulations</b>                      a. Institutional uses shall be designed to prioritize uses such that water-dependent uses have preferred shoreline location, followed by water-<del>enjoyment</del> <u>related</u> and water enjoyment uses, with non-water-oriented uses having least priority. This includes, where feasible locating water-related uses landward of water-dependent and water enjoyment uses, and non-water-oriented uses landward of all water-oriented uses.</p>	<p><b>3.d</b> - City staff suggested edits for improved grammar/phrasing.                      Ecology supports this edit.</p> <p><b>4.a</b> - As written, the duplicate word appears to be a typo; water-related and water-enjoyment uses are often addressed together.                      In concurrence with a City staff suggested edit, Ecology recommends revision to correct the error.</p>
25.	<b>5.4.7 Instream Structures</b>	<p>1. Location Description. <del>Stevenson's shorelines include a variety of i</del> Instream structures include <u>ing</u> dams, irrigation facilities, hydroelectric facilities, utilities, and flood control facilities. Instream structures are important because they provide specific benefits to humans, but also can impact the environment by impeding fish migrations, disrupting waterbody substrate, and changing the flow of waters.</p>	<p>City staff suggested edits for clarity/phrasing.                      Ecology supports this edit.</p>
26.	<b>5.4.10 Residential Development</b>	<p><b>4. Regulations:</b>  <b>d. Setbacks:</b> New, expanded, or altered residential uses and development and appurtenant and accessory uses shall adhere to the setback standards in SMP Table 5-1.                      i. <b>Minor Setback Adjustments, <u>Views Setback Consistency</u>.</b> The Shoreline Administrator may approve a minor adjustment in setback standards for <u>a</u> single-family residential <u>primary structure uses</u>, up to a maximum of 10% provided that:                      1. A single family dwelling exists on an adjacent property, and has a setback measurement that is closer than current requirements;                      2. The adjustment area does not contain native vegetation;                      3. Critical areas or buffers are not present, would not be impacted, or will be mitigated on site to achieve no net loss; and                      4. The applicant demonstrates that reducing the setback using this approach would improve views from the proposed single-family residence <u>that would otherwise be obstructed by the adjacent home. This setback adjustment is intended to provide equitable treatment between properties but does not guarantee equal or equivalent views.</u></p>	<p>i - The sub-title indicates the setback reduction is intended to provide consistent setbacks for adjacent homes, but the criteria show it's about protecting views so it's more accurate for the sub-title to better reflect the intent. Neither the SMA nor Guidelines promise parity for the sake of 'fairness' alone. However, a limited allowance to provide prescriptive relief from an obstructed view is an acceptable approach often called a 'common line' setback/buffer.                      As written, this setback reduction would allow any 'SFR use' to locate closer, rather than only the primary structure; views from appurtenant or accessory structures should not qualify for setback reduction. Implementing this provision too broadly could affect cumulative impacts and achieving NNL.</p> <p><b>i.4</b> - Relief from view obstruction seems to be the intent not allowing a home to locate closer than the standard setback just to get a better view. See also our <a href="#">SMP Handbook Chapter 11</a> (page 31) that notes:</p>

ITEM	SMP PROVISION	BILL FORMAT CHANGES [underline = additions; strikethrough = deletions]	ECOLOGY DISCUSSION/RATIONALE
			<p><i>The SMP should state that providing equitable treatment for the property owner does not mean necessarily providing an equal or equivalent view.</i></p> <p>Ecology recommends revisions for clarification to avoid overly-broad implementation of this provision to ensure NNL.</p> <p>See also Required Changes to 5.4.10 in Attachment B.</p>
27.	<b>5.4.10 Residential Development</b>	<p><b>4. Regulations:</b>  g. <del>Piers and Joint-use</del> Docks. For <u>new</u> residential development of more than 2 <del>sd</del> dwellings <del>occurring since the effective date of this SMP</del>, single-user residential docks shall not be permitted. Joint-use moorages may be allowed for such development pursuant to SMP Section 5.4.3.</p>	<p>As written, this provision doesn't accurately reflect WAC 173-26-231(3)(b):</p> <p><i>Where new piers or docks are allowed, master programs should contain provisions to require new residential development of two or more dwellings to provide joint use or community dock facilities, when feasible, rather than allow individual docks for each residence.</i></p> <p>Ecology recommends revision for accuracy &amp; clarity, consistent with WAC 173-26-231(3)(b).</p> <p>See also Required Changes to 5.4.10 in Attachment B.</p>
28.	<b>5.4.11 Transportation &amp; Parking Facilities</b>	<p><b>3. Policies.</b>  b. When it is necessary to locate transportation facilities in shoreline areas, they should be located where routes will have the least impact to shoreline ecological functions, will not result in a net loss of shoreline ecological functions, and will not <u>adversely</u> impact existing or planned water-dependent uses <del>adversely</del>. ...</p>	<p>Revisions suggested by City staff for improved phrasing.</p> <p>Ecology supports these edits.</p> <p>See also Required Changes to 5.4.11 in Attachment B.</p>
29.	<b>5.4.12 Utilities</b>	<p><b>2. Applicability ...</b>  <del>c. This section applies to actions related to utility facilities which do not qualify as normal repair and maintenance under SMP Section 2.5.</del></p> <p><b>3. Policies. ...</b>  b. Utility facilities should <u>be located within</u> existing transportation and utility rights-of-way, easements, or existing cleared areas to the greatest extent feasible.</p>	<p><b>2.c</b> - This provision is internally inconsistent with SMP 2.5.1 Minor Project Authorizations (MPA) that specifically notes:</p> <ul style="list-style-type: none"> <li>• “the project is not exempt from compliance with this SMP” and</li> <li>• “5. An exemption from the state’s SSDP process is not an exemption from compliance with the SMA (RCW 90.58), this SMP, or any other regulatory requirements. To be authorized, all uses and developments must be consistent with the policies and provisions of this SMP and the SMA. Exemptions must still comply with no net loss of ecological functions, which may require mitigation even though the review activity is exempt from the state process.</li> </ul> <p><b>3</b> - Revision suggested by City staff for improved grammar/phrasing.</p> <p>Ecology supports this edit.</p>
30.	<b>7. Definitions</b>	<p>As used in this SMP, the words below have the meaning given here unless the context clearly dictates otherwise. <u>The definitions and concepts set forth under RCW 90.58.030, WAC 173-26-020, WAC 173-20, WAC 173-22, and WAC 173-27-030 also apply, and in the event of conflict the established definitions of statute and rule shall prevail.</u></p>	<p>Ecology recommends revision to reference those terms defined by statute and rule as applicable even if not defined in the SMP, consistent with WAC 173-27-030(19).</p> <p>As related to this overall clarifying statement, City staff suggested a global change to add the specific RCW/WAC citation to each term listed that is defined by RCW 90.58.030, WAC</p>

ITEM	SMP PROVISION	BILL FORMAT CHANGES [underline = additions; strikethrough = deletions]	ECOLOGY DISCUSSION/RATIONALE
		[See also <i>Exhibit 1</i> , attached]	173-26-020, WAC 173-20, WAC 173-22, and WAC 173-27-030 as a cross reference within Chapter 7. City staff also suggested additional minor adjustments, revisions & deletions to many Chapter 7 definitions for improved grammar/phrasing, accuracy and clarity, and the addition of a few terms used in the SMP but unintentionally omitted.  Ecology supports these non-substantive revisions, presented separately in the attached <b>Exhibit 1</b> .
31.	<b>7. Definitions</b>	<b>Upland Finfish Rearing Facilities</b> – Those private facilities not located within waters of the state where finfish are hatched, fed, nurtured, held, maintained, or reared to reach the size of commercial market sale. This definition shall include fish hatcheries, rearing ponds, spawning channels, and other similarly constructed or fabricated facilities. (Upland finfish-rearing facilities are included in the SMA definition of agricultural <u>equipment and agricultural facilities activities</u> , not aquaculture [RCW 90.58.065]). Upland finfish and upland finfish rearing facilities are not defined in the SMA or implementing WAC.	As written this definition is inconsistent with RCW 90.58.065(2):  <i>(c) "Agricultural equipment" and "agricultural facilities" includes, but is not limited to: (i) The following used in agricultural operations: Equipment; machinery; constructed shelters, buildings, and ponds; fences; upland finfish rearing facilities; water diversion, withdrawal, conveyance, and use equipment and facilities including but not limited to pumps, pipes, tapes, canals, ditches, and drains; (ii) corridors and facilities for transporting personnel, livestock, and equipment to, from, and within agricultural lands; (iii) farm residences and associated equipment, lands, and facilities; and (iv) roadside stands and on-farm markets for marketing fruit or vegetables; and ...</i>  Ecology recommends revision for accuracy and consistency with RCW 90.58.065.
32.	<b>Appendix A – Shoreline Environment Designation Map</b>	<b>A.5 Boundary Interpretation</b> 4. ... of not more than 50 feet beyond the <del>district</del> <u>SED</u> boundary line.	Revision suggested by City staff for improved grammar/phrasing.  Ecology supports this edit.
33.	<b>Appendix B – Amendment Log &amp; Ecology Approval Letters</b>	<b>B.1 Record of Changes</b> Changes made to the Stevenson Shoreline Master Program since its original adoption <del>in</del> <u>2018</u> are recorded in Table A.1 – SMP Amendment Log.	Revision suggested by City staff for accuracy.  Ecology supports this edit.

As noted in Attachment C Item #30, the following 68 definitions are proposed for revision as detailed below:

**Agricultural Activities** – See WAC 173-26-020 – Definitions. Agricultural uses and practices including, but not limited to: Producing, breeding, or increasing agricultural products; rotating and changing agricultural crops; allowing land used for agricultural activities to lie fallow in which it is plowed and tilled but left unseeded; allowing land used for agricultural activities to lie dormant as a result of adverse agricultural market conditions; allowing land used for agricultural activities to lie dormant because the land is enrolled in a local, state, or federal conservation program, or the land is subject to a conservation easement; conducting agricultural operations; maintaining, repairing, and replacing agricultural equipment; maintaining, repairing, and replacing agricultural facilities, provided that the replacement facility is no closer to the shoreline than the original facility; and maintaining agricultural lands under production or cultivation.

**Agricultural Equipment and Agricultural Facilities** – See WAC 173-26-020 – Definitions. A term including but not limited to: (a) the following used in agricultural operations: Equipment; machinery; constructed shelter, buildings, and ponds; fences; upland finfish rearing facilities; water diversion, withdrawal, conveyance, and use equipment and facilities including, but not limited to pumps, pipes, tapes, canals, ditches, and drains; (b) corridors and facilities for transporting personnel, livestock, and equipment to, from, and within agricultural lands; (c) farm residences and associated equipment, lands, and facilities; and (d) roadside stands and on-farm markets for marketing fruit or vegetables.

**Agricultural Land** – See WAC 173-26-020 – Definitions. Those specific land areas on which agriculture activities are conducted.

**Aquaculture** – See WAC 173-26-020 – Definitions. The culture or farming of fish, shellfish, or other aquatic plants and animals. Aquaculture does not include upland finfish rearing facilities, which are considered agriculture. Aquaculture is dependent on the use of the water area and, when consistent with control of pollution and prevention of damage to the environment, is a preferred use of the water area. the harvest of wild geoduck associated with the state managed wildstock geoduck fishery.

**Associated Wetland** – See WAC 173-22-030 – Definitions. Those wetlands ~~that~~ which are in proximity to and either influence, or are influenced by tidal waters or a lake or stream subject to the SMA. Refer to RCW 90.58.030.

**Average Grade Level** – See WAC 173-27-030 – Definitions. The average of the natural or existing topography of the portion of the lot, parcel, or tract of real property which will be directly under the proposed building or structure: In the case of structures to be built over water, average grade level shall be the elevation of the ordinary high water mark. Calculation of the average grade level shall be made by averaging the ground elevations at the midpoint of all exterior walls of the proposed building or structure.

**Channel Migration Zone (CMZ)** – See WAC 173-26-020 – Definitions. The area along a river within which the channel(s) can be reasonably predicted to migrate over time as a result of natural and normally occurring hydrological and related processes when considered with the characteristics of the river and its surroundings.

**Clearing** – The destruction or removal of vegetation (e.g., ground cover, shrubs and trees); including but not limited to, root material removal and/or topsoil removal.

**Commercial Use** – A business use or activity involving retail or wholesale marketing of goods and services. (e.g., Examples of commercial uses include restaurants, offices, and retail shops, etc.).

**Conditional Use** – See WAC 173-27-030 – Definitions. A use, development, or substantial development which is classified as a conditional use or is not classified within this SMP. (WAC 173-27-030(4)).

**Critical Areas** – See SMC 18.13.010 – Definitions and WAC 173-26-020 – Definitions.

**Development** – See RCW 90.58.030 – Definitions and Concepts and WAC 173-27-030 – Definitions. A use consisting of the construction or exterior alteration of structures; dredging; drilling; dumping; filling; removal of any sand, gravel, or minerals; bulkheading; driving of piling; placing of obstructions; or any project of a permanent or temporary nature which interferes with the normal public use of the surface of the waters overlying lands subject to the SMA of the state subject to Chapter 90.58 RCW at any state of water level ~~(RCW 90.58.030(3d3a)).~~ "Development" does not include dismantling or removing structures if there is no other associated development or redevelopment.

**Ecological Function or Shoreline Function** – See WAC 173-26-020 – Definitions. The work performed or the role played by the physical, chemical, and biological processes that contribute to the maintenance of the aquatic and terrestrial environments that constitute the shoreline's natural ecosystem.

**Ecosystem-wide Processes** – See WAC 173-26-020 – Definitions. The suite of naturally occurring physical and geologic processes of erosion, transport, and deposition; and specific chemical processes that shape landforms within a specific shoreline ecosystem and determine both the types of habitat and the associated ecological functions.

**Fair Market Value** – See WAC 173-27-030 – Definitions. The open market bid price for conducting the work, using the equipment and facilities, and purchase of the goods, services and materials necessary to accomplish the development. This would normally equate to the cost of hiring a contractor to undertake the development from start to finish, including the cost of labor, materials, equipment and facility usage, transportation and contractor overhead and profit. The fair market value of the development shall include the fair market value of any donated, contributed or found labor, equipment or materials ~~(WAC 173-27-030(8)).~~

**Feasible** – See WAC 173-26-020 – Definitions. For the purpose of this SMP, that an action (e.g., a development project, mitigation, or preservation requirement, etc.) meets all of the following conditions: (a) the action can be accomplished with technologies and methods that have been used in the past in similar circumstances, or studies or tests have demonstrated in similar circumstances that such approaches are currently available and likely to achieve the intended results; (b) the action provides a reasonable likelihood of achieving its intended purpose; and (c) the action does not physically preclude achieving the project's primary intended legal use. In cases where this SMP requires certain actions ~~are required~~ unless they are infeasible, the burden of proving infeasibility is on the applicant. In determining an action's infeasibility, the City and State may weigh the action's relative public costs and public benefits, considered in the short- and long-term time frames.

**Fill** – See WAC 173-26-020 – Definitions. The addition of soil, sand, rock, gravel, sediment, earth retaining structure, or other material to an area waterward of the OHWM, in wetlands, or on shorelands in a manner that raises the elevation or creates dry land.

**Fish and Wildlife Habitat Conservation Areas** – See SMC 18.13.010 – Definitions. ~~Areas that serve a critical role in sustaining needed habitats and species for the functional integrity of the ecosystem, and which, if altered, may reduce the likelihood that the species will persist over the long term. These areas may include, but are not limited to, rare or vulnerable ecological systems, communities, and habitat or habitat elements including seasonal ranges, breeding habitat, winter range, and movement corridors; and areas with high relative population density or species richness. These areas may also include locally important habitats and species. Fish and wildlife habitat conservation areas do not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of, and are maintained by, a port district or an irrigation district or company.~~

**Exhibit 1 to Ecology's Attachment C. Recommended Changes – City Staff Suggested Edits to Chapter 7 Definitions**

**Floating Home** – ~~See WAC 173-26-020 – Definitions.~~ A single-family dwelling unit constructed on a float, that is moored, anchored, or otherwise secured in waters, and is not a vessel, even though it may be capable of being towed.

**Flood or Flooding** – ~~See SMC 18.13.010 – Definitions. A general and temporary condition of partial or complete inundation of normally dry land areas from: 1. the overflow of inland or tidal waters; 2. the unusual and rapid accumulation or runoff of surface waters from any sources.~~

**Floodplain or Flood Plain**– ~~See WAC 173-22-030 – Definitions and WAC 173-26-020 – Definitions. An area term~~ synonymous with 100-year floodplain and means the land area susceptible to ~~being inundated by stream derived waters~~ with a 1 percent chance of being equaled or exceeded in any given year. The limits of this area ~~are is~~ based on flood regulation ordinance maps or a reasonable method ~~that which~~ meets the objectives of the SMA ~~(WAC 173-26-020).~~

**Gangway** – A walkway that connects a pier to a dock; ~~often used in areas where the water level changes because of tidal or seasonal variations.~~

**Garden** – An area devoted to the cultivation of soil or production of crops in a manner incidental and subordinate to the principal use of the property. ~~Examples include (e.g., private residential gardens, community gardens, and or pea patches associated with a public park, etc.).~~

**Geologically Hazardous Areas** – ~~See SMC 18.13.010 – Definitions. Areas that because of their susceptibility to erosion, sliding, earthquake, or other geological events (as designated by WAC 365-190-080(4)) may not be suited to development consistent with public health, safety or environmental standards. Types of geologically hazardous areas include erosion, landslide, seismic, volcanic hazards, and mine.~~

**Geotechnical Report or Geotechnical Analysis** – ~~See WAC 173-26-020 – Definitions.~~ A scientific study or evaluation conducted by a qualified expert that includes a description of the ground and surface hydrology and geology, the affected land form and its susceptibility to mass wasting, erosion, and other geologic hazards or processes, conclusions and recommendations regarding the effect of the proposed development on geologic conditions, the adequacy of the site to be developed, the impacts of the proposed development, alternative approaches to the proposed development, and measures to mitigate potential site-specific and cumulative geological and hydrological impacts of the proposed development, including the potential adverse impacts to adjacent and down-current properties. Geotechnical reports shall conform to accepted technical standards and must be prepared by qualified professional engineers or geologists who have professional expertise about the regional and local shoreline geology and processes.

**Grading** – ~~See WAC 173-26-020 – Definitions.~~ The movement or ~~re~~distribution of the soil, sand, rock, gravel, sediment or other material on a site in a manner that alters the natural contour of the land.

**Height** – ~~See WAC 173-27-030 – Definitions. A measurement from average grade level to the highest point of a structure: Provided, That television antennas, chimneys, and similar appurtenances shall not be used in calculating height, except where such appurtenances obstruct the view of the shoreline of a substantial number of residences on areas adjoining such shorelines; Provided further, That temporary construction equipment is excluded in this calculation.~~

**May** – ~~See WAC 173-26-020 – Definitions.~~ The action is acceptable, provided it conforms to the provisions of this SMP.

**Modification or Shoreline Modification** – ~~See WAC 173-26-020 – Definitions.~~ Those actions that modify the physical configuration or qualities of the shoreline area, usually through the construction of a physical element (e.g., dike, breakwater, pier, weir, dredged basin, fill, bulkhead, ~~or~~ other shoreline structure, ~~etc.~~) or other actions (e.g., clearing, grading, application of chemicals, etc.).

Exhibit 1 to Ecology's Attachment C. Recommended Changes – City Staff Suggested Edits to Chapter 7 Definitions

**Mooring Buoy** – A floating object anchored to the bottom of a waterbody ~~that to~~ provides tie up capabilities for boats or watercraft.

**Must** – See WAC 173-26-020 – Definitions. A mandate; the action is required.

**Native**– See SMC 18.13.010 – Definitions.

**Natural or Existing Topography** – See WAC 173-27-030 – Definitions. The topography of the lot, parcel, or tract of real property immediately prior to any site preparation or grading, including excavation or filling.

**Nonwater-Oriented Use** – See WAC 173-26-020 – Definitions. Those uses that are not water-dependended, water-related, or water enjoyment. Examples include professional offices, automobile sales or repair shops, mini-storage facilities, multifamily residential development, department stores and gas stations.

**Oregon White Oak Woodland** – A priority habitat involving stands of pure oak or oak/conifer associations where canopy coverage of the oak component of the stand is 25 percent; or where total canopy coverage of the stand is less than 25 percent, but oak accounts for at least 50 percent of the canopy coverage present. The latter is often referred to as an oak savanna. ~~East of the Cascades, priority oak habitat is stands 5 acres in size. In urban or urbanizing areas, single oaks, or stands of oaks less than 1 acre, may also be considered priority habitat when found to be particularly valuable to fish and wildlife (i.e., they contain many cavities, have a large diameter at breast height [DBH], are used by priority species, or have a large canopy).~~

**Ordinary High Water Mark or OHWM** – See RCW 90.58.030 – Definitions and Concepts and WAC 173-22-030 – Definitions. That mark that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation as that condition existed on June 1, 1971, as it may have naturally changed thereafter, or as it may change thereafter in accordance with permits issued by a local government or Ecology: provided that in any area where the OHWM cannot be found, the OHWM adjoining salt water shall be the line of mean higher high tide and the OHWM adjoining fresh water shall be the line of mean high water.

**Pier** – An overwater structure ~~that~~ adjoining the shoreline built on a fixed platform to provide access and a landing or moorage place for commercial, industrial and pleasure watercraft.

**Priority Habitat** – See WAC 173-26-020 – Definitions. A hHabitat types or elements with unique or significant value to one or more species. An area classified and mapped as priority habitat must have one or more of the following attributes (a) comparatively high fish or wildlife density; (b) comparatively high fish or wildlife species diversity; (c) fish spawning habitat; (d) important wildlife habitat; (e) important fish or wildlife seasonal range; (f) important fish or wildlife movement corridor; (g) rearing or foraging habitat; (h) important marine mammal haul-out; (i) refugia habitat; (j) limited availability; (k) high vulnerability to habitat alteration; (l) unique or dependent species; or (m) shellfish bed as classified by WDFW. A priority habitat may be described by a unique vegetation type or by a dominant plant species that is of primary importance to fish and wildlife (such as oak woodlands or eelgrass meadows). A priority habitat may also be described by a successional stage (such as, old growth and mature forests). Alternatively, a priority habitat may consist of a specific habitat element (such as a consolidated marine/estuarine shoreline, talus slopes, caves, snags) of key value to fish and wildlife. A priority habitat may contain priority and/or nonpriority fish and wildlife.

**Priority Species** – See WAC 173-26-020 – Definitions. Species requiring protective measures and/or management guidelines to ensure their persistence at genetically viable population levels. Priority species are those that meet any of the criteria listed in WAC 173-26.020(31).



**Public Interest** – See WAC 173-27-030 – Definitions. The interest shared by the citizens of the state or community at large in the affairs of government, or some interest by which their rights or liabilities are affected including, but not limited to, an effect on public property or on health, safety or general welfare resulting from a use or development.

**Restoration, Restore, Restoration or Ecological Restoration** – See WAC 173-26-020 – Definitions. The re-establishment or upgrading of impaired ecological shoreline processes or functions. This may be accomplished through measures including, but not limited to, re-vegetation, removal of intrusive shoreline structures and removal or treatment of toxic materials. ~~For the purposes of permitting, proposals for fish acclimation facilities are considered a form of restoration.~~ Restoration does not imply a requirement for returning the shoreline area to aboriginal or pre- European settlement conditions.

**River Delta** – See WAC 173-22-030 – Definitions. Those lands formed as an aggradational feature by stratified clay, silt, sand and gravel deposited at the mouths of streams where they enter a quieter body of water. The upstream extent of a river delta is that limit where it no longer forms distributary channels.

**Shall** – See WAC 173-26-020 – Definitions. A mandate; the action ~~is required~~must be done.

**Shorelands or Shoreland Area** – Those lands extending landward for 200 feet in all directions as measured on a horizontal plane from the OHWM; floodways and contiguous floodplain areas landward 200 feet from such floodways; and all wetlands and river deltas associated with the streams, lakes, and tidal waters which are subject to the provisions of this chapter; the same to be designated as to location by Ecology. Optional areas allowed by RCW 90.58.030 are not included by the City.

**Shoreline Habitat and Natural Systems Enhancement Projects** – ~~these~~Those activities proposed and conducted specifically for the primary purpose of establishing, restoring, or enhancing habitat for priority species in the shoreline.

**Shoreline Stabilization** – ~~actions~~Actions taken to address erosion impacts to property and dwellings, businesses, or structures caused by natural processes (e.g., current, flood, tides, wind, wave action, etc.). These actions include structural and non-structural methods.

**Shoreline Stabilization , Nonstructural** – Shoreline stabilization methods ~~including~~ building setbacks, relocation of the structure to be protected, ground water management, and/or planning and regulatory measures to avoid the need for structural stabilization.

**Shoreline Stabilization, Structural** – Shoreline stabilization methods ~~can be~~including “hard” or “soft types. Hard structural stabilization measures refer to those with solid, hard surfaces, such as concrete bulkheads. These static structures are traditionally constructed of rock, concrete, wood, metal, or other materials that deflect, rather than absorb, wave energy. Soft structural measures rely on softer materials (e.g., vegetation, drift logs, gravel, etc.). They are intended to absorb wave energy, mimicking the function of a natural beach. Examples of soft and hard stabilization techniques are listed below.

**Shorelines** – See RCW 90.58.030 – Definitions and Concepts. All of the water areas of the state, including reservoirs and their associated shorelands, together with the lands underlying them, except those areas excluded under RCW 90.58.030(2)(d).

**Shorelines of Statewide Significance** – See RCW 90.58.030 – Definitions and Concepts. A select category of shorelines of the state, defined in RCW 90.58.030(2)(f), including larger lakes and rivers with higher flow.

**Shorelines of the State** – See RCW 90.58.030 – Definitions and Concepts. The total of all “shorelines” and “shorelines of statewide significance” within the state.

**Significant Vegetation Removal** – See WAC 173-26-020 – Definitions. The removal or alteration of trees, shrubs, and/or ground cover by clearing, grading, cutting, burning, chemical means, or other activity that causes significant ecological impacts to functions provided by such vegetation. The removal of invasive or noxious weeds does not constitute significant vegetation removal. Tree pruning, not including tree topping, where it does not affect ecological functions, does not constitute significant vegetation removal.

**Soil Bioengineering** – ~~An applied science that combines structure, biological and ecological concepts to construct living structures that stabilizes the soil to control erosion, sedimentation and flooding using live plant materials as a main structural component.~~

**Stream** – See SMC 18.13.010 – Definitions and WAC 173-22-030 – Definitions.

**Structure** – See WAC 173-27-030 – Definitions. A permanent or temporary edifice or building, or any piece of work artificially built or composed of parts joined together in some definite manner, whether installed on, above, or below the surface of the ground or water, except for vessels.

**Substantial Development** – See RCW 90.58.030 – Definitions and Concepts. Any development of which the total cost or fair market value exceeds \$7,047, or any development which materially interferes with the normal public use of the water or shorelines of the state. The dollar threshold established here is adjusted for inflation by OFM every five years, beginning July 1, 2007, based upon changes in the consumer price index during that time period, as defined by RCW 90.58.030(3)(e). Some activities shall not be considered substantial developments for the purpose of this SMP; see also SMP Chapter 2.

**Substantially Degrade** – See WAC 173-26-020 – Definitions. To cause significant ecological impact.

**Transportation Facilities** – Those structures and developments ~~that aiding~~ in land and water surface movement of people, goods, and services (e.g., They include roads, and highways, bridges, and causeways, bikeways, trails, and railroad facilities, etc.).

**Utilities, Accessory** – Utilities composed of small-scale distribution and collection facilities connected directly to development within the shoreline area: (e.g., Examples include local power, telephone, cable, gas, water, sewer, and stormwater service lines, etc.).

**Utilities, Primary** – Utilities comprising trunk lines or mains that serve neighborhoods, areas and cities: (e.g., Examples include solid waste handling and disposal sites, water transmission lines, sewage treatment facilities, sewage lift stations and mains, power generating or transmission facilities, gas storage and transmission facilities, and stormwater mains and regional facilities, etc.).

**Variance** – See WAC 173-27-030 – Definitions. A means to grant relief from way by which an adjustment is made in the application of the specific bulk, dimensional or performance standards set forth in this SMP and not a means to vary a use of a shoreline regulations of this title to a particular piece of property, which property, because of special circumstances applicable to it, is deprived of privileges commonly enjoyed by other properties in the same zone or vicinity and which adjustment remedies disparity in privileges. A variance is a form of special exception.

**Vessel** – See WAC 173-27-030 – Definitions. Ships, boats, barges, or any other floating craft which are designed and used for navigation and do not interfere with the normal public use of the water.

**Exhibit 1 to Ecology's Attachment C. Recommended Changes – City Staff Suggested Edits to Chapter 7 Definitions**

**Water-Dependent Use** – See WAC 173-26-020 – Definitions. A use or a portion of a use which cannot exist in ~~any other~~ location that is not adjacent to the water and which ~~and~~ is dependent on the water by reason of the intrinsic nature of its operations. Examples of water-dependent uses may include moorage structures (including those associated with residential properties), ship cargo terminal loading areas, ferry and passenger terminals, barge loading facilities, ship building and dry docking, marinas, aquaculture, float plane facilities and sewer outfalls.

**Water-Enjoyment Use** – See WAC 173-26-020 – Definitions. A recreational use or other use that facilitates public access to the shoreline as a primary characteristic of the use; or a use that provides for recreational use or aesthetic enjoyment of the shoreline for a substantial number of people as a general characteristic of the use and which through location, design, and operation ensures the public's ability to enjoy the physical and aesthetic qualities of the shoreline. In order to qualify as a water-enjoyment use, the use must be open to the general public and the shoreline-oriented space within the project must be devoted to the specific aspects of the use that fosters shoreline enjoyment.

**Water-Oriented Use** – See WAC 173-26-020 – Definitions. ~~Any combination of use that is~~ water-dependent, water-related, ~~and/or water enjoyment~~ or a combination of such uses ~~and serves as an all-encompassing definition for priority uses under the SMA. Non-water-oriented serves to describe those uses which have little or no relationship to the shoreline and are not considered priority uses under the SMA. Examples include professional offices, automobile sales or repair shops, mini-storage facilities, multifamily residential development, department stores and gas stations.~~

**Water Quality** – See WAC 173-26-020 – Definitions. The physical characteristics of water within shoreline jurisdiction, including water quantity, hydrological, physical, chemical, aesthetic, recreation-related, and biological characteristics. Where used in this SMP, the term "water quality" refers only to development and uses regulated under this SMP and affecting water quantity, such as impermeable surfaces and stormwater handling practices. Water quality, for the purposes of this SMP, does not mean the withdrawal of ground water or diversion of surface water pursuant to RCW 90.03.250 through 90.03.340.

**Water-Related Use** – See WAC 173-26-020 – Definitions. A use or portion of a use which is not intrinsically dependent on a waterfront location but whose economic viability is dependent upon a waterfront location because: (a) The use has a functional requirement for a waterfront location such as the arrival or shipment of materials by water or the need for large quantities of water; or (b) The use provides a necessary service supportive of the water-dependent uses and the proximity of the use to its customers makes its services less expensive and/or more convenient.

**Wetlands or Wetland Areas** – See SMC 18.13.010 – Definitions, RCW 90.58.030 – Definitions and Concepts, and WAC 173-22-030 – Definitions. Areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from non-wetland in order to mitigate conversion of wetlands.



# ***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:** March 7<sup>th</sup>, 2022  
**SUBJECT:** Comprehensive Plan Amendment

---

### **Introduction**

In 2019, Stevenson City staff submitted an amendment proposal for the Comprehensive Plan. The amendment provided a redlined version of Goal 8 – Utilities & Services. The review of the amendment was put on hold as the world grappled with the impact of the COVID19 pandemic. The biennial comprehensive plan amendment cycle has come again, and the Planning Commission and City Council are now better able to review and act on the amendment proposal.

### **Scope of Review**

Amendments have specific approval criteria as established in SMC 17.11.070. The Planning Commission review should ensure the proposal meets these criteria before a recommendation of approval is made.

### **Status of Review**

The last discussion of this topic occurred in March, 2020. That discussion related to the internal consistency of the proposed amendment and the remainder of the plan. Staff outlined 35 areas where changes could or should be made to ensure consistency.

### **Tonight's Goal**

The goal for tonight's meeting is to reacquaint ourselves with the amendment proposal and the ancillary, consistency-related changes generated. Once familiar, the Planning Commission should establish a review calendar to settle on the ancillary changes. Once settled, SMC 17.11.070 can be better evaluated so a final recommendation can be made.

Prepared by,

Ben Shumaker  
Community Development Director

### **Attachment**

- 2019 Application
- March 2020 Staff Report

# COMPREHENSIVE PLAN AMENDMENT APPLICATION



PO Box 371 Stevenson, Washington 98648

Phone: (509)427-5970 Fax: (509)427-8202

**Type of Request:**

- Comprehensive Plan Text Amendment
- Future Land Use Map Amendment

**Applicant/Contact Name:** Leana Kinley

Physical Address: 7121 E. Loop Rd. Stevenson, WA 98648

Mailing Address: P.O. Box 371 Stevenson, WA 98648

Phone: 509-427-5970 E-Mail Address: leana@ci.stevenson.wa.us

**Brief Proposal Summary:** 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.

**Signature of Applicant:** [Signature] **Date:** 9/30/19

Incomplete applications will not be accepted • Please ensure that all submittals are included

Complete this section if the request involves a Future Land use Map amendment or other specific real property.  
If there are Additional Property Owners, Please Attach Additional Pages and Signatures as Necessary

**Property Owner:** \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail Address: \_\_\_\_\_

**Subject Property Address (Or Nearest Intersection):** \_\_\_\_\_

**Tax Parcel Number:** \_\_\_\_\_ **Zoning:** \_\_\_\_\_

**Water Supply Source:**  City  Well **Sewage Disposal Method:**  City  Septic

*As the property owners of the real property described in this proposal, our signatures indicate our approval of this proposal, with the understanding that the proposal is subject to review, approval, and/or denial under SMC 17.11.  
I/we hereby provide written authorization for the City to reasonably access to the subject property to examine the proposal and carry out the administrative duties of the Stevenson Municipal Code.*

**Signature of Property Owner:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**RECEIVED**  
SEP 30 2019  
BY: 3:30 PM [Signature]

For Official Use Only.  
Date Application Received \_\_\_\_\_ • Date Application Complete \_\_\_\_\_



SUBMIT TO:  
City Hall  
7121 E Loop Road

# COMPREHENSIVE PLAN AMENDMENT

The following information is required for all proposals to amend the Comprehensive Plan. Applications without the required information will not be accepted. The City may request 3<sup>rd</sup> party review of any submittals. The cost of such review is generally the responsibility of the applicant. See SMC 17.11 for full details on proposing amendments to the comprehensive plan.

- Application Fee** (Amount: \$1,250 Date: 9/30/19 Receipt #: Internal Adj.)
- Completed and Signed Comprehensive Plan Amendment Application**
- Completed and Signed SEPA Environmental Checklist and Associated Fee** (unless categorically exempt)
- Narrative of the Plan Amendment Explaining:**
  - Why the proposed amendment is being requested
  - How the proposed amendment meets the approval criteria of SMC 17.11
- Any Additional Information** (Reports or Studies identified by the Zoning Administrator under SMC 17.11.040.B)

The following is required to evaluate proposed Comprehensive Plan Text Amendments.

- Proposed Amendatory Language**

The following is required to evaluate proposed Future Land Use Map Amendments.

- Site Plan** that is accurate and legible, includes a north arrow and scale and shows:
  - Existing and Proposed Future Land Use and Zoning designations
  - Current use of all properties within the proposal area
  - Proposed use of any specific proposal in the proposal area
- Names and Addresses** of all property owners in the proposal area *and* all property owners within 300 feet of the proposal area boundary
- Signatures** of any property owners within the proposal area supporting the proposal

The following is required to evaluate proposals involving changes to Specific Real Property (other than Future Land Use Map amendments).

- Title Report** showing ownership and encumbrances of the subject property(ies)
- Site Plan** that is accurate and legible, includes a north arrow and scale and shows:
  - Area and dimensions of all lots and adjacent public and private roads
  - Location, dimensions, distance to property lines, and elevation plans for all existing and proposed structures, alterations and improvements
  - Location and type of any known or suspected critical areas (as designated in SMC 18.13)
  - Location of any significant trees (defined in SMC 17.10.740), public utilities, private wells, and drainfields
- Names and Addresses** of all property owners in the proposal area *and* all property owners within 300 feet of the proposal area boundary
- Signatures** of any property owners within the proposal area supporting the proposal



## 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 establishes level of service (LOS) standards for urban services. These standards will provide baselines for incorporation into the system of plans developed by the City and its partners. As the community’s needs and desires change, these level of service standards 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	CORNERSTONE PRINCIPLES				TACTICS	RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
	HQ	NSB	HE	AW				
<b>Goal 8- Utilities &amp; Urban Services</b>								
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.					8.8-1- Consider providing public facilities and utilities in advance of need. 8.8-2- Coordinate urban development with private utility agencies to ensure the availability of services when needed. 8.8-3- Continue to provide water and sewer services within the Urban Area.	Administration	County, PUD	Ongoing





OBJECTIVE	CORNERSTONE PRINCIPLES				TACTICS	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 provision of sewer service is feasible during the planning period.</p>				<p>Planning &amp; Public Works</p>	Ongoing
8.10- Consider alternative waste disposal systems for difficult sites and to encourage conservation of water.								<p>Public Works</p>	Ongoing
8.11- Coordinate the infrastructure improvement and maintenance projects of multiple utilities to reduce costs and disruptive impacts.								<p>Public Works</p>	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.				<p>Public Works</p>	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.				<p>Administration</p>	Mid-Range
8.14- Facilitate and support the expansion of high-speed communication utilities such as broadband, fiber optics, and Wi-Fi.								<p>Administration</p>	Ongoing
8.15- Facilitate and support the burial of existing aboveground utility lines.								<p>Administration &amp; Public Works</p>	Ongoing



CORNERSTONE PRINCIPLES		RESPONSIBLE DEPARTMENT		LIKELY PARTNERS		TIMELINE	
OBJECTIVE	TACTICS	HQL	NSB	HE	AW		
<b>Goal 8 – Utilities &amp; Urban Services</b>							
8.16– Require the burial of new utility lines.						Planning & Public Works	Private Utilities
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
8.18– Periodically review and revise the City's law enforcement program.						Administration	
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	
8.20– Encourage establishment of county-wide mitigation and emergency action programs for spills, explosions and other disasters.						Administration	County, EMS, Fire
8.21- Reduce visual blights and hazards associated with aboveground utility lines.	8A.21-1- Facilitate and support the burial of existing aboveground utility lines. 8A.21-2- Require the burial of new utility lines.					Administration, Planning & Public Works	Private Utilities, PUD
<b>Goal 8A- The community receives urban services at or above the general levels of service established herein.</b>							
8A.1- Provide transportation and circulation services at the general level of service (LOS) standards established herein.	8A.1-1- Ensure all arterial streets function at an average daily Level of Service (LOS) of D or better. 8A.1-2- Provide pedestrian sidewalks on both sides of all arterial streets and all other streets identified as school walking routes. 8A.1-3- Provide adequate transit service at or above the current operating LOS.					Planning & Public Works	County, WSDOT



Chapter 3  
Goals & Objectives

<p>8A.2- Provide water services at the general LOS standard established herein.</p>	<p>8A.2-1- Ensure all single-family units are served at or above <b>2 gpm @ 30 psi</b> (Fire – <b>1000 gpm @ 20psi for single-family units &gt; 3,600 sq ft; 500 gpm @ 20psi for units &lt; 3,600 sq ft</b>).</p> <p>8A.2-2- Ensure all multi-family units are served at or above <b>1 gmp @ 30 psi</b> (fire per <b>Uniform Fire Code</b>).</p> <p>8A.2-3- Ensure all commercial and industrial development is serviced at or above the standard in the <b>Uniform Fire Code</b>.</p>			<p>Public Works</p>	<p>County</p>	<p>Ongoing</p>
<p>8A.3- Provide sanitary sewer service at or greater than a LOS standard of <b>300 gpd per person</b> at the <b>time of development</b>.</p>	<p>8A.3-1- Permit septic systems only when provision of sewer service is technically infeasible within the planning period.</p>			<p>Planning &amp; Public Works</p>	<p>County</p>	<p>Ongoing</p>
<p>8A.4- Provide storm sewer services at the current operating LOS.</p>	<p>8A.4-1- Establish a stormwater program to limit sites' post-development stormwater run-off to that allowed by the Stormwater Management Manual for Western Washington (SWMWW) as adopted by the City.</p>			<p>Public Works</p>	<p>County</p>	<p>Ongoing</p>
<p>8A.5- Ensure electrical service is provided at or greater than a LOS standard of <b>118 volts (120 volt base)</b> at the <b>time of development</b>.</p>				<p>Administration, Planning &amp; Public Works</p>	<p>PUD</p>	<p>Ongoing</p>
<p>8A.6- Ensure telecommunications services are provided at the general LOS standard established herein.</p>	<p>8A.6-1- Ensure telephone services is provided at or above the following general LOS standard:</p> <ul style="list-style-type: none"> <li>• Residential: <b>1 service per unit</b></li> <li>• Commercial: <b>1 service per business</b></li> <li>• Industrial: <b>1 service per business</b></li> </ul> <p>8A.6-2- Ensure cable television services is provided at or above the following general LOS standard:</p> <ul style="list-style-type: none"> <li>• Residential: <b>1 service per unit</b></li> <li>• Commercial: <b>0 service per business</b></li> <li>• Industrial: <b>0 service per business</b></li> </ul>			<p>Planning &amp; Public Works</p>	<p>Private Utilities, PUD</p>	<p>Ongoing</p>
<p>8A.7- Ensure parks are provided at a city-wide LOS standard of <b>10 acres of parks per 1,000 population</b>.</p>				<p>Administration, Planning &amp; Public Works</p>	<p>County, Port, SCSD</p>	<p>Ongoing</p>



**Goal 8B- Urban services are provided according to a rational plan aligning the community's expectations with its capabilities.**

<p>8B.1- Ensure individual urban service plans are developed to provide services consistent with the general LOS standards established herein. Such plans should establish detailed and desired LOS standards based on:</p> <ul style="list-style-type: none"> <li>• Inventories of current facilities.</li> <li>• Measurements of current and future capacities.</li> <li>• A financial feasibility analysis, and</li> <li>• A capital improvement plan suitable to accommodate the growth, development and change expected during the planning period.</li> </ul>	<p>8B.1-1- Develop individual 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>8B.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 &amp; Public Works</p>	<p>County, Private Utilities, PUD, WSDOT</p> <p>Short-Term</p>
<p>8B.2- Establish a capital improvement program to ensure of LOS standards are maintained and/or exceeded and to preserve the long-term viability of the City's capital facilities.</p>	<p>8B.2-1- Consider providing urban services in advance of need.</p> <p>8B.2-2- Identify and correct health and safety hazards within the Stevenson Urban Area.</p>		<p>Administration, Planning &amp; Public Works</p>	<p>County, Private Utilities, PUD</p> <p>Short-Term</p>
<p>8B.4-1- Adopt an annual Capital Facilities Plan consistent with the Comprehensive Plan and incorporating the improvements identified in individual urban service plans. Such plans may be adopted and amended without being considered as an amendment to the Comprehensive Plan, following a public hearing, before the City Council.</p>	<p>8B.4-1- Coordinate the capital facility improvement and maintenance projects of multiple urban service providers to reduce costs and disruptive impacts.</p> <p>8B.4-2- 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>Public Works</p>	<p>County, Port, Private Utilities, PUD, SCSD</p> <p>Ongoing</p>
<p>8B.5- Establish standards for land development to ensure general and detailed LOS standards are maintained.</p>	<p>8B.5-1- Require concurrency at the time of development for the urban services necessary to support development, especially, paved streets, curbs, and sidewalks, water service, sanitary sewer service, electrical service, solid waste management, stormwater management, telecommunications service, and emergency services.</p> <p>8B.5-2- Require provision, within 6 years of the time of development, of urban services not</p>		<p>Administration, Planning &amp; Public Works</p>	<p>County, Private Utilities, PUD</p> <p>Short-Term</p>



Chapter 3  
Goals & Objectives

	<p><u>necessary to support development such as parks and recreation services and transit services.</u>  <u>8B.5-3-- Offset the impacts of new development to existing city residents by establishing systems development charges and fee-in-lieu programs.</u></p>						
--	--	--	--	--	--	--	--

# **SEPA ENVIRONMENTAL CHECKLIST**

## ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## ***A. Background*** [HELP]

1. Name of proposed project, if applicable: Stevenson Capital Improvement Program
2. Name of applicant: City of Stevenson

3. Address and phone number of applicant and contact person: Leana Kinley, 7121 E. Loop Rd, Stevenson, WA 98648 (509) 427-5970

4. Date checklist prepared: 8/22/19

5. Agency requesting checklist: City of Stevenson

6. Proposed timing or schedule (including phasing, if applicable):  
Proposed adoption by 12/31/2020, non-project action, implementation over time.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Non-project action identifying potential projects and policies to pursue over time. As the City is not fully planning under the Growth Management Act, this program will NOT result in planned actions under RCW 43.21C.440, and threshold determinations will be made for the policies and projects described in the program at the time they are pursued.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

This program considered environmental information previously prepared for critical areas. No new environmental information was prepared.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

N/A-Non-Project

10. List any government approvals or permits that will be needed for your proposal, if known.  
City Council must adopt the plan through ordinance. No other approvals required.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The Future Land Use Map attached covers all of city limits and its environs within the Urban Area defined by the Columbia River gorge National Scenic Area Act. Land uses include high and low density residential and high and low intensity trade.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

City of Stevenson, Skamania County, Washington. See also vicinity map attached.

## **B. Environmental Elements** [HELP]

### 1. **Earth** [help]

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)?

Vertical or near-vertical

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Predominately loamy soils (Clayey/gravelly/sandy) along with riverine deposits and rock outcrops. The area contains isolated pockets of prime agricultural soils, many of which already have housing developments.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

See geological hazard map.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

N/A Non-Project

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

N/A Non-Project

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

N/A Non-Project

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

N/A Non-Project

### 2. **Air** [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

N/A Non-Project

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

N/A Non-Project

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

N/A Non-Project



### 3. **Water** [\[help\]](#)

#### a. Surface Water: [\[help\]](#)

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

See wetlands and stream habitat map attached.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

N/A Non-Project

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A Non-Project

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A Non-Project

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

See frequently flooded areas map attached.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

N/A Non-Project

#### b. Ground Water: [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

N/A Non-Project

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A NON-PROJECT

#### c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A Non-Project

2) Could waste materials enter ground or surface waters? If so, generally describe.

N/A Non-Project

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

N/A Non-Project

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

N/A Non-Project

**4. Plants** [help]

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
  - evergreen tree: fir, cedar, pine, other
  - shrubs
  - grass
  - pasture
  - crop or grain
  - Orchards, vineyards or other permanent crops.
  - wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
  - water plants: water lily, eelgrass, milfoil, other
  - other types of vegetation
- Abundant plant life consistent with area-wide proposal.

b. What kind and amount of vegetation will be removed or altered?

N/A Non-Project

c. List threatened and endangered species known to be on or near the site.

None known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

N/A Non-Project

e. List all noxious weeds and invasive species known to be on or near the site.

N/A Non-Project

**5. Animals** [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

- X birds: hawk, heron, eagle, songbirds, other:
  - X mammals: deer, bear, elk, beaver, other:
  - X fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_
- Abundant animal life consistent with area-wide proposal.

- b. List any threatened and endangered species known to be on or near the site.  
Anadromous fish in Columbia River, Kanaka, Nelson and Rock creeks.
- c. Is the site part of a migration route? If so, explain.  
Migrating anadromous fish and Canada geese
- d. Proposed measures to preserve or enhance wildlife, if any:  
N/A NON-PROJECT
- e. List any invasive animal species known to be on or near the site.  
None known

**6. Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.  
N/A Non-Project
- b. Would your project affect the potential use of solar energy by adjacent properties?  
If so, generally describe.  
N/A Non-Project
- c. What kinds of energy conservation features are included in the plans of this proposal?  
List other proposed measures to reduce or control energy impacts, if any:  
N/A Non-Project

**7. Environmental Health** [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?  
If so, describe.  
N/A Non-Project
  - 1) Describe any known or possible contamination at the site from present or past uses.  
N/A Non-Project
  - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.  
N/A Non-Project
  - 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.  
N/A Non-Project
  - 4) Describe special emergency services that might be required.  
N/A Non-Project
  - 5) Proposed measures to reduce or control environmental health hazards, if any:  
N/A Non-Project

*b. Noise*

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Abundant urban noise consistent with area-wide proposal.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

N/A Non-Project

- 3) Proposed measures to reduce or control noise impacts, if any:

N/A Non-Project

**8. Land and Shoreline Use** [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Commercial, industrial, recreational, and residential uses consistent with area-wide proposal.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Previous pasture and small-scale agricultural practices consistent with area-wide proposal.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

N/A Non-Project

- c. Describe any structures on the site.

Abundant structures consistent with area-wide proposal

- d. Will any structures be demolished? If so, what?

N/A Non-Project

- e. What is the current zoning classification of the site?

N/A Non-Project

- f. What is the current comprehensive plan designation of the site?

None

- g. If applicable, what is the current shoreline master program designation of the site?

N/A Non-Project

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.  
See critical area map attached
- i. Approximately how many people would reside or work in the completed project?  
20-year mid-range population estimate is 1,989 (up from 1620).
- j. Approximately how many people would the completed project displace?  
N/A Non-Project
- k. Proposed measures to avoid or reduce displacement impacts, if any:  
N/A NON-PROJECT
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
N/A Non-Project
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:  
N/A Non-Project

### **9. Housing** [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.  
N/A Non-Project
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.  
N/A Non-Project
- c. Proposed measures to reduce or control housing impacts, if any:  
N/A Non-Project

### **10. Aesthetics** [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?  
N/A Non-Project
- b. What views in the immediate vicinity would be altered or obstructed?  
N/A Non-Project
- b. Proposed measures to reduce or control aesthetic impacts, if any:  
N/A Non-Project

### **11. Light and Glare** [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A Non-Project

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A Non-Project

- c. What existing off-site sources of light or glare may affect your proposal?

N/A Non-Project

- d. Proposed measures to reduce or control light and glare impacts, if any:

N/A Non-Project

### **12. Recreation** [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Abundant recreational opportunities consistent with area-wide proposal.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

N/A Non-Project

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A Non-Project

### **13. Historic and cultural preservation** [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

N/A Non-Project

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

N/A Non-Project

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A Non-Project

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A Non-Project

#### **14. Transportation** [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.  
See attached streets map.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?  
Two transit stops exist on the fixed route. Route also deviates for home pick-up.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?  
N/A Non-Project
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).  
NEW ROADS ANTICIPATED CONSISTENT WITH AREA-WIDE PROPOSAL.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.  
N/A Non-Project
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?  
N/A Non-Project
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.  
N/A Non-Project
- h. Proposed measures to reduce or control transportation impacts, if any:  
N/A Non-Project

#### **15. Public Services** [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.  
Public service needs will expand with population and service expansion
- b. Proposed measures to reduce or control direct impacts on public services, if any.  
N/A Non-Project

#### **16. Utilities** [\[help\]](#)

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
other \_\_\_\_\_

- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Utility needs will expand with population expansion.

### C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_

Name of signee Leana Kinley

Position and Agency/Organization City Administrator, City of Stevens

Date Submitted: 9/30/19

### D. Supplemental sheet for nonproject actions [HELP]

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Consistent with RCW 35A.63, the program anticipates growth and development, but is not likely to create it or the associated impacts discussed in this question.

Proposed measures to avoid or reduce such increases are:

However, the objectives and tactic of the plan contain policy direction to reduce habitat, utility and neighborhood impacts associated with growth and development.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The Future Land Use Map continues to concentrate new high density and intensity development near the Columbia River shoreline.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

The objective 2.2 in the city's Comprehensive Plan direct the city to preserve and protect sensitive habitat areas through a wide range of tactics.



3. How would the proposal be likely to deplete energy or natural resources?

Consistent with RCW 35A.63, the plan anticipates growth and development, but is not likely to create the associated impacts discussed in this question.

Proposed measures to protect or conserve energy and natural resources are:  
The Comprehensive Plan calls for increased density in currently developed areas.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Operating in a confined space, anticipated development would likely use or affect sensitive, cultural, and farmland areas through nearby construction and/or conversion.

Proposed measures to protect such resources or to avoid or reduce impacts are:  
Objectives 1.15, 1.16 and 2.2 of the city's Comprehensive Plan direct the city to preserve and protect cultural resources and sensitive habitat areas through a wide range of tactics. As an Urban Area expected to absorb commercial and residential demand, prime farmland is preserved only until needed (Tactic 2.9-1).

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The comprehensive plan concentrates new high density and intensity development near the Columbia River and lower Rock Creek shoreline and the update of the Shoreline Master Program is in process of being reviewed by the Department of Ecology.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Objective 4A.2 of the Comprehensive Plan calls for the balance in the use of the shoreline. The updated shoreline master program requires "no net-loss" be met without negative environmental impacts.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Consistent with RCW 35A.63, the program anticipates growth and development, but is not likely to create it or the associated impacts discussed in this question.

Proposed measures to reduce or respond to such demand(s) are:

Goals 7, 8, and 9 of the Comprehensive Plan contain objectives and tactics related to the future of the City's transportation and circulation, utilities and serves, and parks and recreation.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The Capital Improvement Program attempt to align the City's desires with its obligation to meet state and federal mandates. No conflicts with such mandates are known or intended.

Different readers may interpret conflicts between the Capital Improvement Program and local laws for environmental protection. If extant, the Capital Improvement Program is intended to be the city's primary policy document, and any environmental protection laws in conflict therewith would be expected to be brought into conformity with this document.



# 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:** March 9<sup>th</sup>, 2020

**SUBJECT:** Comprehensive Plan Amendment—Capital Facilities Review

### **Introduction**

The Planning Department has received an application from the City Administrator to amend the 2013 Stevenson Comprehensive Plan. The full proposed amendment is included here as Attachment 1. Proposals of this type must be reviewed according to SMC 17.11 – Comprehensive Plan Amendments. This memo provides an evaluation based on SMC 17.11.070. A companion memo is available addressing the required work plan of SMC 17.11.050.

### **Recommendation**

Staff recommends approval of the requested amendment along with additional amendments to ensure internal-consistency.

### **SMC 17.11.070(A)(1)**

This section requires proposed amendments to be a) consistent with the state’s planning enabling act (RCW 35A.63) for code cities like Stevenson and b) internally consistent with the remainder of the comprehensive plan.

### **RCW 35A.63 – Planning and Zoning in Code Cities**

This chapter is composed of 40 separate sections. Only those sections which relate to the comprehensive plan and contain similar subject matter (e.g., mention of utilities, etc.) are covered in the review below.

<b>Section</b>	<b>Summary</b>	<b>Conclusion</b>
RCW 35A.63.060	Establishes general expectations for comprehensive plans. Key quotes include “anticipating and influencing the orderly and coordinated development of land” and “integrate transportation and land use”.	Consistent. The proposed amendment will provide greater consistency.
RCW 35A.63.061	Describes the 2 required elements of comprehensive plans. The description more fully details the integration of circulation and land use.	Consistent. The proposed amendment will provide greater consistency.
RCW 35A.63.062	Outlines 9 optional elements of comprehensive plans, including transportation, public use, public utilities elements, and other elements “to coordinate public services and programs”.	Consistent. The proposed amendment will provide greater consistency.
RCW 35A.63.100	Provides the City the authority to complete plans “scheduling public improvements on the basis of recommended priorities over a period of years”.	Consistent.

Action on this assessment is not expected tonight. The initial conclusions listed above will be reviewed prior to the Planning Commission’s final recommendation to the City Council.

## 2013 Stevenson Comprehensive Plan

This document is organized into 4 chapters and 6 appendices. The figure below briefly covers all 10 components. Where identified inconsistencies are listed, they relate primarily to text where more frequent changes were anticipated. The bulk of “unknown” inconsistencies requiring greater Planning Commission review is located in Chapter 3, pages 13-52 where the plan’s goals and objectives appear.

#	Section	Summary	Conclusion
1	Front Cover Page	States adoption date of April 2013	Inconsistent. Must be updated if amendment approved.
2	Page i, Title Page	States adoption date of “Month, Date”	Inconsistent. Must be updated if amendment approved.
3	Page iii, Acknowledgements	Lists Council, Commission, and staff involved in plan	Unknown consistency. Should be updated if amendment approved.
4	Page iv, Table of Contents	Provides page listing of content	Inconsistent. Must be updated if amendment approved.
5	Page vii, Record of Changes	Provides a (currently blank) template to track amendments over time	Inconsistent. Must be updated if amendment approved.
6	Page 8, Strategic Plans	References outdated utility plans	Unknown consistency. Should be updated if amendment approved.
7	Page 11, Plan Goals	Outlines the 9 current plan goals and 1 sub-goal	Inconsistent. Must be updated if amendment approved.
8	Page 15, Objective 1.12	Calls for development of public art plan	Unknown consistency. Should be updated if amendment approved.
9	Page 17, Goal description	References “lack of existing urban services”	Unknown consistency. Should be updated if amendment approved.
10	Page 20, Objective 2.7	Includes suggestive text addressing coordination of land use activities and public water and sewer services	Unknown consistency. Should be updated if amendment approved.
11	Page 21, Objective 2.10	References “public facilities”. Includes a tactic referencing “public infrastructure”	Unknown consistency. Should be updated if amendment approved.
12	Page 24, Objective 3.5	Includes a tactic referencing “public infrastructure”	Unknown consistency. Should be updated if amendment approved.
13	Page 25, Objective 3.8	References “transportation, public facilities, and utilities”. Seeks coordination between land use and urban services during application review	Unknown consistency. Should be updated if amendment approved.
14	Page 29, Objective 4.8	Addresses above ground utility lines	Unknown consistency. Should be updated if amendment approved.
15	Page 35, Objective 5.5	References “adequate utility, transportation, and communications infrastructure”	Unknown consistency. Should be updated if amendment approved.
16	Page 35, Objective 5.8	References “good infrastructure”	Unknown consistency. Should be updated if amendment approved.
17	Page 39, Objective 6.8	Addresses railroad quiet zones	Unknown consistency. Should be updated if amendment approved.
18	Page 41, Goal description	References “service”	Unknown consistency. Should be updated if amendment approved.
19	Page 42, Objective 7.1	Calls for development of a long-range transportation plan. Includes tactics calling for improvement plans to existing rights-of-way	Unknown consistency. Should be updated if amendment approved.
20	Page 42, Objective 7.4	Calls for a plan for pedestrian circulation	Unknown consistency. Should be updated if amendment approved.
21	Page 43, Objective 7.9	Addresses railroad quiet zones	Unknown consistency. Should be updated if amendment approved.
22	Page 52, Goal description	References parks “lands, facilities, and funding”	Unknown consistency. Should be updated if amendment approved.

#	Section	Summary/Relevance	Conclusion
23	Page 53, Objective 9.1	Calls for development of a parks and recreation plan	Unknown consistency. Should be updated if amendment approved.
24	Page 53, Objective 9.5	Calls for development of a pathways and trails plan	Unknown consistency. Should be updated if amendment approved.
25	Page 56, Future Land Use Map description	References "infrastructure upgrades"	Unknown consistency. Should be updated if amendment approved.
26	Page 56, Category descriptions	References "municipal services", "municipal water services and other utilities"	Unknown consistency. Should be updated if amendment approved.
27	Page 57, Category descriptions	References "municipal water and sewer systems", "municipal service", and "municipal utilities"	Unknown consistency. Should be updated if amendment approved.
28	Page 63, Water System Map	Provides system details as of 2013	Unknown consistency. Should be updated if amendment approved.
29	Page 65, Sewer System Map	Provides system details available in 2013	Unknown consistency. Should be updated if amendment approved.
30	Page 69, Sidewalks and Trails Map	Provides system as of 2013	Unknown consistency. Should be updated if amendment approved.
31	Page 83, Built Environment Constraints Map	Provides constraints as of 2013	Unknown consistency. Should be updated if amendment approved.
32	Page 97, Public participation description	Ends with description of 2013 update.	Inconsistent. Must be updated if amendment approved.
33	Page 95, Glossary	Omits definitions related to the "capital facilities plan", "urban services", etc.	Unknown consistency. Should be updated if amendment approved.
34	Page 121, Priority lists	Details all plan objectives and tactics	Inconsistent. Must be updated if amendment approved.
35	Page 127, Vision graphic	Lists all plan objectives and tactics	Inconsistent. Must be updated if amendment approved.
35	Page 129, Policy lists	Details policies dropped from the plan	Inconsistent. Must be updated if amendment approved.

The 6 items in green were reviewed for preliminary acceptance at the February Planning Commission meeting, items draft amendatory text for items 9-27 and 33 have been prepared for review. A "red light/green light" approach relying on flip charts and markers will be used to process these issues. The remaining topics can be prepared when decisions on the foregoing are made.

### **Next Steps**

On Wednesday, City staff from various departments will be available to present the reasoning behind the proposed amendment, address specific from the Planning Commission and public, and participate in a goal-setting discussion about specific service availability recommendations in the draft.

Prepared by,

Ben Shumaker  
Community Development Director

Attachments:

- Proposed Amendment
- Staff Draft consistency-related changes for Items 33 and 9-27



## 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 establishes level of service (LOS) standards for urban services. These standards will provide baselines for incorporation into the system of plans developed by the City and its partners. As the community's needs and desires change, these level of service standards 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	CORNERSTONE PRINCIPLES				TACTICS	RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
	HQ	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.					8.8-1- Consider providing public facilities and utilities in advance of need. 8.8-2- Coordinate urban development with private utility agencies to ensure the availability of services when needed. 8.8-3- Continue to provide water and sewer services within the Urban Area.	Administration	County, PUD	Ongoing



OBJECTIVE	CORNERSTONE PRINCIPLES				TACTICS	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.					8.9-1 Permit septic systems only when provision of sewer service is technically infeasible within the planning period. 8.9-2 Revise land development regulations to prohibit septic system installations in areas where provision of sewer service is feasible during the planning period.	Planning & Public Works		Ongoing
8.10- Consider alternative waste disposal systems for difficult sites and to encourage 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
8.15- Facilitate and support the burial of existing aboveground utility lines.						Administration & Public Works	Private Utilities, PUD	Ongoing



**CORNERSTONE PRINCIPLES**      **RESPONSIBLE DEPARTMENT**      **LIKELY PARTNERS**      **TIMELINE**

**TACTICS**

**OBJECTIVE**

HQL   NSB   HE   AW

**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– Reduce visual blights and hazards associated with aboveground utility lines.	8A.21-1- Facilitate and support the burial of existing aboveground utility lines. 8A.21-2- Require the burial of new utility lines.						Administration, Planning & Public Works	Private Utilities, PUD	Ongoing

**Goal 8A- The community receives urban services at or above the general levels of service established herein.**

8A.1- Provide transportation and circulation services at the general level of service (LOS) standards established herein.	8A.1-1- Ensure all arterial streets function at an average daily Level of Service (LOS) of D or better. 8A.1-2- Provide pedestrian sidewalks on both sides of all arterial streets and all other streets identified as school walking routes. 8A.1-3- Provide adequate transit service at or above the current operating LOS.						Planning & Public Works	County, WSDOT	Ongoing
---	---	--	--	--	--	--	-------------------------	---------------	---------





















Chapter 3  
Goals & Objectives

<p>8A.2- Provide water services at the general LOS standard established herein.</p>	<p>8A.2-1- Ensure all single-family units are served at or above <b>2 gpm @ 30 psi</b> (Fire – <b>1000 gpm @ 20psi for single-family units &gt; 3,600 sq ft; 500 gpm @ 20psi for units &lt;3,600 sq ft</b>).</p> <p>8A.2-2- Ensure all multi-family units are served at or above <b>1 gmp @ 30 psi</b> (fire per <b>Uniform Fire Code</b>).</p> <p>8A.2-3- Ensure all commercial and industrial development is serviced at or above the standard in the <b>Uniform Fire Code</b>.</p>			<p>Public Works</p>	<p>County</p>	<p>Ongoing</p>
<p>8A.3- Provide sanitary sewer service at or greater than a LOS standard of <b>300 gpd per person</b> at the <b>time of development</b>.</p>	<p>8A.3-1- Permit septic systems only when provision of sewer service is technically infeasible within the planning period.</p>			<p>Planning &amp; Public Works</p>	<p>County</p>	<p>Ongoing</p>
<p>8A.4- Provide storm sewer services at the current operating LOS.</p>	<p>8A.4-1- Establish a stormwater program to limit sites' post-development stormwater run-off to that allowed by the Stormwater Management Manual for Western Washington (SWMWW) as adopted by the City.</p>			<p>Public Works</p>	<p>County</p>	<p>Ongoing</p>
<p>8A.5- Ensure electrical service is provided at or greater than a LOS standard of <b>118 volts (120 volt base)</b> at the <b>time of development</b>.</p>	<p>8A.6-1- Ensure telephone services is provided at or above the following general LOS standard:</p> <ul style="list-style-type: none"> <li>• Residential: <b>1 service per unit</b></li> <li>• Commercial: <b>1 service per business</b></li> <li>• Industrial: <b>1 service per business</b></li> </ul>			<p>Administration, Planning &amp; Public Works</p>	<p>PUD</p>	<p>Ongoing</p>
<p>8A.6- Ensure telecommunications services are provided at the general LOS standard established herein.</p>	<p>8A.6-2- Ensure cable television services is provided at or above the following general LOS standard:</p> <ul style="list-style-type: none"> <li>• Residential: <b>1 service per unit</b></li> <li>• Commercial: <b>0 service per business</b></li> <li>• Industrial: <b>0 service per business</b></li> </ul>			<p>Planning &amp; Public Works</p>	<p>Private Utilities, PUD</p>	<p>Ongoing</p>
<p>8A.7- Ensure parks are provided at a city-wide LOS standard of <b>10 acres of parks per 1,000 population</b>.</p>	<p>8A.7- Ensure parks are provided at a city-wide LOS standard of <b>10 acres of parks per 1,000 population</b>.</p>			<p>Administration, Planning &amp; Public Works</p>	<p>County, Port, SCSD</p>	<p>Ongoing</p>



**Goal 8B- Urban services are provided according to a rational plan aligning the community's expectations with its capabilities.**

<p>8B.1- Ensure individual urban service plans are developed to provide services consistent with the general LOS standards established herein. Such plans should establish detailed and desired LOS standards based on:</p> <ul style="list-style-type: none"> <li>• Inventories of current facilities.</li> <li>• Measurements of current and future capacities.</li> <li>• A financial feasibility analysis, and</li> <li>• A capital improvement plan suitable to accommodate the growth, development and change expected during the planning period.</li> </ul>	<p>8B.1-1- Develop individual 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>8B.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 &amp; Public Works</p>	<p>County, Private Utilities, PUD, WSDOT</p> <p>Short-Term</p>
<p>8B.2- Establish a capital improvement program to ensure of LOS standards are maintained and/or exceeded and to preserve the long-term viability of the City's capital facilities.</p>	<p>8B.2-1- Consider providing urban services in advance of need.</p> <p>8B.2-2- Identify and correct health and safety hazards within the Stevenson Urban Area.</p>	   	<p>Administration, Planning &amp; Public Works</p>	<p>County, Private Utilities, PUD</p> <p>Short-Term</p>
<p>8B.4-1- Adopt an annual Capital Facilities Plan consistent with the Comprehensive Plan and incorporating the improvements identified in individual urban service plans. Such plans may be adopted and amended without being considered as an amendment to the Comprehensive Plan, following a public hearing, before the City Council.</p>	<p>8B.4-1- Coordinate the capital facility improvement and maintenance projects of multiple urban service providers to reduce costs and disruptive impacts.</p> <p>8B.4-2- 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>Public Works</p>	<p>County, Port, Private Utilities, PUD, SCSD</p> <p>Ongoing</p>
<p>8B.5- Establish standards for land development to ensure general and detailed LOS standards are maintained.</p>	<p>8B.5-1- Require concurrency at the time of development for the urban services necessary to support development, especially, paved streets, curbs, and sidewalks, water service, sanitary sewer service, electrical service, solid waste management, stormwater management, telecommunications service, and emergency services.</p> <p>8B.5-2- Require provision, within 6 years of the time of development, of urban services not</p>	   	<p>Administration, Planning &amp; Public Works</p>	<p>County, Private Utilities, PUD</p> <p>Short-Term</p>





## Goal 2– Urban Development



### **“Development within the Stevenson Urban Area wisely considers the long-term interests of the community.”**

From the banks of the Columbia River to timbered foothills; from a heavily travelled main street to seldom-seen clusters of housing, the Stevenson Urban Area offers opportunities and challenges for future expansion, redevelopment and improvement. This Goal emphasizes Stevenson’s ability to welcome new residents and businesses while integrating them into the diverse ecological and urban environments characteristic of the area.

The Urban Area boundary established by the Columbia River Gorge National Scenic Area places strict limits on Stevenson’s ability to expand, effectively creating an island of limited land base. Simultaneously, the Scenic Area’s own restrictions on the types and intensities of uses allowed outside of Urban Areas turns Stevenson into a target for industrial, commercial, and higher density residential development. In developing the actions leading to the fulfillment of this Goal, the City gave special consideration to the dynamics of these unique forces.

Welcoming these changes is not without its challenges. Much of the vacant land close to the urban core has been left vacant due to the presence of development constraints such as wetlands or steep slopes. Development of the vacant lands on the periphery is hindered by the presence of similar constraints and made more difficult by the lack of existing urban services.

The issue, however, is when, where, and how development should occur and not whether it should happen. Stevenson can fulfill its role as a target, as an island, and as a place for residents and visitors to live, work, and play. Development meeting these needs can be compatible with the natural features and resources of the area through orderly, efficient, healthy, pleasant, and smart growth. The Objectives and Tactics below focus on balancing economic forces of growth and change with the important functions and values of the natural environment, managing land use, and enhancing the natural and scenic qualities of Stevenson.



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
<b>Goal 2– Urban Development</b>								
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 <u>capital facilities for such servicesystems</u> 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. <u>2.7-6—Consider the availability of urban services when designating Future Land Uses and Zoning districts.</u>					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



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
<b>Goal 3– Housing</b>								
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 <del>public</del> <u>infrastructure</u> <u>capital facilities</u> in established 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



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
<b>Goal 3– Housing</b>								
3.7– Ensure major residential developments and high density residential areas provide adequate open space and recreation areas.	<p>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.</p> <p>3.7-2– Conduct an inventory of undeveloped areas to determine potential opportunities for provision of open space and recreation areas.</p>					Planning		Ongoing
3.8– Review all development proposals for compatibility with surrounding established residential areas. -Policies related to land use, transportation, <del>public facilities,</del> and <del>utilities-capital facilities</del> 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			
<b>Goal 4– Downtown &amp; Waterfront</b>								
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 <del>powerlines above ground utility lines</del> in the downtown commercial area and other areas where views are affected.	<a href="#">4.8-1– Encourage utility providers to develop undergrounding plans and coordinate their plans with the Capital Facilities Plan.</a>					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
<b>Goal 4A– The waterfront is an extension of the downtown core and a place where people live, work, and play.</b>								
4A.1– Support development of improved river access in the Stevenson area.	4A.1-1– Improve waterfront access and control erosion through coordinated stabilization programs.					Public Works	County, Port	Short-Term



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
<b>Goal 5– Business &amp; Industry</b>								
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 <u>urban services (e.g., utility, transportation, and communications, etc.) infrastructure</u> to meet the needs of Stevenson’s business community.						Administration	County, EDC	Ongoing
5.6– Support the development of industrial lands and buildings.						Administration	County, 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 <u>good infrastructure high quality capital facilities</u> .	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			
<b>Goal 6– Tourism</b>								
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
<del>6.8– Establish a quiet zone at railroad crossings within the city.</del>		<del></del>	<del></del>	<del></del>	<del></del>	Public Works	<del>BNSF, Chamber, SBA, Port</del>	<del>Short-Term</del>



## 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, joy-riding 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			
<b>Goal 7– Transportation &amp; Circulation</b>								
7.1– Develop a long range transportation plan <u>and incorporate its projects into the Capital Facilities Plan.</u>	7.1-1– Consider the feasibility and benefits of establishing one-way couplets on 1 <sup>st</sup> and 2 <sup>nd</sup> Streets. 7.1-2– Consider the feasibility and benefits of using roundabouts at intersections throughout the city. 7.1-3– Develop improvement plans for existing rights-of-way. 7.1-4– Consider traffic calming measures such as narrow streets. 7.1-5– Minimize traffic congestion and facilitate the safe, efficient movement of people and commodities through the design of the transportation system.					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.						Public Works		Ongoing
7.3– Develop a transportation system that provides all citizens with transportation choices and alternatives.	7.3-1– Support establishment of a regional transit system. 7.3-2– Support provision of safe and convenient transit stops.					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 <u>and incorporate its projects into the Capital Facilities Plan.</u>	7.4-1– Consider separating pedestrian, bicycle, and auto traffic. 7.4-2– Provide safe and accessible pedestrian crossings throughout the city.					Public Works	Chamber, County, SBA	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			
<b>Goal 7– Transportation &amp; Circulation</b>								
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– <del>Expand establish at the railroad</del> quiet zone to include the crossings at the Stevenson Cemetery and the Co-Ply mill site, <del>at railroad crossings within the city.</del>	<u>7.9-1– Identify the capital facilities necessary to expand the quiet zone and incorporate them into the Capital Facilities Plan.</u>					Public Works	BNSF, Chamber, SBA, Port	Short-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 9– Parks & Recreation



**“Residents and visitors enjoy access to a network of world-class parks, open spaces, and recreational opportunities.”**

The need for recreation has been universally known to humans from their earliest beginnings. The magnitude of this recreational need has increased as more leisure time has become available and the availability of funds for recreational pursuits has increased. This Goal deals with improving the quality of life for Stevenson residents and visitors by enhancing the parks and recreational opportunities that are available.

As a Gorge town, some of the country’s premier hiking, hunting, mountain climbing, fishing, kayaking, and wind sports surround Stevenson on all sides. Many residents enjoy these activities, and many more visitors are drawn to the area for these relatively solitary activities. Inside Stevenson, a different, more gregarious variety of recreational opportunities exist, including festivals, fairs, and organized or pick-up sporting events. Balancing and connecting these gregarious and solitary varieties of recreation are of special importance to Stevenson.

The Objectives and Tactics of this Goal seek to do so by ensuring the facilities we already have are properly maintained, new lands, facilities, and funding are available, and trails or pathways are developed as part of the park system.



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
<b>Goal 9– Parks &amp; Recreation</b>								
9.1– Establish a parks and recreation plan that ensures Stevenson projects are eligible for State grant funds <u>and incorporate its projects into the Capital Facilities Plan.</u>	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 <u>and incorporate its projects into the Capital Facilities Plan.</u>	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 facilities 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 utilitiesurban 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.



## 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
- 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.

**Concurrency**— That a capital facility is available when the impacts of development occur such that locally adopted Level of Service (LOS) standards are maintained/provided at the time of development.

**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, commododites, accommodations and/or activities.

**Services, Public**— Services which 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 roads 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.).

**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".