



City of Stevenson

Phone (509) 427-5970
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7121 E Loop Road, PO Box 371
Stevenson, Washington 98648

February 2022 Planning Commission

Monday, February 14, 2022

6:00 PM

A. Preliminary Matters

1. **Annual Elections:** Establishing a Planning Commission Chair and Vice-Chair
2. **Public Comment Expectations:** Chair Selects Public Comment Option
Webinar: <https://us02web.zoom.us/j/85637388112> Conference Call: +1 253 215 8782
or +1 346 248 7799 ID #: 856 3738 8112
Tools: *6 to raise hand & *9 to unmute
3. **Public Comment Period:** (For items not located elsewhere on the agenda)

B. New Business

4. **Zoning Interpretation:** Travel Trailers in the R2 Two-Family Residential District
5. **Zoning Interpretation:** Temporary Medical Hardship Residences in the R2 Two-Family Residential District
6. **Shorelines Management Program:** Set Special Workshop to review State's Recommended Changes

C. Old Business

7. **Zoning Amendment:** Public Hearing on Suburban Residential District Text Amendment
Application: Setback Caveats

-Comments In-favor

-Comments Opposed

-Neutral Comments

- 8. Comprehensive Plan Amendment:** Set Special Workshop to review 2019 Amendment Application

D. Discussion

- 9. Staff & Commission Reports:** Shorelines Public Access & Trails Plan, Sewer Main D Extension, Public Works Staff

- 10. Thought of the Month:** None

E. Adjournment



City of Stevenson

Planning Department

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

TO: Planning Commission
FROM: Ben Shumaker
DATE: February 14th, 2022
SUBJECT: Zoning Interpretation – Travel Trailers in the R2 Two-Family District

Introduction

The Stevenson Planning Commission is asked to interpret the Zoning Code based on the request in Attachment 1. In conducting this interpretation, the Planning Commission is constrained by the process and standards of [SMC 17.12.020](#). The Planning Commission’s interpretation can a) prohibit, b) allow staff review/approval as an accessory use, or c) allow Planning Commission review/approval via a conditional use permit.

This memo deals with the interpretation of Travel Trailers as an unlisted use in the R2 Two-Family Residential District. A companion memo will address the interpretation of “Temporary Medical Hardship Residence” as an unlisted use in the Zoning Code generally and in the R2 Two-Family Residential District specifically.

Recommendation

Consider the information below and adopt or amend and adopt one of the Interpretations in Attachments 2, 3 or 4 to establish the Travel Trailer use as Conditional, Conditional/Accessory, or Prohibited.

Guidance

Stevenson Municipal Code [Table 17.13.010-1](#) contains two use categories (c. Travel Trailer and f. Temporary Emergency, Construction or Repair Residence) clearly related to the request. The abridged table is below.

| Table 17.13.010-1: Residence or Accommodation Uses | | |
|---|--|------------------|
| Use | Description | Reference |
| 1. Dwelling | Any building that contains one or more dwelling units [SMC 17.10.275] used, intended, or designed to be built, used, rented, let or hired out to be occupied, or that are occupied for living purposes. | SMC 17.10.275 |
| ... | | |
| c. Travel Trailer | A trailer built on a single chassis transportable upon the public streets and highways that is designed to be used as a temporary dwelling without a permanent foundation and may be used without being connected to utilities. | |
| ... | | |
| f. Temporary Emergency, Construction or Repair Residence | A residence (which may be a mobile home or travel trailer) that is: (1) located on the same lot as a residence made uninhabitable by fire, flood or other natural disaster and occupied by the persons displaced by such disaster; or (2) located on the same lot as a residence that is under construction or undergoing substantial repairs or reconstruction and occupied by the persons intending to live in such permanent residence when the work is completed; or (3) located on a nonresidential construction site and occupied by persons having construction or security responsibilities over such construction site. However, no such temporary emergency, construction or repair residence shall be inhabited for more than 6 months, unless authorized by the Planning Commission. | |
| ... | | |

The above uses appear in the Zoning Code’s Use Tables at [SMC 17.15.040](#) and [SMC 17.25.040](#) but not [SMC 17.35.040](#). The Use Tables are reproduced below. These districts are organized based on their restrictiveness established in [SMC 17.12.050](#) with the most restrictive district on the left and continuing to the least restrictive district on the right.

| Use | R1 | R2 | R3 | MHR | SR | PR | ED | CR | C1 | M1 |
|---|----|----|----|-----|----|----|----|----|----|----|
| Travel Trailer | -- | -- | -- | -- | X | -- | -- | -- | -- | -- |
| Temporary Emergency, Construction or Repair Residence | C* | C* | C* | -- | C* | -- | -- | -- | C* | -- |

* A conditional use permit is only required for a temporary emergency, construction or repair residence after the expiration of the initial 6-month grace period.

P = Permitted, C = Conditional, A = Accessory, X = Prohibited, -- = Unlisted

The purpose of the R2 Two-Family Residential District is articulated at SMC 17.15.010(B) and quoted below:

R2 Two-Family Residential District. The two-family residential district (R2) is intended to provide minimum development standards for higher-density residential uses where complete community services are available and where residential uses are separated from uses characteristic of more urban and more rural areas.

Approval Standards

Affirmative findings must be made on the following criteria before any unlisted use is allowed in a zoning district.

- SMC 17.12.020(C)(1): The use (Travel Trailer) is consistent with the purpose of the applicable zoning district (R2 Two-Family Residential);

ANALYSIS: The Planning Commission should consider the travel trailer use in the context of whether they consider it a) a higher density residential use and, if so, b) whether the use should be mixed in with the other uses of the R2 District. If the Planning Commission gives each of the above affirmative answers, then the issues below must be addressed.

CONCLUSION: Subject to Planning Commission Analysis. If the Planning Commission gives affirmative answers to each of the above, then the issues below must be addressed.

AND
- SMC 17.12.020(C)(2): The use is expressly allowed in a less restrictive district (R3, MHR, SR, PR, ED, CR, C1, and M1 Districts);

ANALYSIS: This use is not expressly allowed in any district (less restrictive or otherwise) and it is expressly prohibited in the less restrictive SR District.

CONCLUSION: An affirmative finding cannot be made on this criterion.

OR
- The use is of the same general character as the principal and conditional uses authorized in such district.

ANALYSIS: In the R2 District, [SMC Table 17.15.040-1](#) lists 29 uses as either permitted (P) or conditional (C). In the Zoning Administrator’s opinion, Travel Trailers are of the same general character as 1 of those uses [Temporary Emergency, Construction or Repair Residence (C)]. Additionally, there are 5 uses listed as prohibited (X) in the R2 District. In the Zoning Administrator’s opinion, Travel Trailers are of the same general character as 2 of those uses [Mobile Home (X), and Campground (X)].

CONCLUSION: Subject to Planning Commission Analysis. If the Planning Commission makes an affirmative finding for this criterion and the criterion in 1, above, Travel Trailers can be considered a conditional (C) use in the R2 District. Alternatively, the Planning Commission may consider the criterion below.

OPTIONAL

Accessory Use, Supplemental Standard

In limited circumstances, an unlisted use which satisfies the approval standards above may be interpreted as an accessory use in the district under consideration. Such circumstances require an additional affirmative finding that:

1. The proposed use (Travel Trailer) serves a purpose customarily incidental to the instant principal use (vacant) on the property under consideration.

ANALYSIS: The request letter describes this property as currently "empty", however the R2 District lists Subsistence or Hobby-Type Gardening and Indoor or Outdoor Horticultural Activity as principal uses. The low entry threshold to establish these uses justifies consideration of whether Travel Trailers can be considered customarily incidental to such uses. **NOTE:** The Zoning Administrator resides adjacent to the property originating this interpretation and will not provide comments on the property-specific aspects of the requested interpretation. The following analysis is quoted from a May, 2019 staff report assisting interpretation of whether Self-Storage Units could be considered in the SR Suburban Residential District:

"Instant Principal Use: Staff will caution (repeatedly) to avoid discussion of a specific site and/or property while making a decision on this interpretation. To the extent that information is necessary to address this request, staff will direct the conversation toward the vacant status of the property. Staff believes the vacant status indicates the lack of an instant principal use. In such situation, there is no use for an accessory use to be accessory to."

CONCLUSION: Subject to Planning Commission Analysis. If the Planning Commission makes an affirmative finding criterion 1 and either 2 or 3, above, and it finds the use customarily incidental to the instant principal use on the requested property, a Travel Trailer can be considered an accessory (A) use at this site in the R2 District.

Prepared by,

Ben Shumaker
Community Development Director

Attachment

- Written Request
- Draft Interpretation (C)
- Draft Interpretation (C/A)
- Draft Interpretation (X)



City of Stevenson

Planning Department

(509)427-5970

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

Planning Commission Interpretation

Two-Family Residential District—Travel Trailers (ZON2022-01)

Issue:

The use table adopted at SMC 17.15.040 did not contemplate whether Travel Trailer uses would be compatible in the R2 Two-Family Residential District. At their regular meeting in February, 2022, the Planning Commission addressed this unintentional omission to determine whether the use would have been permitted had it been previously contemplated and whether it is compatible with the other listed uses in the district.

Guiding Policy

This interpretation is guided by SMC 17.12.020 which requires the following approval standards and considerations, for which affirmative findings are required before an unlisted use could be allowed.

- 1) SMC 17.12.020(C)(1) – The use is consistent with the purpose of the applicable zoning district;

AND
- 2) SMC 17.12.020(C)(2) – The use is expressly allowed in a less restrictive district;
OR
- 3) SMC 17.12.020(C)(3) – The use is of the same general character as the principal and conditional uses authorized in such district

AND
- 4) SMC 17.12.020(E)(1) – The proposed use serves a purpose customarily incidental to the instant principal use on the property under consideration.

Discussion

Use: The City lists Travel Trailer uses in its use descriptions at SMC Table 17.13.010-1:

A trailer built on a single chassis transportable upon the public streets and highways that is designed to be used as a temporary dwelling without a permanent foundation and may be used without being connected to utilities.

Zoning District: The purpose of the R2 Two-Family Residential District is listed at SMC 17.15.010(B):

The two-family residential district (R2) is intended to provide minimum development standards for higher-density residential uses where complete community services are available and where residential uses are separated from uses characteristic of more urban and more rural areas.

District Allowances: This use is not expressly allowed in any district (less restrictive or otherwise). The SR District is the only area in which this use is contemplated, and in that district it is listed as X – prohibited.

Character of Uses: In the R2 District, 29 uses are either permitted (P) or conditional (C). Travel Trailers are of the same general character as 1 of those uses [Temporary Emergency, Construction or Repair Residence (C)]. Additionally, there are 5 uses listed as prohibited (X) in the R2 District. Travel Trailers are of the same general character as 2 of those uses [Mobile Home (X), and Campground (X)].

Instant Principal Use: Vacant properties have no instant principal use. There is no ability for an accessory use to be established where there is no principal use.

Findings

Based on the discussion below, the following findings are made:

- 1) The Travel Trailers use is consistent with the purpose of the R2 Two-Family Residential District.
- 2) The Travel Trailer use is not expressly allowed in a less restrictive district than the R2 District.
- 3) The Travel Trailer use is of the same general character as the principal and conditional uses authorized in the R2 District.
- 4) The Travel Trailer use is not customarily incidental to vacant property, which have no instant principal use.

Interpretation:

In the R2 Two-Family Residential District, the Travel Trailer use satisfies the criteria of SMC 17.12.020(C)(1 & 3). As a result, the use may be allowed upon issuance of a Conditional Use Permit. Furthermore, when proposed on vacant property with no instant principal use, the Travel Trailer use does not satisfy the criterion of SMC 17.12.020(E)(1). As a result, the use may not be allowed by the Zoning Administrator as an Accessory Use.

For the Planning Commission:

Chair

Date



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Planning Commission Interpretation

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Issue:

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Guiding Policy

This interpretation is guided by SMC 17.12.020 which requires the following approval standards and considerations, for which affirmative findings are required before an unlisted use could be allowed.

- 1) SMC 17.12.020(C)(1) – The use is consistent with the purpose of the applicable zoning district;

AND
- 2) SMC 17.12.020(C)(2) – The use is expressly allowed in a less restrictive district;
OR
- 3) SMC 17.12.020(C)(3) – The use is of the same general character as the principal and conditional uses authorized in such district

AND
- 4) SMC 17.12.020(E)(1) – The proposed use serves a purpose customarily incidental to the instant principal use on the property under consideration.

Discussion

Use: The City lists Travel Trailer uses in its use descriptions at SMC Table 17.13.010-1:

A trailer built on a single chassis transportable upon the public streets and highways that is designed to be used as a temporary dwelling without a permanent foundation and may be used without being connected to utilities.

Zoning District: The purpose of the R2 Two-Family Residential District is listed at SMC 17.15.010(B):

The two-family residential district (R2) is intended to provide minimum development standards for higher-density residential uses where complete community services are available and where residential uses are separated from uses characteristic of more urban and more rural areas.

RECEIVED

JAN 26 2022

Initial: _____

To the Skamania County Zoning Administrator:

I am seeking approval to allow my brother Douglas Allinger to park his self-contained 2006 motor home on the property of the estate of Edna Allinger we are in the process of going through a probate that has not been done since the death of Edna Shultz-Allinger in 1958. According to my research this should have been settled many years ago and there is no answers as to why it wasn't.

There seems to be many issues involving this property as I have located many documents that are in question to how and why they were created, along with locating some land that was patented by my Great Grandfather which has never been cancelled and is still active as of today according to research using National Archives and the assistance of State Archives in Olympia. I can't obtain a copy of the original documents until National Archives is open for business, but according to some documents this property was never to be sold as long as his heirs were still alive, but according to my research it has been sold and others have profited off the property many times. I have contacted the National Scenic Area questioning them as to how my family is going to be compensated especially after they paid Billy Birkenfield approx. 8 million dollars not to log. So that dollar amount was paid to him for leaving the timber standing. They advised me that was a question for an attorney. I don't need an attorney, because I already have the documents of fraud and corruption that was involved.

Now that my brother was expecting to clear up any issues with this property so that he could do something with the property, he has sold his home and needs a place to park his motor home due to medical conditions and shouldn't have to pay the outrageous price to park his home when we have land sitting with nothing on it. I am asking for either special conditions or a hardship until the issue with this property in Skamania County is resolved.

Thank you,



Debra Kay Allinger-Hail

360-605-8845

971-335-1222

Email

debbiekallinger@gmail.com



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Planning Commission Interpretation

Two-Family Residential District—Travel Trailers (ZON2022-01)

Issue:

The use table adopted at SMC 17.15.040 did not contemplate whether Travel Trailer uses would be compatible in the R2 Two-Family Residential District. At their regular meeting in February, 2022, the Planning Commission addressed this unintentional omission to determine whether the use would have been permitted had it been previously contemplated and whether it is compatible with the other listed uses in the district.

Guiding Policy

This interpretation is guided by SMC 17.12.020 which requires the following approval standards and considerations, for which affirmative findings are required before an unlisted use could be allowed.

- 1) SMC 17.12.020(C)(1) – The use is consistent with the purpose of the applicable zoning district;

AND
- 2) SMC 17.12.020(C)(2) – The use is expressly allowed in a less restrictive district;
OR
- 3) SMC 17.12.020(C)(3) – The use is of the same general character as the principal and conditional uses authorized in such district

AND
- 4) SMC 17.12.020(E)(1) – The proposed use serves a purpose customarily incidental to the instant principal use on the property under consideration.

Discussion

Use: The City lists Travel Trailer uses in its use descriptions at SMC Table 17.13.010-1:

A trailer built on a single chassis transportable upon the public streets and highways that is designed to be used as a temporary dwelling without a permanent foundation and may be used without being connected to utilities.

Zoning District: The purpose of the R2 Two-Family Residential District is listed at SMC 17.15.010(B):

The two-family residential district (R2) is intended to provide minimum development standards for higher-density residential uses where complete community services are available and where residential uses are separated from uses characteristic of more urban and more rural areas.

District Allowances: This use is not expressly allowed in any district (less restrictive or otherwise). The SR District is the only area in which this use is contemplated, and in that district it is listed as X – prohibited.

Character of Uses: In the R2 District, 29 uses are either permitted (P) or conditional (C). Travel Trailers are of the same general character as 1 of those uses [Temporary Emergency, Construction or Repair Residence (C)]. Additionally, there are 5 uses listed as prohibited (X) in the R2 District. Travel Trailers are of the same general character as 2 of those uses [Mobile Home (X), and Campground (X)].

Instant Principal Use: Vacant properties have no instant principal use. There is no ability for an accessory use to be established where there is no principal use.

Findings

Based on the discussion below, the following findings are made:

- 1) The Travel Trailers use is not consistent with the purpose of the R2 Two-Family Residential District.
- 2) The Travel Trailer use is not expressly allowed in a less restrictive district than the R2 District.
- 3) The Travel Trailer use is not of the same general character as the principal and conditional uses authorized in the R2 District.
- 4) Having failed to generate affirmative findings on the above criteria, no finding is necessary regarding Travel Trailer uses as Accessory Uses.

Interpretation:

In the R2 Two-Family Residential District, the Travel Trailer use does not satisfy the criteria of SMC 17.12.020(C). As a result, the use is prohibited in the district.

For the Planning Commission:

Chair

Date



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: February 14th, 2022
SUBJECT: Zoning Interpretation – Temporary Medical Hardship Residence in the R2 Two-Family Zone

Introduction

The Stevenson Planning Commission is asked to interpret the Zoning Code based on the request in Attachment 1. In conducting this interpretation, the Planning Commission is constrained by the process and standards of [SMC 17.12.020](#). The Planning Commission’s interpretation can a) prohibit, b) allow staff review/approval as an accessory use, or c) allow Planning Commission review/approval via a conditional use permit.

This memo deals with the interpretation of Temporary Medical Hardship Residence as an unlisted use in the Zoning Code, generally and in the R2 Two-Family Residential District, specifically. A companion memo will address the interpretation of “Travel Trailer” as an unlisted use in the in R2 Two-Family Residential District.

Recommendation

Consider the information below and suggest parameters to guide a draft description of the “Temporary Hardship Residence use category. Delay a decision on the use category’s interpretation until a clear description is available.

Guidance

Stevenson Municipal Code [Table 17.13.010-1](#) contains two use categories (c. Travel Trailer and f. Temporary Emergency, Construction or Repair Residence) clearly related to the request. The abridged table is below.

| Table 17.13.010-1: Residence or Accommodation Uses | | |
|---|--|------------------|
| Use | Description | Reference |
| 1. Dwelling | Any building that contains one or more dwelling units [SMC 17.10.275] used, intended, or designed to be built, used, rented, let or hired out to be occupied, or that are occupied for living purposes. | SMC 17.10.275 |
| ... | | |
| c. Travel Trailer | A trailer built on a single chassis transportable upon the public streets and highways that is designed to be used as a temporary dwelling without a permanent foundation and may be used without being connected to utilities. | |
| ... | | |
| f. Temporary Emergency, Construction or Repair Residence | A residence (which may be a mobile home or travel trailer) that is: (1) located on the same lot as a residence made uninhabitable by fire, flood or other natural disaster and occupied by the persons displaced by such disaster; or (2) located on the same lot as a residence that is under construction or undergoing substantial repairs or reconstruction and occupied by the persons intending to live in such permanent residence when the work is completed; or (3) located on a nonresidential construction site and occupied by persons having construction or security responsibilities over such construction site. However, no such temporary emergency, construction or repair residence shall be inhabited for more than 6 months, unless authorized by the Planning Commission. | |
| ... | | |

The above uses appear in the Zoning Code’s Use Tables at [SMC 17.15.040](#) and [SMC 17.25.040](#) but not [SMC 17.35.040](#). The Use Tables are reproduced below. These districts are organized based on their restrictiveness established in [SMC 17.12.050](#) with the most restrictive district on the left and continuing to the least restrictive district on the right.

| Use | R1 | R2 | R3 | MHR | SR | PR | ED | CR | C1 | M1 |
|---|----|----|----|-----|----|----|----|----|----|----|
| Travel Trailer | -- | -- | -- | -- | X | -- | -- | -- | -- | -- |
| Temporary Emergency, Construction or Repair Residence | C* | C* | C* | -- | C* | -- | -- | -- | C* | -- |
| * A conditional use permit is only required for a temporary emergency, construction or repair residence after the expiration of the initial 6-month grace period. | | | | | | | | | | |

P = Permitted, C = Conditional, A = Accessory, X = Prohibited, -- = Unlisted

The purpose of the R2 Two-Family Residential District is articulated at SMC 17.15.010(B) and quoted below:

R2 Two-Family Residential District. The two-family residential district (R2) is intended to provide minimum development standards for higher-density residential uses where complete community services are available and where residential uses are separated from uses characteristic of more urban and more rural areas.

Description Parameters

The Temporary Medical Hardship Residence use is not described or listed in the Zoning Code. The parameters below are parsed from the description of the Temporary Emergency, Construction or Repair Residence (TECRR) use and intended as a guide for Planning Commission consideration of the new use.

Structure

The TECRR use description identifies mobile homes and travel trailers as structures which may be inhabited under that use category.

Accessory Nature

The TECRR use description includes 3 specific instances when the use may occur. All involve a different long-term principal use.

Duration

The TECRR use description provides a specific timeframe when the use is allowed before Planning Commission.

The City’s administrative practices related to TECRR uses can also be considered by the Planning Commission as it considers this use.

Initial Date of Occupancy

All three of the instances when TECRRs are allowed involve an action for which the City has knowledge.

- (1) In cases where a fire renders a home uninhabitable, the City Fire Department response date can be accessed as to assess the start of the 6-month grace period. Similarly, the wide-scale effect of flooding or other natural disasters allows for independently City-verification and establishment of a start date.
- (2) In cases where a home is under construction or substantial repair or reconstruction, the start date of the 6-month grace period is tied to the date of permit issuance for the construction.
- (3) Similarly, the 6-month grace period at a nonresidential construction site would also begin at permit issuance.

If similar parameters are applied to the new “Temporary Medical Hardship Residence” use category, the description could resemble the following:

A residence (which may be a mobile home or travel trailer) that is: (1) located on the same lot as a residence that is occupied by a person afflicted by a medical condition which prevents

independent living; or (2) occupied by an individual with a medical condition which prevents said person from occupying another category of dwelling units. However, no such Temporary Medical Hardship Residence shall be inhabited for more than 6 months, unless authorized by the Planning Commission.

This description resembles and deviates from TECRRs in the following ways.

Structure

The draft description above provides for inhabitation of the same types of structures as TECRRs.

Accessory Nature

The draft description includes 2 specific instances when the use may occur. The first resembles the description of TECRR and clearly establishes the use as accessory to another long-term principal use on the site. The second is unassociated with any other use of the property and deviates from the TECRR use description.

Duration

The draft description provides for the same duration as TECRR uses.

Initial Date of Occupancy

When medical hardships arise, a call to City Hall is unlikely a priority. The personal nature of medical needs impairs City knowledge and federal laws protecting the privacy of personal medical information prevent independent verification of medical needs. Furthermore, the same privacy protections would apply to the City if submittal of medical information became a permit requirement. These factors greatly complicate determining a start date for the 6-month grace period. While the protection of medical information can be accommodated through a well-designed permit program, the Planning Commission should consider public willingness to provide this information to City Hall, especially if such information could be involved in the public hearing necessary for a Conditional Use Permit to exceed the 6-month grace period.

Next Steps

After considering the draft description above, the Planning Commission should ask staff to prepare a final version so that a Zoning Interpretation can be made on a more specific question.

Prepared by,

Ben Shumaker
Community Development Director

Attachment

- Written Request

RECEIVED

JAN 26 2022

Initial: _____

To the Skamania County Zoning Administrator:

I am seeking approval to allow my brother Douglas Allinger to park his self-contained 2006 motor home on the property of the estate of Edna Allinger we are in the process of going through a probate that has not been done since the death of Edna Shultz-Allinger in 1958. According to my research this should have been settled many years ago and there is no answers as to why it wasn't.

There seems to be many issues involving this property as I have located many documents that are in question to how and why they were created, along with locating some land that was patented by my Great Grandfather which has never been cancelled and is still active as of today according to research using National Archives and the assistance of State Archives in Olympia. I can't obtain a copy of the original documents until National Archives is open for business, but according to some documents this property was never to be sold as long as his heirs were still alive, but according to my research it has been sold and others have profited off the property many times. I have contacted the National Scenic Area questioning them as to how my family is going to be compensated especially after they paid Billy Birkenfield approx. 8 million dollars not to log. So that dollar amount was paid to him for leaving the timber standing. They advised me that was a question for an attorney. I don't need an attorney, because I already have the documents of fraud and corruption that was involved.

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Thank you,



Debra Kay Allinger-Hail

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Email

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The following changes are required to ensure consistency with the SMA (RCW 90.58) and the SMP Guidelines (WAC 173-26, Part III):

| ITEM | SMP PROVISION | BILL FORMAT CHANGES [underline = additions; strikethrough = deletions] | ECOLOGY DISCUSSION/RATIONALE |
|------|--|--|--|
| 1. | 2. Administrative Provisions | <p>2.4.3 Application Review & Processing</p> <p><u>4. The City shall use an existing, or establish a new, mechanism for tracking all project review actions in shoreline areas, and a process to evaluate the cumulative effects of all authorized development on shoreline conditions.</u></p> | <p>The SMP is missing a provision that establishes a mechanism for tracking and occasionally evaluating the cumulative effects of all project review actions in shoreline areas per WAC 173-26-191(2)(a)(iii)(D):</p> <p><i>Documentation of project review actions and changing conditions in shoreline areas. Master programs or other local permit review ordinances addressing shoreline project review shall include a mechanism for documenting all project review actions in shoreline areas. Local governments shall also identify a process for periodically evaluating the cumulative effects of authorized development on shoreline conditions. This process could involve a joint effort by local governments, state resource agencies, affected Indian tribes, and other parties.</i></p> <p>SMP Submittal Checklist item at page 37 identifies SMP Section 1.9 Periodic Review & Amendments to the Shoreline Master Program as satisfying this requirement. While the SMP periodic review may be an appropriate time and process to complete the evaluation, the noted provision does not establish a mechanism for documenting permit review actions.</p> <p>Ecology requires revision to establish use of the City’s existing/future permit tracking system for consistency with WAC 173-26-191(2)(a)(iii)(D).</p> |
| 2. | 2.5 Minor Project Authorizations (MPA) | <p>2.5.1 Minor Project Authorizations – Interpretation & Guidelines</p> <p>The SMA and the SMP Guidelines contemplate a cooperative program between the City and the state. In this cooperation, the state requires local involvement during the review of all review activities; however, the state is only involved during the review of Shoreline Permits (i.e., Shoreline Substantial Development Permits, Shoreline Conditional Use Permits, and Shoreline Variances). Where the SMP Guidelines designate the former as “exemptions” from the state’s involvement <u>SSDP permit process</u>, this SMP designates them as Minor Project Authorizations to reflect that the project is not exempt from compliance with this SMP. The following guidelines shall assist in determining whether or not a proposed review activity is exempt from state involvement <u>the SSDP permit process</u> during its review and therefore may be approved through a Minor Project Authorization: ...</p> <p>6. The following list outlines common state process exemptions that shall not be considered substantial developments for the purpose of this SMP. This list of exemptions is further articulated and supplemented by provisions of WAC 173-27-040, as amended. [delete all of a – j]</p> | <p>As written, the phrasing is inaccurate. Local government is lead on all project review/permits with ECY having final approval authority only for SCUPs and SVARs. WAC 173-27-040 exempts certain activities from an SSDP, which the City is renaming as “Minor Project Authorization”, but the City still needs to follow the process outlined in -040 and -050 that includes ECY involvement.</p> <p>Ecology requires revision for consistency with WAC 173-27-040, and for accuracy & clarity.</p> <p>6 - As presented, the list of common exemptions is a paraphrased and incomplete version of the exemptions established by RCW 90.58.030(3.e) and WAC 173-27-040; the City’s abbreviated list omits many exempt activities making this provision inaccurate/misleading.</p> <p>In consultation with City staff, the preferred approach is to rely on the WAC list via citation and provide a short list of the most common examples. Without including the full text of the WAC list, the opening clause of #6 needs to be stronger to clarify that the WAC</p> |

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| | | <p>a. Any development of which the total cost or fair market value, whichever is higher, is below the threshold established by the SMA and any amendments to the SMA, if such development does not materially interfere with the normal public use of the water or shoreline. ...</p> <p>...</p> <p>j. The external or internal retrofitting of an existing structure with the exclusive purpose of compliance with the Americans with Disabilities Act of 1990 (42 USC Section 12101 et seq.) or to otherwise provide physical access to the structure by individuals with disabilities.</p> <p><u>6. As determined by 2.5.1(1) – (5) above, only the exemptions as fully described and listed in WAC 173-27-040 shall be authorized. Some common examples include:</u></p> <ul style="list-style-type: none"> <u>• Low Cost or Fair Market Value</u> <u>• Normal Maintenance or Repair</u> <u>• Single-family Home; Residential Dock</u> <u>• Watershed Restoration; Habitat & Fish Passage Improvement</u> <u>• ADA Retrofits</u> | <p>prevails over any examples listed therein. SMP Submittal Checklist addresses this item on page 36:</p> <p>Exemptions: <i>Must implement exemption procedures in accordance with WAC 173-27-040(1).</i></p> <p>Ecology requires revision for consistency with WAC 173-27-040(1).</p> |
| 3. | 4.3 Environmental Protection & No Net Loss | <p>4.3.1 Policies</p> <p><u>1. This SMP establishes a policy and regulatory framework designed to achieve no net loss of shoreline ecological functions. This is achieved using a combination of the following:</u></p> <p><u>a. Chapter 4 General Provisions for All Shoreline Activities and incorporated critical areas provisions with established critical area protection standards including buffers. The Critical Area Buffer establishes the area that must meet mitigation sequencing and compensation for unavoidable adverse impacts.</u></p> <p><u>b. Chapter 5 Shoreline Use Regulations with established allowed, conditional, and prohibited uses. This section also determines the Shoreline Setback for each foreseeable use based upon shoreline environment designation and water-orientation. Setbacks establish the area that excludes new development or uses, except as expressly allowed.</u></p> <p><u>c. Chapter 6 Shoreline Modification Provisions with established allowed modifications table and vegetation removal policies, regulations, and mitigation standards.</u></p> <p>2. Uses, developments, and modifications on Stevenson’s shorelines... <u>[renumber the policies that follow as # 2 and #3]</u></p> <p>4.3.2 Regulations</p> | <p>Policy 1 and Regulation 6 - As written, the SMP’s overall strategy for how the shoreline setbacks, critical area buffers, and vegetation standards apply needs to be more clear, consistent with the following:</p> <p>WAC 173-26-186 Governing Principles of the Guidelines <i>(8)(b) Local master programs shall include policies and regulations designed to achieve no net loss of those ecological functions.</i> <i>(i) Local master programs shall include regulations and mitigation standards ensuring that each permitted development will not cause a net loss of ecological functions of the shoreline; local government shall design and implement such regulations and mitigation standards in a manner consistent with all relevant constitutional and other legal limitations on the regulation of private property.</i> <i>(ii) Local master programs shall include regulations ensuring that exempt development in the aggregate will not cause a net loss of ecological functions of the shoreline.</i></p> <p>WAC 173-26 191(2)(a) provides in relevant part: <i>(i) Master program policies. Master programs shall provide clear, consistent policies that translate broad statewide policy goals set forth in WAC 173-26-176 and 173-26-181 into local directives. Policies are statements of intent directing or authorizing a course of action or specifying criteria for regulatory and nonregulatory actions by a local government. Master</i></p> |

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| | | <p><u>6. Environmental protection and no net loss shall be achieved by complying with the combination of use regulations, shoreline setbacks, critical area buffers, and vegetation removal restrictions:</u></p> <p><u>a. Shoreline Allowances & Setbacks - Table 5.1 establishes a list of permitted, conditional, and prohibited uses in each shoreline environment designation (SED). This table also establishes the minimum shoreline setback applicable to each use, activity, or development within each SED where development cannot occur; and</u></p> <p><u>b. Critical Areas Buffers - Section 4.4 Critical Area provisions, including separately incorporated SMC 18.13 provisions that establish Wetland and Riparian buffer standards as additional areas where mitigation sequencing must be applied and unavoidable impacts must be mitigated; and</u></p> <p><u>c. Modifications & Vegetation - Shoreline modification standards, vegetation standards, and prescriptive mitigation measures of Chapter 6 apply to all vegetation impacts occurring within shoreline jurisdiction.</u></p> | <p><i>program policies provide a comprehensive foundation for the shoreline master program regulations, which are more specific, standards used to evaluate shoreline development.</i></p> <p>WAC 173-26-201(2)(c) provides in relevant part: <i>Master programs shall contain policies and regulations that assure, at minimum, no net loss of ecological functions necessary to sustain shoreline natural resources. To achieve this standard while accommodating appropriate and necessary shoreline uses and development, master programs should establish and apply:</i></p> <ul style="list-style-type: none"> • <i>Environment designations with appropriate use and development standards; and</i> • <i>Provisions to address the impacts of specific common shoreline uses, development activities and modification actions; and</i> • <i>Provisions for the protection of critical areas within the shoreline; and</i> • <i>Provisions for mitigation measures and methods to address unanticipated impacts.</i> <p>WAC 173-26-191(2)(a)(ii)(A) provides that SMP regulations shall: <i>(A) Be sufficient in scope and detail to ensure the implementation of the Shoreline Management Act, statewide shoreline management policies of this chapter, and local master program policies;</i></p> <p>Ecology requires revisions for consistency with WAC requirements and better clarity for applicants and practitioners alike. While the inserted provisions could be reduced to more concise language, too much brevity may fall short of the intent to reduce misunderstanding.</p> <p>See also related item for SMP 4.4.2 below.</p> |
| 4. | 4.4 Critical Areas | <p>4.4.1 Applicability</p> <p>1. The provisions of SMC Chapter 18.13 – Critical Areas and Natural Resource Lands <u>(Ordinance #2018-1123, dated October 1, 2018) are hereby incorporated into this SMP, with exception of the following provisions that do not apply in shoreline jurisdiction: apply within shoreline jurisdiction. Said provisions include all amendments adopted through October 1st, 2018, the effective date of Ordinance 2018-1123.</u></p> <p><u>a. 18.13.015 Administrative Provisions;</u></p> <p><u>b. 18.13.025 Exemptions, Exceptions & Expedited Review – Subsections A, B, and C; and D.2 – 6;</u></p> <p><u>c. 18.13.035 Critical Areas Permit – Application - Subsections A – C, and E – G;</u></p> <p><u>d. 18.13.040 Critical Areas Permit – Review & Approval;</u></p> <p><u>e. 18.13.065 Appeals;</u></p> <p><u>f. 18.13.100 Wetlands - Subsection B.4; and</u></p> | <p>1 – As presented, the phrasing of the CAO incorporation needs improvement to better indicate a ‘hard reference’ incorporation as described in WAC 173-26-191(2.a.iii.D). The required changes proposed here are necessary to clarify that the SMP is regulating shoreline critical areas via the incorporated CAO provisions.</p> <p>WAC 173-26-191(2)(b) provides, in relevant part, <i>Shoreline master programs may include other policies and regulations by referencing a specific, dated edition. When including referenced regulations within a master program, local governments shall ensure that the public has an opportunity to participate in the formulation of the regulations or in their incorporation into the master program, as called for in WAC 173-26-201 (3)(b)(i). In the approval process the department will review the referenced development regulation sections as part of the master program. A copy of the referenced regulations shall be submitted to the department with the proposed master program or amendment. If the development regulation is amended, the edition referenced within the master program will still be the operative regulation in the master program.</i></p> |

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| | | <p><u>g. Any provision based upon reasonable use, permit types or requirement, and appeals process or procedures that is inconsistent with the requirements of the SMP or WAC 173-27.</u></p> <p>2. <u>Critical areas located within shoreline jurisdiction shall be regulated by this SMP. The incorporated critical areas provisions shall be liberally construed together with the SMP to give full effect to the objectives and purposes of the provisions of the SMP and the Shoreline Management Act (SMA).</u> These provisions apply to all lands and all review activities in shoreline jurisdiction, whether or not a Shoreline Permit or authorization is required....</p> <p>4. This section supplements SMC 18.13 provisions for <u>Geologically Hazardous Areas</u>, Fish & Wildlife Habitat Conservation Areas, and Wetlands.</p> <p>5. Where the regulations of SMC 18.13 conflict with the regulations of this SMP, this SMP shall prevail.</p> | <p><i>Changing the referenced regulations in the master program to the new edition will require a master program amendment.</i></p> <p>1.a – g - While this provision adopts the city’s CAO by reference, some CAO provisions do not apply in shoreline jurisdiction. The required changes proposed here better specify the exceptions to applying the CAO to shorelines to avoid conflict and inconsistency, such as reasonable use by shoreline variance, allowed/exempt activities, exempt wetlands, critical areas permit, appeal processes, etc. The identified exclusions to the incorporated CAO are necessary to ensure that critical areas protection, use prioritization, reviews, and permitting are conducted consistent with the SMA and Guidelines.</p> <p>Buffer reductions and allowances contained within 18.13.025 and 18.13.100(B)(4) are not consistent with Ecology’s moderate risk approach guidance or with WAC 173-26-186(8), which direct master programs to “include policies and regulations designed to achieve no net loss of those ecological functions.” 2 – Liberal construction principles of RCW 90.58.900 apply to all SMP provisions including the incorporated critical areas provisions.</p> <p>4 – The CAO provisions for Geologically Hazardous areas also apply within shoreline jurisdiction.</p> <p>5 – Given the proposed edits to #2 above, Ecology agrees with the City staff suggested deletion of this provision as no longer necessary.</p> <p>Ecology requires these revisions for consistency with statute and WAC requirements, and for added clarity. See also related item for SMP 4.4 below. See also Periodic Review Checklist #2010.a.</p> |
| 5. | 4.4 Critical Areas | <p>4.4.2 Policies</p> <p>5. Establish riparian area buffers based upon the performance of functions, occurring at the reach scale for the shoreline in question. This may lead to base buffer widths that are greater or lesser than the standard identified in SMC Table 18.13.095-1. Despite any reduced base buffer, significant trees and Oregon White Oak trees within shoreline jurisdiction shall be managed consistent with SMP Section 6.4.1.</p> | <p>WAC 173-26-191 requires the City to complete a reach analysis as part of the inventory and characterization process to consider existing conditions and current science. This information is then to be used to prepare the SMP provisions, including shoreline buffers and/or setbacks. Reach specific riparian area buffer standards should be established during this SMP Comprehensive Update process, based on the City’s Inventory and Characterization, not left for later evaluation. However, as presented the SMP appears to be deferring buffer establishment to the project level. This will result in an SMP that is not consistent with the requirement of WAC 173-26-191(2)(a)(ii)(A) for regulations to:</p> <p><i>“be sufficient in scope and detail to ensure the implementation of the Shoreline Management Act, statewide shoreline management policies of this chapter, and local master program policies”</i></p> |

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| | | | <p>Ecology requires revision to remove this ‘reach scale/base buffer’ provision for consistency with WAC 173-26 191(2):</p> <p>Basic requirements. <i>This chapter describes the basic components and content required in a master program. A master program must be sufficient and complete to implement the Shoreline Management Act and the provisions of this chapter. A master program shall contain policies and regulations as necessary for reviewers to evaluate proposed shoreline uses and developments for conformance to the Shoreline Management Act.</i></p> |
| 6. | 4.4 Critical Areas | <p>4.4.3 General Critical Area Regulations</p> <p><u>4. New development and the creation of new lots are prohibited in all SEDs when they would cause foreseeable risk from geological conditions, or require structural flood hazard reduction measures in the floodway or CMZ, during the life of the development, consistent with SMP Section 5.4.8 Land Division, and other provisions of this Program.</u></p> | <p>SMP 5.4.8(4) Land Division Regulations address shoreline stabilization and flood hazard as a matter of ‘layout’:</p> <p><i>b. The layout of lots within 1) new plats and subdivisions, 2) plat amendments, or 3) boundary line adjustments shall:</i></p> <p><i>i. Prevent the need for new shoreline stabilization or flood hazard reduction measures that would cause significant impacts to other properties or public improvements or a net loss of shoreline ecological functions.</i></p> <p><i>ii. Not result in lots containing inadequate buildable space due to critical areas and/or their buffers.</i></p> <p>Ecology requires revision for consistency with WAC 173-26-221:</p> <p><i>(2)(c)(ii)(B) Do not allow new development or the creation of new lots that would cause foreseeable risk from geological conditions to people or improvements during the life of the development.</i></p> <p><i>(3)(c)(i) ...New development or new uses in shoreline jurisdiction, including the subdivision of land, should not be established when it would be reasonably foreseeable that the development or use would require structural flood hazard reduction measures within the channel migration zone or floodway...</i></p> <p>The SMP Land Division regulation addresses both stabilization and flood structures, but only applies to subdivisions. The SMP also needs to address the WAC requirements for new development.</p> <p>Ecology requires revision to add a provision for consistency with WAC 173-26-221</p> |
| 7. | 4.4 Critical Areas | <p>4.4.4 Fish & Wildlife Habitat Conservation Area Regulations</p> <p>1. Any use, or development, <u>or modification</u> proposed within or adjacent to an FWHCA with which state or federally endangered, threatened, or sensitive species have a primary association...</p> <p>2. Applicants shall provide a preliminary FWHCA assessment for all proposals involving riparian areas. The assessment must establish and/or confirm <u>recognize</u> the base buffer</p> | <p>1 - In discussion with City staff it was determined that these provisions should apply to uses, developments, <i>and</i> modifications. This is consistent with the City’s SMP framework and terminology. Ecology requires revision to add ‘modification’ per City’s request.</p> <p>2 – Related to edits at 4.4.2(5) above, delete the term ‘base’.</p> |

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| | | <p>necessary to ensure no net loss of ecological functions occurring at the reach-scale for the riparian area in question.</p> <p>3. The City or its qualified professional biologist shall condition the approval of activities located in the FWHCA or its buffer as necessary. Approval conditions shall require the applicant to mitigate any potential adverse impacts according to the approved critical area report, mitigation, and monitoring plans.</p> | <p>3 - It is the City not a qualified professional biologist that has the authority to make decisions on shoreline permits and authorizations. The City may rely on or consider recommendations for conditions of approval provided by its qualified professional biologist, but only the City may condition approvals through its decision making authority. Ecology requires revision to correct this error.</p> |
| 8. | 4.4 Critical Areas | <p>4.4.6 Wetlands Regulations</p> <p>1. <u>All wetland review activities, as defined, shall be subject to these regulations.</u></p> <p>1. 2. No net loss of wetland <u>area</u>, functions and values, <u>including lost time when the wetland does not perform the function</u>, shall occur as a result of the overall project's <u>wetland review activities</u>. Only unavoidable wetland impacts will be authorized. In addition to the requirements in SMP Section 4.3, the following mitigation measures to minimize and reduce wetland impacts shall be required:</p> <ul style="list-style-type: none"> a. Mitigation shall achieve equivalent or greater biological functions. b. Mitigation actions shall rely on the order of preference in SMC 18.13.100, however, wetland preservation alone shall not be considered as achieving the no net loss standard of this SMP. <p>2. Permitted Alterations in High Value Wetlands. Prior to approval of any Shoreline Permit in Category I or II wetland or their buffers, the City shall verify that:</p> <ul style="list-style-type: none"> a. The proposed project involves water-oriented activities, including public physical access. b. The mitigation for impacts shall preferably be within the same wetland or wetland buffer, but if that is not feasible given the size or scale of the water-oriented use, then mitigation occurs in accordance with SMC 18.13.100 and this section. c. The basic project purpose cannot reasonably be accomplished and successfully avoid, or result in less adverse impacts on a wetland or its buffer using other design techniques, project location or configuration on the same project site. | <p>In consultation with City staff, Ecology requires revision for consistency with WAC 173-26-221(2.c.i.A) and current technical guidance, and for accuracy & clarity; the revisions suggested here are presented as a new #1, subsequent provisions would be renumbered.</p> <p>1 - Ecology finds that the SMP does not comply with wetland review requirements. After consultation with City staff, proposed revisions include edits to this section as well as the addition of a definition for 'wetland review activities' to Chapter 7.</p> <p>2 – Ecology requires revision for consistency with WAC 173-26-221(2.c.i.A) and WAC 173-26-221(2)(c)(i)(C), for internal consistency with the SMP no net loss standard, and as necessary to incorporate the most current, accurate and complete scientific or technical information as required per WAC 173-26-201(2)(a).</p> <p>Deletion - Ecology requires revision for consistency with WAC 173-26-201(2)(a) and WAC 173-26-201(2)(c). Wetlands within shoreline jurisdiction contribute to the shoreline ecological function, therefore all wetlands (regardless of size or category) must be protected within the shoreline. Also, mitigation sequencing shall be applicable to all wetland and wetland buffer impacts. As written, this provision for 'permitted alterations in high value wetlands' is inconsistent with requirement for avoidance & minimization, and appears to be an outright allowance for alteration based on very broad use classifications of 'water-oriented' and 'public access'. Deviation from the incorporated provisions of SMC 18.13 can only be authorized by a shoreline variance. In consultation with City staff, deletion of the entire provision will eliminate WAC inconsistency and the conflict with other applicable SMP provisions.</p> |
| 9. | 4.5 Flood Hazard Reduction | <p>4.5.3 Frequently Flooded Area and CMZ Regulations</p> <p>1. New or enlarged structural flood hazard reduction measures shall be allowed only by a shoreline conditional use permit and only when:</p> <ul style="list-style-type: none"> a. It can be demonstrated by a scientific and engineering analysis that they are necessary to protect existing development; b. That aNonstructural measures are not feasible; | <p>Ecology requires revision for consistency with WAC 173-26-221(3).</p> <p>Overall, this section cites to the SMC 18.13 CAO that cites to SMC 15.24 Floodplain Management Regulations. Neither the SMP or CAO meet the requirements of WAC 173-26-221(3):</p> <p><i>(c.i) ... The following uses and activities may be appropriate and/or necessary within the channel migration zone or floodway:</i></p> |

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| | | <p>c. Impacts to ecological functions and priority species and habitats can be successfully mitigated so as to ensure no net loss; and</p> <p>d. Vegetation standards consistent with SMP Section 6.4.1 are implemented. <u>and</u></p> <p><u>e. Located landward of associated wetlands and buffer areas, except for actions that increase ecological functions, such as wetland restoration, where no alternative exists as documented in a geotechnical analysis.</u></p> <p>...</p> <p><u>3. Only the following new uses and development activities may be appropriate and/or necessary within the channel migration zone or floodway:</u></p> <p>a. <u>Actions that protect or restore the ecosystem-wide processes or ecological functions.</u></p> <p>b. <u>Forest practices in compliance with the Washington State Forest Practices Act and its implementing rules.</u></p> <p>c. <u>Existing and ongoing agricultural practices, provided that no new restrictions to channel movement occur.</u></p> <p>d. <u>Mining when conducted in a manner consistent with the environment designation and with the provisions of WAC 173-26-241 (3)(h).</u></p> <p>e. <u>Bridges, utility lines, and other public utility and transportation structures where no other feasible alternative exists or the alternative would result in unreasonable and disproportionate cost. Where such structures are allowed, mitigation shall address impacted functions and processes in the affected section of watershed or drift cell.</u></p> <p>f. <u>Repair and maintenance of an existing legal use, provided that such actions do not cause significant ecological impacts or increase flood hazards to other uses.</u></p> <p>g. <u>Development with a primary purpose of protecting or restoring ecological functions and ecosystem-wide processes.</u></p> <p>h. <u>Modifications or additions to an existing nonagricultural legal use, provided that channel migration is not further limited and that the new development includes appropriate protection of ecological functions.</u></p> <p>i. <u>Development in incorporated municipalities and designated urban growth areas, as defined in chapter 36.70A RCW, where existing structures prevent active channel movement and flooding.</u></p> <p>j. <u>Measures to reduce shoreline erosion, provided that it is demonstrated that the erosion rate exceeds that which would normally occur in a natural condition, that the measure does not interfere with fluvial hydrological and geomorphological processes normally acting in natural conditions, and that the measure includes appropriate mitigation of impacts to ecological functions associated with the river or stream.</u></p> | <ul style="list-style-type: none"> • <i>Actions that protect or restore the ecosystem-wide processes or ecological functions.</i> • <i>Forest practices in compliance with the Washington State Forest Practices Act and its implementing rules.</i> • <i>Existing and ongoing agricultural practices, provided that no new restrictions to channel movement occur.</i> • <i>Mining when conducted in a manner consistent with the environment designation and with the provisions of WAC 173-26-241 (3)(h).</i> • <i>Bridges, utility lines, and other public utility and transportation structures where no other feasible alternative exists or the alternative would result in unreasonable and disproportionate cost...</i> • <i>Repair and maintenance of an existing legal use, provided that such actions do not cause significant ecological impacts or increase flood hazards to other uses.</i> • <i>Development with a primary purpose of protecting or restoring ecological functions and ecosystem-wide processes.</i> • <i>Modifications or additions to an existing nonagricultural legal use, provided that channel migration is not further limited and that the new development includes appropriate protection of ecological functions.</i> • <i>Development in incorporated municipalities and designated urban growth areas, as defined in chapter 36.70A RCW, where existing structures prevent active channel movement and flooding.</i> • <i>Measures to reduce shoreline erosion...</i> <p><i>(c.iii) Place new structural flood hazard reduction measures landward of the associated wetlands, and designated vegetation conservation areas, except for actions that increase ecological functions, such as wetland restoration, or as noted below. Provided that such flood hazard reduction projects be authorized if it is determined that no other alternative to reduce flood hazard to existing development is feasible. The need for, and analysis of feasible alternatives to, structural improvements shall be documented through a geotechnical analysis.</i></p> <p>1.b – City staff suggested edit for phrasing.</p> <p>1.e – SMP is missing the required provision for location landward of wetlands.</p> <p>3 – SMP is missing a provision to satisfy WAC 173-26-221(3.b) and (3.c.i)</p> |

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| 10. | 4.6 Public Access | <p>4.6.3 Regulations</p> <p>1. Consistent with legal/constitutional limitations, provisions for adequate public access shall be incorporated into all proposals for Shoreline Permits that have one or more of the following characteristics:</p> <p>a. The proposed development or use will create a demand for, or increase demand for public access;</p> <p>b. The proposed use is not water-dependent and is not a preferred use under the SMA water-enjoyment, water-related, or non water-dependent, except for individual single-family residences not part of a development planned for 5 or more parcels.</p> | <p>As written, this provision is not consistent with WAC 173-26-221(4.d.iii):</p> <p><i>Provide standards for the dedication and improvement of public access in developments for water-enjoyment, water-related, and nonwater-dependent uses and for the subdivision of land into more than four parcels. In these cases, public access should be required except:</i></p> <p>(A) <i>Where the local government provides more effective public access through a public access planning process described in WAC 173-26-221 (4)(c).</i></p> <p>(B) <i>Where it is demonstrated to be infeasible due to reasons of incompatible uses, safety, security, or impact to the shoreline environment or due to constitutional or other legal limitations that may be applicable.</i></p> <p><i>In determining the infeasibility, undesirability, or incompatibility of public access in a given situation, local governments shall consider alternate methods of providing public access, such as off-site improvements, viewing platforms, separation of uses through site planning and design, and restricting hours of public access.</i></p> <p>(C) <i>For individual single-family residences not part of a development planned for more than four parcels.</i></p> <p>Ecology requires revision for consistency with WAC 173-26-221(4.d.iii).</p> | | | | | | |
| 11. | 5. Shoreline Use Regulations | <p>5.2 Provisions Applicable to All Uses</p> <p>1. When determining allowable uses and resolving use conflicts within the City’s shoreline jurisdiction, the following preferences and priorities shall apply in the order listed below:</p> <p>a. Reserve appropriate areas for protecting and restoring ecological functions to control pollution and prevent damage to the natural environment and public health.</p> <p>b. Reserve shoreline areas for water-dependent and associated water-related uses.</p> <p>c. Allow mixed uses projects that include or support water-dependent uses. 15</p> <p>d. Reserve shoreline areas for other water-related and water-enjoyment uses that are compatible with ecological protection and restoration objectives.</p> <p>e. <u>Locate single-family residential uses where they are appropriate and can be developed without significant impact to ecological functions or displacement of water-dependent uses.</u></p> <p>f. <u>Limit nonwater-oriented uses to those locations where the above described uses are inappropriate or where nonwater-oriented uses demonstrably contribute to the objectives of the SMA.</u></p> <p>2. e- New uses <u>and development</u> shall be subject to the setback requirements and height limitations contained in <u>Section 5.3 Shoreline use Table, including</u> Table 5.1 – Shoreline Use & <u>Dimensional Setback</u> Standards.</p> | <p>1.a – f – The provisions a- d accurately reflect RCW 90.58.020 and WAC 173-26-201(2.d) that establish the required order of use preference, however the last two WAC items regarding single-family residential, and non-water oriented uses were omitted as presented.</p> <p>Ecology requires revisions for consistency with WAC 173-26-201(2.d).</p> <p>2 – As presented, this provision about setbacks & height limits is included as part of the established order of use preference, and is inconsistent with WAC 173.26-201(2.d), therefore better formatted as a separate item.</p> <p>In collaboration with a City staff suggested edit, Ecology recommends revision for accuracy and clarification.</p> | | | | | | |
| 12. | 5.3 Shoreline Use Table | <table border="1"> <tr> <th colspan="2" data-bbox="443 1383 1507 1421">Table 5.1 – Shoreline Use & Setback Standards</th> </tr> <tr> <td data-bbox="443 1421 701 1461"></td> <td data-bbox="701 1421 1507 1461">Shoreline Environment Designation</td> </tr> <tr> <td data-bbox="443 1461 701 1487"></td> <td data-bbox="701 1461 1507 1487">Most Restrictive ————— to ————— Least Restrictive</td> </tr> </table> | Table 5.1 – Shoreline Use & Setback Standards | | | Shoreline Environment Designation | | Most Restrictive ————— to ————— Least Restrictive | <p>Header Row - Based on the SED purpose & criteria, there is not an exact order of protectiveness by which these are presented. In discussion with City staff, Ecology</p> |
| Table 5.1 – Shoreline Use & Setback Standards | | | | | | | | | |
| | Shoreline Environment Designation | | | | | | | | |
| | Most Restrictive ————— to ————— Least Restrictive | | | | | | | | |

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| | | <p>limited. or b) the site is physically separated from the shoreline by another property or public right-of-way</p> | |
| 13. | 5.4.2 Aquaculture | <p>5.4.2 Aquaculture 1. Location Description. Aquaculture uses <u>do not currently exist along Stevenson's shorelines. are limited and largely incompatible with Stevenson's vision for its shorelines.</u> 2. Applicability. This SMP applies to all proposed aquaculture uses. Aquaculture is the culture of farming of fish, shellfish, or other aquatic plants and animals. Upland finfish rearing facilities as defined in this SMP meet the definition of "agricultural <u>facilities/equipment activities.</u>" Nevertheless, these facilities are regulated <u>as non-water oriented aquaculture</u> by the provisions of this section and not SMP Section 5.4.1. 3. Policies: a. New aquaculture uses should be discouraged within Stevenson's shoreline jurisdiction. ab. Because aquaculture is an activity of statewide interest, aquaculture may be considered as a Shoreline Conditional Use Permit (SCUP)... 4. Regulations: ... f. Non-water-oriented portions of aquaculture facilities (e.g., parking lots, offices, storage, dorm or sleeping quarters, etc.) shall be placed upland of water-oriented aquaculture uses. Such upland areas must be appropriate for the appurtenant and accessory development, including necessary infrastructure.</p> | <p>Locally regulating upland finfish rearing facilities (UFRF) as Aquaculture, rather than Agriculture, is an acceptable approach but the proposed text is confusing. Ecology requires revision for consistency with WAC 173-26-241(3.b).</p> <p>1 – If true, current conditions are better described as 'nonexistent'. For Shorelines of Statewide Significance (e.g. Columbia River) the statewide interest is favored over local interest/community vision. As written, this statement conflicts with the policy below that identifies Aquaculture as a water-dependent, preferred use.</p> <p>2 – This reference to an Agriculture definition is incorrect; UFRFs are noted in the definition for Ag Facilities/Equipment (RCW 90.58.065); In collaboration with City staff, add clarifier about UFRFs as non-water oriented.</p> <p>3.a – As a preferred, water-dependent use of statewide interest, aquaculture is not to be discouraged. [renumber the remaining policies in this section as necessary]</p> <p>4.f – City staff suggested edit to delete 'appurtenance' and use 'accessory' consistent with the Chapter 7 definition that is specific only to single-family residences. Ecology supports this edit for accuracy.</p> |
| 14. | 5.4.3 Boating Facilities & Overwater Structures | <p>3. Policies a. Boating facilities and overwater structures <u>only</u> for water-dependent uses or for public access should be allowed, provided they can be located, designed, and constructed in a way that results in no net loss of shoreline ecological functions. <u>Docks associated with single family residences are defined as water dependent uses only when they are designed and intended as a facility for access to watercraft.</u> b. In addition to achieving no net loss, boating facilities and overwater structures should locate where they will be compatible with neighboring uses, including navigational and aesthetic considerations and tribal treaty fisheries. 4. Regulations</p> | <p>WAC 173-26-231(3)(b) only allows SFR piers & docks as a water-dependent use when they are for access to watercraft; and requires joint-use or community docks for 2 or more residences: <i>"...a dock associated with a single-family residence is a water-dependent use provided that it is designed and intended as a facility for access to watercraft and otherwise complies with the provisions of this section" ...</i></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>Policies 3.a – Clarify to limit boating facilities only for water-dependent use or public access, and to add clarifying language re: SFR docks per WAC 173-26-231(3.b); Further there is no</p> |

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| | | <p>c. Boating facilities and overwater structures shall only be permitted where it can be demonstrated that:</p> <p>i. <u>The use is water-dependent or public access;</u></p> <p>ii. The proposed site has the flushing capacity required to maintain water quality; ...</p> <p>...</p> <p>g. Boating facilities and private overwater structures shall be marked with reflectors, or otherwise identified to prevent unnecessarily hazardous conditions for surface-water users during the day or night.</p> <p><u>m. Single-user residential docks are water dependent uses only when demonstrated they are to be designed and intended as a facility for access to watercraft. New residential piers or docks for two (2) or more dwellings shall provide joint-use or community dock facilities, when feasible, rather than allow individual docks for each residence.</u></p> | <p>related regulation to implement this policy re: only water-dependent or public access – hence the related edit to Reg #4.c below.</p> <p>3.b – Separate the second clause of ‘a’ to a separate provision ‘b’; subsequent items to be renumbered as needed.</p> <p>Regulations</p> <p>4. c – Add language to implement Policy 3.a as noted above.</p> <p>4.g – As written, public overwater structures would not have to be marked with reflectors.</p> <p>4.m – Add provision to address single-user and joint use residential docks for internal consistency with Table 5-1.</p> <p>Ecology requires revisions for accuracy, consistency with WAC 173-26-231(3.b) and internal consistency.</p> |
| 15. | 5.4.10 Residential Development | <p>1. Location Description. Single-Family and Multi-Family residential development exists and is planned for several areas of Stevenson’s shoreline jurisdiction. The SMA considers single-family residences and their appurtenant structures to be priority preferred uses similar to water-dependent uses (e.g., ports, recreational uses, public access, commercial and industrial developments).</p> <p>3. Policies:</p> <p>a. Development of single-family residential homes and appurtenant structures are priority preferred uses under the SMA only when consistent with the control of pollution and prevention of damage to natural resources...</p> | <p>Consistent with WAC 173-26-241(3.j), single family residential use may be considered a <i>priority</i> when pollution and damage are avoided. This priority is separate, and different from, the required order of use <i>preference</i> established by WAC 173-26-201(2.d) where single family residential use is recognized well after ecological functions, water-oriented and mixed use activities. As written, the Location Description and Policy #3.a are incorrect in referring to single-family residential use as preferred, and inconsistent with rule requirements.</p> <p>Ecology requires text revisions for consistency with WAC 173-26-241(3.j).</p> |
| 16. | 5.4.10 Residential Development | <p>4. Regulations:</p> <p>a. New single-family homes are prohibited within the <u>Aquatic, Natural, and</u> Active Waterfront SED.</p> | <p>As written, this text prohibits SFR only in Active Waterfront SED, however the 5.3 Shoreline Use Table 5-1 shows SFR prohibited in Aquatic, Natural, and Active Waterfront. SMP 5.2.2 states the text shall take precedence in the event of conflict with the Table. We presume the Table is a correct reflection of the City’s intent and the text needs to be fixed to avoid such conflict.</p> |

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| | | | Ecology requires revision for consistency with WAC 173-26-241(3)(j) and internal consistency with 5.3 Shoreline Use Table 5-1 and SMP Section 5.4.10(4.b) prohibiting new over-water residences. |
| 17. | 5.4.11 Transportation & Parking Facilities | <p>4. Regulations: h. All of the following conditions shall be met when an accessory parking facility is proposed in the shoreline jurisdiction:</p> <ul style="list-style-type: none"> i. The facilities servicing water dependent and non-water oriented uses shall be located landward, adjacent to, beneath or within the building being served. The facilities servicing water related and water enjoyment uses shall give first preference for location landward, adjacent to, beneath, or within the building being served. | <p>As written, this provision is not consistent with WAC 173-26-241(3)(k): <i>... Plan, locate, and design proposed transportation and parking facilities where routes will have the least possible adverse effect on unique or fragile shoreline features, will not result in a net loss of shoreline ecological functions or adversely impact existing or planned water-dependent uses. ..Parking facilities in shorelines are not a preferred use and shall be allowed only as necessary to support an authorized use. ...</i></p> <p>Location of the primary use/structure is already established by its water-oriented status, so the location of accessory parking doesn't need to rely on water-oriented status. Allowing additional flexibility for water-related and water-enjoyment beyond what is allowed for water-dependent is not consistent with the order of use preference. In no case should accessory parking be located waterward of the primary use/structure.</p> <p>Ecology requires revision for consistency with WAC 173-26-241(3)(k).</p> |
| 18. | 6.4.1 Vegetation Removal | <p>1. Applicability: ... d. The provisions of <u>this section</u> and SMC 18.13.095 apply to all vegetation removal within 150 ft of the OHWM or such other buffer as established in SMP Section 4.4.</p> | Change required to fix a typo or clerical error. This provision is unfinished and wording is unclear. Ecology requires revision for 1.d to read as intended. |
| 19. | 6.4.1 Vegetation Removal | <p>3. Regulations - General g. Mitigation Area, Monitoring.</p> <ul style="list-style-type: none"> i. The project shall be monitored annually for 5 years to document plant survivorship. ii. Monitoring reports shall be provided to the Administrator once per year. iii. The planted mitigation area shall achieve a plant survival standard of 80% at the end of 5 years. iv. Monitoring results may require additional/replacement planting to meet the survival standard. If the survival standard is not met, then additional planting may be required <u>and the monitoring period extended.</u> v. In lieu of monitoring, a <u>A</u> conservation covenant may be established which prevents future development or alteration within the mitigation area. | <p>Ecology requires revision for consistency with WAC 173-26-201(2)(a) requirement for use of scientific and technical information, consistent with Ecology's most recent Wetland Guidance for CAOs and Wetland Mitigation Guidance, and for consistency with the ecological protection and no net loss standards of WAC 173-26-201(2)(c).</p> <p>g.iv – If replanting is required, additional monitoring is appropriate to ensure survival.</p> <p>g.v - The conservation covenant should not be in lieu of monitoring. This would mean an area would be protected but if the planting totally fails, it's going to have pretty low functionality and be an invitation for invasive weeds and not provide the ecological functions intended.</p> |
| 20. | 6.4.3 Shoreline Stabilization | <p>3. Regulations: d. When new, enlarged, or replacement structural shoreline stabilization is demonstrated to be necessary per the above requirements of subsections e and f below, it shall:</p> <ul style="list-style-type: none"> i. Be the minimum size necessary and shall meet no net loss. Soft stabilization measures shall be implemented unless demonstrated not to be sufficient... | <p>d - As written, the phrasing with both 'above' and 'below' is inaccurate.</p> <p>d.iv - For GeoHaz areas, the SMP lacks any provision for residential primary structures required by WAC 173-26-221(2.c.ii.D) here in 6.4.3 Shoreline Stabilization or in SMP 4.4 Critical Areas.</p> |

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| | | <p><u>iv. For residential primary structures in a geologically hazardous area or its buffer, demonstrate no alternatives (including relocation or reconstruction of existing structures) are feasible and less expensive than the proposed stabilization measure.</u></p> | <p>Ecology requires revision for accuracy and consistency with WAC 173-26-221(2.c.ii.D).</p> |
| 21. | <p>6.4.4 Shoreline Restoration</p> | <p>2. Policies b. Ecological enhancement and restoration measures occurring on Stevenson’s shorelines should not interfere with the establishment of other preferred shoreline and uses, especially in the Active Waterfront SED.</p> | <p>RCW 90.58.020 and WAC 173-26-201(2.d) establish the required order of use preference where ‘protection & restoration of ecological functions’ is the top preference before water-dependent & associated water-related uses, and other categories as listed - also established at SMP 5.2 Provisions Applicable to All Uses. This Policy 2.b conflicts with the WAC order of use preference and is internally inconsistent with SMP 5.2</p> <p>Ecology requires revision to delete this conflicting provision.</p> |
| 22. | <p>7. Definitions</p> | <p>Floodway – The area, as identified in this SMP, that either: i) Hhas been established in <u>effective</u> FEMA flood insurance rate maps or floodway maps, ; or ii) consists of those portions of a river valley lying streamward from the outer limits of a watercourse upon which flood waters are carried during periods of flooding that occur with reasonable regularity, although not necessarily annually, said floodway being identified, under normal condition, by changes in surface soil conditions or changes in types or quality of vegetative ground cover condition, topography, or other indicators of flooding that occurs with reasonable regularity, although not necessarily annually. Regardless of the method used to identify the floodway, tThe floodway does not include those lands that can reasonably be expected to be protected from flood waters by flood control devices maintained by or maintained under license from the federal government, the state, or a political subdivision of the state.</p> | <p>The statutory definition includes two options and the City’s SMC 18.13.105 Frequently Flooded Areas regulations rely on the current FEMA FIRMS and SMC 15.24 Floodplain Management Regulations, so using the language of option (i) would ensure internal consistency.</p> <p>Ecology requires revision for consistency with RCW 90.58.030. See also Periodic Review Checklist #2007.a.</p> |
| 23. | <p>7. Definitions</p> | <p>Lake – See WAC 173-22-030 – Definitions. An area permanently inundated by water in excess of 2 meters deep and greater than 20 acres in size measured at the OHWM. A body of standing water in a depression of land or expanded part of a river, including reservoirs, of twenty (20) acres or greater in total area. A lake is bounded by the ordinary high water mark or, where a stream enters a lake, the extension of the elevation of the lake’s ordinary high water mark within the stream.</p> | <p>The 20 acre size for jurisdiction is established by RCW 90.58.030 and at SMP 1.3.1; the source of the ‘2-meter deep permanent inundation’ criterion in this definition is unclear. As presented, this definition is not consistent with WAC 173-22-030:</p> <p><i>“Lake” means a body of standing water in a depression of land or expanded part of a river, including reservoirs, of twenty acres or greater in total area. A lake is bounded by the ordinary high water mark or, where a stream enters a lake, the extension of the elevation of the lake’s ordinary high water mark within the stream.</i></p> <p>Ecology requires revision for consistency with WAC 173-22-030, and supports the City staff suggested addition of the WAC citation cross reference.</p> |
| 24. | <p>7. Definitions</p> | <p>Review Activity, Wetland – Those activities identified in WAC 173-26-221(2.c.i.A) (i.e., the dumping, discharging or filling with any material, including discharges of stormwater and domestic, commercial, or industrial wastewater; the draining, flooding, or disturbing of the</p> | <p>Related to 4.4.6 above, neither the SMP nor the incorporated critical area provisions of SMC 18.13 specify these activities as required by WAC 173-26-221(2.c.i.A):</p> |

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| | | <p><u>water level, duration of inundation, or water table; the driving of pilings; the placing of obstructions; the construction, reconstruction, demolition, or expansion of any structure; significant vegetation removal, provided that these activities are not part of a forest practice governed under chapter 76.09 RCW and its rules; other uses or developments that results in an ecological impact to the physical, chemical, or biological characteristics of wetlands; or activities reducing the functions of buffers described in WAC 173-26-221(2.c.i.D)).</u></p> | <p>Regulations shall address the following uses to achieve, at a minimum, no net loss of wetland area and functions, including lost time when the wetland does not perform the function:</p> <ul style="list-style-type: none"> • The removal, excavation, grading, or dredging of soil, sand, gravel, minerals, organic matter, or material of any kind; • The dumping, discharging, or filling with any material, including discharges of stormwater and domestic, commercial, or industrial wastewater; • The draining, flooding, or disturbing of the water level, duration of inundation, or water table; • The driving of pilings; • The placing of obstructions; • The construction, reconstruction, demolition, or expansion of any structure; • Significant vegetation removal, provided that these activities are not part of a forest practice governed under chapter 76.09 RCW and its rules; • Other uses or development that results in an ecological impact to the physical, chemical, or biological characteristics of wetlands; or • Activities reducing the functions of buffers described in (c)(i)(D) of this subsection. <p>Ecology requires revision to ensure WAC consistency and supports the City staff suggested approach of establishing and defining the term ‘wetland review activity’.</p> |
| 25. | 7. Definitions | <p>Should – <u>See WAC 173-26-020 – Definitions.</u> A strong preference; a particular action is required unless there is a demonstrated, compelling reason, based on a policy of the SMA, <u>the Guidelines</u>, and this SMP, against taking the action.</p> | <p>Not consistent with WAC 173-26-020: (37) "Should" means that the particular action is required unless there is a demonstrated, compelling reason, based on policy of the Shoreline Management Act and this chapter, against taking the action.</p> <p>Ecology requires text revision for consistency with WAC 173-26-020(37), and supports the additional edit suggested by City staff to add a specific WAC citation for internal consistency with other cross references. See also Recommended changes to Chapter 7 Definitions in Attachment C.</p> |

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:

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| 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"> • SMC 18.08.110 - 1. Content. The content of <u>the</u> notice shall be... • SMC 18.08.185 - Items ‘E’ through ‘H’ should be formatted as ‘A’ through ‘D’ • SMP 2.3.2 - ...submittal requirements necessary for to ensure compliance... • SMP 2.4.3 - 3. ...the review criteria of this eChapter, and WAC 173-27. • SMP 2.5.2 - 3. In authorizing a MPA, the City may be attach conditions... • SMP 3.2.3 - 1. ...that are consistent with this WAC 173-26... • SMP 3.2.4 – 3. b. ...ecological functions or future <u>further</u> degrade... • SMP 4.1 - The provisions of this section <u>Chapter</u> apply generally... • SMP 4.2.1 - ...that: <u>1)</u> are either 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... • SMP 4.2.3 – 1.a. ...based on information from DAHP, or a prior archaeological report/survey, or based on a state or federal register... • SMP 4.2.3 – 3. ...If the cultural resource professional determines... • SMP 4.5.3 – 1.b. That a<u>N</u>onstructural measures are not feasible; • SMP 5.4.3 - 4.b. ...shall be designed, constructed, and maintained to so as not to interfere with or impair the navigational use <u>of</u> shorelines. • SMP 5.4.3 – 4.d.i. Where unassociated with water-dependent nt uses... • SMP 5.4.6 – 1. ...institutional uses for the Skamania County... • SMP 5.4.11 – 3. f. ...special standards for to <u>ue</u>nsure public and private... • SMP 5.4.11 – 4.b. ... plan, design, and locate where routes: <ul style="list-style-type: none"> <u>i. W</u>will have the least possible adverse effect ... fragile shoreline features; <u>ii. W</u>and will not result in a net loss of shoreline ecological functions; and <u>iii. W</u>ill not or adversely impact existing or planned water-dependent uses. • b-c. <u>Alternative designs for transportation facilities...</u> • SMP 6.4.1 - 3.b. ii. ...establish mitigation ratios that deviate... • Appendix A - A.1. ...(SEDs) of those areas <u>s</u> will take effect immediately... • Appendix A – A.3. ...as 1) legal actions related <u>to</u> annexation, land division... • Appendix B - B.2. ...Table A.2 is provided to catalogue the each letter... | <p>Global Change – 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"> • remove the line numbering throughout the document so that reference citations are made solely by chapter, section, sub-section, provision, and sub-item numbers; • remove the page background watermark that reads ‘Council Authorized’; and • correct the numbering error at 4.4.4 – 4.4.6, both in the Table of Contents and Chapter 4. <p>Ecology supports these non-substantive clarifying revisions.</p> |

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| 2. | General | <p>2.9.1 Nonconforming Use & Development – Purpose – Applicability – Criteria ... 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>5.4.13 Unlisted Uses 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>.020 Shoreline Master Program and Map Adoption. 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>.050 Applicability of Provisions, Shorelines Designated. 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. Master - 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 & policies as <i>planning</i> components as well as specific <i>regulatory</i> standards. Date - 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. Stevenson - Insertion of the City’s name to the SED Map title provides better clarity.</p> |
| 4. | SMC 18.08 Shoreline Management | <p>.050 Applicability of Provisions, Shorelines Designated. 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; provided, the annexed shoreline has been predesignated within the SMP. 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; provided, the annexed shoreline has been predesignated within the SMP.</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.</p> <p>Ecology recommends revisions for accuracy & clarity.</p> |

| ITEM | SMP PROVISION | BILL FORMAT CHANGES [underline = additions; strikethrough = deletions] | ECOLOGY DISCUSSION/RATIONALE |
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| | | 4. Any portion of the Ashes Lake shoreline which is annexed into the city; provided, the annexed shoreline has been pre-designated within the SMP. | |
| 5. | SMC 18.08 Shoreline Management | SMC 18.08.120 Permits—Fees. 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. Fees are not refundable. 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. | SMP Acknowledgements | <i>[Update the members listed for City Council, Local Advisory Committee, and Planning Commission]</i> State Staff Support 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 | Listed Members - 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. State Support – 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. | SMP Page Header | City of Stevenson 2018 -Shoreline Master Program City Council Authorized Draft Staff Clean-Up Draft September-December 202118 | Global change - 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. | SMP Table of Contents | 2.5 Exemptions from Shoreline Substantial Development Permits Minor Project Authorizations 2.5.1 Exemptions Minor Project Authorizations – Interpretation and Guidelines 2.5.2 Statement of Exemption Process-Minor Project Authorization Process | 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. | 1.1 Title | This document shall be known and may be cited as the Stevenson 2018 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 |
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| 10. | 1.3 Shoreline Jurisdiction | <p>1.3.2 Applicable Shoreline Jurisdiction in Stevenson 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. The 2018 city limits of Stevenson includes...</p> <p>1.3.3 Shoreline Environment Designation Map 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 based on the definitions provided in accordance with SMP Sections 1.3.1 and 1.3.2, Chapter 3, Chapter 7, and in accordance with RCW 90.58.030.</p> | <p>1.3.2 - Revision suggested by City staff to delete duplicate language also addressed in the next sub-section.</p> <p>1.3.3 - 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. 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.</p> <p>This SMP shall apply to every person (<u>i.e.</u> individual, firm, partnership, <u>corporation</u>, association, organization, corporation cooperative, public or municipal corporation, or agency of the local or state or local governmental unit however designated) <u>agency, public or municipal corporation, or other non-federal entity</u> 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>SPlease see SMP Chapter 2 below for more information...</p> <p>1.6 Relationship to Other Plans and Regulations ...Applicants must also comply with the Stevenson Comprehensive Plan and any applicable subarea plan. 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</p> | <p>Conflicting Provisions – 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>Applicability – 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>1.6 - 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> |

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| | | <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. | 2.4 Permit Process | <p>2.4.1 Permission Required ... 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. | 2.5 Minor Project Authorizations (MPA) | <p>2.5.1 Minor Project Authorizations – Interpretation & Guidelines 1. Exemptions—as required by State law—shall be construed narrowly. Only those developments that <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> comply with 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. | 3. Shoreline Environment Designation Provisions | <p>3.1 Introduction 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. | 4.3 Environmental Protection & No Net Loss | <p>4.3.2 Regulations 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"> • compensatory mitigation that is <i>required</i> to offset the impacts of a permitted project; and • voluntary restoration conducted <i>at-will</i> solely for the improvement of degraded or impaired shorelines as an action separate from any new use/development activity. |

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| | | <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 identified in the Restoration Plan or within located elsewhere in the same reach or 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>4.5.1 Applicability</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> and the critical areas protections above.</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>18.13.105 - Critical area—Frequently flooded areas.</p> <p>A. Classification and Designation. 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. Performance Standards. 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>15.24.040 - Basis for establishing the areas of special flood hazard.</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>4.6.2 Policies</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> |

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| 18. | 4.6 Public Access | <p>4.6.3 Regulations ... 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 determines that <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 there is the Planning Commission finds <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>4.7.3 Regulations 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 appurtenant <u>accessory</u> structures (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 visibly 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 & wildlife are not ‘visible’ so any kind of degradation should be avoided, visible or not. Ecology recommends these revisions for accuracy & clarity.</p> |
| 20. | 5.1 Introduction | <p>The provisions in this chapter apply to specific uses and types of development that 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>4. Regulations: ... 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 & Wildlife</u>, Health, <u>Natural Resources, and</u> Parks, and Washington State Department of Natural Resources (DNR) and WDFW, 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>4. Regulations: ... b. Prior to approval of water-dependent uses, the Administrator <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>4. Regulations: ... 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> |

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| | | 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. | 5.4.6 Institutional | <p>3. Policies: ... d. Institutional developments that <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>4. Regulations a. Institutional uses shall be designed to prioritize uses such that water-dependent uses have preferred shoreline location, followed by water-enjoyment <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>3.d - City staff suggested edits for improved grammar/phrasing. Ecology supports this edit.</p> <p>4.a - 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. | 5.4.7 Instream Structures | <p>1. Location Description. Stevenson's shorelines include a variety of i 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. | 5.4.10 Residential Development | <p>4. Regulations: d. Setbacks: 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. Minor Setback Adjustments, <u>Views Setback Consistency</u>. 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:</p> <ol style="list-style-type: none"> 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>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.</p> <p>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>i.4 - 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 SMP Handbook Chapter 11 (page 31) that notes:</p> |

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| | | | <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. | 5.4.10 Residential Development | <p>4. Regulations: g. Piers and Joint-use Docks. For <u>new</u> residential development of more than 2 sd dwellings occurring since the effective date of this SMP, 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 & clarity, consistent with WAC 173-26-231(3)(b).</p> <p>See also Required Changes to 5.4.10 in Attachment B.</p> |
| 28. | 5.4.11 Transportation & Parking Facilities | <p>3. Policies. 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 adversely. ...</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. | 5.4.12 Utilities | <p>2. Applicability ... c. This section applies to actions related to utility facilities which do not qualify as normal repair and maintenance under SMP Section 2.5.</p> <p>3. Policies. ... 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>2.c - This provision is internally inconsistent with SMP 2.5.1 Minor Project Authorizations (MPA) that specifically notes:</p> <ul style="list-style-type: none"> • “the project is not exempt from compliance with this SMP” and • “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. <p>3 - Revision suggested by City staff for improved grammar/phrasing.</p> <p>Ecology supports this edit.</p> |
| 30. | 7. Definitions | <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> |

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| | | [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 Exhibit 1 . |
| 31. | 7. Definitions | Upland Finfish Rearing Facilities – 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. | Appendix A – Shoreline Environment Designation Map | A.5 Boundary Interpretation 4. ... of not more than 50 feet beyond the district <u>SED</u> boundary line. | Revision suggested by City staff for improved grammar/phrasing. Ecology supports this edit. |
| 33. | Appendix B – Amendment Log & Ecology Approval Letters | B.1 Record of Changes Changes made to the Stevenson Shoreline Master Program since its original adoption in <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~~ 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 redistribution 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.).

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~~ing 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: February 14th, 2022
SUBJECT: Zoning Code Amendment – SR District Setback Caveats

Introduction

The City has received an application to amend the text of the Zoning Code (Attachment 1). The proposal addresses the rear and side yard setback requirements of the SR Suburban Residential District (Attachment 2). The proposal was introduced to the Planning Commission at its October 11th, 2021 regular meeting, where public involvement expectations were established (Attachment 3) and a public hearing was held at the December 13th, 2021 regular Planning Commission meeting. While amending the text applicable to the SR District, the Planning Commission may also codify a 2019 interpretation prohibiting self-storage units.

This memo reviews the requested amendment, the public comments received on the proposal, and allows the Planning Commission to continue evaluating the proposal. A Decision Tree for action involves:

- Decision Point #1 – Are refinements to the proposal necessary?
 - Decision Point #2 – If refinements are necessary, should the Planning Commission continue evaluating the proposal submitted?
 - Decision #3 – If refinements are necessary and the Planning Commission continues evaluating the proposal, what methods of Public Involvement are appropriate for the refined proposal?
 - Decision #4 – If refinements are necessary and the Planning Commission continues evaluating the proposal, who is responsible for undertaking the Public Involvement methods selected?
 - Decision Point #5 – If refinements are necessary, should the Planning Commission continue evaluating the interpretation as issued?
 - Decision #6 – If refinements are unnecessary, does the Planning Commission recommend City Council adoption of the proposal?
 - Decision #7 – If refinements are unnecessary and the Planning Commission recommends adoption, what methods of Public Involvement are appropriate to check-in with the public on the proposal?
 - Decision #8 – If refinements are unnecessary and the Planning Commission recommends adoption, who is responsible for the Check-in methods selected?

This decision tree is incomplete and does not contemplate all potential courses of action. Refer to the attached project-specific flow chart for conscientious public involvement.

Proposed Amendment

The proposed amendment would modify SMC Table 17.15.060-1 Residential Dimensional Standards. The current text of the table is included below. The SR Suburban Residential District is largely located on the west side of Rock

Creek where the recent Angel Heights and Hidden Ridge subdivisions have been constructed. Additional parcels carry this designation on the east side of Rock Creek. These parcels are located on the periphery of city limits and at higher elevations where water service is difficult.

| District | Maximum Height of Building | Minimum Setbacks | | | | |
|------------|----------------------------|----------------------|-------------------|--------------|--------------------|-------------------|
| | | Front | Side, Interior | Side, Street | Rear, Interior Lot | Rear, Through Lot |
| R1 | 35 ft | 20 ft | 5 ft | 15 ft | 20 ft ¹ | 20 ft |
| R2 | 35 ft | 20 ft | 5 ft | 15 ft | 20 ft ¹ | 20 ft |
| R3 | 35 ft | 10 ft ^{3,4} | 5 ft ² | 15 ft | 20 ft ¹ | 20 ft |
| MHR | 35 ft | 30 ft | 15 ft | 20 ft | 20 ft ¹ | 20 ft |
| SR | 35 ft | 30 ft | 15 ft | 20 ft | 20 ft | 20 ft |

1-5ft for residential outbuildings that are both 12 ft in height or less and 200 sq ft in size or less
 2-A 10-foot setback is required when adjacent to an R1 or R2 district.
 3-See also SMC 17.15.130.B.3.
 4-However, no structure shall be located within a pedestrian visibility area (SMC 17.10.632).

The darkest shaded cells of the table show where the changes are being requested. The lighter shading provides context within and between zones. The proposal would apply Note 1 to the Minimum Interior Site Setback and the Minimum Interior Lot Rear Yard Setback.

Conscientious Public Involvement

To ensure any proposed changes to the Zoning Code incorporate public input and occur within a manageable timeline, the Planning Commission’s bylaws include expectations for public involvement. On October 11th, the Planning Commission chose to 1) hold a public hearing on the proposal, 2) provide a press release about the proposal, and 3) mail a flyer to each property owner within and adjacent to the SR District. Tonight’s public hearing was advertised in the December 1st and 8th. printings of the *Skamania County Pioneer*. A “news in brief” about the discussion appeared in its December 1st printing. Flyers were mailed on December 1st and February 5th. The text of the original flyer was vague, based on an example from the bylaws and was printed on bright green paper stuffed into a white envelope. The text of the second flyer was specific and included links to the website. This flyer used white paper stuffed into a white envelope.

Several recipients of the letters contacted City Hall via phone or email to inquire about the proposal. One provided written support. An additional written comment was supplied by a co-applicant for the request, clarifying current residency within the affected district (Attachment 4).

Comprehensive Plan Context

Guidance and guardrails relating to the review of this change are present in the Comprehensive Plan. An incomplete selection of relevant components:

Community & Schools

- 1.2 Provide opportunities for citizens to participate and express their views to City officials.
 - 1.2-1 Solicit and use citizen knowledge and ideas in the development of City policies, goals, and objectives.
 - 1.17 Provide a clean, visually attractive community.

Urban Development

- 2.1 Protect the natural and scenic qualities of the area by regulating land use and carefully managing urban change.
- 2.4 Establish landscaping standards and guidelines.
 - 2.4-2 Consider developing landscaping guidelines for residential areas.

- 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 Establish standards for urban development that encourage mixtures of land uses and intensities.
- 2.14 Ensure development review processes are prompt, predictable, open, and uncomplicated.
- 2.15 Minimize the impacts of abutting conflicting land uses by subjecting the more intensive land use or the site being developed to special site development standards.

Housing

- 3.1 Periodically review and revise land development regulations for residential areas to accommodate changing social and economic needs of residents.
- 3.2 Encourage a range of residential land uses, housing sizes, types, and price ranges and establish appropriate development criteria.
- 3.7 Ensure major residential developments and high density residential areas provide adequate open space and recreation areas.
- 3.8 Review all development proposals for compatibility with surrounding established residential areas. Policies related to land use, transportation, public facilities, and utilities should seek to maintain and enhance the quality of these areas.

Self-Storage Unit Interpretation

Self-Storage Units are not a listed use in the table at SMC 17.15.040. Unlisted uses are generally considered prohibited, however SMC 17.12.020 allows the Planning Commission to interpret whether such unlisted use would have been allowed had it been considered when the Code was adopted. In 2019, the Planning Commission was asked to interpret the allowance of Self-Storage Units in the SR District and concluded they would not have been allowed (Attachment 5). The interpretation process asks the City to periodically update the Code to codify past interpretations. An amendment to the text of the SR District regulations presents an opportunity to do so.

Zoning Context

When originally implemented as part of the 1975 Zoning Ordinance, the development standards for the SR zone contained no provisions for lots served by both public water and sewer. As sewer was extended into those areas, lot sizes were no longer dependent on septic system installation. The 1994 Zoning Ordinance added some new provisions to account for the new possibilities. These provisions were modified in 1996 to increase lot dimensions when both water and sewer were unavailable. In 2008, maximum lot coverage was increased for lots served by both water and sewer. In 2013 an apparent—but important—typo was corrected changing the *maximum* lot area to *minimum* lot area. In 2017, the code was reformatted but maintained the previous regulations.

Prepared by,

Ben Shumaker
Community Development Director

Attachment

- 1. Application
- 2. Zoning Map
- 3. Public Involvement Framework
- 4. Written Comments
- 5. ZON2019-02 Interpretation Decision



ZONING CHANGE APPLICATION

PO Box 371 Stevenson, Washington 98648 Phone: (509)427-5970 Fax: (509)427-8202

Request: Intent to Rezone Map Boundary Change Text Amendment

Applicant/Contact: KATHRYN SIMPSON
Mailing Address: 1180 NW IMAN LOOP RD, STEVENSON WA 98648
Phone: 503-358-5174 Fax: _____
E-Mail Address (Optional): tammerkat@gmail.com

Property Owner: KATHRYN SIMPSON & TAMMY BRAATEN
Mailing Address: 1180 NW IMAN LOOP RD, STEVENSON, WA 98648
Phone: 503-358-5174 Fax: _____

If There are Additional Property Owners, Please Attach Additional Pages and Signatures as Necessary *

Subject Property Address (Or Nearest Intersection): 1180 NW Iman Loop Rd 98648
Tax Parcel Number: _____ Current Zoning: SR
Lot Size: _____ Proposed Zoning: SR w/footnote

Brief Narrative of Request: _____
We request a 5 foot setback for residential outbuildings that are both 12 ft in height or less and 200 sq ft in size or less, from the Rear Interior and Side interior property lines

Water Supply Source: City Sewage Disposal Method: Sewer

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.

I/we hereby certify my/our awareness that application fees are non-refundable, there is no guarantee that a permit will be issued, and that any permit issued as a result of this application may be revoked if at any time in the future it is determined that the statements in support of this application are false or misleading.

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

Signature of Applicant: Kathryn Simpson Date: 9/13/2021

Signature of Property Owner: Kathryn Simpson & Tammy Braaten Date: 9/13/2021

For Official Use Only: Date Application Received _____ • Date Application Complete _____



SUBMIT TO:
City Hall
7121 NE Loop Road

Zoning Change Submittal Requirements

Zoning Amendments are permitted according to the criteria and procedures in SMC 17.48 and SMC 17.50. Zoning Amendments are reviewed by the Planning Commission, which makes a recommendation to the City Council.

The following information is required for all Zoning Change Applications. Applications without the required information will not be accepted. Site plans are to be prepared by a qualified professional, submitted on 8½"x11" or 11"x17" paper, and drawn to a standard engineering scale (e.g. 1"=10', 1"=20', ¼"=1', etc.).

- Application Fee (Amount: \$1500 Date: _____ Receipt #: _____)
 - Completed and Signed Zoning Change Application
 - Copies of the Property Title or Other Proof of Ownership
 - Descriptions of Any Existing Restrictive Covenants or Conditions
 - Two (2) Copies of a Site Plan, Clearly Showing the Following:
 - The Location and Dimensions of All Existing and Proposed Structures
 - A North Arrow and Scale
 - The Location and Dimensions of Any Drainfields, Public Utilities, Easements, Rights-of-Way or Streets within or Adjacent to Any Affected Lot
 - The Location and Dimensions of All Parking Areas
 - The Existing Zoning of All Adjacent Lands
 - A Letter Requesting the Desired Zoning Amendment and Stating the Reasons for the Request
 - A List of the Names and Mailing Addresses of All Property Owners Within 300 Feet of the Subject Property (Obtainable Through the Skamania County Assessor's Office)
- ALL PROPERTIES W/ SR DISTRICT

ZONING CHANGE APPLICATION

HIDDEN RIDGE SUBDIVISION, STEVENSON WA 98648

As homeowners in the Hidden Ridge Subdivision*, we request that the residential dimensional standards (setbacks) be changed to 5 feet for residential outbuildings that are both 12 ft in height or less and 200 sq ft in size or less. We request this change for the Rear, Interior lot and for the Side, Interior property lines. Under the current setbacks, the small size and various shapes of the lots make the addition of a small outbuilding, such as a shed, problematic.

After the footprint of the house is determined, there is a limited area left for a shed on these small lots, under the current setbacks. Several homeowners have steep terrain along their Rear lot line, and only have space on the side of their house for a shed. Given the current Side, Interior setbacks, they are left without any reasonable options. There are several lots that are pie shaped or with angled lot lines, making the placement of a shed under the current setbacks extremely limited**.

For these reasons, we believe that our request is reasonable and appropriate. Thank you for considering our request,

Kathryn Simpson & Tammy Braaten

Lot 5, Hidden Ridge Subdivision

*See attached list of Hidden Ridge property owners.

**See attached site example, and subdivision schematic.

REFERENCES

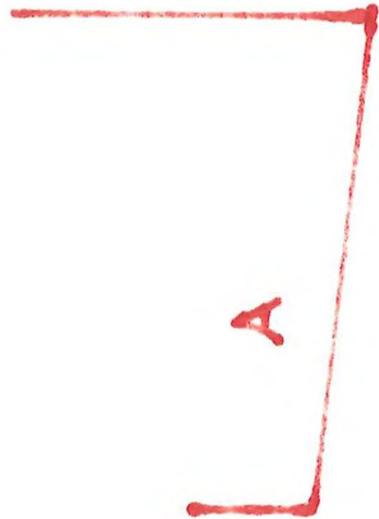
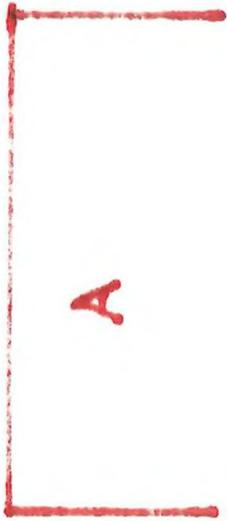
City of Stevenson-Code of Ordinances-Title 17. 17.15.060 Residential Dimensional Standards

Table 17.15.060-1

Footnote 1. 5 ft for residential outbuildings that are both 12 ft in height or less and 200 sq ft in size or less

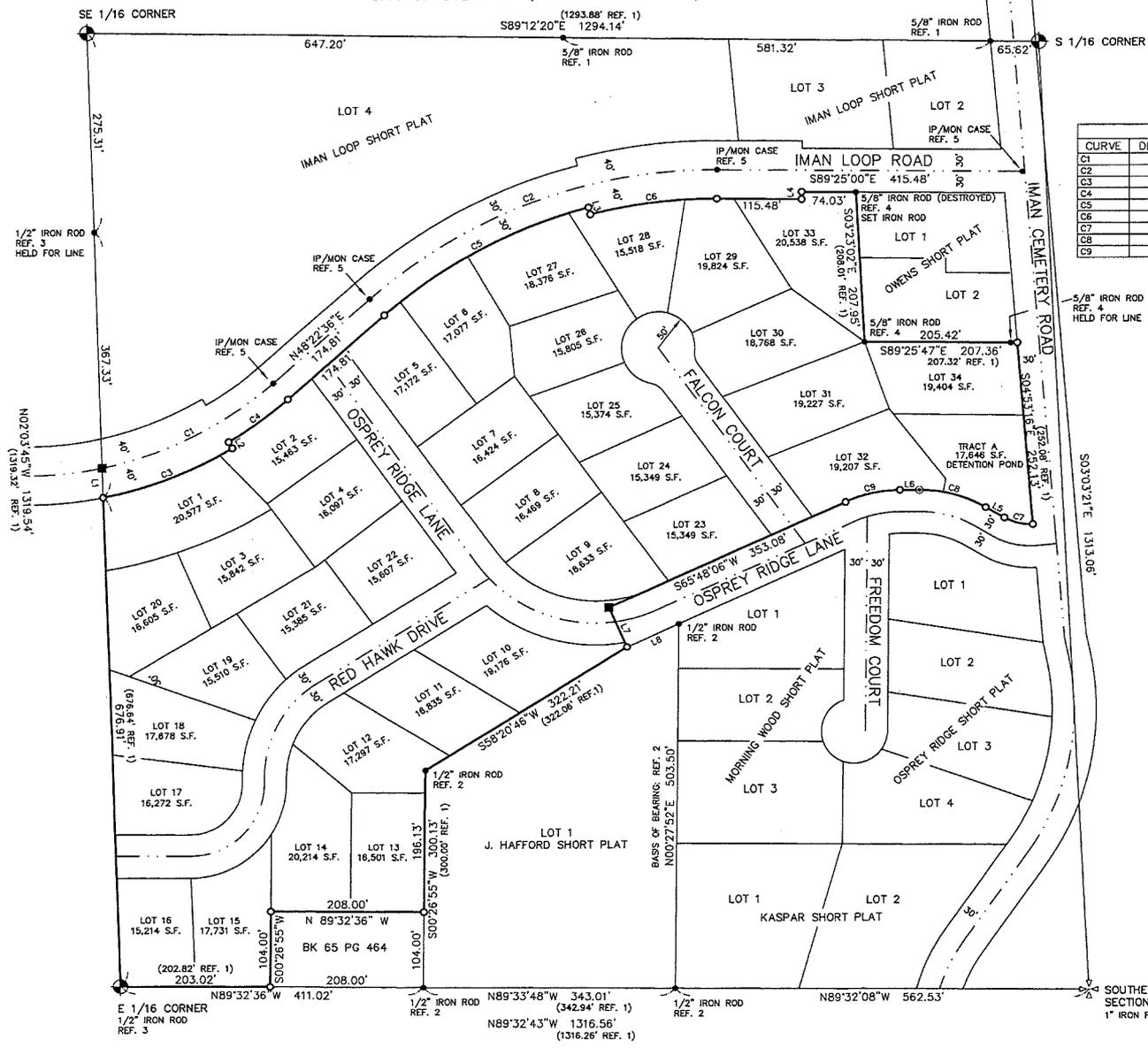
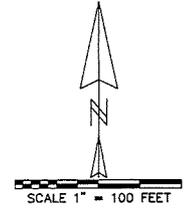
List of Property Owners Requesting Zoning Change

1. Kathryn Simpson & Tammy Braaten, 1180 NW Iman Loop Rd, Stevenson, WA 98648
2. Terri Crotteau, 1164 Iman Loop Rd, Stevenson, WA 98648
3. Linda Lawing, 1142 Iman Loop Rd, Stevenson, WA 98648
4. Janette Skarda & Chris Burzio, 3400 Cherry Dr, Hood River, OR 97031
5. Mary Shaima, PO Box 736, Stevenson, WA 98648
6. Patricia Price, PO Box 905, Stevenson, WA 98648
7. Julie Skarda & Ellen Byrne, 687 S. Elizabeth St, Maple Park, IL 60151
8. Hoby & Mariza Hansen, 146 NW Falcon Ct, Stevenson, WA 98648
9. Marsha Hamilton, PO Box 2, Stevenson, WA 98648
10. Anne Keese, 317 N 47th CIR, Camas, WA 98607
11. Gregg & Marcia Leion, 20638 Sierra Dr., Bend, OR 97701



HIDDEN RIDGE SUBDIVISION

SE 1/4 OF SECTION 35, T3N, R7E W.M.
CITY OF STEVENSON, SKAMANIA COUNTY, WA



| CURVE TABLE | | | | | | |
|-------------|-------------|--------|--------|---------|--------|---------------|
| CURVE | DELTA ANGLE | RADIUS | ARC | TANGENT | CHORD | CHORD BEARING |
| C1 | 30°06'08" | 500.00 | 262.89 | 134.45 | 259.68 | N63°24'41"E |
| C2 | 42°12'24" | 700.00 | 515.65 | 270.15 | 504.07 | S69°28'48"W |
| C3 | 20°01'49" | 540.00 | 189.78 | 95.36 | 187.82 | N69°10'13"E |
| C4 | 10°46'43" | 530.00 | 99.70 | 50.00 | 99.56 | N63°45'58"E |
| C5 | 27°06'12" | 670.00 | 316.94 | 161.49 | 313.99 | S61°55'42"W |
| C6 | 15°06'11" | 660.00 | 173.98 | 87.50 | 173.47 | S83°01'54"W |
| C7 | 32°32'36" | 78.00 | 40.31 | 20.73 | 39.75 | S78°29'42"E |
| C8 | 22°53'59" | 180.00 | 94.25 | 48.23 | 93.17 | N75°00'00"W |
| C9 | 24°11'54" | 180.00 | 76.02 | 38.59 | 75.46 | S77°54'03"W |

| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 40.51 | N02°03'45"W |
| L2 | 10.00 | N32°29'40"W |
| L3 | 10.00 | S14°31'12"E |
| L4 | 10.00 | N00°30'01"E |
| L5 | 29.35 | N60°00'01"W |
| L6 | 26.55 | N90°00'00"W |
| L7 | 60.00 | S24°11'54"E |
| L8 | 77.24 | S65°48'06"W |

LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST SURVEYS PLS 29288"
- SET BRASS SCREW IN ROCK
- FOUND MONUMENT AS NOTED
- CALCULATED POSITION



SHEET 2 OF 4

WYEAST SURVEYS
KEVIN DOWD
4399 WOODWORTH DRIVE
MT HOOD, OR 97041
(541) 352-6065

HIDDEN RIDGE SUBDIVISION

SE 1/4 OF SECTION 35, T3N, R7E W.M.
 CITY OF STEVENSON, SKAMANIA COUNTY, WA

LEGAL DESCRIPTION

LOT 1, IMAN LOOP SHORT PLAT, AFN 2006160461
 LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 35
 TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN
 IN THE CITY OF STEVENSON, COUNTY OF SKAMANIA AND STATE OF WASHINGTON

SUBJECT TO:
 DEED BOOK 32 PAGE 331, RECORDED APRIL 4, 1949
 DEED BOOK 41 PAGE 99, RECORDED FEBRUARY 6, 1956
 DEED BOOK 62 PAGE 441, RECORDED DECEMBER 8, 1970
 DEED BOOK 122 PAGE 481, RECORDED MARCH 11, 1991
 DEED BOOK 207 PAGE 674, RECORDED MARCH 19, 2001
 AFN 2005159180, RECORDED OCTOBER 21, 2005
 AFN 2006160461, RECORDED FEBRUARY 3, 2006
 AFN 2015001790, RECORDED AUGUST 25, 2015

REFERENCES

1. IMAN LOOP SHORT PLAT, AFN 2006160461
2. J. HAFFORD SHORT PLAT, AFN 110935
3. BK 1, PG 146 OF SURVEYS
4. OWENS SHORT PLAT, AFN 2004151958
5. CRP 70-39 AND CRP 71-8
6. OSPREY RIDGE SHORT PLAT, AFN 2005159290
7. MORNING WOOD SHORT PLAT, AFN 2005159291

INDEX

- SHEET 1. NOTES, VICINITY MAP AND APPROVALS
 SHEET 2. PLAT BOUNDARY
 SHEET 3. LOTS 1-4 AND LOTS 10-22
 SHEET 4. LOTS 5-9 AND LOTS 23-34

THIS SUBDIVISION COMPLIES WITH CITY REQUIREMENTS AND IS APPROVED SUBJECT TO ANY SPECIAL CONDITIONS INSCRIBED HEREON AND SUBJECT TO BEING RECORDED WITH THE SKAMANIA COUNTY AUDITOR'S OFFICE.

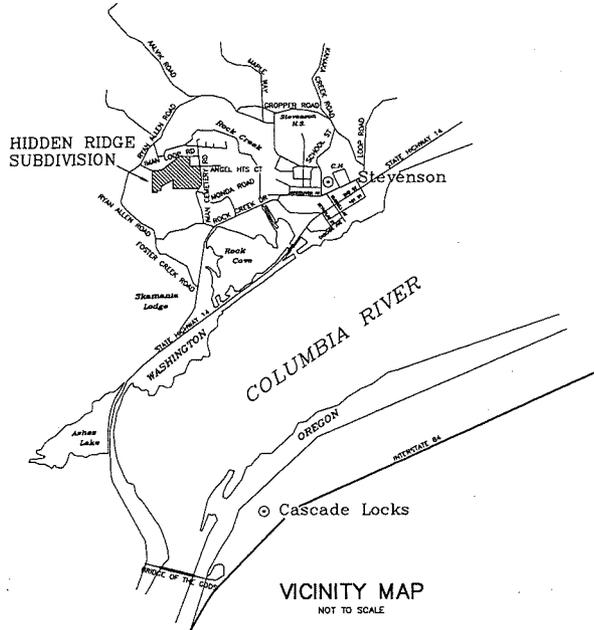
SPECIAL CONDITIONS

DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HIDDEN RIDGE
 RECORDED MAY 18, 2007 AS AFN 2007166154

ROADWAY/DRAINAGE MAINTENANCE AGREEMENT
 RECORDED NOVEMBER 13, 2017 AS AFN 2017002369
 AGREEMENT BETWEEN LOTS 29 AND 33

ROADWAY/DRAINAGE MAINTENANCE AGREEMENT
 RECORDED NOVEMBER 13, 2017 AS AFN 2017002370
 AGREEMENT BETWEEN LOTS 13 AND 14

ROADWAY/DRAINAGE MAINTENANCE AGREEMENT
 RECORDED NOVEMBER 13, 2017 AS AFN 2017002371
 AGREEMENT BETWEEN LOTS 3, 19, 20 AND 21



NOTES

PLAT AREA = 16.101 ACRES
 PUBLIC EASEMENTS ARE AS NOTED. ALL OTHER EASEMENTS ARE PRIVATE.

LAMPLIGHT CAPITAL AND ASSET MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS VESTED OWNER CERTIFIES AND ACKNOWLEDGES A TWO (2) YEAR WARRANTY ON ALL HIDDEN RIDGE INFRASTRUCTURE FROM DATE OF PLAT RECORDING.

EACH INDIVIDUAL LOT TO PROVIDE TWO (2) OFF STREET PARKING SPACES EXCEPT FOR LOTS 1, 2, 5, 27, 33 AND 34 WHICH ARE TO PROVIDE FOUR (4) OFF STREET PARKING SPACES.

HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL REPAIRS AND MAINTENANCE OF THE STORM WATER SYSTEM, INCLUDING TRACT "A" DETENTION POND, IF THE CITY PERFORMS ANY REPAIRS OR MAINTENANCE ON THE SYSTEM, THE OWNER, ASSOCIATION AND SUCCESSORS AGREE IT SHALL BE PERMITTED TO FIX A SYSTEM MAINTENANCE CHARGE TO THE HOMEOWNERS CONTRIBUTING STORM WATER TO THE SYSTEM AS PROVIDED IN RCW 35.67.190.

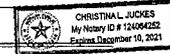
HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL REPAIRS AND MAINTENANCE OF THE PEDESTRIAN WALKWAY AND ROCK WALLS WITHIN THE PUBLIC SIDEWALK EASEMENT LOCATED IN LOTS 26, 27 AND 28.

We, owners of the described tract of land hereby declare and certify this Plat to be true and correct to the best of our abilities, and that this subdivision has been made with our free consent and in accordance with our desires. Further we dedicate Osprey Ridge Lane, Falcon Court, Red Hawk Drive, Tract A and all public easements as identified on this plat (Sheets 1 through 4) to the use of the public forever and waive all claims arising from the construction and maintenance of said roads. Furthermore we warrant easements shown for their designated purposes.

Chad Boton 1/8/18
 CHAD BOTON, PRESIDENT-REAL ESTATE Date
 LAMPLIGHT CAPITAL AND ASSET MANAGEMENT, LLC
 A TEXAS LIMITED LIABILITY COMPANY

This is to certify that on the 4th day of January, 2018 Before me personally appeared: *Chad Boton*
 To me known to be the individual(s) described in and who executed the foregoing instrument and acknowledged to me that they signed the same as their free and voluntary act for the use and purpose set forth herein.

Christina L. Jukes
 Notary Public in and for the State of Texas



I hereby certify that the city road abutting the proposed subdivision is of sufficient width to meet current city standards without requiring additional right of way and that road right of ways upon or abutting the proposed subdivision are of sufficient width to assure maintenance and to permit future utility installations. I further certify that the proposed private roads meet current city standards and that city water and sewer services are available to the proposed subdivision.

Carl Hinkle 2/5/18
 Public Works Director Date

03073544080000
 I hereby certify that the taxes and assessments have been duly paid, discharged or satisfied in regard to the lands involved with the proposed subdivision. *PD NEW 2017*
Paul G. Wood 2-6-18
 Skamania County Treasurer Date

X 1/30/18
 City Clerk/ Treasurer Date

This subdivision complies with City requirements and is approved subject to property being recorded with the Skamania County Auditor's office.

Kevin Dowd 01/26/18
 Mayor, City of Stevenson Date

I, Kevin Dowd, registered as a land surveyor by the State of Washington certify that this plat is based on an actual survey of the land described herein, conducted by me or under my supervision during the period of April 2007 through October 2007, that the distances, courses and angles are shown hereon correctly, and that monuments other than those approved for setting at a later date, have been set and lot corners staked on the ground as depicted on the plat.

Kevin Dowd 12-11-17
 Registered Professional Land Surveyor PLS NO. 29288 Date

STATE OF WASHINGTON
 COUNTY OF SKAMANIA

I hereby certify that the within instrument of writing for Lamplight Capital and Asset Management, LLC
 by *Chad Boton* of *Stevenson*
 on *02-05-18* at *11:57 AM*

was recorded in Auditor's File No. *2018000254*

Robert Waymire
 Recorder of Skamania County, Washington
Robert Waymire
 County Auditor

SHEET 1 OF 4

WYEAST SURVEYS
 KEVIN DOWD
 4399 WOODWORTH DRIVE
 MT HOOD, OR 97041
 (541) 352-6065

B. Exceptions. The following exceptions are permitted to the standards of Table 17.15.050-1:

1. Properties receiving approval to deviate from standards according to SMC 17.38 - Supplementary Provisions.
2. Properties obtaining variance approval in accordance with SMC 17.46 - Adjustments, Variances, and Appeals.
3. Properties receiving modification approval in accordance with SMC 17.17 - Residential Planned Unit Developments.
(Ord. No. 1103, § 5, 2-16-2017; Ord. No. 1104, § 3.B,C, 6-15-2017)

17.15.060 Residential dimensional standards.

A. Compliance Required. All structures in residential districts must comply with:

1. The applicable dimensional standards contained Table 17.15.060-1: Residential Dimensional Standards.
2. All other applicable standards and requirements contained in this title.

| Table 17.15.060-1: Residential Dimensional Standards | | | | | | |
|--|----------------------------|-------|-------------------|--------------|--------------------|-------------------|
| District | Maximum Height of Building | Front | Minimum Setbacks | | | |
| | | | Side, Interior | Side, Street | Rear, Interior Lot | Rear, Through Lot |
| R1 | 35 ft | 20 ft | 5 ft | 15 ft | 20 ft ¹ | 20 ft |
| R2 | 35 ft | 20 ft | 5 ft | 15 ft | 20 ft ¹ | 20 ft |
| R3 | 35 ft | 15 ft | 5 ft ² | 15 ft | 20 ft ¹ | 20 ft |
| MHR | 35 ft | 30 ft | 15 ft | 20 ft | 20 ft ¹ | 20 ft |
| SR | 35 ft | 30 ft | 15 ft | 20 ft | 20 ft | 20 ft |

~~1~~ 1-5 ft for residential outbuildings that are both 12 ft in height or less and 200 sq ft in size or less

2-A 10-foot setback is required when adjacent to an R1 or R2 district.

B. Exceptions. The following exceptions are permitted to the standards of Table 17.15.060-1:

1. Properties receiving approval to deviate from standards according to SMC 17.38 - Supplementary Provisions.
2. Properties obtaining variance approval in accordance with SMC 17.46 - Adjustments, Variances, and Appeals.

Receipt: 8197 09/13/2021
Acct #: 25038 COPY
City Of Stevenson
7121 E. Loop Rd.
PO Box 371
Stevenson, WA 98648
(509) 427-5970

Planning Permits

Stevenson, WA 98648

Planning Fees
Memo: ZON2021-01 Simpson etal
Zoning Text Change

| | |
|---------------------------------------|--------------|
| ZON2021-01 Simpson etal | 50.00 |
| Zoning Text Change-Braaten/Simpson | |
| Non Taxed Amt: | <u>50.00</u> |
| Total: | 50.00 |
| Chk: 7997 | <u>50.00</u> |
| Ttl Tendered: | 50.00 |
| Change: | 0.00 |

Issued By: Mary C.
09/13/2021 13:58:25

Receipt: 8198 09/13/2021
Acct #: 25038
City Of Stevenson
7121 E. Loop Rd.
PO Box 371
Stevenson, WA 98648
(509) 427-5970

Planning Permits

Stevenson, WA 98648

Planning Fees

Memo: ZON2021-01 Simpson etal
 Zoning Text Change

ZON2021-01 Simpson etal 150.00
Zoning Text
Change-Crotteau

Non Taxed Amt: 150.00

Total: 150.00

Chk: 1003 150.00

Ttl Tendered: 150.00

Change: 0.00

Issued By: Mary C.
 09/13/2021 13:59:27

Receipt: 8199 09/13/2021
Acct #: 25038
City Of Stevenson
7121 E. Loop Rd.
PO Box 371
Stevenson, WA 98648
(509) 427-5970

Planning Permits

Stevenson, WA 98648

Planning Fees

Memo: ZON2021-01 Simpson etal
 Zoning Text Change

| | |
|---------------------------|---------------|
| ZON2021-01 Simpson etal | 100.00 |
| Zoning Text Change-Lawing | |
| Non Taxed Amt: | <u>100.00</u> |
| Total: | 100.00 |
| Chk: 2653 | <u>100.00</u> |
| Ttl Tendered: | 100.00 |
| Change: | 0.00 |

Issued By: Mary C.
 09/13/2021 14:00:39

Receipt: 8200 09/13/2021
Acct #: 25038
City Of Stevenson
7121 E. Loop Rd.
PO Box 371
Stevenson, WA 98648
(509) 427-5970

Planning Permits

Stevenson, WA 98648

Planning Fees

Memo: ZON2021-01 Simpson etal
 Zoning Text Change

ZON2021-01 Simpson etal 150.00
Zoning Text Change-Skarda

Non Taxed Amt: 150.00

Total: 150.00

Chk: 1604 150.00

Ttl Tendered: 150.00

Change: 0.00

Issued By: Mary C.
 09/13/2021 14:01:48

Receipt: 8201 09/13/2021
Acct #: 25038
City Of Stevenson
7121 E. Loop Rd.
PO Box 371
Stevenson, WA 98648
(509) 427-5970

Planning Permits

Stevenson, WA 98648

Planning Fees

Memo: ZON2021-01 Simpson etal
 Zoning Text Change

ZON2021-01 Simpson etal 150.00
Zoning Text
Change-Shaima

Non Taxed Amt: 150.00

Total: 150.00

Chk: 1094 150.00

Ttl Tendered: 150.00

Change: 0.00

Issued By: Mary C.
 09/13/2021 14:02:37

Receipt: 8202 09/13/2021
Acct #: 25038
City Of Stevenson
7121 E. Loop Rd.
PO Box 371
Stevenson, WA 98648
(509) 427-5970

Planning Permits

Stevenson, WA 98648

Planning Fees

Memo: ZON2021-01 Simpson etal
 Zoning Text Change

| | |
|--------------------------|---------------|
| ZON2021-01 Simpson etal | 150.00 |
| Zoning Text Change-Price | |
| Non Taxed Amt: | <u>150.00</u> |
| Total: | 150.00 |
| Chk: 235 | <u>150.00</u> |
| Ttl Tendered: | 150.00 |
| Change: | 0.00 |

Issued By: Mary C.
 09/13/2021 14:03:22

Receipt: 8203 09/13/2021
Acct #: 25038
City Of Stevenson
7121 E. Loop Rd.
PO Box 371
Stevenson, WA 98648
(509) 427-5970

Planning Permits

Stevenson, WA 98648

Planning Fees

Memo: ZON2021-01 Simpson etal
 Zoning Text Change

| | |
|---------------------------|---------------|
| ZON2021-01 Simpson etal | 150.00 |
| Zoning Text Change-Skarda | |
| Non Taxed Amt: | <u>150.00</u> |
| Total: | 150.00 |
| Chk: 9331 | <u>150.00</u> |
| Ttl Tendered: | 150.00 |
| Change: | 0.00 |

Issued By: Mary C.
 09/13/2021 14:04:00

Receipt: 8204 09/13/2021
Acct #: 25038
City Of Stevenson
7121 E. Loop Rd.
PO Box 371
Stevenson, WA 98648
(509) 427-5970

Planning Permits

Stevenson, WA 98648

Planning Fees

Memo ZON2021-01 Simpson etal
 Zoning Text Change

ZON2021-01 Simpson etal 150.00
Zoning Text
Change-Hansen

Non Taxed Amt: 150.00

Total: 150.00

Chk: 5007 150.00

Ttl Tendered: 150.00

Change: 0.00

Issued By: Mary C.
 09/13/2021 14:04:45

Receipt: 8205 09/13/2021
Acct #: 25038
City Of Stevenson
7121 E. Loop Rd.
PO Box 371
Stevenson, WA 98648
(509) 427-5970

Planning Permits

Stevenson, WA 98648

Planning Fees

Memo: ZON2021-01 Simpson etal
 Zoning Text Change

| | |
|--------------------------------|---------------|
| ZON2021-01 Simpson etal | 150.00 |
| Zoning Text Change-Hamilton | |
| Non Taxed Amt: | <u>150.00</u> |
| Total: | 150.00 |
| Chk: 171 | <u>150.00</u> |
| Ttl Tendered: | 150.00 |
| Change: | 0.00 |

Issued By: Mary C.
 09/13/2021 14:05:31

Receipt: 8206 09/13/2021
Acct #: 25038
City Of Stevenson
7121 E. Loop Rd.
PO Box 371
Stevenson, WA 98648
(509) 427-5970

Planning Permits

Stevenson, WA 98648

Planning Fees

Memo: ZON2021-01 Simpson etal
 Zoning Text Change

ZON2021-01 Simpson etal 150.00
Zoning Text Change-Keesee

Non Taxed Amt: 150.00

Total: 150.00

Chk: 103 150.00

Ttl Tendered: 150.00

Change: 0.00

Issued By: Mary C.
 09/13/2021 14:06:10

Receipt: 8207 09/13/2021
Acct #: 25038
City Of Stevenson
7121 E. Loop Rd.
PO Box 371
Stevenson, WA 98648
(509) 427-5970

Planning Permits

Stevenson, WA 98648

Planning Fees

Memo: ZON2021-01 Simpson etal
 Zoning Text Change

| | |
|--------------------------|---------------|
| ZON2021-01 Simpson etal | 150.00 |
| Zoning Text Change-Leion | |
| Non Taxed Amt: | <u>150.00</u> |
| Total: | 150.00 |
| Chk: 127 | <u>150.00</u> |
| Ttl Tendered: | 150.00 |
| Change: | 0.00 |

Issued By: Mary C.
 09/13/2021 14:07:01



Zoning Map

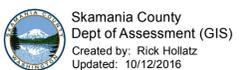
City of Stevenson

- Commercial (C1)
- Education District (ED)
- Commercial Recreation (CR)
- Light Industrial (M1)
- Public Use and Recreation (PR)
- Single Family Residential (R1)
- Two Family Residential (R2)
- Multi-Family Residential (R3)
- Multi-Family Residential Overlay (R3)
- Suburban Residential (SR)

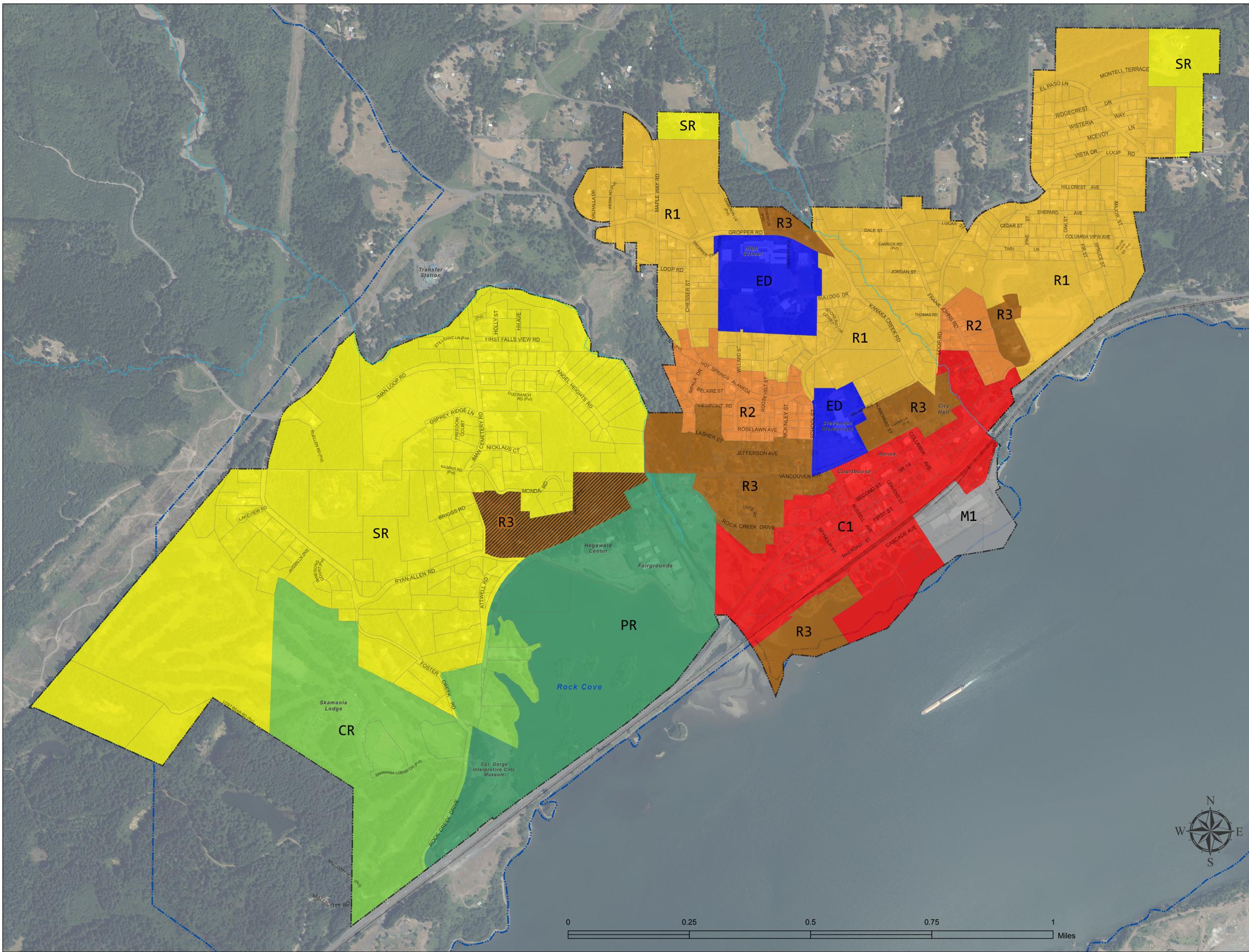
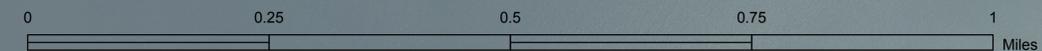
- Stream
- Parcel
- City Limits
- Urban Area

| | |
|-------------------------|------------|
| Mayor _____ | Date _____ |
| Clerk - Treasurer _____ | Date _____ |
| Attorney _____ | Date _____ |

Notes:
 When Printed to ANSI D (22"x34"): 1 inch = 500 feet
 Absolute scale: 1:6,000
 Aerial Photo Date: 7/6/2015
 Projected Coordinate System: NAD 1983 HARN StatePlane
 Washington FIPS 4602 Feet
 Projection Name: Lambert Conformal Conic
 Planar Units: US Survey Feet



DISCLAIMER: This map product was prepared by Skamania County and is for information purposes only. It may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



The Call to Act
Suburban Residential Setback Caveats



Conscientiously Select Public Involvement Methods

Define The Issue

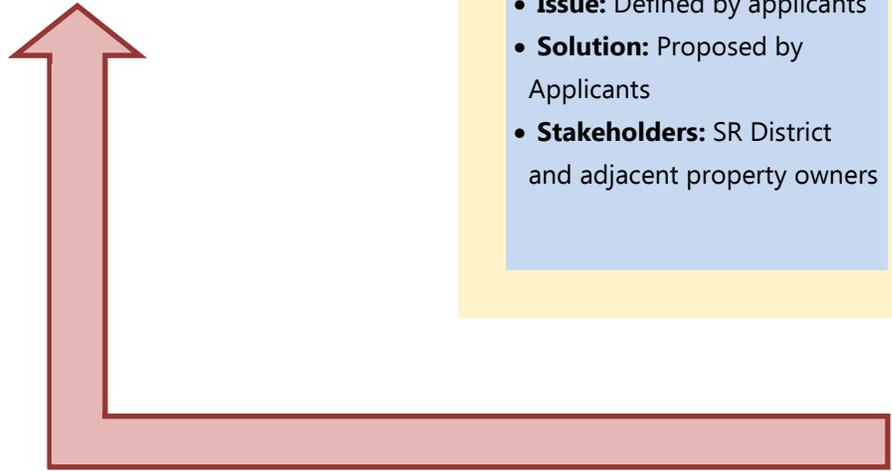
- **Issue:** Defined by applicants
- **Solution:** Proposed by Applicants
- **Stakeholders:** SR District and adjacent property owners

Inform, Educate, and Reach-Out to Public

- **Targeted postcards to property owners** (Postmarked 12/1)
- **Newspaper Press Release/ Information** (Printed 12/1)

Engage Stakeholders

- **Public Hearing** (Notice published 12/1 & 12/8. Held 12/13)

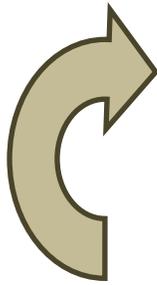


Refine
[Describe Refinements]

Check-In
[List Public Involvement Expectations/Activities]

Decide

- **Timeline: 12/13/2021,** earliest possible Planning Commission recommendation



ZONING – Notice of Public Hearing

You're receiving this because your property is in or adjacent to the **SR Suburban Residential zone**, and a recent proposal could change your neighborhood.

The Stevenson Planning Commission will be discussing how it might change at a meeting this month.

Please come to the public hearing at **6:00 pm on Monday, December 13th**.

- The meeting will be **in person** at City Hall: **7121 East Loop Road**.
- A **phone-in option** is available via conference call: **1-253-215-8782** with meeting ID# 856 3738 8112.
- An **online webinar option** is available via video conference option:
<https://us02web.zoom.us/j/85637388112>

For more information on the proposed changes contact City Hall, 7121 East Loop Road, PO Box 371, (509)427-5970, or planning@ci.stevenson.wa.us.

Tina Nicklaus
100 NW Iman Cemetery Road
Stevenson, WA 98648

John Prescott & Patti Megason
1001 NW Kaspar Rd
Stevenson, WA 98648

Richard & Sylvia Hall
1019 NW 78th Street
Vancouver, WA 98665

Doblie
1025 NW Still Cove Lane
Stevenson, WA 98648

James & Brandi Leverett
1035 SW Briggs Street
Stevenson, WA 98648

Penny Edlund
1050 NW Still Cove Ln
Stevenson, WA 98648

Michael Scrivens
1050 SW Briggs Street
Stevenson, WA 98648

Michael & Gina Beaudoin
108 NW Falcon Court
Stevenson, WA 98648

Sciacca
1080 SW Briggs Road
Stevenson, WA 98648

Steven Foster
1093 SW Briggs Road
Stevenson, WA 98648

Gregg & Marcia Leion
111 NW Falcon Court
Stevenson, WA 98648

Gary & Linda Lawing
1142 NW Iman Loop Road
Stevenson, WA 98648

Gary & Mitzi Bong
1146 Red Hawk Court
Stevenson, WA 98648

Terri Crotteau
1164 Iman Loop Road
Stevenson, WA 98648

The Braaten Simpson Trust
1180 NW Iman Loop Road
Stevenson, WA 98648

JP & Cortney Hollstrom
1200 SW Hollstrom Road
Stevenson, WA 98648

The Douglas C & Deborah A Revocable
Trust
1208 Windsor Way
Redwood City, CA 94061

Prudence Schiefelbein
12405 NW 19th Avenue
Vancouver, WA 98685

Weng Peng
1253 Fitzgerald Drive
Munster, IN 46321-4201

Steven & Terry Zike
13111 Douglas Road
Yakima, WA 98908

Glen Smith
133 NW Falcon Ct
Stevenson, WA 98648

Master Home LLC
13504 NE 71st Street
Vancouver, WA 98682

West Peak Contractors LLC
13504 NE 71st Street
Vancouver, WA 98682

Hoby & Meriza Hansen
146 NW Falcon Ct
Stevenson, WA 98648

Jo Ann Ferreira
1490 Union Ave #190
Memphis, TN 38104

Paul & Jamie Goins
150 NW Iman Cemetery Rd
Stevenson, WA 98648

Glenn & Rebecca Daman
151 SW Iman Cemetery Road
Stevenson, WA 98648

The Yerrick Living Trust
151 SW Ryan Allen Road
Stevenson, WA 98648

Zachary & Katie Long
153 NW Iman Cemetery Road
Stevenson, WA 98648

Joshua Calkins
1546 Lincoln Street #A
Hood River, OR 97031

Luis Navas & Laura Andrews
1640 Carmelita Ave
Burlingame, CA 94010

Robin Stafford
17 Alpine Lane
Carson, WA 98610

Angel Heights, LLC
1801 NE 82nd Street
Vancouver, WA 98665

Rochelle Polson
1804 E Desert Moon Trl
San Tan Valley, AZ 85143

Doug & Barbara Bill
185 SW Ryan Allen Road
Stevenson, WA 98648

Arkadiy Klyuchnikov
1910 NE 77th Place
Vancouver, WA 98664

Anne & Robert Keesee
19215 SE 34th St #106 B PMB 389
Camas, WA 98607

Anita Baker
193 NW Iman Cemetery Road
Stevenson, WA 98648

The Gerald E & Linda S Cope Revocable
Trust
20 SW Iman Cemetery Road
Stevenson, WA 98648

Russell & Cheryl Tipton
210 NW Iman Cemetery Road
Stevenson, WA 98648

Melonas
2105 NW 88th
Vancouver, WA 98665

Ledesma
220 Iman Cemetery Rd
Stevenson, WA 98648

Lamplight Capital Attn: Jeffrey M.
Horton, CFO
2200 Poast Oak Blvd., Ste #1000
Houston, Tx 77056

Norm & Mary Todd Haight
231 SW Attwell Road
Stevenson, WA 98648

Kellie & Lowell McGuire et al
23317 105th Ave SE
Kent, WA 98031

Max & Samhita Doble
2344 NW Johnson Street
Portland, OR 97210

Eric McCurdy & Anna Bires
237 41st Court #1
Washougal, WA 96871

Jessica Webb
25 SW Iman Cemetery Rd
Stevenson, WA 98648

The Battistoni Family Trust
25 SW Ruellen Road
Stevenson, WA 98648

Next Venture LLC
255 NW Gale Street
Stevenson, WA 98648

Shawn & Tina Van Pelt
255 NW Gale Street
Stevenson, WA 98648

James Brents
289 SW Attwell Road
Stevenson, WA 98648

Sherry McCurry & Jamie Brents
289 SW Attwell Road
Stevenson, WA 98648

Jamie & Patricia Brents
289 SW Atwell Road
Stevenson, WA 98648

Wayne Coyner
305 SW Attwell Road
Stevenson, WA 98648

Kurt V & Jennifer L Bethman
307 SW Attwell Road
Stevenson, WA 98648

Dennis & Tanya Muilenburg
325 SW Ryan Allen Road
Stevenson, WA 98648

Brian & Jo Anne Vincent
330 NE Seidl Road
Troutdale, OR 97060

Anthony J & Carol A Bolstad Revoc Liv
Trust
340 S Lemon Ave #5903
Walnut, CA 91789

Janette Skarda & Christopher Burzio
3400 Cherry Drive
Hood River, OR 97031

Bertha Bell
35 SW Ryan Allen Road
Stevenson, WA 98648

Nicholas Brandt
360 Alta Loma
Santa Cruz, CA 95062

Ivan Howell
364 SW Foster Creek Road
Stevenson, WA 98648

Michael Ray & Patricia Jo Rankin
380 SW Ryan Allen Road
Stevenson, WA 98648

Jeffrey P Breckel Trust
381 NE McEvoy Lane
Stevenson, WA 98648

Carl Bach
4020 Addy Street
Washougal, WA 98671

Carol Shick
4569 Nueces Drive
Santa Barbara, CA 93110

Caryl McMains
47 SW Ryan Allen Road
Stevenson, WA 98648

Terrapins Owner LLC c/o Pebblebrook
Hotel Trust
4747 Bethesda Ave, Ste 1100
Bethesda, MD 20814

Wendy L Retzlaff Living Trust
4801 Heritage Land
Lake Oswego, OR 97035

Ivan & Christina Kalachik
4805 NE 124th Court
Vancouver, WA 98682

Madeline Colavito & Matthew &
Stefanie Dodson
499 Alderdale Rd
Prosser, WA 99350

Columbia Cascade Housing Corp
500 E 2nd Street
The Dalles, OR 97058

FDM Development
5101 NE 82nd Ave Suite 200
Vancouver, WA 98662

Michael & Tamara Sullivan
52 NW Freedom Court
Stevenson, WA 98648

Charley Owens & Cheri Owens
527 West Boradway St
Goldendale, WA 98620

Chad Veenstra
53 SW Ryan Allen Road
Stevenson, WA 98648

Joel & Jillian Makc, Phillip & Jennifer
English
5600 NE 252nd Ave
Vancouver, WA 98682

The Girtle Joint Trust
5637 SW 87th Avenue
Portland, OR 97225

Cornelis Valkenburg Trust
601 Trout Creek Road
Carson, WA 98610

Lisa Allen
6032 E Loop Road
Stevenson, WA 98648

Curt & Sandra Holiday
6611 E Mayo Blvd Unit #2136
Phoenix, AZ 85054

Russell & Christine Berkheimer
686 West U St
Washougal, WA 98671

Ellen Byrne & Julie Skarda
687 S Elizabeth St
Maple Park, IL 60151

CCAS Property Const.
710 9th Avenue
Seattle, WA 98104

CCAS Property & Construction
710 Ninth Avenue
Seattle, WA 98104

Nathan Nalevanko
715 N Shaver St, Apt A
Portland, OR 97227

Brent & Renate Eakin
7211 NE 136th Court
Vancouver, WA 98682

The Anthony & Karen Lawson Trust
722 NW Angel Heights Road
Stevenson, WA 98648

Mark Anderson
7220 Highlands Dr NE
Olympia, WA 98516

The Ann L Jermann Living Trust
73 SW Monda Road
Stevenson, WA 98648

Sam & Joan Kniesteadt
747 NW Angel Heights Road
Stevenson, WA 98648

The Perry Family Trust
759 NW Angel Heights Road
Stevenson, WA 98648

Robert Muth & Kara Owen
76 NW Freedom Court
Stevenson, WA 98648

Marilyn Butler
760 NW Angel Heights Road
Stevenson, WA 98648

Jeff & Molly Logosz
770 NW Angel Heights Road
Stevenson, WA 98648

Shea & April Gilbert
771 NW Angel Heights Road
Stevenson, WA 98648

Mihail & Lenuta Maxim
7812 SW Taylors Ferry Road
Portland, OR 97223

Nahmen Nissen & Bruce & Carrie
Nissen
792 Angel Heights Road
Stevenson, WA 98648

James & Shelley Hays
808 NW Angel Heights
Stevenson, WA 98648

Charles & Barbara Oldfield
81 NW Osprey Ridge Lane
Stevenson, WA 98648

Michael & Ema Wilson
813 NW Angel Heights Road
Stevenson, WA 98648

Robert & Sandra Walker
825 NW Angel Heights Road
Stevenson, WA 98648

Stephen Proctor
830 SW Monda Road
Stevenson, WA 98648

Jay & Marilyn Fischer
838 NW Angel Heights Road
Stevenson, WA 98648

Richard & Heather Sanders
845 NW Angel Heights Road
Stevenson, WA 98648

Joey & Sandra Fechtner
861 NW Angel Heights Road
Stevenson, WA 98648

The Sally Ann Olsen Trust
875 NE Montell
Stevenson, WA 98648

Jesse & Sheyeanne Wearly
875 NW Angel Heights Road
Stevenson, WA 98648

Richard Jillson & Marjorie Slauson
882 NW Angel Heights Road
Stevenson, WA 98648

Jason Ledesma
888 NW Angel Heights Road
Stevenson, WA 98648

Joanne Gildersleeve
890 NW First Falls View Road
Stevenson, WA 98648

Edward McSherry, Trustee
899 NW Angel Heights Road
Stevenson, WA 98648

Amy & James Stewart
906 NW Nicklaus Ct
Stevenson, WA 98648

Irvin Wayne Foreman
909 NW Nicklaus Ct
Stevenson, WA 98648

Robert & Colette Black
912 NW Nicklaus Ct
Stevenson, WA 98648

Erik & Zarah Castro
914 NW Angel Heights Road
Stevenson, WA 98648

Frank Di Ana & Julie Cline
915 NW Nicklaus Court
Stevenson, WA 98648

Kotzian
918 NW Nicklaus Ct
Stevenson, WA 98648

Krug Family Trust
929 NW First Falls View Road
Stevenson, WA 98648

Tucker Living Trust
941 NW Angel Heights Road
Stevenson, WA 98648

John & Lisa Myers
945 NW Angel Heights Road
Stevenson, WA 98648

Kim & Angela Bernheisel
97 Sears Circle
Soquel, CA 95073

Joshua Cummings
970 NW Angel Heights Rd
Stevenson, WA 98648

Kenneth James Wieman
971 SW Rock Creek Drive
Stevenson, WA 98648

Pete Spiro & Sharon Laughlin
975 NW Angel Heights Road
Stevenson, WA 98648

Lucas & Mary Bashans
98 NW Freedom Court
Stevenson, WA 98648

Fay Weber
Box 117
Stevenson, WA 98648

Douglas & Karen Johnson
PO Box 1031
Stevenson, WA 98648

Eight Ms, LLC
PO Box 1039
Stevenson, WA 98648

Judith A Hegewald Wual Per Res Trst
PO Box 1039
Stevenson, WA 98648

Judy Williams
PO Box 1095
Stevenson, WA 98648

Karin Halvorson Ditzler
PO Box 1124
Stevenson, WA 98648

Kristin Wood & Roberta Hale
PO Box 1143
Stevenson, WA 98648

Lisa & James Simmons
PO Box 1207
Stevenson, WA 98648

Johathan & Marylyn Adina
PO Box 1233
Stevenson, WA 98648

The Mary K Pallanch Revocable Trust
Agreement
PO Box 1280
Stevenson, WA 98648

Gorge Homes LLC
PO Box 130
North Bonneville, WA 98639

The Roulet Trust
PO Box 1308
Stevenson, WA 98648

Rebecca Gayken
PO Box 131
Stevenson, WA 98648

Sherry Busby & Johnny Walker
PO Box 133
Stevenson, WA 98648

Samuel & Cheryl Haun Revoc Fam Trust
PO Box 1338
Stevenson, WA 98648

Arthur & Sheilah Devlin
PO Box 1392
Ocean Park, WA 98640

Howard Hoy & Valerie Hoy-
Rhodehamel
PO Box 1459
Stevenson, WA 98648

Pensco Trust Company
PO Box 1459
Stevenson, WA 98648

John & Susan Kuhn
PO Box 1502
Stevenson, WA 98648

Keith & Allie Marie Kennedy
PO Box 1504
Stevenson, WA 98648

Lisa Vance
PO Box 1519
Stevenson, WA 98648

Gail & Carol Collins
PO Box 176
Stevenson, WA 98648

Kevin & Rose Lucas
PO Box 193
Stevenson, WA 98648

Marcus & Marsha Donaldson
PO Box 2
Stevenson, WA 98648

Joel & Diana Ziemann
PO Box 2071
Hood River, OR 97031

MacKinnon
PO Box 2281
White Salmon, WA 98672

Lillegard
PO Box 251
Stevenson, WA 98648

Gerri & Greg Weber
PO Box 253
Stevenson, WA 98648

SDS Co LLC
PO Box 266
Bingen, WA 98605

Leonard & Laura Damian
PO Box 267
Stevenson, WA 98648

Rhianna Hurff & Stephen Muilenburg
PO Box 274
Cascade Locks, OR 97014

John D Koestler
PO Box 308
Stevenson, WA 98648

Bass Lake, LLC
PO Box 335
Stevenson, WA 98648

Robert M & Linda M Talent
PO Box 335
Stevenson, WA 98648

Joseph & Patricia Schlick
PO Box 357
Stevenson, WA 98648

Skamania County Cemetery District #1
PO Box 357
Carson, WA 98610

City of Stevenson
PO Box 371
Stevenson, WA 98648

Columbia Gorge Interpretive Center
PO Box 396
Stevenson, WA 98648

Dale & Kathleen Hargadine
PO Box 402
Stevenson, WA 98648

Julie Mayfield
PO Box 425
Stevenson, WA 98648

Mercedes Lux & Jacob Wiley Robinson
PO Box 434
Carson, WA 98610

Brandon & Kenia Van Pelt
PO Box 443
Carson, WA 98610

Mark Lux & Cynthia Ulmer-Lux
PO Box 446
Stevenson, WA 98648

Stephen McKee
PO Box 448
Stevenson, WA 98648

John & Kathryn Allen
PO Box 475
Stevenson, WA 98648

Peter & Lorraine Lillegard
PO Box 492
Stevenson, WA 98648

David & Mark Lillegard
PO Box 511
Stevenson, WA 98648

David & Laura Prosser
PO Box 513
Stevenson, WA 98648

Elizabeth Galloway
PO Box 5193
Portland, OR 97208

Joseph & Diane Birkenfeld
PO Box 530
Carson, WA 98610

Steven & Erin Minnis
PO Box 633
Stevenson, WA 98648

Mark & Lisa Weiland
PO Box 656
Stevenson, WA 98648

Winston & Diana Rall
PO Box 715
Stevenson, WA 98648

CNA Property Management, LLC
PO Box 721
Stevenson, WA 98648

Mary Shaima
PO Box 736
Stevenson, WA 98648

The Dunphy Living Trust
PO Box 737
Stevenson, WA 98648

Kenneth Woods
PO Box 755
Stevenson, WA 98648

Bruce & Donna Vondergeest
PO Box 758
Stevenson, WA 98648

Matthew & Bridget White
PO Box 788
Stevenson, WA 98648

Skamania County
PO Box 790
Stevenson, WA 98648

Wilkins Comm Prop Trst
PO Box 8
Carson, WA 98610

Wilkins Comm Prop Trst
PO Box 8
Carson, WA 98610

Janice Kuhlman
PO Box 81
Stevenson, WA 98648

Sherry Lels-Shippy
PO Box 81
Stevenson, WA 98648

Dale & Debra Watkins
PO Box 845
Stevenson, WA 98648

Patricia Price
PO Box 905
Stevenson, WA 98648

James D Porter
PO Box 918
Stevenson, WA 98648

Margaret Hendrickson
PO Box 927
Kalama, WA 98625

David Hartman
PO Box 934
Stevenson, WA 98648

Sharon Madsen
PO Box 935
Stevenson, WA 98648

Andrew & Jennifer Taylor
PO Box 965
Stevenson, WA 98648

Howell
PO Box 966
Stevenson, WA 98648

Robert & Kristin Waymire
PO Box 99
Stevenson, WA 98648

Melissa McBain
POB 1100
Stevenson, WA 98648

Additional details can be heard on 91.1 FM on the radio on Saturday, Dec. 4.

Museum auctions items online

The Columbia Gorge Interpretive Center Museum has gone online for its 28th annual silent auction fundraiser which runs through 5 p.m., Sunday, Dec. 5.

Donors can visit the auction website at www.32auctions.com/gorgemuseum and create their personalized account to bid on numerous items donated by many local and regional businesses.

The auction supports the continued operation of the museum which hopes to raise \$15,000 during the virtual auction.

The auction has historically been the museum's largest fundraiser, and museum staff and supporters hope to raise \$15,000 to support the preservation of local history.

More than 150 auction items can be previewed at www.32auctions.com/gorgemuseum.

Bidders need to create a personalized account to bid on the donated items. Payments can be made via credit card, PayPal, or in person when the winning bidder picks up their item.

Items up for auction in-

seum as a worthy endeavor to support. We cannot thank our local businesses and citizens enough for all the items that have been donated in support of this auction."

The museum canceled the annual auction in 2020 due to COVID-19.

Planning board mulls shed rules

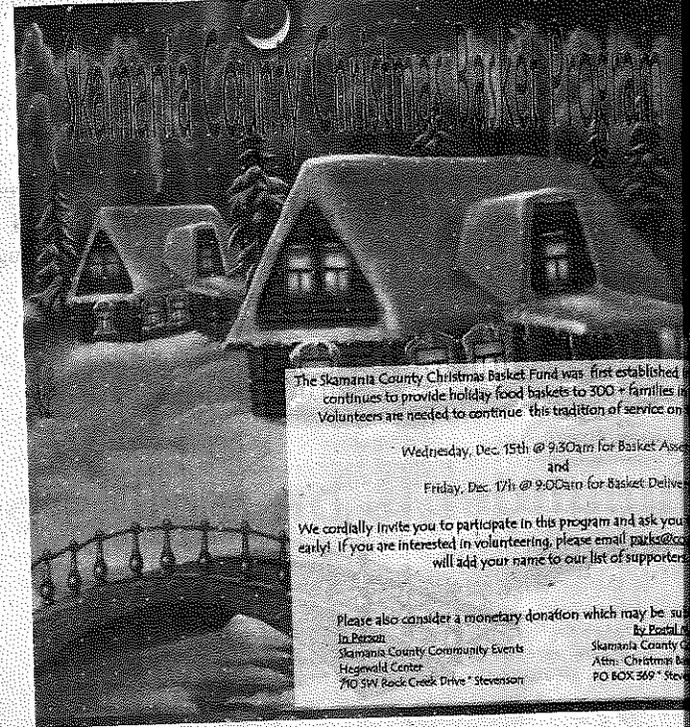
The Stevenson Planning Commission considers a proposal to modify the rules for small sheds at 6 p.m., Monday, Dec. 13. Several city property owners have requested a change to the Suburban Residential District regulations. The change would allow small sheds to be built five feet from side and rear property lines. The current ordinance requires sheds to be no closer than 15- to 20 feet. The board hopes to hear from the general public regarding the subject.

Help available for job seekers

Residents who are unemployed or in need of training can access the People For People program. Its mission is to strengthen communities with resources and opportunities that empower people and enrich lives by providing career guidance, training as-

Due to COVID-19 restrictions, the office is open by appointment only.

and 4-6 p.m., Saturday, Dec. 4, and a gingerbread-making workshop, 5:30-7:30 p.m., arrange a take out



CHRISTMAS BASKET NOMINATION FORM

CHRISTMAS BASKET NOMINATION FORM

Please use this form to nominate yourself or another individual who may be struggling with financial hardship. This form is for residents of Skamania County only and provides a holiday meal for your family. Our program works with other local organizations to avoid duplication and provide this benefit for children 18 and under. Forms must be returned to the Recreation Department no later than Wednesday, December 15th.

Information

Please complete all sections.

ARE YOU A RESIDENT OF SKAMANIA COUNTY? We only deliver to Skamania County.
 YES
 NO

YOUR LAST NAME _____ YOUR FIRST NAME _____

YOUR PHYSICAL ADDRESS (house # and street) _____

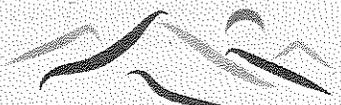
YOUR PHONE NUMBER _____

HOW MANY ADULTS IN YOUR HOUSEHOLD 1 2 3 4 5 6

HOW MANY CHILDREN 18 AND UNDER 0 1 2 3 4 5 6

Age and Gender of your children? (Example: Child 1 is a Boy, Under 2; Child 2 is a Girl 5-7) PLEASE

| | Child #1 | Child #2 | Child #3 | Child #4 | Child #5 | Child #6 | Child #7 | Child #8 |
|--------------|----------|----------|----------|----------|----------|----------|----------|----------|
| Girl Under 2 | | | | | | | | |
| Boy Under 2 | | | | | | | | |
| Girl 2-4 | | | | | | | | |
| Boy 2-4 | | | | | | | | |
| Girl 5-7 | | | | | | | | |
| Boy 5-7 | | | | | | | | |



SKAMANIA CHIROPRACTIC & Rehabilitation

Mitzi B. Ferrill, D.C.
A. Scott Yerrick, D.C.

509-427-3600

www.skamaniachiroandrehab.com
138 NW 2nd Street., Stevenson

Clinic Hours:
 Mon - 9 am to 6 pm
 Tues/Thurs - 8 am to 6 pm
 Wed - 3 pm to 6 pm
 Fri - 8 am to 5 pm
 Free Consultations

Prepare for unexpected power outages with a Generac home standby generator

REQUEST A FREE QUOTE!
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FREE 7-Year Extended Warranty*
A \$695 Value!

Limited Time Offer - Call for Details

Special Financing Available
Subject to Credit Approval

*To qualify, consumers must request a quote, purchase, install and activate the generator with a participating dealer. Call for a full list of terms and conditions.



ZONING – Notice of Planning Commission Workshop

You're receiving this because your property is in or adjacent to the **SR Suburban Residential zone**, and a recent proposal could change zoning rules in your neighborhood.

The Proposal would allow small sheds to be built closer to property lines. Small means 200 square feet (ex. 10 feet by 20 feet) and 12 feet tall or less. Closer means 5 feet instead of 20 feet (rear) and 15 feet (side).

The change was requested by a group of property owners living in the zone.

Additionally, in 2019, a property owner in the SR zone asked whether *Self-Storage Units* can be allowed. At that time, the City Planning Commission said *no*. This decision could be officially adopted.

The Stevenson Planning Commission will discuss these issues at a meeting this month.

Please come to the meeting at **6:00 pm on Monday, February 14th**.

- The meeting will be **in person** at City Hall: **7121 East Loop Road**.
- A **phone-in option** is available via conference call: **1-253-215-8782** with meeting ID# 856 3738 8112.
- An **online webinar option** is available via video conference option:
<https://us02web.zoom.us/j/85637388112>

For more information on the proposed changes go to the City website at <https://www.ci.stevenson.wa.us/planning/page/zoning-notice-public-hearing-0> or contact City Hall, 7121 East Loop Road, PO Box 371, (509)427-5970, or planning@ci.stevenson.wa.us.

ing serving on or mailed this Notice as presented by the later

at the address below the claim. The claim presented by the later

ing handicap accessibility of interpreter services, to attend the hearing.

ing no later than 12:00 pm on Thursday, December 16, 2021 to leana@ci.stevenson.wa.us,

215-8782, 346-248-7799 or 669-900-6833 meeting 7550 7011. Public comments may also be submitted on writing no later than 12:00 pm on Thursday, December 16, 2021 to leana@ci.stevenson.wa.us,

for the above proposal and is for the State Environmental Policy Act (SEPA) lead agency. Skamania County has determined that this proposal is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030 (2)(c) and will be prepared.

The lead agency has identified the following areas for discussion in the EIS:

Skamania County PUD #1 Small Works Roster Skamania County PUD #1 currently has a Small Works Roster for Electrical & Water Projects under \$300,000. Contractors interested in being considered for placement on the Roster must complete an Application for Contractor Pre-Qualification available online at https://www.skamaniapud.com/about-us/contracting-bidding/. Please submit forms by January 3, 2022, to klenison@skamaniapud.com or mail to PO Box 500, Carson, WA 98610. Contractors who are approved for the roster are responsible for submitting a new application every three years.

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SKAMANIA IN THE MATTER OF THE ESTATE OF DAVID POLZEL, Deceased. NO. 21-4-00023-30 PROBATE NOTICE TO CREDITORS RCW 11.40.030

The Administrator named below has been appointed as Administrator of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. This claim must be presented within the later of: (1) Thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the Notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in section 11 of this act and RCW 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets.

for claims against both decedent's probate and non-probate assets.

• Transportation, including analysis of impacts to traffic, impacts to the existing road system, impacts to pedestrians, and impacts of noise.

Skamania Co. Fire Dist #4 Commissioner's meeting will be on Dec. 9th at 7:30pm. The public is welcome to attend via Zoom: ID 817 0243 9918 and passcode 549 077.

Notice of Public Hearing Zoning Text Amendment Please be advised that the Stevenson City Council will hold a public hearing on Monday, Dec 13, 2021 to review:

The foregoing ordinance has been summarized to reduce the cost of publication. The full ordinance can be viewed at North Bonneville City Hall during regular business hours, Monday through Friday, from 8:00 a.m. to 5:00 p.m. or view online at www.northbonneville.net. Any questions may be directed to Mayor Brian Sabo or CAO Deanna Syron at (509) 427-8182

AGENCIES, affected tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required.

There are several ways to submit comments. All comments will be valued equally, regardless of how they are submitted. Email: Send your comments by email to Alan Peters, Community Development Director, at apeters@co.skamania.wa.us

Notice of Public Hearing Zoning Text Amendment Please be advised that the Stevenson City Council will hold a public hearing on Monday, Dec 13, 2021 to review:

Published in the Skamania County Pioneer Dec. 1 & 8, 2021

Notice of RESCHEDULED Meeting Port of Skamania County Board of Commissioners The December Commission Meeting has been rescheduled to December 14, 2021 5 p.m. See Port's website: www.portofskamania.org

REQUEST FOR COMMENTS ON SCOPE ENVIRONMENTAL FACT STATEMENT NUMBER: SEP-21-15

Proposed surface mining for the production of aggregate aggregates including drilling, processing, loading, hauling, and stockpiling, and commercial sales of crushed aggregate. The project will be a small operations and area, as well as the placement and

Notice of Public Hearing Zoning Text Amendment Please be advised that the Stevenson City Council will hold a public hearing on Monday, Dec 13, 2021 to review:

Published in the Skamania County Pioneer Dec. 1 & 8, 2021

Ordinance No. 1143 AN ORDINANCE OF THE CITY OF NORTH BONNEVILLE, WASHINGTON, FIXING THE AMOUNT TO BE RAISED BY AD VALOREM TAXES AND LEVIED FOR FISCAL YEAR 2022

ENVIRONMENTAL FACT STATEMENT NUMBER: SEP-21-15

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Ben Shumaker <ben@ci.stevenson.wa.us>

Like more details on proposed zoning change

kniestes@gmail.com <kniestes@gmail.com>
To: Ben Shumaker <ben@ci.stevenson.wa.us>

Mon, Dec 6, 2021 at 1:38 PM

Thank you for the information. I reviewed the proposal and support the requested change.

Thank you,

Sam Kniestadt

From: Ben Shumaker <ben@ci.stevenson.wa.us>
Sent: Monday, December 6, 2021 8:50 AM
To: kniestes@gmail.com
Subject: RE: Like more details on proposed zoning change

Hi Sam-

Thanks for reaching out.

Details on the proposal are available on the City website at: <https://www.ci.stevenson.wa.us/pc/page/zoning-notice-public-hearing>

Please let me know if you have any questions. If you have written comments in advance of next Monday's meeting, I can include them in the meeting packet if you get them to me by Friday.

Thanks again,

Ben Shumaker

From: kniestes@gmail.com <kniestes@gmail.com>
Sent: Monday, December 6, 2021 6:17 AM
To: planning@ci.stevenson.wa.us
Subject: Like more details on proposed zoning change

Received a letter saying the city is planning to change the zoning in our area. Like more detail.

Thanks,

Sam Kniestadt

[747 NW Angel Heights Rd](#)

12/13/21, 8:22 AM

Cityof Stevenson Mail - Like more details on proposed zoning change

[Stevenson, wa](#)



Ben Shumaker <ben@ci.stevenson.wa.us>

Stevenson Zoning Amendment

Gregg Leion <glsails1957@gmail.com>

Thu, Oct 14, 2021 at 9:59 AM

To: Ben Shumaker <ben@ci.stevenson.wa.us>

Hi Ben,

Sorry to bother you again, however, I noticed on the Text Amendment application that our address is incorrectly shown as being our former residence in Bend, OR. If you can update the address, please do so or let me know if you need something more formal from us. We closed on and moved into our property here in Stevenson on August 12, 2021 and our correct address is:

Gregg and Marcia Leion
111 NW Falcon Court
Stevenson, WA 98648

Thanks, Gregg

On Wed, Oct 13, 2021 at 11:22 AM <glsails1957@gmail.com> wrote:

Than you Ben!

Sent from my iPhone

On Oct 13, 2021, at 10:50 AM, Ben Shumaker <ben@ci.stevenson.wa.us> wrote:

Hi Gregg-

The Zoning Text Amendment you participated in requesting is currently under review. On Monday, the Planning Commission established its public involvement plan for the project. I've attached the graphic version of that plan and the staff report that led to it. The ideal timeline for City Council adoption is 12/16/2021.

I will also save your contact information and reach out to you on future transportation-related topics as they come up.

Thank you,

BEN SHUMAKER

PLANNING DIRECTOR

CITY OF STEVENSON, WASHINGTON

(509) 427-5970

<PublicInvolvementFramework_10_12.jpg>
<KickOffReport(SR_Setbacks).pdf>



City of Stevenson

Planning Department

(509)427-5970

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

Planning Commission Interpretation

Suburban Residential District—Self-Storage Units (ZON2019-02)

Issue:

The use table adopted at SMC 17.15.040 did not contemplate whether Self-Storage Unit uses would be compatible in residential districts, including the SR Suburban Residential District. The Planning Commission is asked to address this unintentional omission to determine whether the use would have been permitted had it been contemplated and whether it is compatible with the other listed uses in the district.

Guiding Policy

This interpretation is guided by SMC 17.12.020 which requires the following approval standards and considerations, for which affirmative findings are required before an unlisted use could be allowed.

- 1) SMC 17.12.020(C)(1) – The use is consistent with the purpose of the applicable zoning district;

AND

- 2) SMC 17.12.020(C)(2) – The use is expressly allowed in a less restrictive district;
OR
- 3) SMC 17.12.020(C)(3) – The use is of the same general character as the principal and conditional uses authorized in such district

AND

- 4) SMC 17.12.020(E)(1) – The proposed use serves a purpose customarily incidental to the instant principal use on the property under consideration.

Discussion

Use: The City does not currently list self-storage units in its use descriptions. However, the following DRAFT description has been previously reviewed and tentatively agreed upon by the Planning Commission for consideration as part of a periodic amendment to the Zoning Code:

A Rental Operation leasing space (i.e., rooms, compartments, lockers, containers, or outdoor space) where clients store and retrieve personal property.

Zoning District: The City has stated the purpose of the SR Suburban Residential District as follows:

The suburban residential district (SR) is intended to provide minimum development standards for a variety of uses and provide a transition area where service levels are less than urban and where low-density

residential uses coexist with uses otherwise characteristic of more rural areas.

District Allowances: This use is not expressly allowed in any district (less restrictive or otherwise). The only time this use has been considered was through ZON2013-03, an interpretation determining that a Storage Unit Facility uses are not of the same general character as other uses in the C1 Commercial District. That interpretation has yet to be codified and determined the use was inappropriate for that district.

Character of Uses: In the SR District, 42 uses are either permitted (P) or conditional (C). In the zoning administrator's opinion, Self-Storage Units are of the same general character as 6 of those uses [Garage or Storage Building for the Parking of Commercial Vehicles (C), Utility or Communication Facility (C), Hazardous Waste Storage (C), Cemetery or Mausoleum (C), Indoor or Outdoor Horticultural Activity (P), Kennel (C)].

Instant Principal Use: Vacant properties have no instant principal use. There is no ability for an accessory use to be established where there is no principal use.

Findings

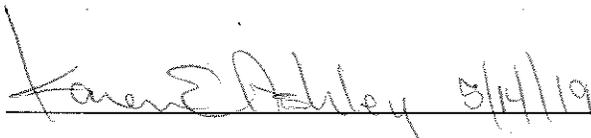
Based on the discussion above, the following findings are made:

- 1) The Planning Commission cannot make an affirmative finding that the Self-Storage Unit use is consistent with the purpose of the SR Suburban Residential District;
- 2) Self-Storage Units are not expressly allowed in a less restrictive district than the SR District, but the use is of the same general character as other uses listed in the district.
- 3) Self-Storage Unit uses are not customarily incidental to vacant property, which have no instant principal use.

Interpretation:

In the SR Suburban Residential District, Self-Storage Unit uses fail satisfy the criterion in SMC 17.12.020(C)(1). The use may not be permitted unless the Zoning Code is amended.

For the Planning Commission:

 8/14/19

Karen Ashley, Vice Chair _____ Date

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 3rd 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 **TACTICS** **CORNERSTONE PRINCIPLES** **RESPONSIBLE DEPARTMENT** **LIKELY PARTNERS** **TIMELINE**

HQL NSB HE AW

Goal 8- Utilities & Urban Services

| | | | | | | | | | | | |
|---|---|--|--|--|--|--|---------------------|--|--|--|-------------------|
| <p>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.</p> | | | | | | <p>All Departments</p> | | | | | <p>Ongoing</p> |
| <p>8.2- Develop a long-range financial plan.</p> | | | | | | <p>Administration</p> | | | | | <p>Ongoing</p> |
| <p>8.3- Periodically review and revise the capital facilities plan.</p> | | | | | | <p>Administration & Public Works</p> | | | | | <p>Ongoing</p> |
| <p>8.4- Identify and correct health and safety hazards within the Stevenson Urban Area.</p> | | | | | | <p>Administration</p> | <p>County, Port</p> | | | | <p>Ongoing</p> |
| <p>8.5- Establish maintenance programs to preserve the long-term viability of the City's capital facilities.</p> | | | | | | <p>Administration & Public Works</p> | | | | | <p>Short-Term</p> |
| <p>8.6- Offset the costs of new development to existing city residents by establishing development charges.</p> | | | | | | <p>Administration</p> | | | | | <p>Ongoing</p> |
| <p>8.7- Provide adequate easement and right-of-way widths for public and private utilities and emergency and other services.</p> | | | | | | <p>Planning & Public Works</p> | | | | | <p>Ongoing</p> |
| <p>8.8- Base the provision for future public facilities and utilities upon financial cost and adequacy of desired levels of service.</p> | <p>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.</p> | | | | | <p>Administration</p> | <p>County, PUD</p> | | | | <p>Ongoing</p> |



| 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 & 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 & Public Works</p> | Ongoing |



| CORNERSTONE PRINCIPLES | | RESPONSIBLE DEPARTMENT | | LIKELY PARTNERS | | TIMELINE | |
|---|---|------------------------|-----|-----------------|----|---|------------------------|
| OBJECTIVE | TACTICS | HQL | NSB | HE | AW | | |
| Goal 8 – Utilities & Urban Services | | | | | | | |
| 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 |
| 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 |



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 2 gpm @ 30 psi (Fire – 1000 gpm @ 20psi for single-family units > 3,600 sq ft; 500 gpm @ 20psi for units <3,600 sq ft).</p> <p>8A.2-2- Ensure all multi-family units are served at or above 1 gmp @ 30 psi (fire per Uniform Fire Code).</p> <p>8A.2-3- Ensure all commercial and industrial development is serviced at or above the standard in the Uniform Fire Code.</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 300 gpd per person at the time of development.</p> | <p>8A.3-1- Permit septic systems only when provision of sewer service is technically infeasible within the planning period.</p> | | | <p>Planning & 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 118 volts (120 volt base) at the time of development.</p> | | | | <p>Administration, Planning & 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"> • Residential: 1 service per unit • Commercial: 1 service per business • Industrial: 1 service per business <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"> • Residential: 1 service per unit • Commercial: 0 service per business • Industrial: 0 service per business | | | <p>Planning & 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 10 acres of parks per 1,000 population.</p> | | | | <p>Administration, Planning & 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"> • Inventories of current facilities. • Measurements of current and future capacities. • A financial feasibility analysis, and • A capital improvement plan suitable to accommodate the growth, development and change expected during the planning period. | <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 & 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 & 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 & Public Works</p> | <p>County, Private Utilities, PUD</p> <p>Short-Term</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 Abundant plant life consistent with area-wide proposal.

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

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.