



City of Stevenson

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

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

December 2022 Planning Commission

Monday, December 12, 2022

6:00 PM

A. Preliminary Matters

1. Public Comment Expectations:

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

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

Commenters must raise their hand and be acknowledged by the Chair. Individual comments may be cut off after 3 mins.

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

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

3. Minutes: October 10th and November 14th, 2022 Planning Commission Meeting Minutes

B. New Business

C. Old Business

4. Annexation Policy Kickoff: Consider Scope and Conscientious Public Involvement Expectations for Annexation Policy Development

5. Columbia Street Realignment Preference: Reviewing building massing and streetscape preferences (Carry-over from November).

D. Discussion

6. Staff & Commission Reports: Downtown Parking, HEALing SCARS Program, Shoreline Access, Transportation Grants

7. Thoughts of the Month:

Steigerwald Project:

<https://storymaps.arcgis.com/stories/aee7fb7fbbd74407bf447101ae7d76c0>

E-Bike Perspectives: <https://www.cnu.org/publicsquare/2022/11/09/e-bikes-are-technology-15-minute-city>

E. Adjournment

MINUTES
Stevenson Planning Commission Meeting
Monday, October 10, 2022
6:00 PM

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

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

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

Public attendees: Pat Rice

A. PRELIMINARY MATTERS

1. Public Comment Expectations:

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

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

No comments were received.

3. Minutes: September 12th, 2022 Planning Commission Meeting Minutes

MOTION to approve the minutes from the September 12th, 2022 Planning Commission meeting was made by **Commissioner Zettler**, seconded by **Commissioner Ray**.

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

B. New Business

4. Potential Annexation Zoning: Community Development Director Shumaker presented and explained the memo evaluating zoning options for area involved in an annexation proposal-ANX2022-01 (Guide Meridian) Planning Commission members were asked to consider a Notice of Intent to Annex submitted by John F. and Julie B. Goodman. The submitted notice of intent related to a single parcel with frontage on Frank Johns Road. Their end goal is to get city water for their proposed 4-lot short plat, which are lots 1-4 in the application. The City Council will make the final decision at the October 12th, 2022 meeting.

Shumaker provided background information on the annexation request. The Stevenson City Council reviewed and discussed the annexation request at a special meeting on August 29th, 2022. At the meeting it was determined the initial annexation area was not ideal as it left a gap in street frontage for maintenance and improvements. The Council also decided to include water upgrades and sewer line extensions as part of the annexation, as well as some level of right of way improvements.

Two options modifying the geographic area in question were considered by the Council. The first one added a single lot to the original proposal in order to maintain street frontage. That option was discarded due to opposition from the one adjacent property owner. The second option expanded the area by including a number of other lots. Cost of improvements (sewer, water) for the second option was calculated and provided to those property owners to aid in their decision on whether they would like to be included as part of the annexation. All respondents opposed the costs involved in that proposal.

Shumaker noted a timeline predicament for the Planning Commission related to the City's zoning for an active annexation area. He asked Planning Commissioners for guidance on arriving at the most desirable resolution for the proposal's zoning and pointed to information in the meeting packet from the Municipal Research and Service Center on annexation statutes. Shumaker also highlighted previous actions taken by the City regarding other annexation proposals.

Following an extended and detailed discussion in which the Commissioners determined it was important to avoid developing a 'checkerboard' approach to city services, the Planning Commission agreed to recommend four points:

- Prior to considering future annexations, the City should coordinate with Skamania County on a joint plan for the area in order to have an orderly, cost-effective process.
- Should the Council proceed with the annexation, the area should be limited to the one property involved in the original request.
- Should the Council proceed with the annexation, it should apply the R1 Single-Family Residential zoning designation, and it should consider adopting a policy to automatically designate all proposed annexation areas as R1.
- Should the Council proceed with the annexation, conditions should be added to require the properties to connect to City water service immediately and agree to participate in a sewer local improvement district in the future.

>Pat Rice commented on the discussion between the Commissioners and encouraged them to go slow and take annexation seriously.

MOTION to accept the recommendations as presented was made by **Commissioner Hales**, seconded by **Commissioner Zettler**.

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

5. Planning Commission Work Plan: Community Development Director Shumaker provided information on the City Council's current (2022-2025) strategic plan. Organizational health and stability, infrastructure, and intentional development are the areas of focus.

He shared where he had laid out specific strategies, tactics and action items in play for the city to accomplish its goals, and highlighted where his work was going accordingly:

- **Modernizing the parking program**
 - Reducing the overall amount of on site parking required for development.
 - Developing a fee in-lieu option.
 - Working out details on residential and overnight parking within the downtown core.

Having a Planning Commissioner be involved will be helpful.

- **Planning for trails and shoreline area**

A steering committee is in place, **Commissioner Ray** is serving on the committee.

- **Analyzing/developing tools needed to address housing issues; coordinate efforts with City Council.**
- **Reviewing development standards to ensure various zoning codes are working.**
- **Adopting annexation codes through a joint city/county process**
- **Improving the review process for permits/updating the city website to better guide applicants.**

Additional discussion took place regarding the six topics **Community Development Director Shumaker** had presented regarding work priorities. Housing was seen to be essential, as was developing an annexation policy.

C. Old Business

6. Conditional Use Permit Reviews: Reviewing Past Permits (including those issued late 2019 through late 2021)

When the Planning Commission grant's conditional use permits, it typically attaches a review period to ensure the use is occurring as anticipated. For consistency, these reviews are generally scheduled for the first Planning Commission meeting in October of the next even-numbered year. Occasionally the review period is extended to better gauge the effects of its presence in a neighborhood.

This year, the Stevenson Planning Commission will review all permits issued in 2020 and 2021 as well as one issued in late 2019.

The Planning Commission concluded there was no need for continuation of the review period.

1. CUP2019-02: SDA Mural #2, issued December 4th, 2019 to Stevenson Downtown Association and Port of Skamania.

Overview

This conditional use permit was issued to the Stevenson Downtown Association (applicant) and Port of Skamania County (owner) in December 2019. The permit included 4 conditions and the staff report indicated compliance with all 4.

Discussion

The mural has been installed and maintained in compliance with the conditions of the permit. The public has not relayed concerns to the City about the mural. A Zoning Code change in August 2020 removed the Conditional Use Permit requirement for a mural of this type.

2. CUP2020-01: Nazarene Church, issued July 20th, 2020 to Stevenson Church of the Nazarene.

Overview

This conditional use permit was issued to the Nazarene Church. The permit included 7 conditions and the staff reports indicated compliance with 6 conditions and questionable compliance with 1 condition related to screening the parking area.

Discussion

The Church has been operating since 2020. The public has not relayed concerns to the City about its operation. The sidewalk on the south side of Jefferson Street was extended to the McKinley Street intersection where there is an ADA ramp.

Upon review and discussion, in keeping with the conditions laid out in the original permit, the Planning Commission called for a public hearing to be held at the November 14th, 2022 PC meeting to address the need for additional screening to be in compliance.

[A change in the agenda order occurred when **PC Chair Breckel** called for a motion to recommend adoption of the Downtown Plan for SUCCESS!]

MOTION to approve a recommendation to the City Council to adopt and implement the Downtown Plan for SUCCESS! was made by **Commissioner Zettler**, seconded by **Commissioner Hales**.

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

D. Discussion

7. Thoughts of the Month: It's Seahawk Season! (but soon it won't be)

<https://explorer.audubon.org/explore/species/954/migration>

sidebar=collapse&zoom=3&x=1306099.1620122588&y=2810864.562197212&hide=migration-journey-graphics&range=0.7205%2C0.7405

Shumaker explained the link led to an Audubon site for migratory bird patterns.

Localizing Development Amongst Outside Factors (long but worth it)

https://static1.squarespace.com/static/53dd6676e4b0fedfbc26ea91/t/61ae342effef3720458ff4e/1638806577230/Unleash%20the%20Swarm.pdf?apcid=0060f5c4aeb5b5bba4857800&utm_campaign=220919-monday

email&utm_content=&utm_medium=email&utm_source=ortto

8. Staff & Commission Reports:

Community Development Director Shumaker advised further reports on parking will be provided by **Commissioner Keesee**, and **Commissioner Ray** will report on the Shoreline Access and Trail Plan.

Shumaker provided details on a program he is working on called HEALing SCARS. (Helping Encourage Adjacent Landowners/Sewer Connection Stipend) It is a new stipend program that came about through the mitigation requirements of the stormwater project on Rock Creek Drive. In lieu of a mitigation project, US Fish & Wildlife granted the city permission to pay a % of the project costs to seed a fund to help property owners connect to sewers.

E. Adjournment

PC Chair Breckel adjourned the meeting at 8:07 p.m.

Minutes prepared by Johanna Roe

MINUTES
Stevenson Planning Commission Meeting
Monday, November 14, 2022
6:00 PM

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

Other elected officials attending: Stevenson City Councilmember Michael Johnson.

City Staff attending: Anders Sorestad

Public attendees: Chuck Oldfield, Erin Minnis, Steve Minnis, Craig Salveson?, Karen Ditzler, Brian Smith.

A. Preliminary Matters

Planning Commission Chair Jeff Breckel called the meeting to order at 6:02 p.m. He related **Community Development Ben Shumaker** would be unavailable that night. **Breckel** asked those attending to introduce themselves.

1. Public Comment Expectations:

PC Chair Breckel explained the meeting procedures for in person and remote participants. He asked those attending in person to ensure their personal level of comfort regarding COVID-19. Commenters must raise their hand and be acknowledged by the Chair. Individual comments may be limited to 3 minutes or less. For online participants, the tools are *6 to mute/unmute and *9 to raise hand.

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

No comments were received.

3. Minutes: October 10th, 2022 Planning Commission Meeting Minutes

It was agreed to postpone approval of the October 2022 Planning Commission meeting minutes until December 2022.

B. New Business

4. Shoreline Public Access:

Consider Draft Public Participation Plan and Establish Conscientious Public Involvement Expectations **Commissioner Ray** provided information on his contacts and conversations with Ryan Ojerio, regional manager of the Washington Trails Association regarding ideas for Rock Creek Falls. **Commissioner Ray** will follow up with him with further details on land ownership and other items.

PC Chair Breckel referred to information in the meeting packet from the consultants (The Watershed Company) regarding public involvement activities. Page 11 of the meeting packet/page 5 of consultant's report contained specific recommendations in engaging the public. He explained the purpose of and areas of interest in putting together a draft Shoreline Plan.

Commissioner Zettler agreed the consultant's report contained good advice and noted his approval. >Karen Ditzler asked about the Port of Skamania's input in the plan. **Breckel** stated working with the Port and other public agencies would be important.

Commissioner Keesee received clarification on the stakeholder meeting schedules outlined in the report.

MOTION to approve Stevenson's integration with the Access and Trails Plan was made by **Commissioner Keesee**, seconded by **Commissioner Zettler**.

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

C. Old Business

5. Conditional Use Permit Public Hearing: (Review of CUP2020-01 Nazarene/Bridge Church)

a. An Appearance of Fairness Doctrine was held:

The Appearance of Fairness Doctrine is a rule of law requiring government decision-makers to conduct non-court hearings and proceedings in a way that is fair and unbiased in both appearance and fact. Following questions by **Planning Commission Chair Breckel**, all Commissioners reported no financial stake or conflict of interest in the proceeding before them; they could make a fair and impartial decision; and they had engaged in no ex-parte communications with any of the interested parties.

b. Presentation by Staff

PC Chair Breckel advised the purpose of the hearing was to focus on the plantings used to screen the parking area. Fencing or vegetative screening was one condition of the original Conditional Use Permit granted to the church in 2020. The plantings that were installed were not thriving and were considered inadequate for screening purposes.

c. Presentation by Applicant

Craig Salvesson spoke of problems associated with the planting and how the hot weather detrimentally affected the plantings. He noted they had replanted 3 times, with the most recent planting now in place. **Steve Minnis** related a local landscape nursery recommended and provided Leyland Cypress for the newest planting as they are hardy and fast growing.

Chuck Oldfield inquired and received affirmation the planting requirement was part of the conditional use permit. **Commissioner Zettler** explained a review was a standard part of any Conditional Use Permit. **PC Chair Breckel** stated no complaints had been received, but in keeping with the review process the Planning Commission needed to ensure compliance with conditions and obligations.

Commissioner Keesee verified a care plan was in place to ensure watering of the plants.

d. Public Hearing

Planning Commission Chair Breckel opened the public hearing at 6:27 p.m.

>Karen Ditzler clarified the hearing was on the screening issue related to the CUP and not parking.

>Brian Smith spoke in appreciation of the plantings rather than a fence. He emphasized the efforts of the church in keeping the plantings alive.

Commissioner Ray asked about altering the parameters of the CUP concerning the time restraints.

>Erin Minnis asked if additional conditions needed to be met. **Commissioner Zettler** explained all other conditions would remain the same.

Planning Commission Chair Breckel closed the public hearing at 6:33 p.m.

e. Deliberation

A brief discussion regarding the Conditional Use Permit granted to the Nazarene/Bridge Church was held by the Commissioners.

Findings of Fact:

1. The Planning Commission has reviewed this application for a Conditional Use Permit.
2. The Planning Commission advertised and held public hearings on July 13th, 2020, July 20th, 2020, and November 14th, 2022.
3. The applicant has paid the required application fees.
4. The proposed re-use of the church building requires a conditional use permit under SMC 17.15, but is not considered a wholly new use under SMC 17.42 or the Stevenson Engineering Standards.
5. If considered a new use under the Stevenson Engineering standards, paved driveways would be required. Paved driveways prevent migration of gravel onto public streets. Gravel on public streets can impact public safety and neighborhood harmony.
6. The property frontages on Jefferson and McKinley streets contain substandard pedestrian, vehicular, parking and storm drainage facilities, and this proposal will adversely impact those systems' abilities to serve the community at the current level of service.
7. Street frontage improvements along the subject property-only would inadequately address the substandard aspects of the adjacent street corridors. It is preferable to address the corridor through a more comprehensive improvement approach. However, a delay in improvements may lead to unacceptable impacts in the short term.
8. The proposal includes onsite parking areas visible from the street and adjacent residential uses. Visibility of these areas is out of harmony with the neighborhood setting of the area. Parking serving similar development in other districts is required to be "fenced and/or screened from the street and nearby residential uses".
9. As it relates to signage, the church building has property frontage along NW Jefferson and NW McKinley streets and the former parsonage building has property frontage along NW Jefferson Street.
10. The conditions imposed by this permit further the compelling governmental interests of mitigating this project's impacts to the neighborhood atmosphere and its traffic and stormwater systems; these conditions are the least restrictive means of furthering these interests. As a result, the City has satisfied its requirements under the RLUIPA.

Conditions of Approval

1. This Conditional Use Permit shall be valid only for the applicant at the location above.
2. Noncompliance with the conditions of this permit shall render this Conditional Use Permit invalid.
3. The proponents of this project shall provide some form of financial assurance regarding their participation in the future street, sidewalk, and/or drainage improvements on NW Jefferson and McKinley streets. One acceptable method would be to enter into a waiver of protest agreement with the City, which will obligate their participation in any local improvement district that may be formed in the next ten (10) years for street, sidewalk, and/or drainage improvements on these streets. Alternatively,

the proponents may install a sidewalk extension along the south side of NW Jefferson Street and ADA ramp at the southwest corner of the Jefferson/McKinley intersection. The extension shall comply with the Stevenson Engineering Standards and may include a Type 2 curb ramp. The financial assurance/agreement/extension shall be complete prior to the periodic review required in Condition #7.

4. If, after consultation with the Public Works Director, the Planning Commission finds gravel migration has been a problem, paved driveways shall be required. This shall be evaluated as part of the periodic review conducted through Condition #7, below.

5. The parking area shall be fenced and/or screened from the street and nearby residential uses. This condition shall be satisfied as soon as possible and no later than 12 months from November 14, 2022.

6. Signage related to the use shall be limited to 24 square feet of maximum individual sign area. No street frontage shall have more than one sign larger than 12 square feet.

7. The proposal shall be subject to periodic review by the Planning Commission to ensure the terms of this permit are being met and/or determine whether changes to these terms are warranted.

Conclusions of Law

Based on these findings and conditions, the Planning Commission is satisfied that this Conditional Use proposal:

1. Will not endanger the public health or safety;
2. Will not substantially reduce the value of adjoining or abutting property;
3. Will be in harmony with the area in which it is located; and
4. Will be in conformity with the comprehensive plan, transportation plan, or other plan officially adopted by the council.

f. Decision

MOTION to approve continuance of the CUP2020-01 for the Nazarene/Bridge Church; amend the dates for Planning to establish the planting area to 12 months from tonight's meeting (November 2023), and maintain the normal periodic review of every two years for all other conditions was made by

Commissioner Zettler, seconded by **Commissioner Ray**.

- Voting aye: **Commissioners Breckel, Zettler, Keese, Ray**.

6. Annexation Policy Kickoff:

Consider Scope and Conscientious Public Involvement Expectations for Annexation Policy Development **Planning Commission Chair Breckel** suggested a comprehensive policy regarding annexation in partnership with Skamania County would be broad in scope and support orderly growth and logical economic extension. This led to an extensive discussion among Commissioners highlighting a number of points relating to annexation. Topics included the use of local improvement districts for water and sewer; who pays the costs of improvements; obligations of developers; city and county zoning differences; water sources; coordination with developers; integration of services with county properties; avoiding 'pockets' of development; and geologic limits to the area's buildable land base.

7. Columbia Street Realignment Preference:

All Commissioners agreed more information was needed to address the issue, and decided to wait for **Community Development Director Shumaker** to return.

MOTION to table item 7 was made by **Commissioner Keesee**, seconded by **Commissioner Zettler**. Prior to the vote **Commissioner Ray** asked to ensure the dentist continued to be informed on the project.

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

D. Discussion

8. Staff & Commission Reports:

Downtown Plan, Downtown Parking, HEALing SCARS Program

No information was available on the items to provide for discussion.

9. Thoughts of the Month:

Housing Policy Insights: <https://www.cnu.org/publicsquare/2022/10/12/suburbia-was-housing-program>

E. Adjournment

MOTION to adjourn at 7:05 p.m. was made by **Commissioner Zettler**, seconded by **Commissioner Ray**.

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

Minutes produced by Johanna Roe



City of Stevenson

Planning Department

(509)427-5970

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

TO: City Council
FROM: Ben Shumaker
DATE: December 12th, 2022
SUBJECT: Annexation Policy – Conscientious Public Involvement

Introduction

In the summer of 2022, the City Council established a strategic plan for actions over the coming years. The action plan prioritizes adopting an annexation policy. In October 2022, the Planning Commission agreed to take on this priority as part of their annual work plan. In November 2022, the Planning Commission discussed the main issues to address with annexation and called for close collaboration with Skamania County before moving forward.

This memo asks the Planning Commission to more fully develop its conscientious public involvement expectations according to the Planning Commission Bylaws. The Planning Commission Bylaws Separate public involvement into 7 components: 1) Call to Act, 2) Define the Issue, 3) Inform, Educate, and Reach-Out to Public, 4) Engage Stakeholders, 5) Refine, 6) Check-In, 7) Decide.

Recommendation

Staff recommends 1) conscientiously establishing public involvement expectations for this proposal with the intent to have decide on a policy in June 2023 and 2) appointing one of its membership as a subcommittee chair to guide the policy's development, review, and refinement.

Key Concerns

The Planning Commission identified these concerns at its November 2022 meeting.

- Partnering with County
- Growing orderly
- Extending services logically/economically
- Reducing upfront expenses (and perceptions of upfront expenses)
- Coordinating with Capital Improvement Plan
- Prioritizing areas
- Providing zoning certainty
- Coping with difficulties of natural (geo hazards) and built (land use patterns, private roads) environment
- Providing reliable water and absorbing water rights

In 1978, 1991, and 2006 City Councils and Planning Commissions also addressed this topic, however no proposal was ever accepted and adopted (Attachment 1).

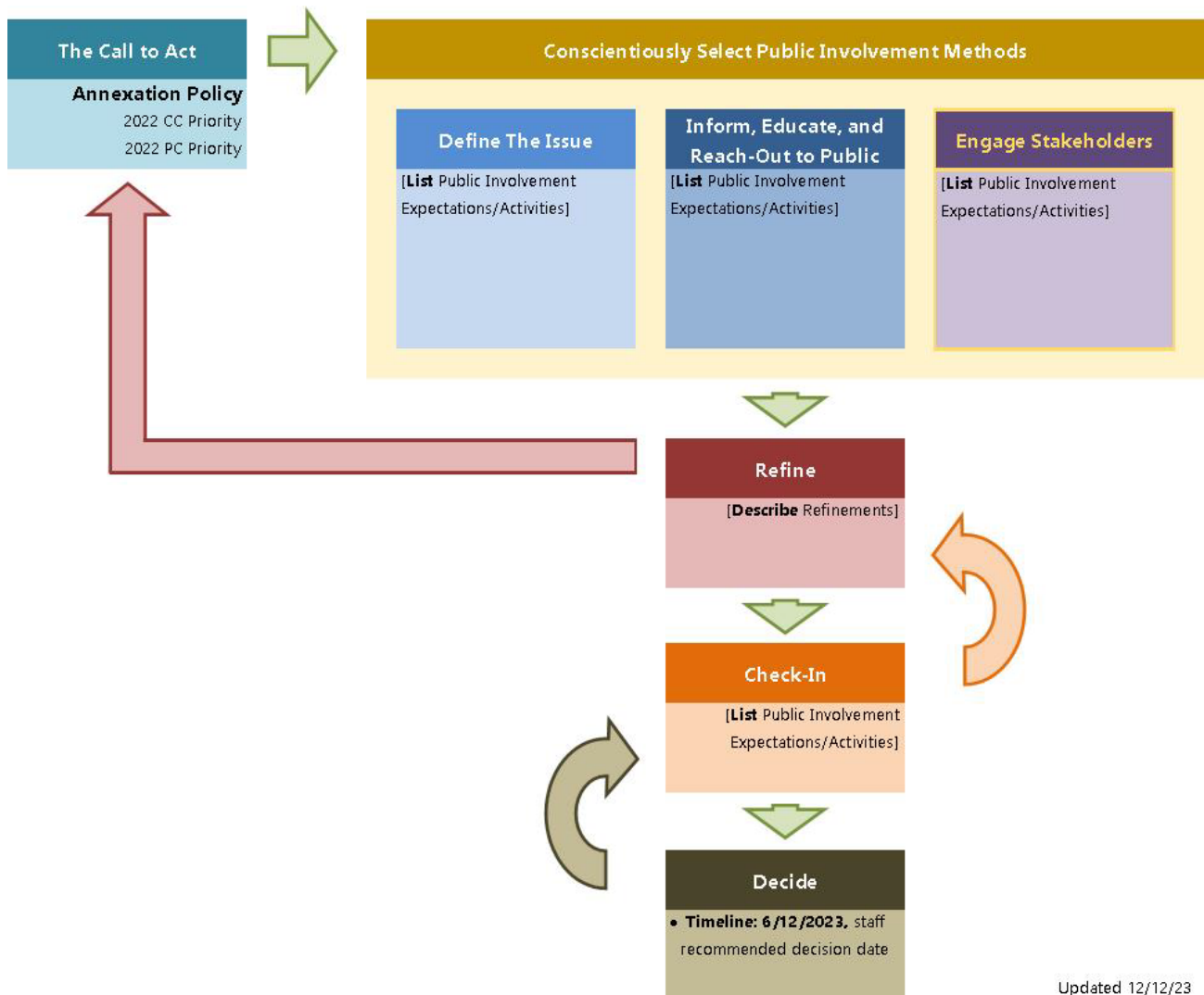
Conscientious Public Involvement

To ensure any proposed changes incorporate public input and occur within a manageable timeline, the Planning Commission's bylaws include expectations for public involvement. These expectations ask the Planning Commission to conscientiously choose, implement, and communicate public involvement techniques from a menu of options (Attachment 2).

Decision Point #1: What methods of Public Involvement are appropriate for the review of this proposed change?

Decision Point #2: Who is responsible for undertaking the Public Involvement methods selected?

The figure below provides context for the implementation of whichever methods are selected, with the current expectation being to work through the 3 boxes under the gold umbrella.



Updated 12/12/23

Next Steps

The selected public involvement components will be implemented. Additionally, a presentation and discussion with staff from the Skamania County Community Development Department will be requested for early 2023. Skamania County Acting Community Development Director. Mr. Beck was unable to attend this meeting because of his recently increased duties.

Prepared by,

Ben Shumaker
Community Development Director

Attachment

- 1- Past draft annexation policies and City Council meeting summaries
- 2- Public Involvement Framework



August 1, 1978

The Stevenson Town Council
Stevenson, Washington

Gentlemen:

At its regular meeting, on July 31, 1978, the Stevenson Planning Commission made the following recommendations regarding annexation:

1. That a policy of orderly city growth be adopted to accommodate the natural growth of surrounding areas as may be necessary.
2. That the town establish a policy of furnishing city services on the basis of complete service; i.e. water, sewer, public safety and roads.
3. That the town establish a policy that it does not extend city services outside the present city limits without annexation.
4. That the town establish a policy of setting aside certain areas for possible growth based upon the abilities of city services to serve those areas.
5. That the town establish a policy of annexing only contiguous areas of reasonable size thereby avoiding having non-annexed property between existing city limits and areas annexed.
6. Establish a policy that all areas annexed must conform to town ordinances within a reasonable time length to be established at time of annexation.

The Commission also recommends that the council instruct the town staff to present short plat applications to the Commission for review and approval as a condition of final approval.

Very truly yours,

Louise Hansen

Why Have an Annexation Policy?

- To accommodate and plan for urban growth in an orderly, more cost effective manner.
- To protect the interests, values and investments of the existing City community.
- To help carry out the goals and policies of the comprehensive plan and zoning.
- To ensure that areas to be annexed are treated equitably and served in an adequate manner and that costs of services and improvements will be fairly addressed, apportioned and met.
- To identify and plan for required urban services.
- To evaluate annexation proposals objectively and in a timely manner.
- To assist those parties seeking annexation and to provide information about City policies, regulations and procedures.
- To work with adjoining jurisdictions to determine where urban growth will likely occur and to identify who will be providing services and how they will be planned and financed.
- To develop and adopt rational policies for utilities extensions and other capital improvement programs.

Unique Circumstances That May Affect Annexation Policy

- Geographical limitations due to topography, soil types, drainages, water bodies natural and man-made hazards, and environmentally sensitive areas.
- Urban Area boundary as established by the Columbia River Gorge Scenic Area Act.
- Areas of low density development that make utility improvements uneconomical.
- Lack of competition from other jurisdictions to provide water and sewer services.
- Utilities limitations and service area limitations.
- Developments and planning issues related to the Skamania Lodge Conference Center.

CITY OF STEVENSON ANNEXATION POLICY

OPENING STATEMENT

1. It is in the best interests of the City and its residents to have established policies for the future development and growth of the community and to have rational guidelines for annexations.
2. The City believes that annexations should be consistent with the comprehensive plan, zoning regulations and Washington State growth management goals. The City wishes to provide for the planning and orderly development of adjoining areas in coordination with the County and special purpose districts.
3. It is important to analyze and understand the foreseeable impacts of annexations on the City. Urban services should be provided in an orderly and cost-effective manner without detriment to existing City residents and without unanticipated financial burdens to the City. The quality of the community and the ability of Stevenson to attract and sustain new economic development largely depends upon the reliability of services, balanced land use policies and long range capital improvement planning.
4. Participants in annexation proposals have a need to be well informed and provided with adequate assistance in meeting the requirements of annexation procedures.

ANNEXATION POLICIES

I. INFORMATION - STAFF ASSISTANCE - PROCEDURES

- A. Information and assistance shall be provided by the City Staff to the land owners seeking annexation concerning the requirements of regulations and procedures, the availability of urban services, costs and financing, land use and building regulations, obligations of the parties, and scheduling of City reviews. The staff shall inform all landowners within the annexation area of hearings and decisions.
- B. Annexation requests shall be received and processed by the City staff including the Public Works, Planning and Finance Departments. The staff shall confer with affected special districts and other jurisdictions to assess the impacts of each proposal.
- C. Written reports shall be prepared by the staff on each pending annexation. Staff reports shall include:
 - Statement of urban services presently available to the area and the condition of the services.
 - Statement of how urban services would be provided, when they could be provided, and how and when they could be financed. Urban services would include water supply, sanitary sewer, storm drainage, streets and pedestrian ways, lighting, fire protection and police services.
 - Statement of existing capacities of City services and whether the new proposal could overburden those capacities, diminish the present level of services for City residents or compromise the City's ability to serve anticipated developments within the current city limits.
 - Statement of proposed zoning designation and summary of environmental review.

II. PLANNING AND LAND USE

- A. The City should identify and adopt an urban growth boundary and consider annexations only within those limits.
 - Urban service areas are described, in part, in the comprehensive plan and in current utilities planning documents.
 - Stevenson has geographical features such as topography, soils and drainages which limit urban development.
 - The Columbia River Gorge National Scenic Area Act establishes an urban area boundary within which the local jurisdiction may exercise its full range of powers and duties.
- B. Future urban development shall be contained within the limits of the urban growth boundary.

ANNEXATION POLICY - February 11, 1991

- C. Zoning of an area shall be considered simultaneously with annexation procedures and shall not be changed for a minimum of one year after an annexation is approved.
- D. Land uses in an annexation area will be consistent with the goals and policies of the comprehensive plan and with zoning.
- E. Cooperate with the County when establishing the urban growth boundary and zoning for urban growth areas. Coordinate land use and development standards. Enter into mutual agreements, when needed, for the provision of urban services.
- F. Encourage annexation of developed areas which are adjacent to the City and which now receive City services.
- G. Consider the availability of vacant land within the City limits when reviewing new annexation requests.
- H. Areas which do not have the full range of urban services available may be considered for annexation and zoned appropriately. The SR Suburban Residential District provides for low density development within the City limits.

III. URBAN SERVICES - UTILITIES

- A. Capital improvement plans for utilities and roads should be kept current and should anticipate the needs of growth areas.
- B. The City comprehensive water and sewer plan should address the urban growth area.
- C. Priority for new utility improvements will be given to unserved areas within the City. A reserve utility capacity will be held for undeveloped areas and anticipated needs within the City.
- D. Utilities, if absent or incomplete, will be provided to newly annexed areas in a timely manner.
- E. The level of utility services to present City residents should not be adversely affected by new annexations.
- F. Logical service boundaries for water, sewer and storm drainage shall be identified and considered in each annexation.
- G. The City may require that the owners of property to be annexed agree, as a condition precedent to annexation, to participate financially in the cost of extending utilities and in constructing the capital improvements necessary to serve the property being annexed.
- H. Consideration shall be given to areas of special hazards or potential threats to public health caused by inadequate or failing utility systems.

ANNEXATION POLICY - February 11, 1991

IV. STREETS AND PUBLIC WAYS

- A. For each annexation the public streets, pedestrian ways and drainage facilities shall be evaluated as to adequacy, condition, safety, long-term maintenance and needed improvements.
- B. In order to correct identified deficiencies that would pose significant safety or maintenance problems, the City shall require that the owners seeking annexation participate in the financing of the needed improvements to correct the problems, as a condition of annexation.
- C. For each annexation the City shall consider the adequacy of streets, public ways and transportation corridors to assure public access, access for emergency vehicles and provisions for maintenance.

V. FIRE AND SAFETY

- A. Review the City's capabilities to meet the fire protection and public safety needs of the annexation area. Consider the adequacy of street access and fire protection facilities including water supplies, fire hydrants and easements, if needed.
- B. Review annexation proposals to ensure that the City's fire rating will not be adversely affected by the annexation.
- C. Maintain existing levels of services to current residents.

Annexation policy

Planning Commission policy listed and approved

Sept. 14, 1978

2367

J. James challenged the Planning Commission and staff to begin developing an annexation policy for the City. He noted that there is a strong need for planning of the City/County peripheries. Asked if the City could develop some better means of managing the development of the City's peripheries.

Mr. James also expressed concern that there is an increasing number of septic systems being approved within the City. He asked staff to assess the impact of the use of septic systems. J. James moved that the Planning Commission and the City should explore legislation that limits or eliminates development not connected to sewer on R-1, R-2, and other high density land use zones and also in areas where septic tanks could be detrimental to nearby water bodies and etc. Motion passed.

(November 21, 1989)

The Council reviewed the preliminary draft of the City's Growth policy. In addition, the Council reviewed the areas being suggested for potential consideration for annexation within the next "10" years. Those areas included:

- 1) *The "V" -- Council reaffirmed that any annexation of this area will require construction of sewers;*
- 2) *"East of the City Limits" -- Council questioned whether water could be extended in a cost efficient manner;*
- 3) *"West end of City Limits" -- Council expressed concern that extensive development of this area could expose the city to sewer problems.*

3865A

ANNEXATIONS: The Planning Commission had requested that a temporary policy regarding new annexations be considered, particularly in the residential context.

The meeting was turned over to J. Granholm. He explained the moratorium and said the regulatory framework needed fine tuning, if not rebuilding. He stated that better in-house planning was needed prior to further annexation. He noted the City Council had the discretion to say, "No," to any further annexation and that the Planning Commission hoped to have the Council better equipped to make a decision.

A discussion followed. M. A. Duncan-Cole noted that if health hazards were an issue, the door would be left open for a moratorium on annexations in residential neighborhoods.

Ceil Horn, City resident and Planning Commission member, asked the Council if the State had any guidelines on annexations or if there was a Department or Commission that would look at growth surrounding Municipalities. She thought that by looking at the infra structure, a particular plot could be considered appropriate for annexation. Per K. Woodrich, City attorney, the City didn't function on that level. He continued however, that by analogy, the City Council, in conjunction with the Planning Commission, could look to a vision for the City and County. M. A. Duncan-Cole mentioned that the water and sewer worked in that realm. K. Woodrich then advised the point of growth management planning was avoidance of sprawl and keeping an intact transportation hub. He further noted that the City was tightly bound within its urban growth boundaries in the Gorge.

*There was a general discussion regarding the growth projections for the city and some heated argument regarding realistic projections. Discussion continued.
(February 21, 1991)*

3865B

C. Ford asked for criteria specifics concerning State agencies and growth management. M. A. Duncan Cole explained that the Boundary Review Board oversaw annexations and it had to be adopted by various agencies prior to green lighting.

J. Granholm mentioned the Beard annexation and explained that the Notice of Intent had been approved. He said that the annexation would have no major impact on the area as it had an existing road and water system intact.

Mayor McKenzie suggested putting a time frame of 12-18 months on exploring the issue. It was believed that no RCW regulated the time factor and K. Woodrich said he would research the Statutes regarding the matter.

February 16, 2006

Appendix B – Public Involvement Framework

The following represents a recommended procedure to evaluate and establish topic-specific public involvement plans. As used in this appendix, “Public Involvement” is an umbrella term incorporating a broad range of ways in which the Planning Commission interacts with the public. This range begins with the minimum requirements established by State statutes where information is shared in a uni-directional manner to ensure public awareness of Commission actions. The Public Involvement umbrella embraces bi-directional dialogue wherein the public informs decisions through their meaningful input. At another end of the range, Public Involvement could result in direct decision-making by the public via referendum to the voters. Along the way the term Public Involvement embraces other public participation methods, whether they are suggested in this appendix or not.

This Public Involvement Framework was recommended in summer 2021 by a subcommittee of the Planning Commission. The committee was composed of residents, property owners, Planning Commissioners, and City staff.

The Public Involvement Framework incorporates 7, non-linear, categories of action beginning with a “Call to Act”. As appropriate within this framework the Planning Commission should “Conscientiously Select Public Involvement Methods” to “Define” the issue identified in the “Call”, “Inform/Educate/Reach-Out” to the public about the issue, and “Engage” community stakeholders to exchange information on the issue. These conscientious efforts allow the Commission to “Refine” the issue based on information received, “Check-in” with the public after the issue is refined, and to eventually “Decide” on an action to address the “Call”.

The intent of the Framework is to allow the Planning Commission to conscientiously evaluate each “Call to Action”, right-size its approach to the action, and communicate its expectations and actions to the public. The non-linear aspect of the framework means that the Planning Commission can evaluate and establish independent Public Involvement expectations for each category in the framework and can reevaluate established expectations as necessary.

Documents assisting this conscientious effort include:

- Exhibit B.1 – Visual Public Involvement Workflow Template. During any topic the Planning Commission chooses to address, this template can be edited and used to convey the established topic-specific public involvement plan and update its progress while the topic is being address.
- Exhibit B.2 – Menu of Public Involvement Methods. This exhibit is not intended to be static. As time goes on, this menu of methods may be supplemented, refined, or edited without a formal amendment to the Planning Commission bylaws.

- Exhibit B.3 – Example Public Involvement Materials. Like the menu of methods, the example materials of this exhibit are not static. Dynamic updates to the example materials can be added at any time without amending these bylaws.

Framework Components

Component	Actors	Actions
Call to Act		
The Call to Act is the instant when an issue is identified. The Call to Act can be considered the identification of an Issue or a Need . The Call results from a disturbance, an opportunity, a problem, a request, or any other catalytic moment when the Planning Commission is asked to act.	The Caller can be anyone from the community: <ul style="list-style-type: none"> • A City elected official • A Planning Commissioner • City staff • Consultants • A partner agency or interest groups, etc. 	Determine whether to answer the Call: <ul style="list-style-type: none"> • Determine whether Issue or Need is accepted • Assess City agency/ability to impact • Assess City responsibility to impact • Assess City capacity
Define the Issue		
Defining the Issue creates clarity by exploring how the Call to Action was created and by whom, identifying who is driving and who is impacted, and identifying available information, observations, public concerns, and determining whether existing data is adequate or more data is required. Defining the issue leads to a reconsideration of whether to answer the Call. Doing so transforms Need into Purpose .	The Planning Commission identifies Potential Stakeholders as necessary. Potential Stakeholders include: <ul style="list-style-type: none"> • Businesses • City officials • Developers • Low Income and/or under represented • Long-term residents • New residents • Those Privileged and Disadvantaged by the issue/topic • Property Owners • Renters, etc. 	Determine Stakeholders: <ul style="list-style-type: none"> • Understand who the Caller represents • Understand who benefits/suffers from the Issue or Need • Understand who benefits/suffers from the Solution to the Issue or Need Propose Solutions <ul style="list-style-type: none"> • Determine when a solution is proposed • Determine who proposes solutions • Determine how many solutions are proposed Select Public Involvement Strategies <ul style="list-style-type: none"> • Assess City capacity to implement individual Public Involvement Methods. • Establish who should be involved • Select level of involvement (Inform, Educate, Engage, Ask) • Select specific Public Involvement Methods (Exhibit B.2)
Inform, Educate, and Reach-Out to Public		
Informing, Educating, and Reaching Out to Stakeholders provides <i>uni-directional information sharing</i> from	The Planning Commission and City staff activate Networks (e.g., SDA,	Make Materials Accessible, Understandable, Timely, and Compelling

<p>the City to the Public. The sharing of information could be a preamble to the Engaging Stakeholders or could stand alone as a form of open governance. Informing, Educating, and Reaching-Out to the Public shares the Purpose with the community to generate greater Communal Understanding.</p>	<p>Volunteers, WAGAP, etc.) to help reach-out to identified Potential Stakeholders.</p>	<ul style="list-style-type: none"> • Share simple information broadly • Provide access to more detailed information • Make available source documents and reference materials <p>Surface Latent Stakeholders</p> <ul style="list-style-type: none"> • Provide opportunities for the Public-At-Large to become more involved
<p>Engage Stakeholders</p>		
<p>Engaging Stakeholders provides <i>bi-directional information exchange</i> between the public and city staff/elected officials. Engaging Stakeholders results supplements Communal Understanding with Collective Wisdom.</p>	<p>The Planning Commission and City staff activate Networks to help engage identified Potential Stakeholders and previously Latent Stakeholders.</p>	<p>Match the Level of Engagement to the Need for Input and the Impact of Change.</p> <ul style="list-style-type: none"> • Share simple information broadly • Provide access to more detailed information • Make available source documents and reference materials <p>Ensure Engagement is Multi-Faceted.</p> <ul style="list-style-type: none"> • Select specific Public Involvement Methods (Exhibit B.2) <p>Solicit Input and Expertise Building upon Work of City Officials.</p>
<p>Refine</p>		
<p>Refining involves validating or reconsidering decisions made in earlier steps. Refining applies Communal Understanding and Collective Wisdom to the Purpose. If the issue is complex, refining may involve several iterations of earlier steps and/or offer widening ranges of options. At one end of this range, refining could even lead the Planning Commission to reconsider whether to answer the original Call to Act.</p>	<p>The Planning Commission and City staff respond to stakeholders based on input received.</p>	<p>Distill stakeholder input for Planning Commission to inform next steps and/or a decision.</p>
<p>Check-In</p>		
<p>Checking-In reconnects Stakeholders with the Need and Purpose, and updates the Communal Understanding with the Collective Wisdom gained through implementation of the Public Involvement Plan.</p>	<p>The Planning Commission and City staff re-activate networks, updating stakeholders on the issue's evolution through the Public Involvement efforts.</p>	<p>Create a feedback loop to determine whether additional Public Involvement is necessary before a decision can be made.</p> <p>Respond to Stakeholders to Improve Upon or Help Inform the Final Decision.</p>
<p>Decide</p>		
<p>Deciding involves advancing an Action to address a Need the Purpose. The</p>		<p>Document the Decision</p> <p>Communicate the Decision Broadly</p>

<p>action should integrate the Collective Wisdom received through implementation of the Public Involvement Plan. Through Action a Need is addressed, the Seed of Community is born and the ground is prepared to receive the next Call.</p>		
--	--	--

Exhibit B.1 – Visual Public Involvement Workflow Template

The following template can be customized to document the topic-specific Public Involvement Plans.

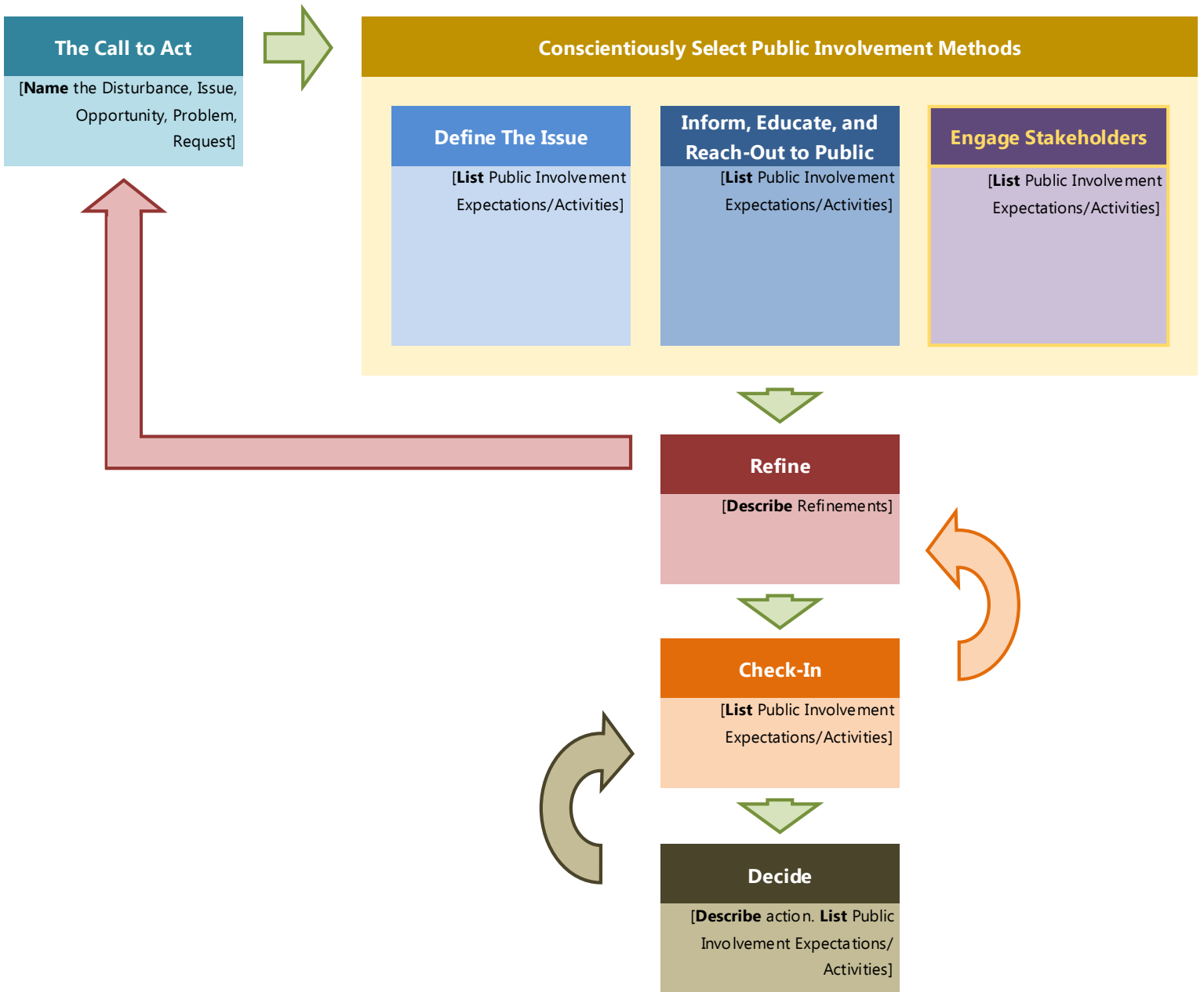


Exhibit B.2 – Menu of Public Involvement Methods.

This exhibit presents several public involvement methods. Some are simple, some more complex. A basic assessment of the impact and associated costs associated with each method is included. This list is dynamic and will grow according to more input and testing of methods.

The menu can be attached to early issue report as a tool for the Planning Commission and shared with the public to share expectations on each Public Involvement Plan.

In general, selected methods to Inform, Educate, and Reach-Out should provide an 1-month timeframe.

Method	Impact	Resource Need	Notes	Included in Plan?
Methods to Inform, Educate, Reach-Out				
Physical Media (posters, informational flyers, newspaper ads)	L M H	\$ \$ \$ \$ \$ \$	Consider posting on bulletin boards and around town (laundry, apartments, post office, workplaces, school/government/semi-public spaces)	Y or N
Targeted Media (postcards with links, invitations to participate)	L M H	\$ \$ \$ \$ \$ \$		Y or N
Requests for neighborhood/group participation	L M H	\$ \$ \$ \$ \$ \$	Planning Commissioners and/or Staff	Y or N
Electronic Media (Facebook page, nextdoor, websites of partners and City)	L M H	\$ \$ \$ \$ \$ \$		Y or N
Press Release, Interviews, Guest Editorial	L M H	\$ \$ \$ \$ \$ \$		Y or N
Sandwich Boards	L M H	\$ \$ \$ \$ \$ \$	Consider placing at Stevenson Downtown Association office, front lawns	Y or N
Guest appearances at events and meetings	L M H	\$ \$ \$ \$ \$ \$	Planning Commissioners and/or Staff	Y or N
Informal community and interest networks	L M H	\$ \$ \$ \$ \$ \$		Y or N
Concise, short and well written flyers delivered to resident's front door by volunteers	L M H	\$ \$ \$ \$ \$ \$		Y or N
Methods to Engage				
Public Workshops	L M H	\$ \$ \$ \$ \$ \$	Accessible and welcoming to all	Y or N
Survey Monkey	L M H	\$ \$ \$ \$ \$ \$	Special attention to language and readability needed	Y or N
Meet & Greets with staff or elected officials	L M H	\$ \$ \$ \$ \$ \$	Requires data collected and staffing of elected, along with public notice	Y or N
Council/Commissioner meetings with focused methods for input/dialogue	L M H	\$ \$ \$ \$ \$ \$	Build upon Commission meetings and allow for back and forth between electeds and community. Add more time for PI (Public Involvement).	Y or N

			Change physical arrangement. Actively promote/welcome PI	
Town Hall - debates or educational forums	L M H	\$ \$\$ \$\$\$	Cross talk between electeds, experts, staff with Q&A from audience	Y or N
Story boards - data collection or voting	L M H	\$ \$\$ \$\$\$	Placing story boards in key location to collect input about very specific things OR to get votes on X or Y preference Mimicking this on social media also *Key to have right issue and right language	Y or N
Listening sessions between staff/electeds and public	L M H	\$ \$\$ \$\$\$	Planning Commissioners and/or Staff	Y or N
Attend existing meetings of currently organized groups, events and board meetings.	L M H	\$ \$\$ \$\$\$	Social service agencies, neighborhood groups, special interest networks, etc	Y or N
Attend large employers meetings (as applicable)	L M H	\$ \$\$ \$\$\$	Planning Commissioners and/or Staff	Y or N
Pioneer articles from Council/Commission with key topics needing to be discussed and solicitation of questions for next issue to be answered	L M H	\$ \$\$ \$\$\$		Y or N
Form task forces, interest groups, focus groups, etc	L M H	\$ \$\$ \$\$\$	Planning Commissioners and/or Staff	Y or N
Pizza party/cook off - casual event	L M H	\$ \$\$ \$\$\$	Planning Commissioners and/or Staff	Y or N
Postcards soliciting input	L M H	\$ \$\$ \$\$\$		Y or N

Exhibit B.3 – Example Public Involvement Materials.

This exhibit presents examples of public involvement materials to effectively implement public involvement plans. These examples will change and supplements will be added in response to the implementation of topic specific public involvement plans.

List of Examples

- Flyer Example.

Flyer Example

ZONING - Your neighborhood could change

We will be discussing how it might change at a meeting next week. Please come.

Then we'd give the time and place where the meeting was going to be held.

Then we would have ended the flyer this way:

For more information on the proposed changes contact _____. Then we'd give three ways to contact this person.



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: November 14th, 2022
SUBJECT: Public Preferences—Columbia Street Realignment

Introduction

The City is considering a project identified in the 2022 Downtown Plan for SUCCESS!. The realignment of Columbia Street is identified as a catalyst to encourage development/redevelopment of an underutilized corridor. The feasibility of the realignment is being considered within the context of known/suspected contamination in the soils/groundwater (brownfields).

The City obtained an Integrated Planning Grant from the Department of Ecology to holistically evaluate the concept. With the outside funding, the City retained a consulting firm specializing in brownfields (Maul Foster Alongi) to conduct the evaluation. Feasibility of realigning the roadway's public infrastructure will depend in part on private development likely to occur adjacent to the street. The scale of private development adjacent to the street will depend in part on the public preferences for development.

The attachments were developed to help gauge public preferences. The results will be used to inform the feasibility analysis. Public preferences were gathered at an open house on November 3rd, 2022, and from walk-in clientele to City Hall from November 7th through 14th. Additional input is sought.

Exercise

The attachments will be presented in poster-sized form. Attendees will be given stickers to place on their preferences and will be encouraged to provide more context through sticky notes. No exercise is available to online attendees, but the City would appreciate online attendees submitting their preferences via email or other means. Send to planning@ci.stevenson.wa.us or contact City Hall.

Prepared by,

Ben Shumaker
Community Development Director

Attachments:

- Preference Boards (7)
- Sampling Program (1)

STANDARD STREETScape PLANTINGS

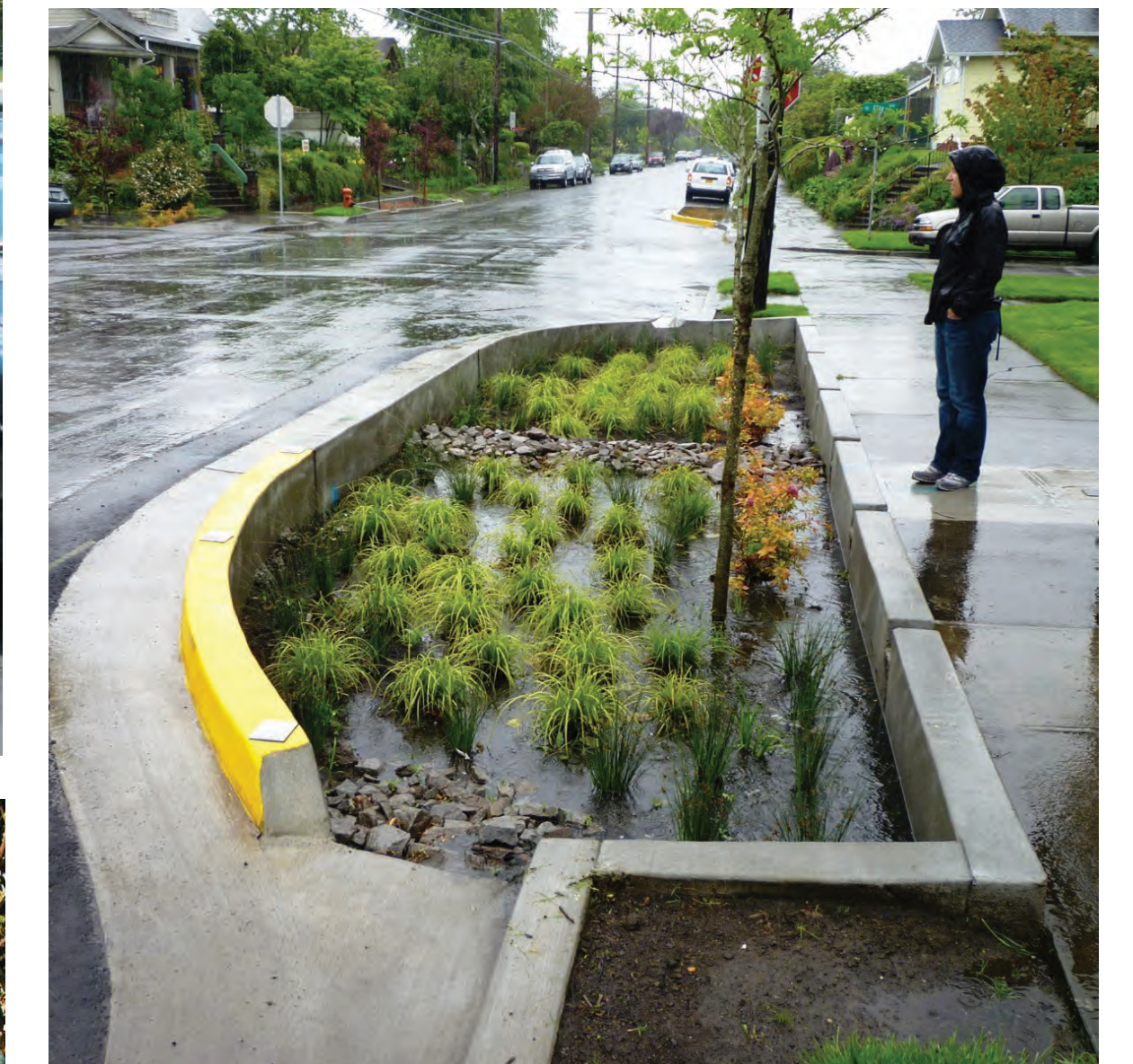
- Low maintenance landscape
- Mulch, groundcovers, flowers, and shrubs



VS

VEGETATED CURBSIDE STORMWATER PLANTERS

- Remove urban pollutants in stormwater runoff
- Reduce stress on existing stormwater system
- Grasses, sedges, and shrubs



COLUMBIA AVENUE REALIGNMENT PROJECT
CITY OF STEVENSON, WASHINGTON



PRECEDENT IMAGES 2

10/27/2022

STREETSIDE SEATING

- Provides views to the Gorge
- Offers a place to rest or converse
- Incorporates pedestrian activity within the streetscape

VS

STREETSIDE BICYCLE PARKING

- Provides a formal place to park and lock a bike
- Encourages bike transportation
- Incorporates a healthy community activity in the downtown core



COLUMBIA AVENUE REALIGNMENT PROJECT
CITY OF STEVENSON, WASHINGTON



PRECEDENT IMAGES 3

10/27/2022

COLUMNAR STREET TREES

- Narrow upright canopy
- Preserves view corridor
- Accentuates verticle nature of the Gorge

VS

LARGE CANOPY STREET TREES

- Round or oval canopy
- Frames view corridor
- Provides shade



COLUMBIA AVENUE REALIGNMENT PROJECT

CITY OF STEVENSON, WASHINGTON



PRECEDENT IMAGES 1
10/27/2022

Awning Types

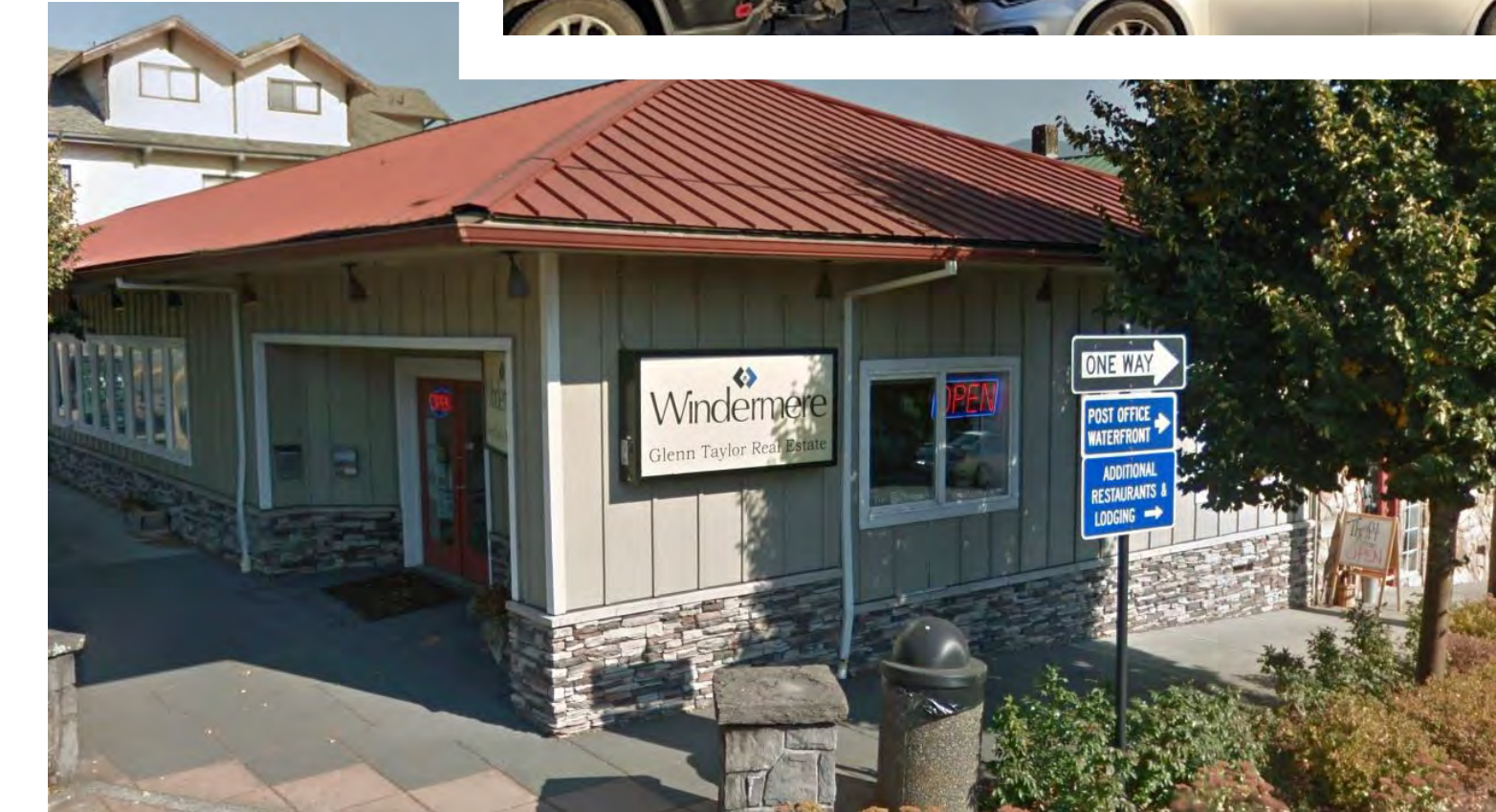
Fabric



No Awning



Corrugated Metal



Steel and Glass



COLUMBIA AVENUE REALIGNMENT PROJECT
CITY OF STEVENSON, WASHINGTON



PRECEDENT IMAGES 4

10/27/2022



- Key Features:**
- Columbia Ave street and sidewalk improvements only
 - Surrounding uses and land remain the same
 - No change in density



COLUMBIA AVENUE REALIGNMENT PROJECT

CITY OF STEVENSON, WASHINGTON

OPTION 1
10/27/2022



Key Features:

- Columbia Ave street and sidewalk improvements
- Surrounding lots are shown developed at maximum density
- Proposed buildings range from 40 to 50 feet in height



COLUMBIA AVENUE REALIGNMENT PROJECT

CITY OF STEVENSON, WASHINGTON

OPTION 2

10/27/2022



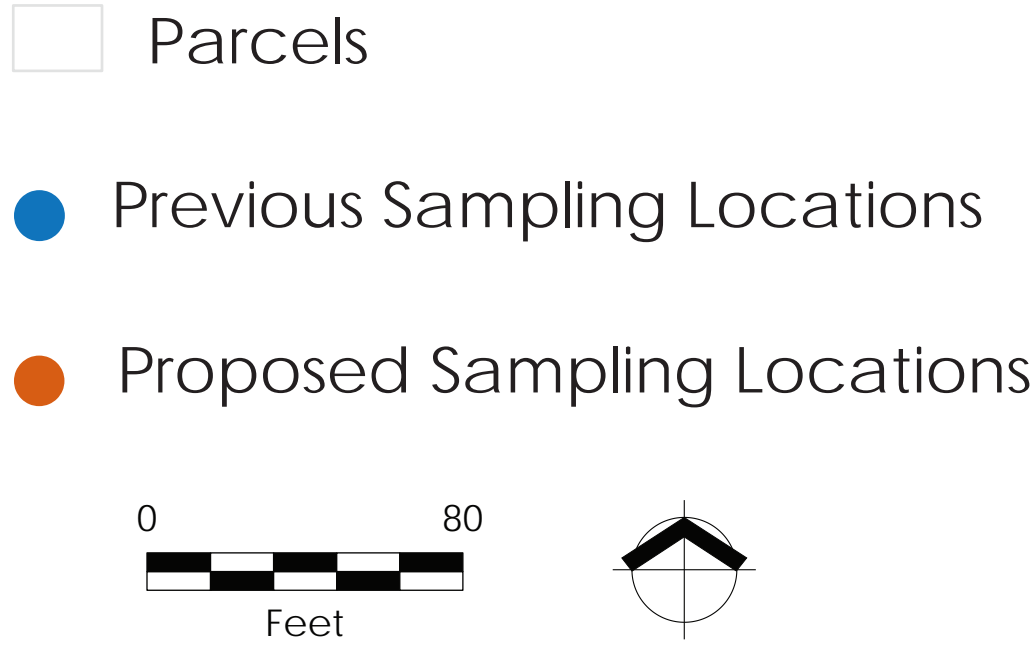
COLUMBIA AVENUE REALIGNMENT PROJECT

CITY OF STEVENSON, WASHINGTON

OPTION 3

10/27/2022

Sampling Locations



COLUMBIA AVENUE REALIGNMENT PROJECT CITY OF STEVENSON, WASHINGTON





MEMORANDUM

TO: Skamania and Klickitat County Transportation Policy Committee
FROM: Dale Robins
DATE: December 2, 2022
SUBJECT: **Transportation Improvement Board Grant Awards**

BACKGROUND

The Transportation Improvement Board (TIB) distributes grant funding to cities and counties for priority local transportation improvements. Funds come from a portion of the statewide gas tax.

Attached for your information is a list of projects recently selected for grant funding through the Transportation Improvement Board (TIB) within the RTPO region (Clark, Skamania, and Klickitat counties).

TIB GRANTS

Small City Arterial Program

- **Loop Street, Columbia Av to E C/L** (City of Stevenson): Rebuild, resurface, and add sidewalks. Total project cost \$487,998, with a **TIB grant award of \$460,422**.

Small City Preservation Program

- **2022 Overlay Award – Willow Street.** (City of Bingen): Overlay Willow Street. Total project cost \$181,490, with a **TIB grant award of \$172,416**.
- **2022 Seal Coat Award – Multiple Locations.** (City of Stevenson): Chip seal. Total project cost \$152,534, with a **TIB grant award of \$144,907**.
- **McEvoy Lane Overlay.** (City of Stevenson): Overlay. Total project cost \$78,049, with a **TIB grant award of \$74,146**.
- **2022 Seal Coat Award – Multiple Locations.** (City of White Salmon): Chip seal and crack seal. Total project cost \$299,963, with a **TIB grant award of \$284,500**.

Small City Maintenance Program

- **2022 Crack Seal – Multiple Locations.** (City of Bingen): Crack seal. Total project cost \$38,750, with a **TIB grant award of \$36,813**.