



City of Stevenson

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

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

December 2021 Regular Planning Commission Meeting

Monday, December 13, 2021

6:00 PM

A. Preliminary Matters

1. Public Comment Expectations:

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

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

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

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

2. Minutes: October 11, 2021 Meeting Minutes

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

C. Old Business

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

-Comments In-favor

-Comments Opposed

-Neutral Comments

B. New Business

D. Discussion

5. **Thought of the Month:**

Strong Towns Organization: https://www.strongtowns.org/journal/2017/1/31/5-essential-strong-towns-articles?apcid=0060f5c4aeb5b5bba4857800&utm_campaign=general-onboarding&utm_content=&utm_medium=email&utm_source=autopilot

Wildland-Urban

Interface: <https://storymaps.arcgis.com/stories/7016c437623a445997c072a05e26afbb>

6. **Staff & Commission Reports:** Downtown Parking Study, Shoreline Public Access Plan; Commissioner Appointments;

E. Adjournment

Minutes
Stevenson Planning Commission Regular Meeting
Monday, October 11, 2021
6:00 PM

In person attendees at City Hall followed current CDC and State guidance regarding use of masks and social distancing.
Webinar: <https://us02web.zoom.us/j/85637388112>

Attending: Planning Commission Chair Valerie Hoy-Rhodehamel Valerie; Commissioners Jeff Breckel, Davy Ray, Mike Beck, Auguste Zettler and Community Development Director Ben Shumaker.
Public participants included Mary Repar, Ann and others unidentified.

Vice-Chair Zettler opened the meeting at 6:02 p.m as **Chair Valerie Hoy-Rhodehamel** was running late. Corrections were made to the September 2021 Planning Commission meeting minutes adding **Commissioners Hoy-Rhodehamel and Zettler** to the ‘aye’ vote regarding approval of the PC meeting minutes from July 2021.

A. Preliminary Matters

1. Approval of Minutes: September 13, 2021 Planning Commission meeting

MOTION to approve the minutes from the September 13th, 2021 Planning Commission meeting with revisions was made by **Commissioner Breckel**, seconded by **Commissioner Beck**.

- **Voting aye: Commissioners Beck, Breckel, Zettler, Ray**

2. Public Comment Expectations:

Vice-Chair Auguste Zettler provided information on participating for remote attendees: Please raise hand to comment, and identify yourself for the record. Use the tools *6 to mute/unmute & *9 to raise hand. Individual comments should be limited to 3 minutes.

3. Public Comment Period: (For items not located elsewhere on the agenda)
> No comments were received.

B. New Business

4. Zoning Amendment: Suburban Residential District: Setback Caveats

Community Development Director Ben Shumaker explained the City’s receipt of an application to amend the text of the Zoning Code. The proposal requests revising the rear interior yard setback requirements of the SR Suburban Residential District to allow a 5 ft setback for residential outbuildings that are both 12 ft in height or less, and 200 sq ft in size or less. This caveat is permitted in other residential districts.

He pointed to a memo in the meeting packet that provides additional information, and asked the Planning Commission to consider initiating a public involvement plan to discuss the proposal in line with the Commission's draft bylaws. He noted two decision points:

- What methods of Public Involvement are appropriate for the review of this proposed change?
- Who is responsible for undertaking the Public Involvement methods selected?

After reviewing the information, Commissioners entered into an extensive discussion. It was agreed by all that while the change requested was relatively minor, public engagement was important based on the recent public feedback regarding the Planning Commission's decision making process.

Commissioner Ray stated he was reluctant to make any decision without community input. **Commissioner Zettler** commented he would like to see any protective covenants regarding outbuildings in place prior to making changes. **Commissioner Beck** noted Home Owner Associations may have restrictive rules in place, but questioned how they affect Planning Commission decisions.

(Planning Commission Chair Valerie Hoy-Rhodehamel joined the meeting at 6:06 p.m.)

>Ann, one of the co-applicants spoke on the issue and noted there were no HOA's in place.

Further consideration of the issue and how to initiate the public engagement process led to the following action:

MOTION to invite public engagement by having **Community Development Director Shumaker** send postcards to property owners in the SR district and adjoining property owners notifying them of the proposed change; and publish a notice/ad in the local paper announcing a public hearing on the issue to be scheduled for the December 2021 Planning Commission meeting was made by **Commissioner Beck**, seconded by **Commissioner Ray**.

- Voting aye: **Commissioners Beck, Hoy-Rhodehamel, Ray, Zettler and Breckel.**

C. Old Business

5. Planning Commission Bylaws: Conscientious Public Involvement Amendment (2nd Review)

Following a brief review by **Community Development Director Ben Shumaker** on the proposed amendment adopting the Public Involvement process into the Planning Commission by-laws, the following action occurred:

MOTION to adopt the amendment to the Planning Commission by-laws regarding public involvement was made by **Commissioner Breckel** with a second by **Commissioner Zettler**. Prior to the vote **Commissioner Beck** asked to amend the motion in order to remove the word 'change' from advertising flyers and replace it with the word 'revise'. **Shumaker** stated it could be added to a portfolio of options, and **Commissioner Beck** noted he was in support of that.

- Voting aye: **Commissioners Beck, Hoy-Rhodehamel, Ray, Zettler and Breckel.**

6. Zoning Amendment: Increasing Residential Building Capacity: Public Involvement Expectations

Community Development Director Ben Shumaker provided background information on the previous work performed on the issue. There is a need to form a sub-committee to move forward.

Commissioner Breckel then led a discussion on how to determine the make-up of the sub-committee (IRBC) in order to have good representation from all interested sectors and to help clearly define a response to local housing needs. He asked how members could be solicited in order to keep the sub-committee size manageable, and suggested public notices and or self-nominations. He advised the community at large needs resolution, with zoning being only part of the answer.

Commissioner Breckel asked which questions needed to be developed by the sub-committee in order to learn specific answers. Who has a stake in the issue? How are lands being used? What demand is there, and what is holding developers back?

He suggested a number of possible members, including developers, lenders, apartment managers, those on housing waiting lists, business owners, current property owners, renters, and realtors, and asked who else might be considered. **Shumaker** commented it is important to recognize who is being left out, and noted transit systems, seniors and those interested in ADA issues are not represented in the draft list.

Commissioner Beck pointed out the Planning Commission had just adopted a public involvement policy to reach out to people. He proposed using the next two months to conduct outreach for sub-committee members, and asked to have workers struggling to find housing be included. He also advised setting a definite timeline and suggested the sub-committee finish work by the end of 2022.

Commission Chair Valerie Hoy-Rhodehamel agreed with **Beck**, stating workers needed their voices heard, and questioned how to make the meetings convenient for their schedules.

Community Development Director Shumaker then asked if it would be possible to convene the sub-committee on community involvement prior to the December or January meetings in order to draft some guidelines the sub-committee on Increasing Residential Building Capacity could use.

Commissioner Beck noted it was a great opportunity to put the public engagement process to a test.

Commissioner Breckel stated the sub-committee (IRBC) would need basic parameters spelled out, with deliverables defined. It was agreed the sub-committee (IRBC) would be advisory only, providing recommendations to the Planning Commission regarding affordable housing.

D. Discussion

7. Thought of the Month:

Commissioner Beck thanked **Community Development Director Shumaker** for taking a messy process and refining it for inclusion in the by-laws in order for the Planning Commission to move forward.

8. Staff & Commission Reports:

Community Development Director Ben Shumaker updated Commission members on the following topics:

- Downtown Parking Study

Alex Ralston, UW intern, has nearly finished. He is finalizing the various aspects of the study. The report will contain five chapters analysing existing parking conditions in Stevenson. Once finished the report will be turned over to transportation consultants for using in determining future parking policy. The goal is to present a preliminary report at the October 2021 City Council meeting.

- Shoreline Management Program(SMP)

Shumaker is still waiting for the Department of Ecology to provide a list of changes (required and recommended) which will go to the Shoreline Advisory Committee for their review and recommendations. From there they will send City Council their recommendations.

Commissioner Ray asked about the Cascade Street realignment. It is not impacted by the SMP. The date for the project start is contingent on getting a grant agreement from the City of Stevenson and Department of Ecology. Once the grant agreement is in place, it will initiate public involvement for the project. There may be further environmental considerations regarding the site, including additional remediation such as capping or isolating sections. The assessment will go through 2022.

Commissioner Beck asked if the site was eligible for county brownfield funds and was informed some funding was used by an adjoining private property owner who shared sampling results with the City.

- Chinidere Mountain Estates Phases 2-4

Phase 4 will not be taking place as the permit has expired. Phase 2 & 3 has seen some preliminary work, but the construction window ends on October 31, 2021 and will not re-open until March or April 2022.

E. Adjournment

The meeting was declared adjourned at 7:12 p.m. by **Commission Chair Valerie Hoy-Rhodehamel**.

Minutes recorded by Johanna Roe



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: December 13th, 2021
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).

This memo introduces 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 #5 – If refinements are unnecessary, does the Planning Commission recommend City Council adoption of the proposal?
 - Decision #6 – 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 #7 – 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. A flyer was mailed on December 1st. The text of the flyer was vague, based on an example from the bylaws and was printed on bright green paper stuffed into an white envelope.

Several recipients of the letter 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.

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.

Next Steps

The decision tree on page 1 provides context for next steps. Generally, the Planning Commission could:

- 1- Decline to recommend adoption of the proposal.
- 2- Refine the proposal.
- 3- Recommend adoption as presented.

Prepared by,

Ben Shumaker
Community Development Director

Attachment

1. Application
2. Zoning Map
3. Public Involvement Framework
4. Written Comments



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

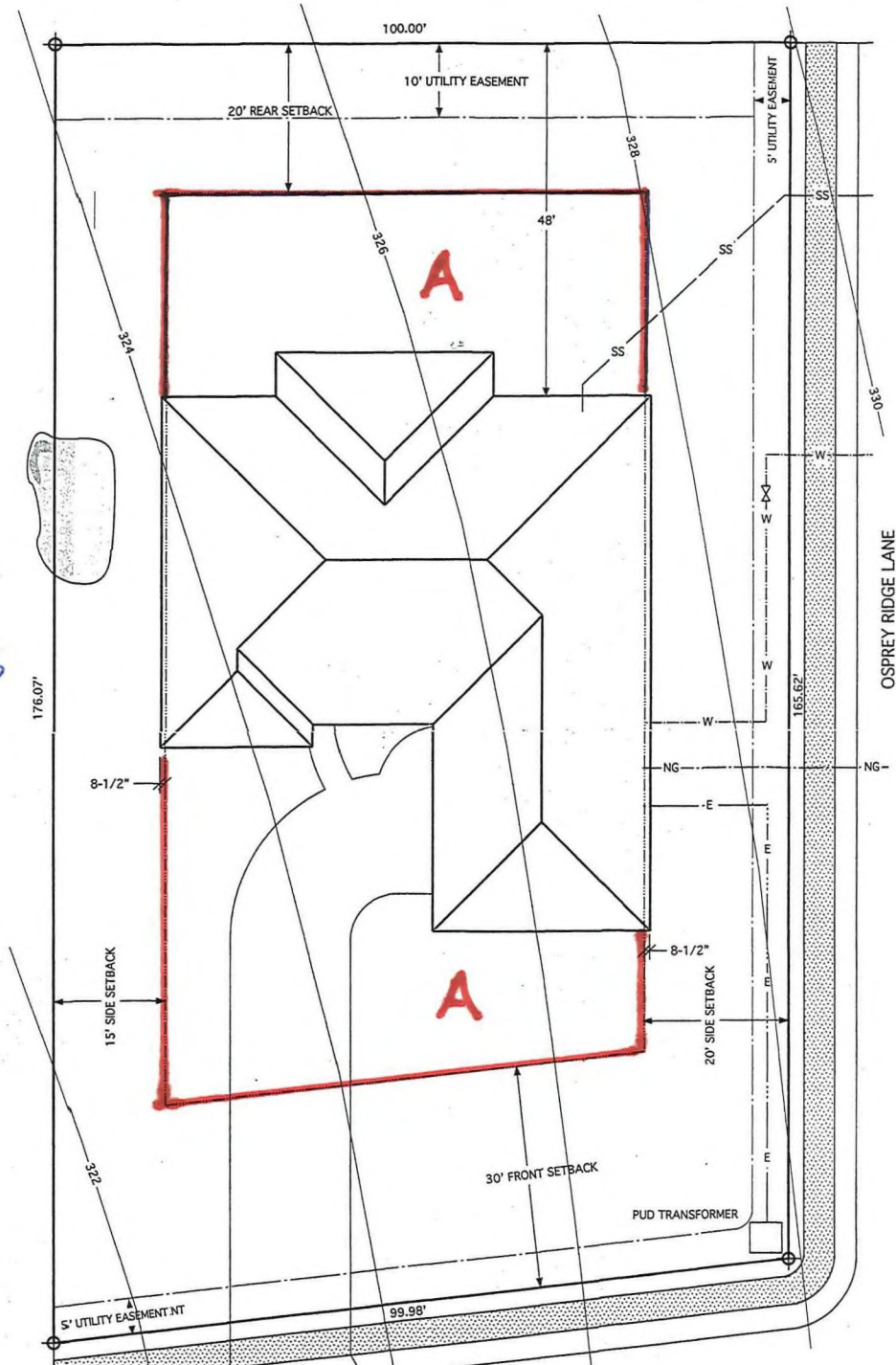
1. Kathryn Simpson & Tammy Braaten, 1180 NW Iman Loop Rd, Stevenson, WA 98648
2. Terri Crotteau, 1164 Iman Loop Rd, Stevenson, WA 98648
3. Linda Lawing, 1142 Iman Loop Rd, Stevenson, WA 98648
4. Janette Skarda & Chris Burzio, 3400 Cherry Dr, Hood River, OR 97031
5. Mary Shaima, PO Box 736, Stevenson, 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

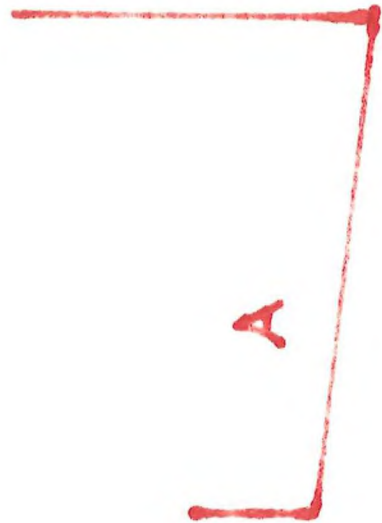
Site example

1180 NW Iman Loop Rd
Lot #5

A. The area available
for residential outbuildings
under current zoning.

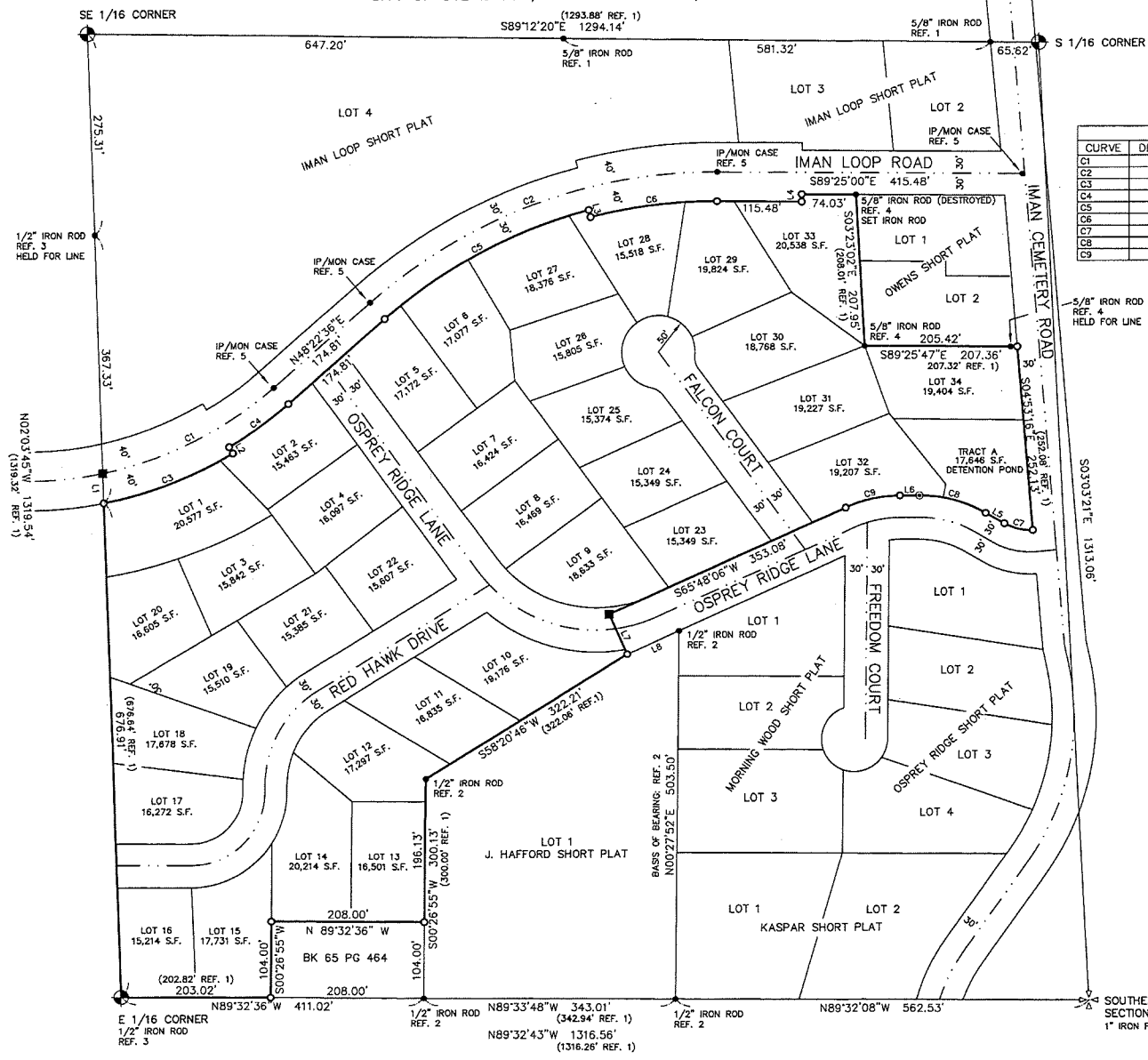
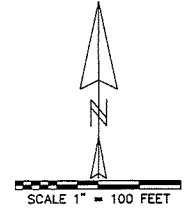


- DIR
- 1 - f
- 2 - l
- 3 - f
- 4 - f
- 5 - l
- 6 - l
- 7 - l



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°27'24"	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	N43°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.

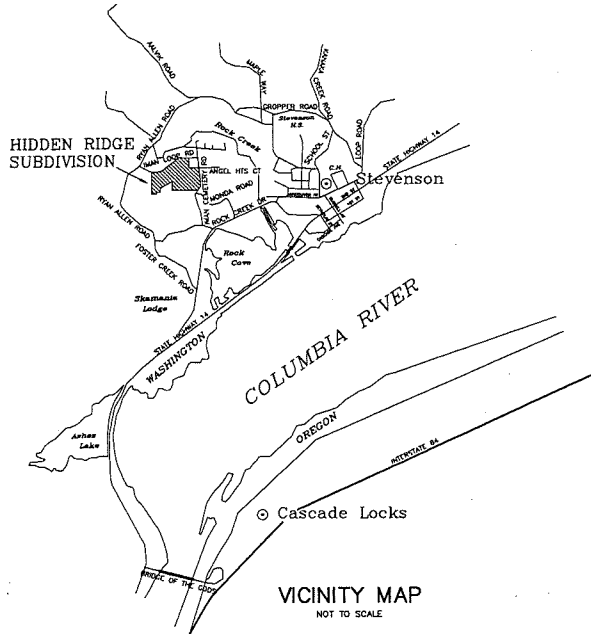
SPECIAL CONDITIONS

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, 6, 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.

Eric Wamb 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 MEU 2017 2-6-18
Paul G. Wood Date
 Skamania County Treasurer

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.

[Signature] 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 was signed by *Lamplight Capital and Asset Management, LLC*
 on *02-06-18* at *Stevenson*

02-06-18 2018 at *11:57 AM*
 was recorded in Auditor's File No. *201800254*

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:	<u>150.00</u>
Total:	150.00
Chk: 103	<u>150.00</u>
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

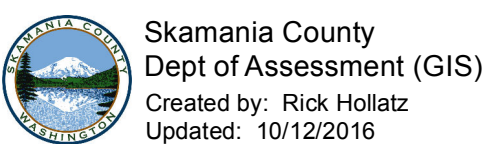
- Commercial (C1)
- Education District (ED)
- Commercial Recreation (CR)
- Light Industrial (M1)
- Public Use and Recreation (PR)
- Single Family Residential (R1)
- Two Family Residential (R2)
- Multi-Family Residential (R3)
- Multi-Family Residential Overlay (R3)
- Suburban Residential (SR)

- Stream
- Parcel
- City Limits
- Urban Area

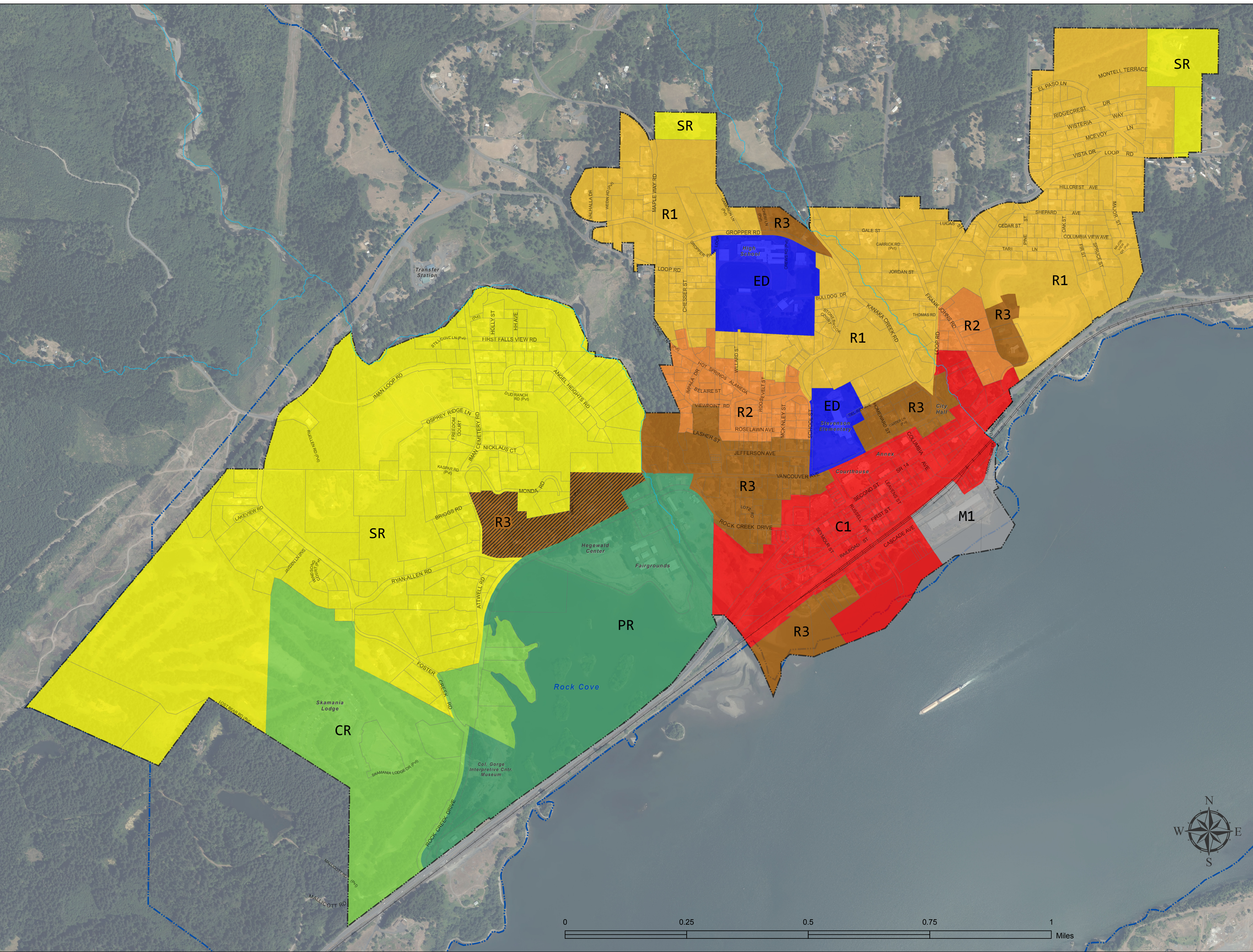
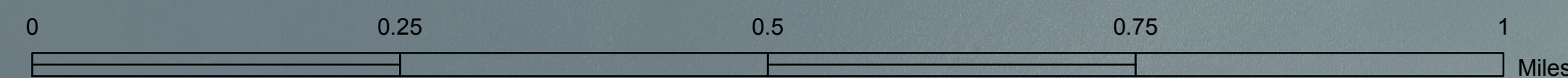
<hr style="border: none; border-top: 1px solid black;"/>	<hr style="border: none; border-top: 1px solid black;"/>
Mayor	Date
<hr style="border: none; border-top: 1px solid black;"/>	<hr style="border: none; border-top: 1px solid black;"/>
Clerk - Treasurer	Date
<hr style="border: none; border-top: 1px solid black;"/>	<hr style="border: none; border-top: 1px solid black;"/>
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



Skamania County
 Dept of Assessment (GIS)
 Created by: Rick Hollatz
 Updated: 10/12/2016



The Call to Act
Suburban Residential Setback Caveats



Conscientiously Select Public Involvement Methods

Define The Issue

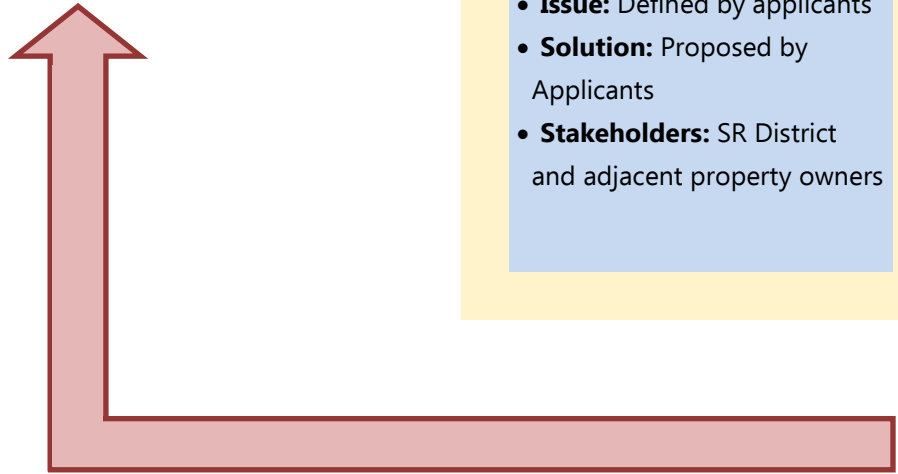
- **Issue:** Defined by applicants
- **Solution:** Proposed by Applicants
- **Stakeholders:** SR District and adjacent property owners

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)

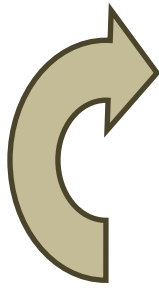


Refine
[Describe Refinements]

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

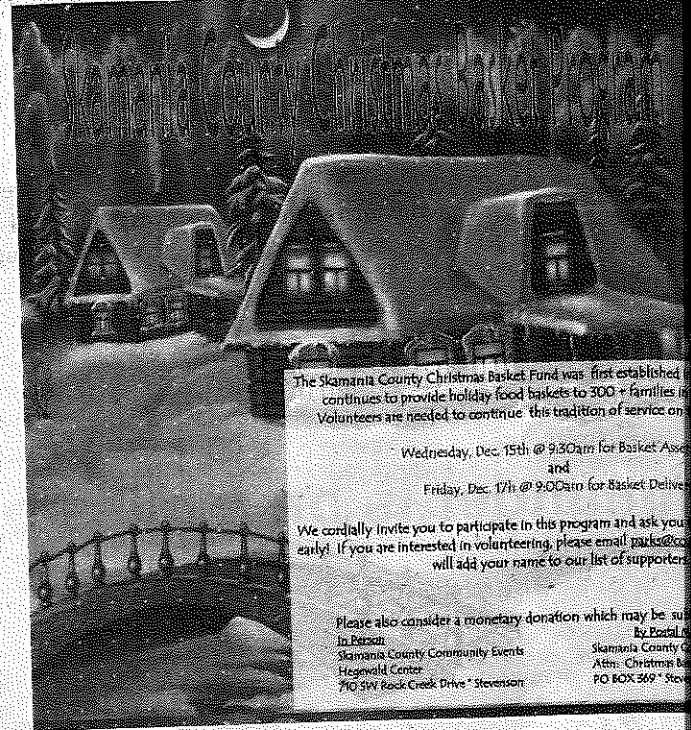
The Stevenson Planning Commission considers a proposal to modify the rules for small sheds at 6 p.m., Monday, Dec. 13. Several city property owners have requested a change to the Suburban Residential District regulations. The change would allow small sheds to be built five feet from side and rear property 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 program is for residents of Skamania County only and provides a holiday meal for the 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 _____

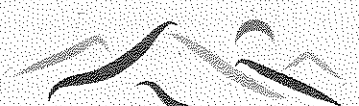
HOW MANY ADULTS IN YOUR HOUSEHOLD 1 2 3 4 5 6

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

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 Tues/Thurs - 8 am to 6 pm
 Wed - 3 pm to 6 pm
 Fri - 8 am to 5 pm
 Free Consultations

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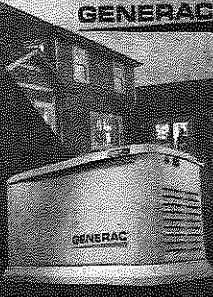
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*To qualify, consumers must request a quote, purchase, install and activate the generator with a participating dealer. Call for a full list of terms and conditions.



PUBLIC NOTICES

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. Additional Information on Port's website www.portofskamania.org Redistricting Information on website
Contact: Pat Albaugh, Executive Director pat@portofskamania.org 509-427-5484
Published in the Skamania County Pioneer
Nov. 24 & Dec. 1, 2021

NOTICE OF PUBLIC HEARING

Before the Board of Skamania County Commissioners
PURPOSE: Skamania County Board of Commissioners here-

by gives notice that a public hearing will be held to consider Ordinance 2021-05, amending Title 22 to bring Skamania County's National Scenic Area Ordinance into consistency with recently adopted amendments to the Management Plan for the Columbia River Gorge National Scenic Area by the Columbia River Gorge Commission.

Commissioner Meetings are open to public attendance with limited available seating to ensure physical distancing. Meeting attendees must wear a proper face covering regardless of vaccination status and maintain 6 feet of physical distance between other persons. Seating will be on a first come, first serve basis. If there is more attendance than seating, you will be asked to leave the Courthouse and phone in using ZOOM with the following numbers:
1 346 248 7799 US
1 312 626 6799 US
1 646 558 8656 US
1 669 900 9128 US
1 253 215 8782 US
1 301 715 8592 US
Meeting ID: 889 0632 1210

Join Zoom Meeting
- Audio only from your computer <https://us02web.zoom.us/j/88906321210>

the date of the public hearing. Copies of Ordinance 2021-05 are available to the public in the Commissioners' Office, Room 15, 240 NW Vancouver Avenue, Stevenson, WA or may be viewed on our website at www.skamaniacounty.org
DATE: December 14, 2021
TIME: 5:30 PM or shortly thereafter
PLACE: Skamania County Courthouse, Room No. 18 (lower level) 240 NW Vancouver Avenue, Stevenson, WA.

Skamania County Courthouse is accessible for persons with disabilities. Please let us know if you will need any special accommodations in order to attend the meeting. (509) 427-3700.
DATED this 23rd day of November 2021
Debbie Slack
Clerk of the Board
Published in the Skamania County Pioneer
Dec. 1, 2021

NOTICE OF PUBLIC HEARINGS

Stevenson City Council will hold multiple Public Hearings as listed below during the regularly scheduled Council meeting at 6 pm Thursday December 16, 2021, in Stevenson City Hall at 7121 E. Loop Road, Stevenson, WA and remotely via phone at 253-215-8782, 346-248-7799 or 669-900-6833 meeting ID 889 7550 7011. Public comments may also be submitted in writing no later than 12:00 pm on Thursday, December 16, 2021 to leana@ci.stevenson.wa.us, mailed to City Hall at PO Box 371, Stevenson, WA 98648, or dropped off at City Hall.

- Proposed 2022 Sewer Rates- Second Reading
- 2022 Proposed Budget- Second Reading
- 2021 Proposed Budget Amendment

City Hall is accessible to people with disabilities. Please notify City Hall 24 hours in advance if you will need special accommodations to attend the hearing, including handicap accessibility or interpreter services, by calling (509) 427-5970 or (800) 833-6388 for TDD
Published in the Skamania County Pioneer

Please be advised that the Stevenson City Council will hold a public hearing on Monday, Dec 13, 2021 to review:
Zoning Text Amendment: A proposal to modify the dimensional standards of SMC Table 17.15.060. The change would allow sheds in the SR Suburban Residential District to be constructed closer to property lines than is currently allowed. The public hearing is scheduled for 6:00 pm.

The public hearings will be held in person at City Hall (7121 E Loop Road, Stevenson, WA) and remotely via Zoom (<https://us02web.zoom.us/j/85637388112> or 1-253-215-8782, meeting ID 856 3738 8112).
Your attendance, comments, and inquiries are invited. The proposal is available for public review at City Hall during regular business hours.
City Hall is accessible to people with disabilities. Please call at least 24 hours in advance at (509) 427-5970 (TDD: 1-800-833-6388) if you require special accommodations, including handicap accessibility or interpreter services, to attend the hearing.
Published in the Skamania County Pioneer
Dec. 1 & 8, 2021

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. This claim must be presented within the later of (1) Thirty

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.
Date of first publication: November 24, 2021
Administrator: CHAD POLZEL
Attorney for Administrator: David H. Schultz, WSBA #33796
Knapp, O'Dell & MacPherson PLLC
Address for Mailing or Service:
NE Everett Street
Camas
Published in the Skamania County Pioneer
Nov. 24, Dec. 1 & 7, 2021

The Area Agency on Aging and Disabilities of Southwest Washington
Bi-monthly Meeting of the Council of Governments
Friday December 10, 2021 at 1:00 p.m.
201 NE 73rd Street, Vancouver WA 98665

Persons desiring to attend the meeting by teleconference should call (360) 735-5721 three days before the meeting to discuss accommodation.
Published in the Skamania County Pioneer
Dec. 1, 2021
Open Skamania School Board Director Position
Due to the resignation of a current board member, Skamania School Board of directors is seeking a replacement. Interested candidates who are registered voters in Skamania County and reside in the district are encouraged to apply. Prospective candidates may either pick up an application at the Skamania School Office or download an application from the website at skamania-schools.org. Applications are due by 4:00 PM on December 8, 2021. If you have any questions, please contact: Dr. Ralph H. Pruitt, Superintendent/Principal
Skamania School District #2
122 Butler Loop Rd.
Skamania, WA 98648

Persons desiring to attend the meeting by teleconference should call (360) 735-5721 three days before the meeting to discuss accommodation.
Published in the Skamania County Pioneer
Dec. 1, 2021



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>



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](#)

[Stevenson, wa](#)