



City of Stevenson

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

November 2020 Planning Commission Meeting

Monday, November 09, 2020

6:00 PM

A. Preliminary Matters

1. **Public Comment Expectations:** Chair Selects Public Comment Option for Meeting
- [2.](#) **Minutes:** October 12th, 2020 Planning Commission Meeting Minutes
3. **Public Comment Period:** (For items not located elsewhere on the agenda)

B. New Business

C. Old Business

- [4.](#) **Zoning Amendment: Increasing Residential Building Capacity:** R3 Text Amendment--
Sight Distance; Dimensional Flexibility

D. Discussion

5. **Staff & Commission Reports:** Columbia Street Realignment
6. **Thought of the Month:** Air Quality

E. Adjournment

October 2020 Planning Commission Meeting

Monday, October 12, 2020 6:00 PM

Held Remotely. Conference Call Info: (253) 215-8782 or (312) 626-6799 and PIN 834 8226 9900.

Online: [https://us02web.zoom.us/j/834 8226 9900](https://us02web.zoom.us/j/83482269900)

Attending

- Planning Commission members PC Chair Valerie Hoy-Rhodehamel, Mike Beck, Jeff Breckel, Auguste Zettler, David Ray
- City Staff: Stevenson Community Development Director Ben Shumaker
- Public attendees: Mary Repar, Brian McKenzie

PC Chair Valerie Hoy-Rhodehamel opened the meeting at 6:01 p.m.

A. Preliminary Matters

1. Public Comment Expectations: Chair Selects Public Comment Option for Meeting

Stevenson Community Development Director Ben Shumaker shared information for participants on how to provide comments and mute/unmute their phones or microphones.

Chair Hoy-Rhodehamel asked participants to limit their comments to 3 minutes or less due to the length of the agenda and packet.

2. Minutes: September 14th, 2020 Planning Commission Meeting Minutes

MOTION to accept minutes as presented made by **Commissioner Beck** with a second by **Commissioner Breckel**.

- Voting aye: Commissioners **PC Chair Valerie Hoy-Rhodehamel, Mike Beck, Jeff Breckel, Auguste Zettler, David Ray**
- Voting no: None.

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

>Mary Repar offered comments on several items. She discussed the importance of public housing and the stigma associated with living there. She asked if public housing could be made more communal and advocated to remain small rather than focusing on growth.

B. New Business

4. Conditional Use Permit Reviews: Reviewing Past Permits (including those issued between 2018 & 2019)

Shumaker advised the Commission that CUP reviews always take place at October Planning Commission meetings during even numbered years. He asked the Commission to review the mural on NAPA building, noting it was in compliance with the conditions required. He also pointed out that due to zoning code amendments made a similar mural now would not require a CUP.

He asked the Commission to conclude whether they should continue looking further into the mural. **Commissioner Beck** asked if there was a way to morph the mural's CUP into the new, updated permit process for murals and artwork to avoid periodic review. Shumaker stated he was trying to determine if it was possible, and did not think it was a problem. **Commissioner Ray** asked if the mural artwork itself could be changed. **Shumaker** explained the Commission has the ability to change conditions re a CUP. Does the Commission want to re-advertise and

discuss content of the sign at a public hearing? **Chair Hoy-Rhodehamel** called for a thumbs up/down consensus opinion regarding further review of the mural. 4 thumbs up were noted opposing further review, with one thumb up supporting further review.

C. Old Business

5. Housing Needs Analysis: Stevenson-specific information

Shumaker shared Stevenson-specific information regarding housing needs as a continuation of the discussion from the September 2020 PC meeting. It had been collected for downtown plan. It included a housing market analysis and commercial and hospitality market analysis. He explained the analysis showed differences in how housing was forecast. One used a high projection estimate prepared by the state, and a second presented a mid-level projection using proprietary data. The Commissioners expressed appreciation for the additional data.

Commissioner Beck observed it clearly showed the general trend and need.

Commissioner Zettler commented the data was from 2019 and noted residential and commercial needs had already changed due to more people working from home in response to Covid-19. **Commissioner Breckel** remarked a 20-year outlook was too long and likely inaccurate. He spoke on the tremendous demand for rental properties and suggested again talking with developers and setting aside land for rentals.

Much of the remaining discussion focused on future growth and the numerous factors affecting it-Covid-19, the potential for recession, working from home, climate driven population shifts from urban areas, increasing insurance costs, current zoning, developer access to capital, infrastructure and utility connection costs, short plat vs subdivision restrictions and fees, length of time for approvals, etc.

Shumaker noted a staff update had been deleted accidentally from the packet. He shared it contained a basic analysis of what changes could be achieved through zoning revisions presently under PC discussion. One further barrier considered was rentals do not appear to support enough of a profit margin or ROI for older developers seeking retirement. Equalizing fees for short plats vs subdivisions has resulted in one instance of additional land division.

Chair Hoy-Rhodehamel opened the meeting for public comment at 6:25.

>Brian McKenzie provided his experiences, ideas and suggestions to increase development. He stated it all came down to costs. He advocated for a streamlined process and financial incentives to developers.

>Mary Repar suggested reviewing how many LLC's and individuals own residences that could be rented out. She did not favor streamlining and called for the Commission to act as brakes on development to slow costs such as water rates and the WWTP.

Commissioner Beck agreed more flexibility and the development of a suite of incentives could be beneficial. Other issues were discussed, including lender financing and state legislation that prevents the City from pre-planning and pre-clearing developments through the SEPA process. Skamania County is a partial planning county and can't enact some incentive programs. **Commissioner Breckel** suggested bringing together builders, lenders, elected officials, public works and planning groups to figure out a way to work at addressing needs. **Shumaker** advised the housing data provided was useful to present to lenders.

6. Zoning Amendment: Increasing Residential Building Capacity: R3 Text Amendment & Preliminary Map Changes

Shumaker provided background information on the results of a recent questionnaire on proposed zoning code amendments sent to affected/interested property owners. The following topics were addressed: Allowing more senior care housing, including adult family care homes, nursing homes, and assisted living facilities in R3; increase # of units permitted to be built on lots in R3; require development in R3 to connect to the City sewer system; allow development on more portions of a lot (increasing dimensional flexibility), and if allowed, amend driveway standards to avoid street and sidewalk blockage. He shared the public responses pro/con for each topic. 33 respondents answered the survey. Following an extensive discussion, the Commission responded to each question using a thumbs up/thumbs down consensus process.

- **Question 1** would continue allowing adult family homes in R3, and move nursing homes and assisted living facilities from conditional use status to permitted. Four commissioners did not support the change, one did.
- **Question 2** included a proposed change allowing more housing units to be built on a lot in R3. The change would reduce the initial 4,000 sf threshold requirement for construction of a dwelling to 2,000 sf. In doing so it would permit an additional unit on most lots. All commissioners indicated support.
- **Question 3** concerned requiring new construction in R3 district to connect with the public sewer system. All commissioners indicated support.
- **Question 4** addressed allowing development on more portions of a lot in R3. It would reduce the front yard setback from 15' to 10' and eliminate maximum coverage of a lot. This question generated further discussion on safety concerns due to potential garage siting and line of sight.

Shumaker suggested Public Works standards may cover the driveway requirement.

Commissioner Ray moved to have the issue considered at the November 2020 PC meeting. **Commissioner Breckel** confirmed there would still be a 20' driveway length requirement, but it was explained with a smaller setback there may be increased likelihood of not seeing someone on the sidewalk. The Commission will review the topic in November.

- **Question 5** addressed driveway length to reduce vehicle overhang onto sidewalks or curbing. All commissioners were in favor.

Shumaker asked the Commission if he should engage property owners in R2 district in conversations regarding the decisions made that evening, and it was decided to wait until all the issues were completed.

Commissioners then held a discussion regarding how sections of the current zoning map conflict with the comprehensive plan. A discussion was put to nine affected property owners in the C1 Commercial and R3 Multi-Family Residential districts regarding shifting their properties' zoning to align with the comprehensive plan. One property owner was not supportive of the change. It was proposed to change the zoning district for the four properties not opposed and maintain current zoning for the one property opposed. Increased taxes were cited as a concern due to possible rezoning. No immediate increase was forecast via the county assessor, but increased sales in C1 could change that. **Shumaker** asked the Commission to keep in mind the concerns cited when it comes time to discuss changes for properties in the R2 district.

Commissioner Ray stated he did not have the packet under discussion, and he was friends with one of the affected property owners. **Shumaker** noted the issue was a legislative one and was not subject to disclosure of any biases.

Commissioner Beck expressed concerns over the perception that preferential or spot zoning may arise through consideration of the opinions of individual property owners. The comprehensive map should provide direction. He advised not having a property owner's desire sway decisions. **Commissioner Ray** offered to recuse himself. It was determined it was unnecessary as no vote would be taken that night affecting the issue.

Shumaker noted lastly one property currently split into two zoning districts requested having the property be zoned under one district. The re-zone was in alignment with the comprehensive zoning map. He informed the Commission it would be taking action at a later date to address a number of changes.

7. Zoning Amendment: Increasing Residential Building Capacity: Reviewing C1 Parking Text Amendment Policy Questions & Public Engagement Efforts

Shumaker next shared information on his efforts to attain public involvement in decisions regarding parking in C1 Downtown with recommendations arising from the downtown Plan for Success. He pointed to pages 68-70 in the packet regarding proposed and recommended changes specific to different uses.

Shumaker asked the Commission for guidance. He provided examples of the complicated details in the parking regulations and asked for suggestions on how to offer information to gain feedback while not promoting a topic.

>Mary Repar commented that parking became an issue 5 yrs ago, and you can't please everyone. She did not advocate limiting parking but suggested instead making downtown attractive so people will come.

Commissioner Beck suggested a simple, open-ended survey on parking. He related large cities have done away with parking requirements. He noted it can reduce costs and streamline applications. Commissioner Breckel agreed with soliciting simple comments. **Shumaker** noted he would ask the downtown planning steering committee for their ideas based on the Commission discussion.

D. Discussion

8. Staff & Commission Reports:

City Development Director Shumaker highlighted the Stevenson Downtown Business Association's program on business facade renewal and improvement. He also shared information on the recent sewer and WWTP grants received by Stevenson. Additional funding sources are being approached. He noted additional sewer lines are needed and funding will provide for that. A brief discussion was held regarding November and December meetings. It was decided to keep the meeting schedule as is.

9. Thought of the Month: Air Quality **Shumaker** related the terrible air quality experienced recently.

E. Adjournment PC Chair Valerie Hoy-Rhodehamel declared the meeting adjourned at 8:22 p.m.

Minutes prepared by Johanna Roe



City of Stevenson

Planning Department

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

TO: Planning Commission
FROM: Ben Shumaker, Community Development Director
DATE: November 9th, 2020
SUBJECT: Zoning Code Amendment – Allowing More Development on R3 Lots

Introduction

This memo continues the Planning Commission consideration a Zoning Code text amendment for the R3 Multi-Family Residential District. There are 5 policy questions presented here. The Planning Commission reached provisional agreements on 4 of these. The agreements reached are briefly summarized in this memo, and additional information is presented related to the remaining question, which focuses on the minimum front-yard setback and its relationship with vehicular/pedestrian sight distance. A second change related to this policy—maximum lot coverage—has not been discussed in detail and additional information related to this standard is not provided.

Policy Questions

The following 4+ policies are being considered at this stage of the Zoning Code text amendment discussion:

- 1) Should it be easier to build senior care housing in the R3 Multi-Family Residential District?
Planning Commission Provisional Agreement: 1 in favor, 4 opposed
Public Opinion from Questionnaire: 62% in favor, 22% opposed, 16% unsure, (2 comments showing opposition)
Result: No change to SMC 17.15.040 will be recommended for the uses related to senior care housing.
- 2) Should more housing units be allowed on properties in the R3 District?
Planning Commission Provisional Agreement: 5 in favor, 0 opposed
Public Opinion from Questionnaire: 65% in favor, 28% opposed, 7% unsure, (2 comments showing qualified support)
Result: The minimum lot area changes to SMC 17.15.050 will be recommended as shown in Attachment 1.
- 3) Should connection to the public sewer system be required for development in the R3 District?
Planning Commission Provisional Agreement: 5 in favor, 0 opposed
Public Opinion from Questionnaire: 70% in favor, 15% opposed, 15% unsure, (1 comment showing support)
Result: The public utility changes to SMC 17.15.050 will be recommended as shown in Attachment 1.
- 4) Should development be allowed on more portions of lots in the R3 District?
Planning Commission Provisional Agreement: Not reached.
Public Opinion from Questionnaire: 66% in favor, 19% opposed, 15% unsure, (1 comment showing qualified support)
Result: The proposal will be further discussed tonight.
- 5) If development should be allowed on more portions of lots, should the City try to avoid situations where vehicles in driveways block sidewalks?
Planning Commission Provisional Agreement: 5 in favor, 0 opposed
Public Opinion from Questionnaire: 96% in favor, 4% opposed, 0% unsure, (1 comment showing support)
Result: The change to SMC 17.15.060 will be recommended as shown in Attachment 1.

Sight Distance

Please refer to this video prepared by the City of Redmond: <https://www.youtube.com/watch?v=mlv2SrqrUpM>

In it, the Washington city is engaging its residents on the proper way to trim vegetation which could block views at intersections. While our current policy question relates to buildings blocking views at driveways, the principles conveyed in this video relate to both issues and should help understanding of the scenario's presented in Attachment 2, which provides examples for the current and proposed regulatory environment related to sight distance. Attachment 3 provides an abridged version of the Stevenson Engineering Standards related to this issue.

Guidance Requested: Should this traffic safety issue be the responsibility of the Planning Department (A) or the Public Works Department (B)?

- (A) If the Planning Department should take responsibility for this issue, then maintaining the existing 15' minimum front setback would address this traffic safety issue.
- (B) If the Public Works Department should take responsibility for this issue, then a recommendation to amend SES Volume 1, Section 2.22.C.3 and/or 4. would allow that department to more clearly address the issue in light of the Zoning Code change.

Next Steps

These Policies

If the Planning Commission seeks to amend the Zoning Code's text as presented in Attachment 1, a recommendation could be made at any time. Doing so could better facilitate discussion of the following topics.

Expanding R3 Multi-Family Residential District Boundaries

Following decisions on the policy questions above, staff will initiate public involvement actions with the owners of property within the R2 Two-Family Residential District about an area-wide rezone to R3. Additionally, the owners of a subset of properties within the R1 Single-Family Residential District and in close proximity to the community's schools will be contacted about a potential Zoning Map change to R3.

C1 Commercial District Zoning Code Amendments

See the memo related to this issue which is also presented at tonight's meeting. This potential change involves parking requirements in the C1 Commercial District. Additional components of the discussion may include more clearly allowing live/work spaces and other types of mixed use development. Deliberation of these topics is not expected until the November meeting (unless a special meeting is requested).

Others

After this meeting, Staff will develop policy questions and engage the public on the other topics under consideration. At this time these topics include 1) consideration of minimum densities for residential developments within or adjacent to the downtown area, 2) elimination of the MHR Mobile Home Residential District, currently a "floating" zone which doesn't actually apply to any specific property, 4) minor adjustments to the use categories of SMC 17.13.040 related to "transportation, communication, information, and utility uses", a category that has not been cleaned up since the 2016 Zoning Code reformat, and 5) reducing the front setback requirements of the PR Public Use and Recreation District.

Attachments

1. Draft Zoning Code Text Amendments
2. Sight Distance Example
3. Stevenson Engineering Standards (V1, Ch2, abridged)

Chapter 17.15 - RESIDENTIAL DISTRICTS**17.15.010 - Purpose.**

Residential districts encourage a range of residential land uses, housing sizes, types, and price ranges for the diverse array of residents' personal preferences and financial capabilities. The standards in this chapter are intended to encourage mixtures of land uses and intensities while minimizing negative impacts related to conflicting land uses.

(Ord. No. 1103, § 5, 2-16-2017)

17.15.020 - List of zoning districts.

- A. R1 Single-Family Residential District. The single-family residential district (R1) is intended to provide minimum development standards for residential uses where complete community services are available and where residential uses are separated from uses characteristic of more urban and/or rural areas.
- B. R2 Two-Family Residential District. The two-family residential district (R2) is intended to provide minimum development standards for higher-density residential uses where complete community services are available and where residential uses are separated from uses characteristic of more urban and more rural areas.
- C. R3 Multi-Family Residential District. The multi-family residential district (R3) is intended to provide minimum development standards for various residential uses where complete community services are available and where residential uses are in close proximity to uses characteristic of more urban areas and separated from uses characteristic of more rural areas.
- D. MHR Mobile Home Residential District. The mobile home residential district (MHR) is intended to provide minimum development standards for affordable residential uses within the city.
- E. SR Suburban Residential District. The suburban residential district (SR) is intended to provide minimum development standards for a variety of uses and provide a transition area where service levels are less than urban and where low-density residential uses coexist with uses otherwise characteristic of more rural areas.

(Ord. No. 1103, § 5, 2-16-2017)

17.15.030 - Residential district location criteria.

- A. Residential districts can be appropriately applied and maintained within any LDR low density residential or HDR high density residential area on the future land use map.
- B. Areas designated as LDR low density residential and HDR high density residential shall not be rezoned for trade districts. Under limited circumstances HDR areas may be rezoned for public districts.

(Ord. No. 1103, § 3, 2-16-2017)

17.15.040 - Uses.

A. Types of Uses: For the purposes of this chapter, there are 4 kinds of use:

1. A permitted (P) use is one that is permitted outright, subject to all the applicable provisions of this title.
2. An accessory (A) use is permitted on properties containing permitted uses, provided that:
 - a. The accessory use or activity may be regarded as incidental or insubstantial in and of itself or in relation to the principal use on the lot; and
 - b. The accessory use or activity is commonly or frequently associated with the principal use on the lot.

3. A conditional (C) use is a discretionary use reviewed by the Planning Commission according to the process and criteria in SMC 17.39 - Conditional Uses.
4. A prohibited (X) use is one that is not permitted in a zoning district under any circumstances.
5. When a letter or use category is not listed in this table, an interpretation may be initiated under SMC 17.12.020.

B. Use Table. A list of permitted, accessory, conditional and prohibited uses in residential districts is presented in Table 17.15.040-1: Residential Districts Use Table.

Table 17.15.040-1 Residential Districts Use Table					
Use	R1	R2	R3	MHR	SR
Residence or Accommodation Uses					
Dwelling					
Single-Family Detached Dwelling	P	P	P	P	P
Mobile Home	X	X	X	P	X
Travel Trailer	—	—	—	—	X
Accessory Dwelling Unit (SMC 17.40.040)	A	—	—	—	A
Multi-Family Dwelling	C ¹	P/C ¹	P	C ¹	C ¹
Temporary Emergency, Construction or Repair Residence	C ²	C ²	C ²	—	C ²
Townhome (SMC 17.38.085)	—	C ⁸	P	—	—
Renting of no more than 2 rooms, rented by the month or longer, provided the parking requirements of SMC 17.42 are met.	A	A	A	A	A
Boarding House	C	C	C	—	C
Residential Care					
Adult Family Home	P	P	P	P	P
Assisted Living Facility	—	—	C	—	C
Nursing Home	—	—	C	—	—
Overnight Lodging					
Vacation Rental Home	P	P	P	P	P
Bed & Breakfast	C	C	P	C	C
Hostel	C	C	P	C	C
Hotel	X	X	C	X	C
Campground	X	X	X	C	C
Dormitory facility related to a public, private or parochial school	C	C	C	—	C
Miscellaneous Incidental Uses					
Residential Outbuilding	A/C _{3,4}	A/C _{3,4}	A/C ⁴	A/C _{3,4}	A/C ₃
Garage or storage building for the parking of commercial vehicles	—	—	—	—	C
Swimming pool, spa or hot tub, and associated equipment	A	A	A	A	A
Buildings and uses related to, and commonly associated with a mobile home park such as a recreation area, laundry, facility office, and meeting rooms	—	—	—	A	—
General Sales or Service Uses					

Electric Vehicle Station					
Restricted Access, Gradual Charging EV Station	A	A	A	A	A
Restricted Access, Rapid charging EV Station	C	C	C	C	C
Public Access, Gradual Charging EV Station	—	—	C	—	—
Street—Side Access, Gradual Charging EV Station	—	—	C	—	—
Retail and wholesale sales of agricultural and animal products raise or produced on the premises	—	—	—	—	A
Professional Office	—	C	C	—	—
Veterinarian	—	—	—	—	C
Child Day Care Facility					
Family Day Care Home	P	P	P	P	P
Mini-Day Care Center	C	C	C	C	C
Child Day Care Center	—	C	C	C	C
Home Occupation	A	A	A	A	A
Transportation, Communication, Information, and Utilities Uses					
Public Transportation Stop or Shelter	—	—	—	—	C
Utility or Communication Facility	C	C	C	C ⁵	C
Wireless Telecommunications Facility ⁶					
Minor Wireless Telecommunications Facility	P	P	P	P	P
Intermediate Wireless Telecommunications Facility (SMC 17.39.170)	C	C	C	C	C
Major Wireless Telecommunications Facilities (SMC 17.39.170)	C	—	—	—	C
Wind Power Generation Facility ⁶					
Minor Wind Power Generation Facility (SMC 17.39.165)	C	C	C	C	C
Hazardous Waste Storage	C	C	C	C	C
Arts, Entertainment, and Recreation Uses					
Public Assembly	-	-	-	-	-
Wedding Venue	—	—	—	—	C
Park, Playground or Outdoor Recreation Area	C	C	C	C	C
Golf Course	—	—	—	—	C
Education, Public Administration, Health Care, and Other Institutions Uses					
Public, Private or Parochial School	C	C	C	—	C
Nursery School or Similar Facility	—	—	—	C	—
Library	C	C	C	—	—
Government Administration Building	—	—	C	—	—
Fire, Police, or Emergency Services Station	C	C	C	—	C
Hospital	—	—	C	—	—
Church or Other Religious or Charitable Organization	C	C	C	—	C
Cemetery or Mausoleum	—	—	—	—	C
Agriculture, Forestry, Fishing and Hunting Uses					

Subsistence or hobby type gardening	P	P	A	P	P
Indoor or Outdoor Horticultural Activity	P	P	P	P	P
Nursery	—	—	C	—	P
Farm Animals (SMC 17.40.095)	C ⁷	X	X	X	P
Urban Farm Animals (SMC 17.40.095)	A	A	A	A	P
Pets	A	A	A	A	A
Kennel	C	X	X	X	C
Miscellaneous/Other Uses					
Signs listed with a "C" in Table 17.15.145-1 and any other sign identifying and/or related to any conditional use or existing nonconforming use.	C	C	C	C	C
Signs identifying and/or related to any principal or accessory use allowed in this chapter.	A	A	A	A	A

1-Conditional use permits for these uses are only considered when submitted as part of an R-PUD proposal under SMC 17.17 - Residential Planned Unit Developments.

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

3-Up to 4 residential outbuildings on a property is considered an accessory Use. When at least 4 residential outbuildings already exist on a lot then an additional residential outbuilding is considered a conditional use. During the conditional use review process, the planning commission may establish size, serial proliferation and other limitations on such buildings.

4-A residential outbuilding that is subordinate to the main use on the lot is considered an accessory use. A residential outbuilding which is not subordinate to the main use on the lot is considered a conditional use. During the conditional use review process, the planning commission may establish size, serial proliferation and other limitations on such buildings.

5-Despite the general exclusion of overhead elements from this use category, any utility or communication facility in the MHR district with an overhead element greater than 35 feet is considered a conditional use.

6-See also SMC 17.36-WW Wind/Wireless Overlay District.

7-In granting a conditional use request for farm animals in the R1 district, the planning commission shall find, at a minimum, that the proposal is compliant with the performance standards in SMC 17.40.095.

8-Townhomes in the R2 District are subject to review according to the density and parking requirements of the R3 Multi-Family Residential District and shall connect to the municipal sewer system.

(Ord. No. 1103, § 5, 2-16-2017; Ord. No. 1104, § 3A, 6-15-2017; Ord. No. 2019-1141, § 4, 5-16-2019)

17.15.050 - Residential density standards.

A. Density and Lot Size. The maximum density and minimum lot dimensions for Residential Districts are contained in Table 17.15.050-1: Residential Density Standards.

District	Utility Availability	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Maximum Number Dwelling Units	Maximum Lot Coverage
R1	Water, Sewer	6,000 sf	40 ft	90 ft	1 Unit ²	35%
	Water, Septic	15,000 sf ¹	90 ft	120 ft	1 Unit ²	25%
	Well, Septic	1 acre ¹	200 ft	200 ft	1 Unit ²	10%
R2	Water, Sewer	5,000 sf + 2,000 sf per unit over 1	50 ft ³	90 ft	2 Units	50%

	Water, Septic	15,000 sf ¹	90 ft	120 ft	2 Units	30%
	Well, Septic ⁶	—	—	—	—	—
R3	Water, Sewer	4,000-sf + 2,000 sf per unit over 1 ⁴	75-20 ft ⁵	90 ft	—	65% n/a
	Water, Septic ^{6,7}	15,000-sf ¹ + 5,000-sf per unit over 2	90 ft	120 ft	—	40%
	Well, Septic ^{6,7}	—	—	—	—	—
MHR	Water, Sewer	5 ac + 5,000 sf per unit over 40	200 ft	200 ft	—	40%
	Water, Septic	5 ac + 2 acres per unit over 2	200 ft	200 ft	—	40%
	Well, Sewer	5 ac + 2 acres per unit over 2	200 ft	200 ft	—	40%
	Well, Septic	5 ac + 2 acres per unit over 2	200 ft	200 ft	—	40%
SR	Water, Sewer	15,000 sf	100 ft	100 ft	1 Unit ²	25%
	Water, Septic	20,000 sf ¹	100 ft	100 ft	1 Unit ²	20%
	Well, Septic	1 acre ¹	200 ft	200 ft	1 Unit ²	10%

1-When sewer is unavailable, minimum lot area may be increased based on current health district regulations.

2-Unless an accessory dwelling unit (SMC 17.13.010) is allowed under SMC 17.40.040.

3-Except 40 ft for single-family detached dwellings.

4-Except 2,500-sf for townhomes.

5-Except 25 ft for townhomes, 40 ft for single-family detached dwellings, and 50 ft for two-family dwellings.

6-Service by the public water system is required.

7-Service by the public sewer system is required.

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.

		Minimum Setbacks				
District	Maximum Height of Building	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	150 ft ³	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
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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.

3-See also SMC 17.15.130(B)(3)

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.
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.D, 6-15-2017)

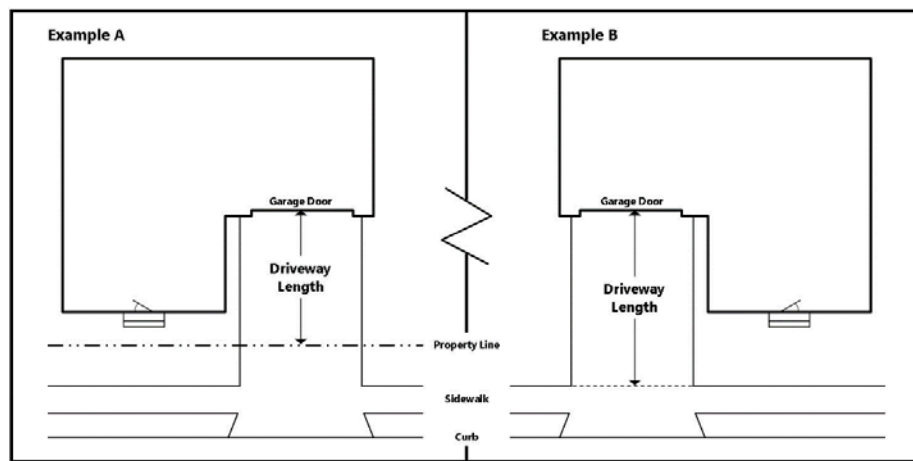
17.15.130 - Residential districts parking.

A. Off-Street Parking Required. Off-street parking shall be provided in all residential districts in accordance with the requirements of SMC 17.42: Parking and Loading Standards.

B. Parking Location Requirements.

1. Required parking shall be located on the same lot as the dwelling it serves.
2. No motor vehicle, recreational vehicle or equipment, or other equipment, whether operational or not, shall be parked, stored or otherwise located in an Interior Side Setback required by Table 17.15.060-1: Residential Dimensional Standards.
3. No driveway shall be less than 20 feet in length. This shall be done to eliminate the parking of vehicles on or over curbs, sidewalks, or vehicle travel areas [SMC 17.10.855]. For the purposes of this chapter driveway length is measured conservatively as the shortest distance between a) a garage door or other physical obstruction to the parking of a vehicle and b) a curb, sidewalk, public pedestrian way [SMC 17.10.660], property line, or right-of-way line.

FIGURE 17.38.085-1 Driveway Length Illustration



(Ord. No. 1103, § 5, 2-16-2017)

17.15.145 - Residential districts signs.

A. Allowed Sign Types and Characteristics. A list of permitted, accessory, conditional and prohibited sign types and characteristics in Residential Districts is presented in Table 17.15.145-1: Allowed Signage.

Table 17.15.145-1: Allowed Signage					
	R1	R2	R3	MHR	SR
Animated Sign	X	X	X ¹	X	X
Sign Structure					
Temporary	P	P	P	P	P
Awning/Marquee	X	X	X	X	X
Portable	—	—	—	—	—
Sign Type					
Community Information Sign	C	C	C	C	C
Dilapidated Sign	X ²	X ²	X ²	X ²	X ²
Mural	C	C	C	C	C
Off-Premises Sign	X	X	X	X	X
Sign Placed by a Governmental Agency	P	P	P	P	P
Sign of Outstanding Design	—	—	C	—	—
Sign Illumination					
Back-lit Cabinet	X	X	X	X	X
Back-lit Channel Letter	X	X	X ¹	X	X
Dark-Sky Friendly	C	C	P	C	C
Directly -Illuminated	X	X	A ³	X	X
Externally-Illuminated	X	X	X ¹	X	X
Halo-Lighted	X	X	X ¹	X	X
Pedestrian-Oriented Video Display	X	X	—	X	X

1-Unless a bonus allowance is granted for a sign of outstanding design under SMC 17.39.145.

2-An existing sign, together with its sign structure, which becomes dilapidated shall be removed after notice to the property owner, unless upon appeal under SMC 17.46, the property owner establishes facts sufficient to rebut the presumption of dilapidation.

3-Allowed as an accessory sign only when placed in windows and limited to 4 sq ft in area.

B. Sign Standards. Signs allowed in Residential Districts are subject to the dimensional and duration standards in Table 17.15.145-2: Sign Standards.

Table 17.15.145-2: Sign Standards					
	R1	R2	R3	MHR	SR
Number of Signs	Any	Any	Any	Any	Any
Maximum Sign Area					
Individual Sign	5 sf ¹	5 sf ¹	12 sf ^{2,3}	5 sf ¹	5 sf ¹
Total Cumulative Signage Allowed	32 sf	32 sf	40 sf	32 sf	32 sf
Maximum Sign Height					
Building Sign	16 ft ⁴	16 ft ⁴	26 ft ^{3,4}	16 ft ⁴	16 ft ⁴

Freestanding Sign	6 ft	6 ft	12 ft ³	6 ft	6 ft
Temporary Sign	6 ft	6 ft	6 ft ³	6 ft	6 ft
Minimum Sign Clearance					
Building Sign Projecting More than 12" from a Building	8 ft	8 ft	8 ft	8 ft	8 ft
Sign Placement ^{5,6}					
Setback from any property line	5 ft	5 ft	5 ft	5 ft	5 ft
Allowed Sign Duration					
Temporary Sign	45 days ⁷	45 days ⁷	45 days ⁷	45 days ⁷	45 days ⁷
Political Sign ⁸	Until 5 days after election	Until 5 days after election	Until 5 days after election	Until 5 days after election	Until 5 days after election
Real Estate Sign	Until 5 days after the property is taken off the market	Until 5 days after the property is taken off the market	Until 5 days after the property is taken off the market	Until 5 days after the property is taken off the market	Until 5 days after the property is taken off the market

1-When allowed as conditional uses, the planning commission may permit individual signs no larger than 16 sq ft.

2-When allowed as conditional uses, the planning commission may permit individual signs no larger than 24 sq ft.

3-Subject to bonus allowance when approved as a Sign of Outstanding Design under SMC 17.39.145.

4-No part of a building sign shall be higher than the highest point of the building to which it is attached.

5-No sign may be placed in a Vision Clearance Area (SMC 17.10.862).

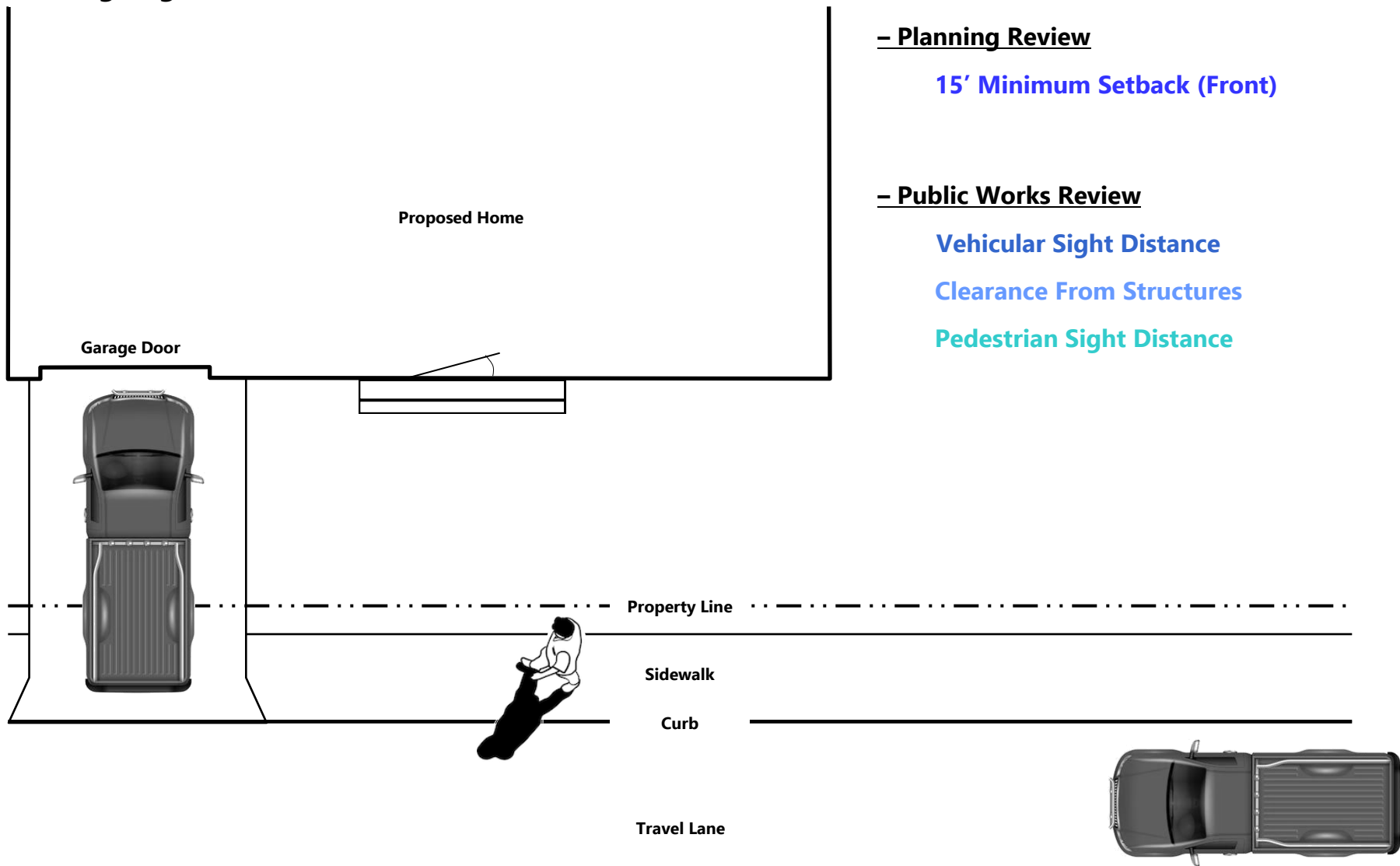
6-Signs within a public right-of-way may be permitted according to SMC 12.02-Use of City Rights-of-Way.

7-Signs related to a specific event, sale, etc. must be removed within 5 days after such event.

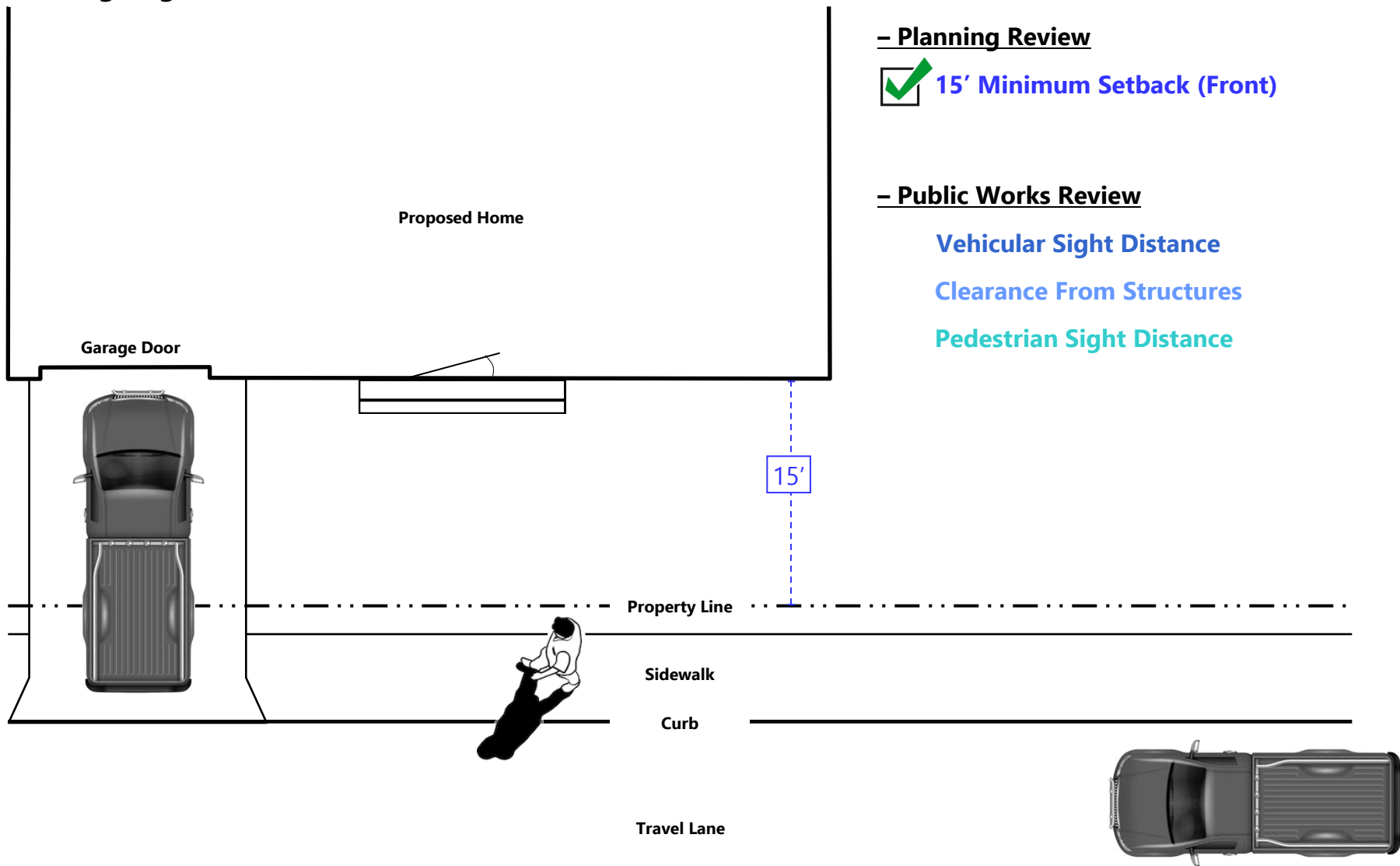
8-Political signs not related to an upcoming election in the voting district where the sign is placed are subject to the temporary sign duration standards.

(Ord. No. 1103, § 5, 2-16-2017)

Existing Regulations



Existing Regulations



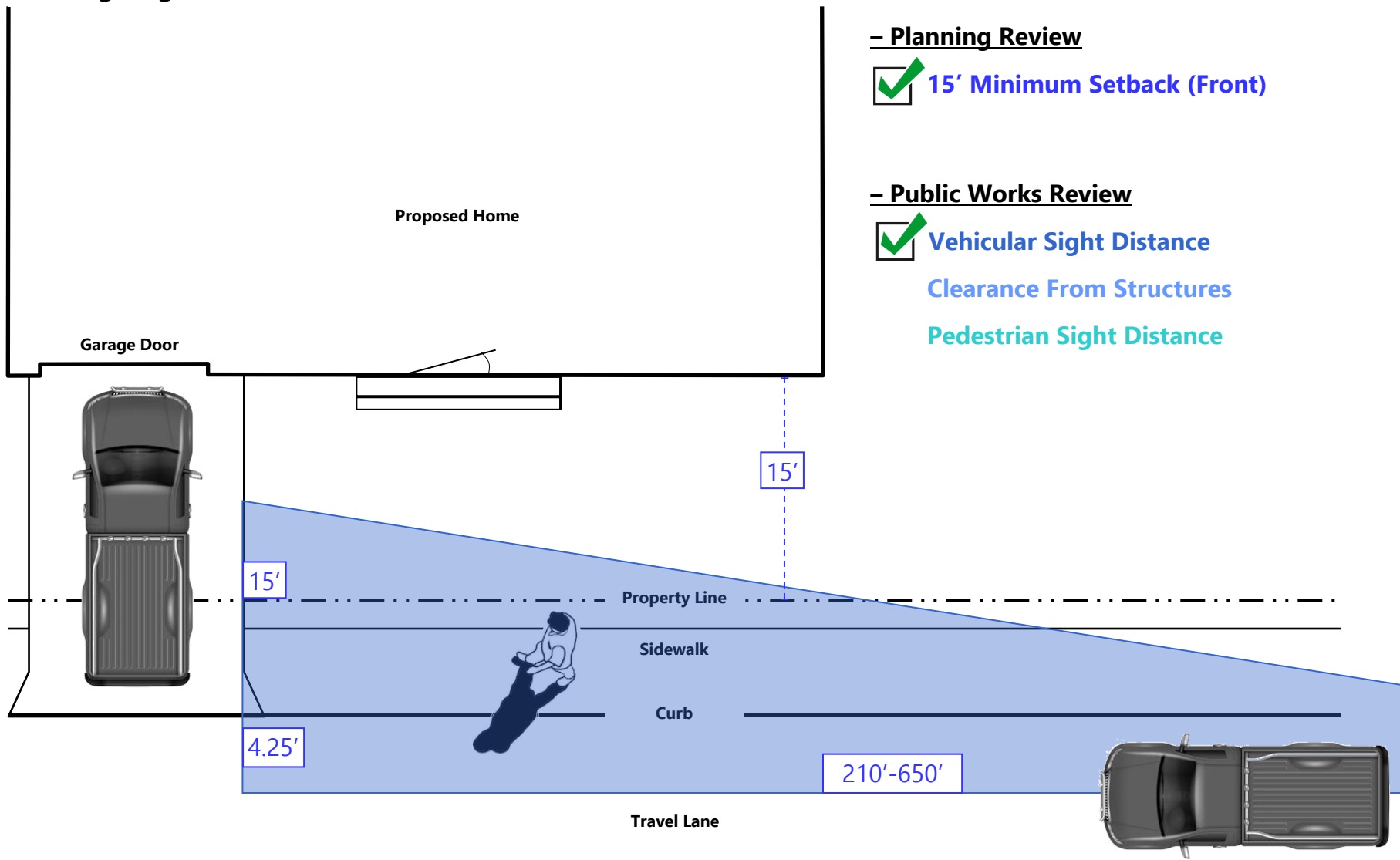
- Planning Review

15' Minimum Setback (Front)

- Public Works Review

- Vehicular Sight Distance**
- Clearance From Structures**
- Pedestrian Sight Distance**

Existing Regulations



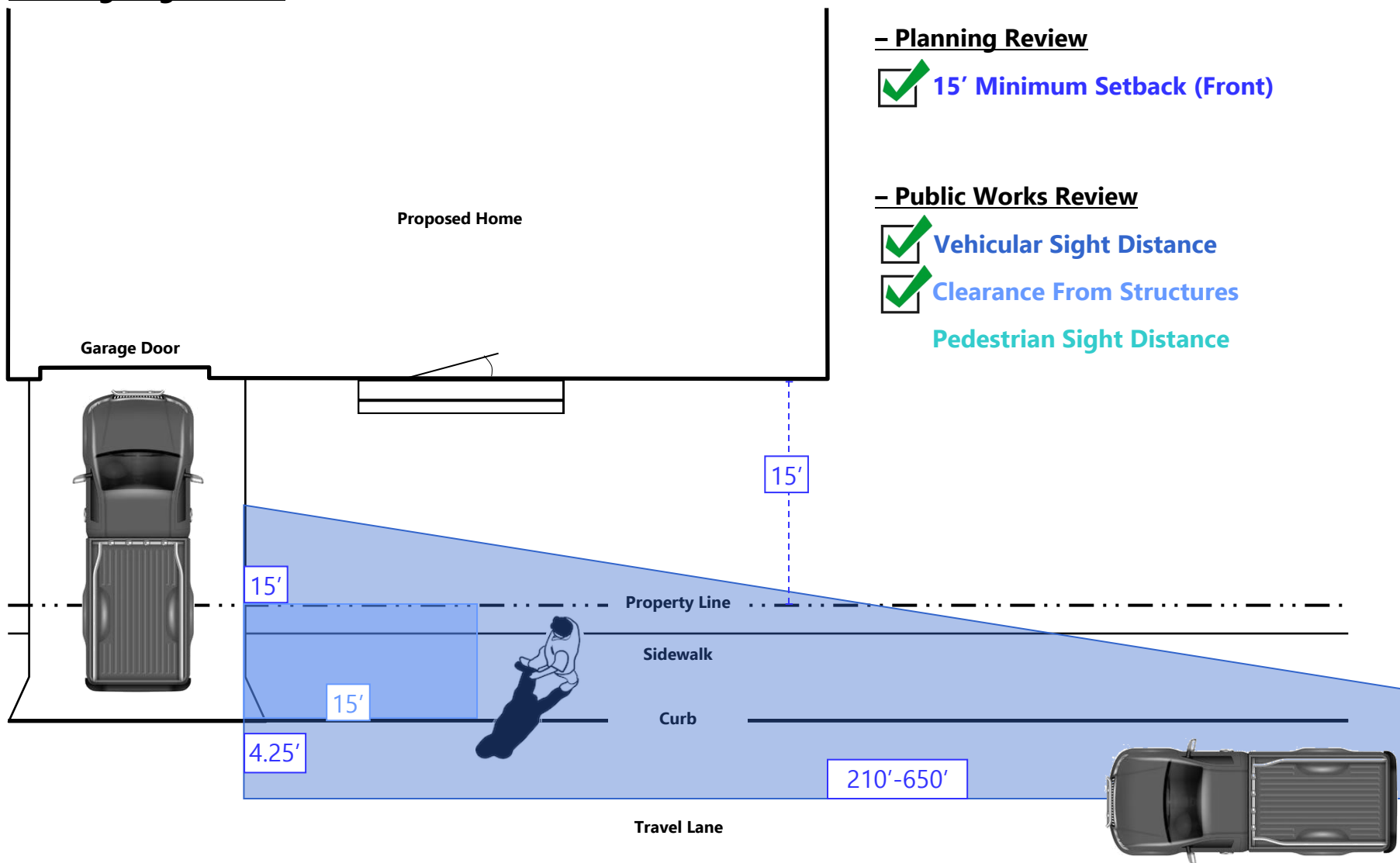
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Vehicular Sight Distance
Clearance From Structures
Pedestrian Sight Distance

Existing Regulations



- Planning Review

15' Minimum Setback (Front)

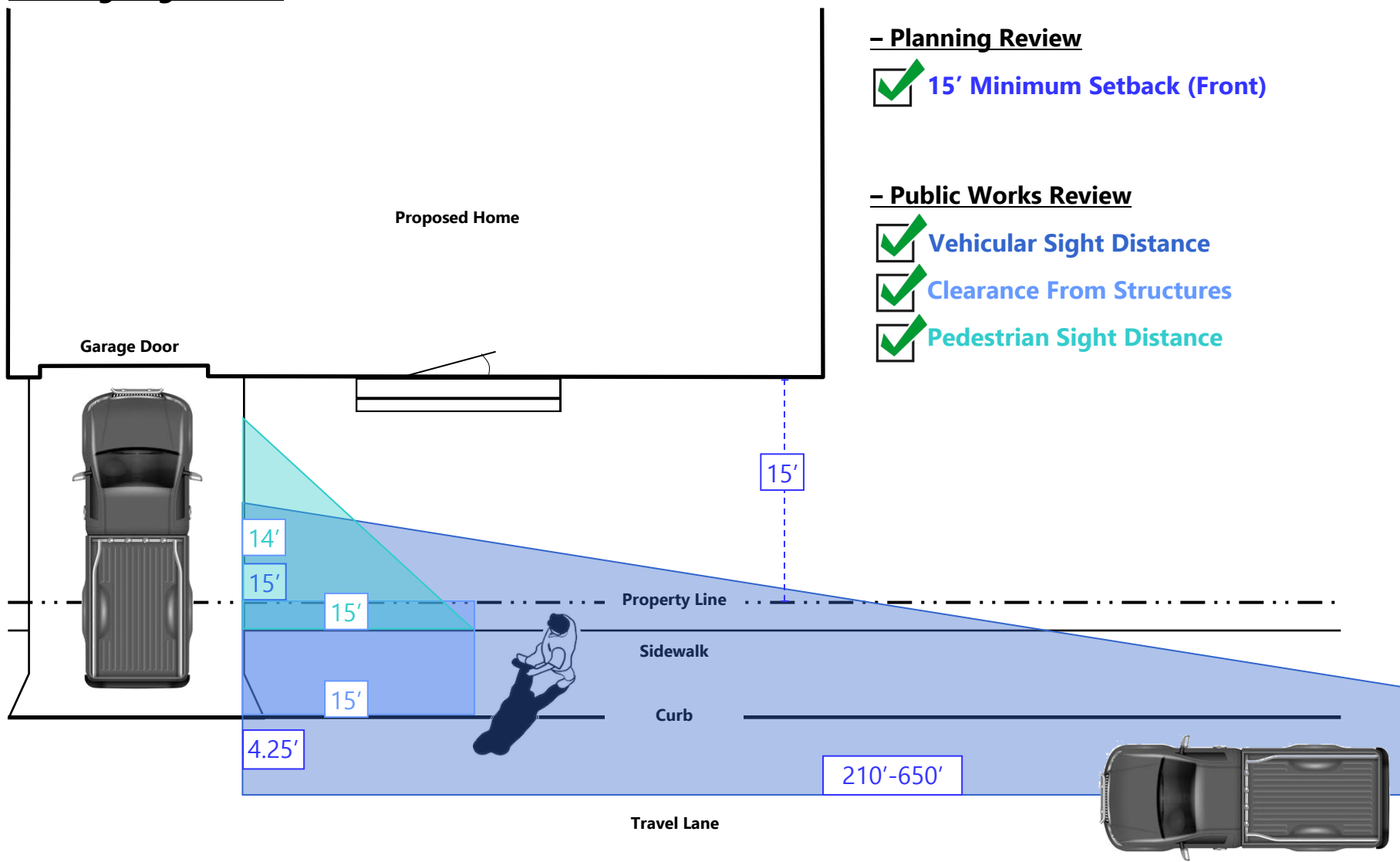
- Public Works Review

Vehicular Sight Distance

Clearance From Structures

Pedestrian Sight Distance

Existing Regulations



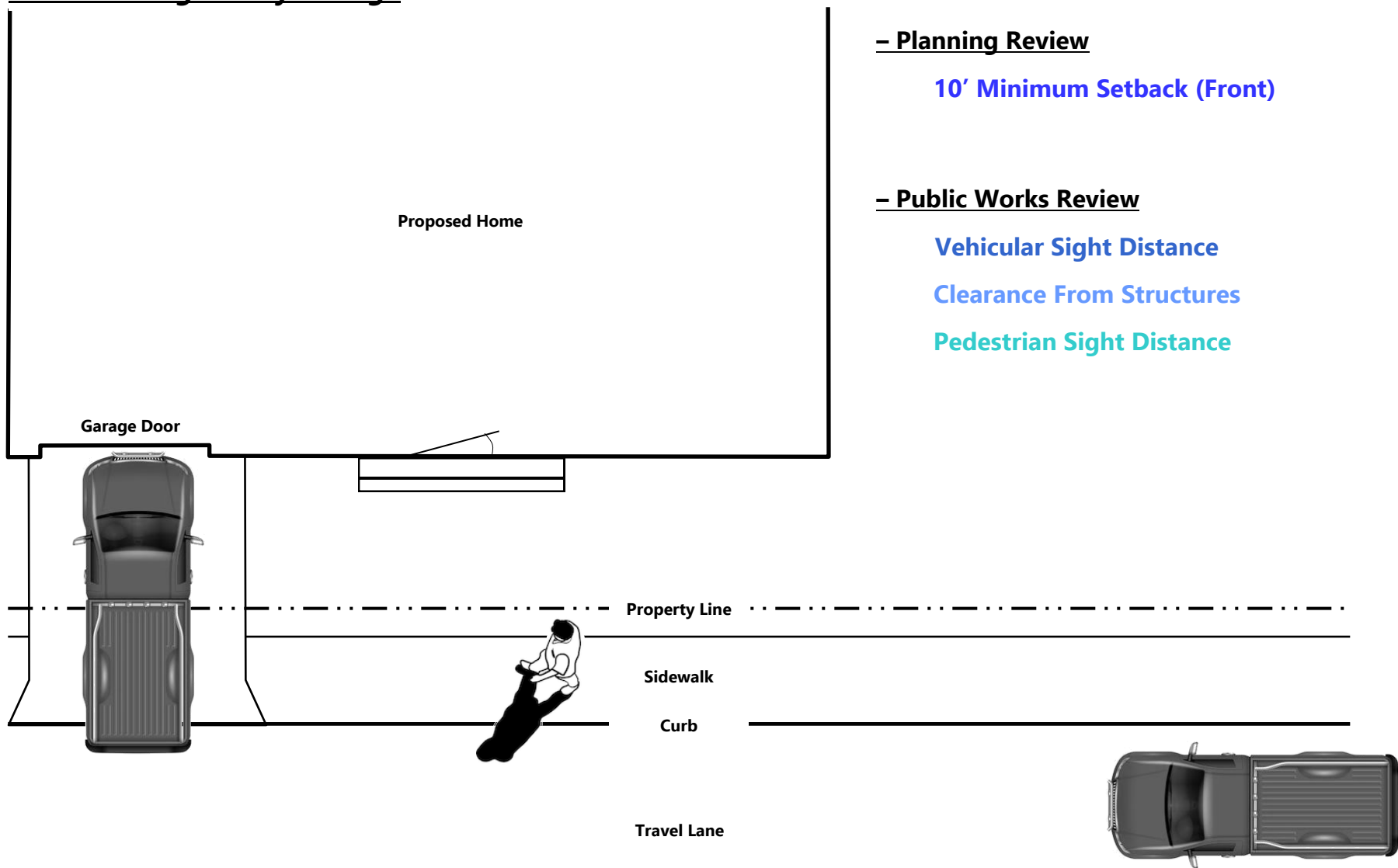
- Planning Review

- 15' Minimum Setback (Front)

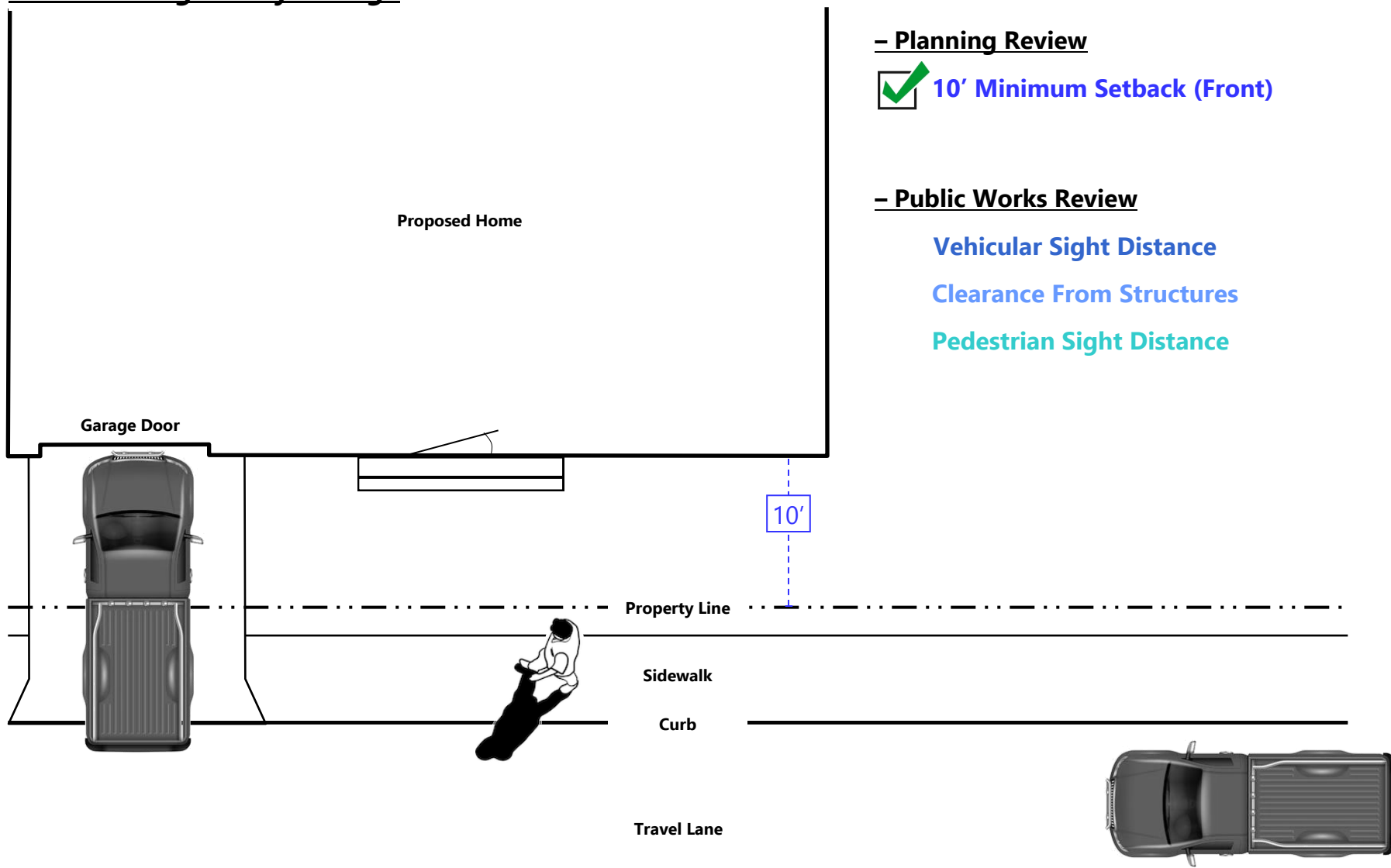
- Public Works Review

- Vehicular Sight Distance
- Clearance From Structures
- Pedestrian Sight Distance

Potential Regulatory Change



Potential Regulatory Change



- Planning Review

10' Minimum Setback (Front)

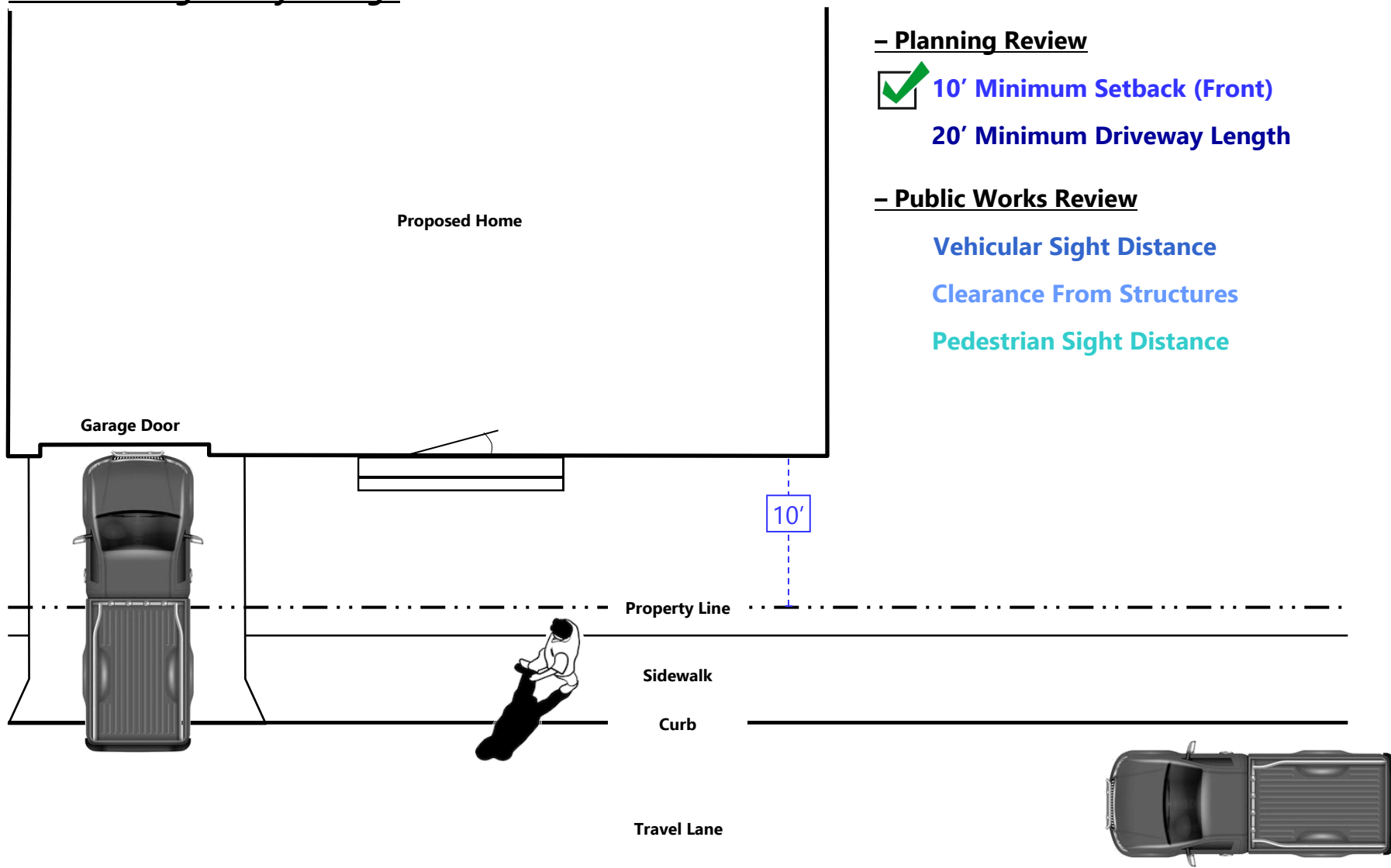
- Public Works Review

Vehicular Sight Distance

Clearance From Structures

Pedestrian Sight Distance

Potential Regulatory Change



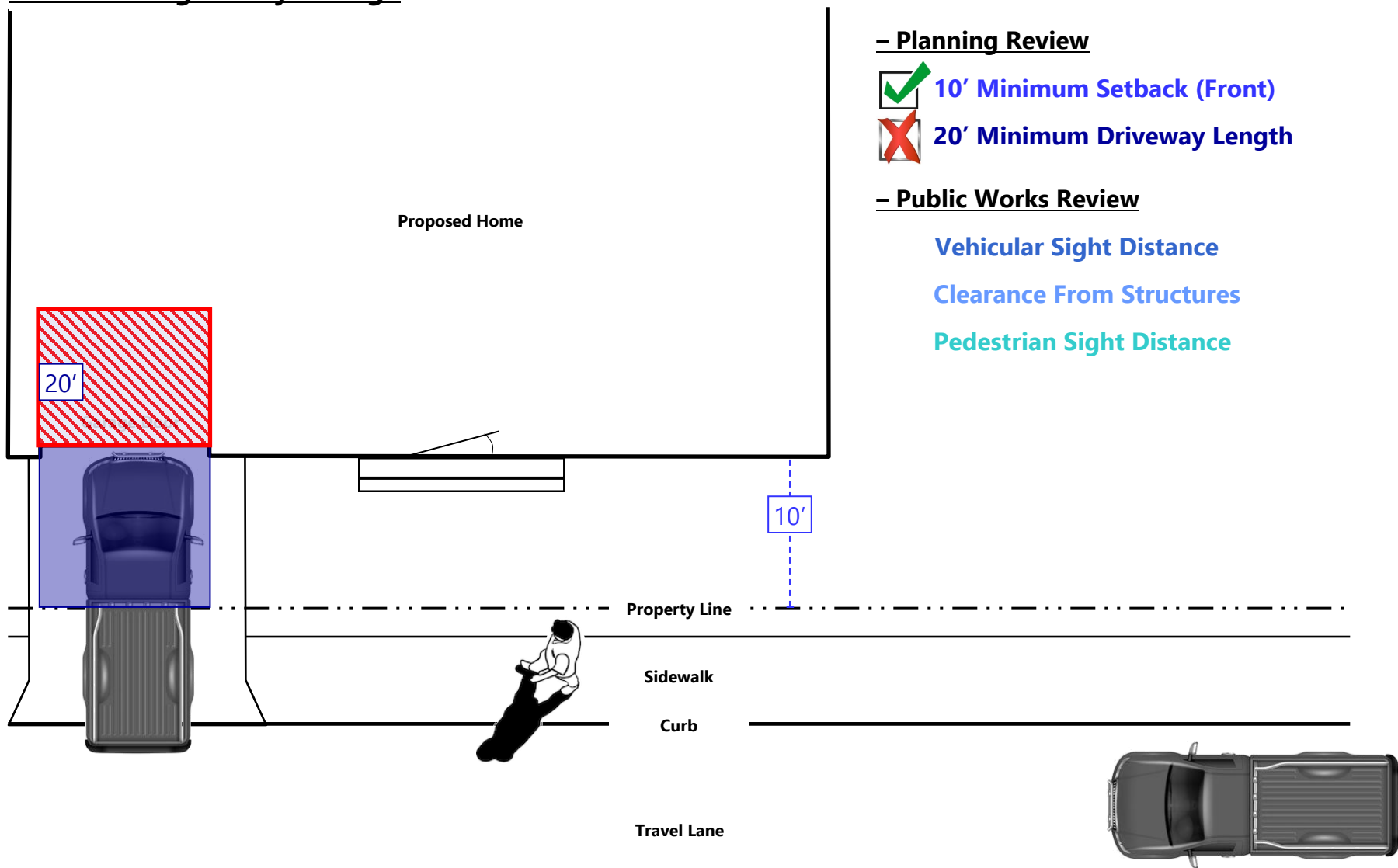
- Planning Review

- 10' Minimum Setback (Front)
- 20' Minimum Driveway Length

- Public Works Review

- Vehicular Sight Distance
- Clearance From Structures
- Pedestrian Sight Distance

Potential Regulatory Change



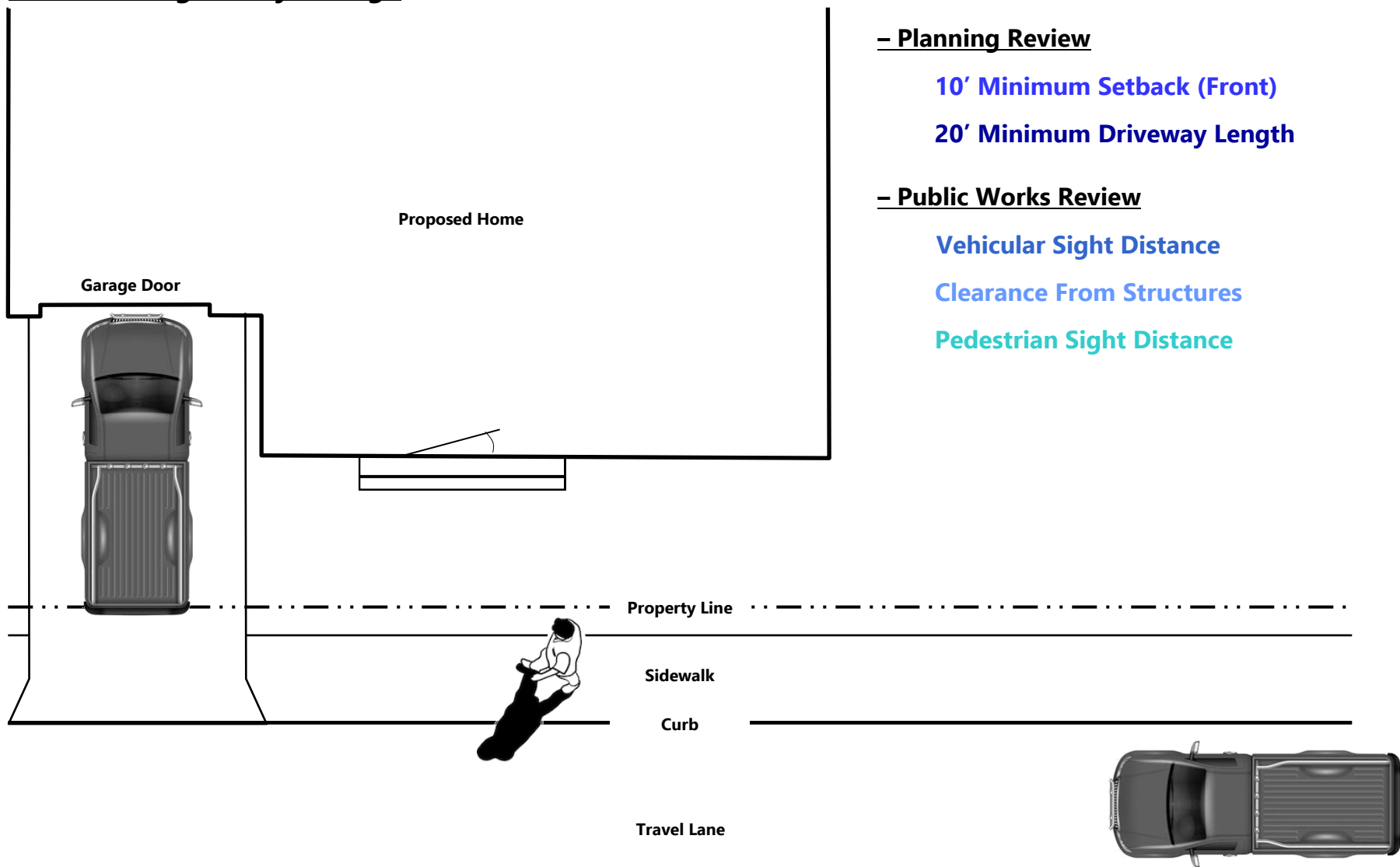
- Planning Review

- 10' Minimum Setback (Front)
- 20' Minimum Driveway Length

- Public Works Review

- Vehicular Sight Distance
- Clearance From Structures
- Pedestrian Sight Distance

Potential Regulatory Change



- Planning Review

10' Minimum Setback (Front)

20' Minimum Driveway Length

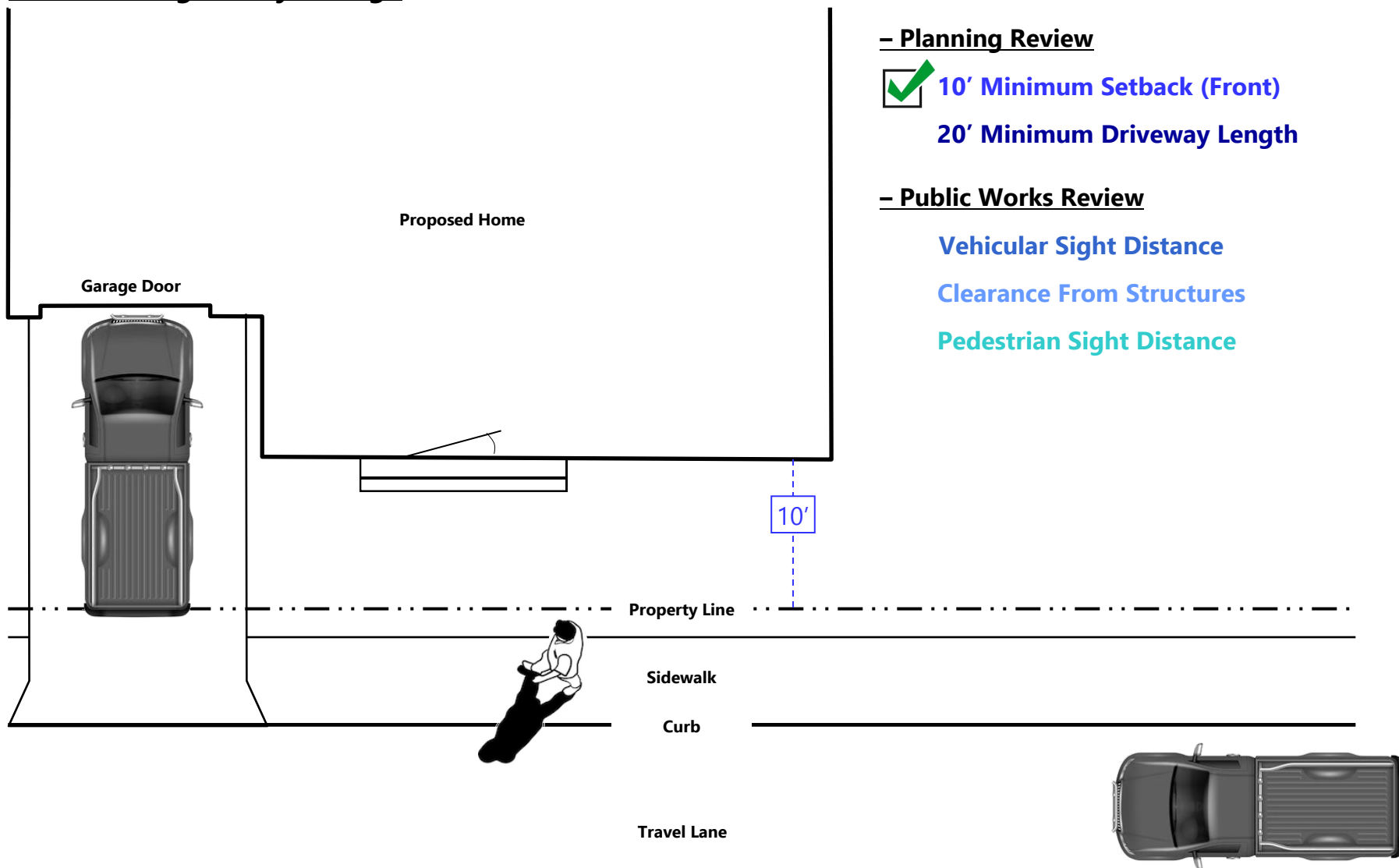
- Public Works Review

Vehicular Sight Distance

Clearance From Structures

Pedestrian Sight Distance

Potential Regulatory Change



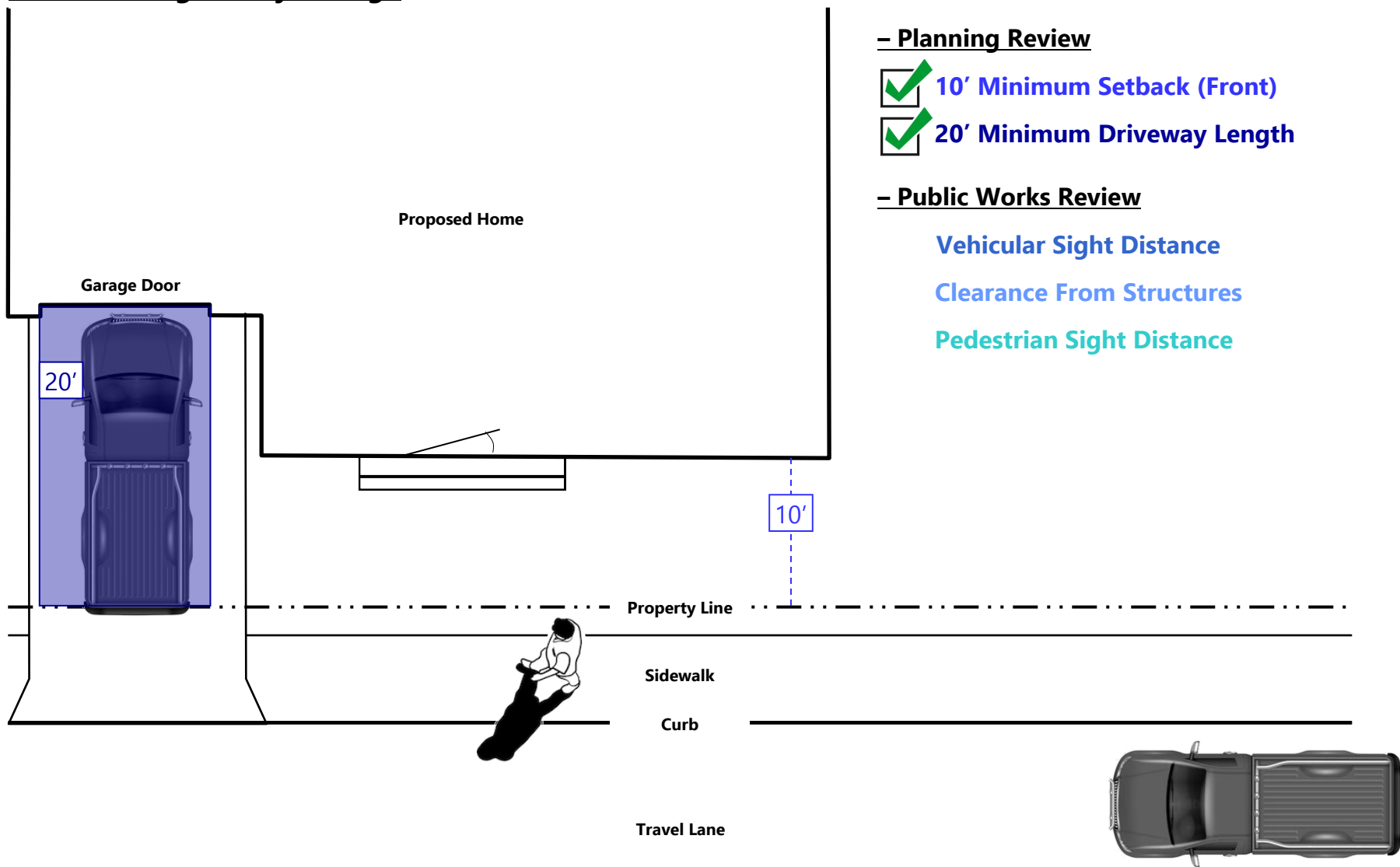
- Planning Review

- 10' Minimum Setback (Front)**
- 20' Minimum Driveway Length**

- Public Works Review

- Vehicular Sight Distance**
- Clearance From Structures**
- Pedestrian Sight Distance**

Potential Regulatory Change



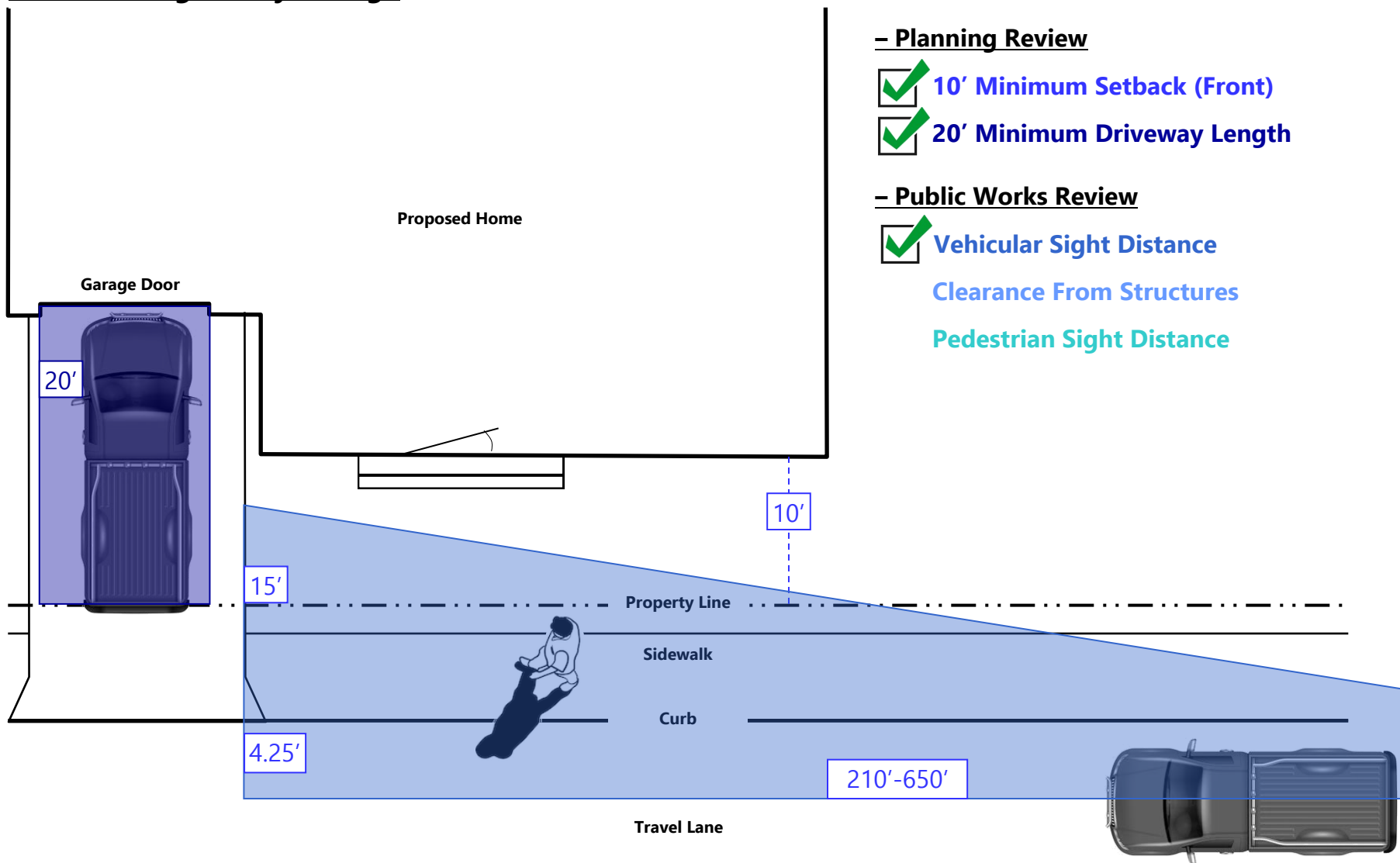
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- Clearance From Structures**
- Pedestrian Sight Distance**

Potential Regulatory Change



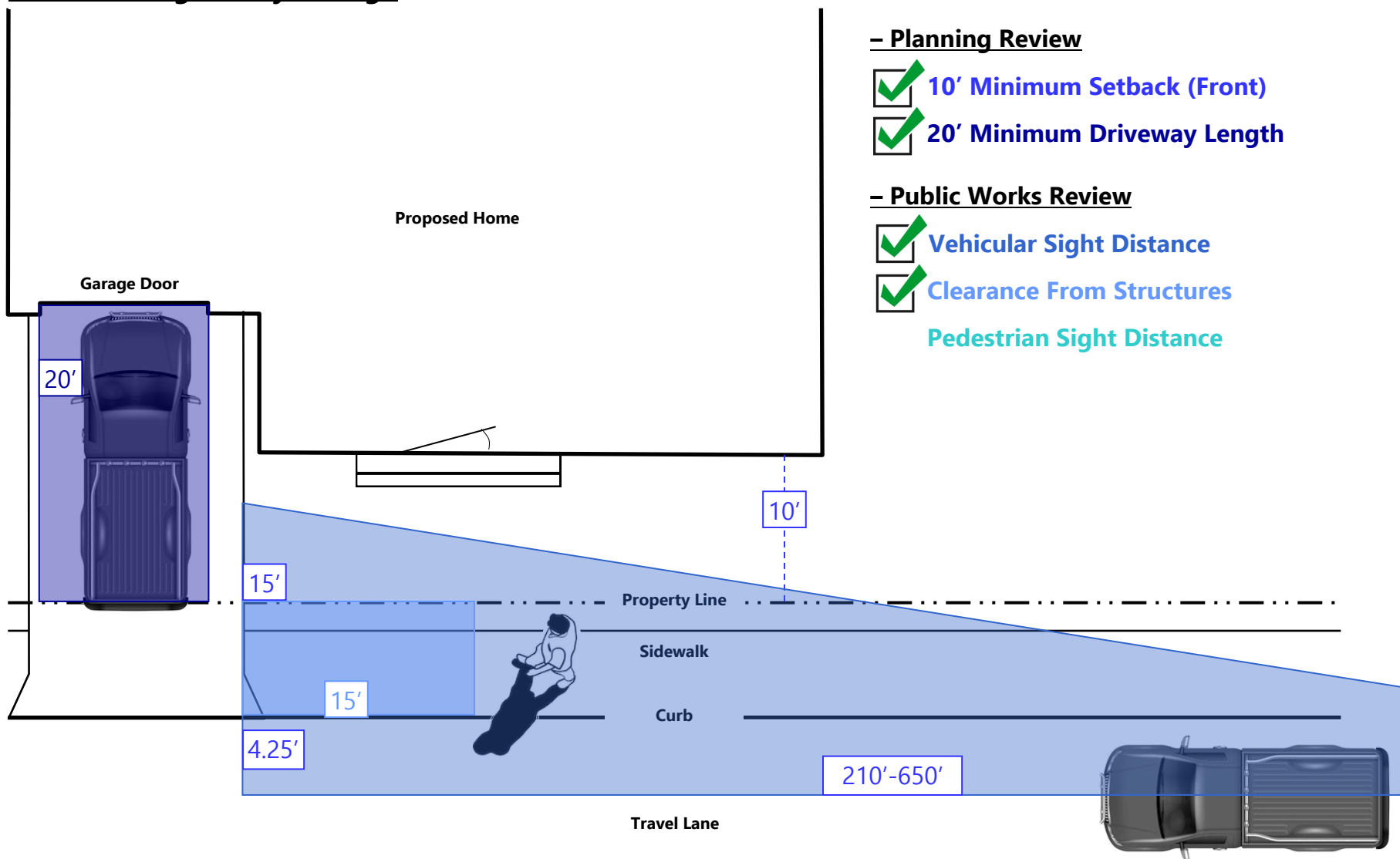
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Potential Regulatory Change



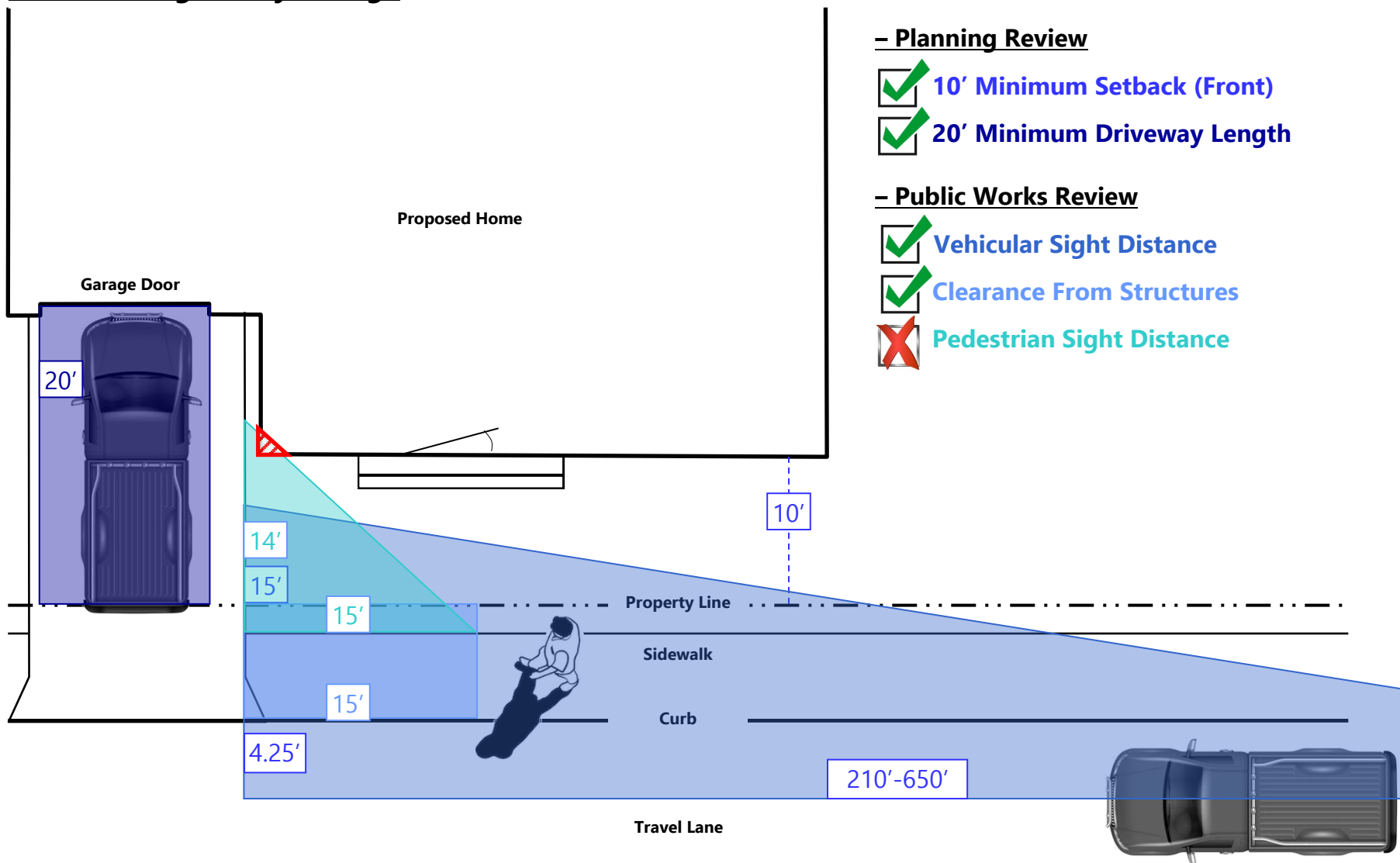
- Planning Review

- 10' Minimum Setback (Front)
- 20' Minimum Driveway Length

- Public Works Review

- Vehicular Sight Distance
- Clearance From Structures
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Potential Regulatory Change



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- 10' Minimum Setback (Front)
- 20' Minimum Driveway Length

- Public Works Review

- Vehicular Sight Distance
- Clearance From Structures
- Pedestrian Sight Distance

CHAPTER 2 - STREETS

2.00 Functional Classification

The functional classification of existing and proposed roads is established by the City on an individual basis using the existing land use and existing operational characteristics. Stevenson classifies roads and streets as follows:

A. Principal Arterials.

Arterial roads generally provide the fastest method of travel and typically have low accessibility from neighboring roads. They are usually designed with long-distance travel in mind and are not as common as the other functional classes of roads.

B. Major Collectors

Provides a less highly developed level of service at a lower speed for shorter distances by collecting traffic from local roads and connecting them with arterials.

C. Minor Collectors

Very similar to the Major Collectors but has less traffic and typically does not have access to traffic generators such as schools.

D. Local Streets.

Local streets are the most common roads by far, but are also the slowest for travel. They are designed specifically to have high accessibility and to connect to collector and arterial roads, and are typically not used for through traffic.

2.15 Sight Obstruction Requirements

- A. Sight distance should be maintained at all driveways, building or garage entrances where structures, wing walls, etc. are located adjacent to or in close proximity to a pedestrian walkway.
- B. Sight lines to traffic control devices (signs, signals, etc.) should not be obscured by landscaping, street furniture, marquees, awnings or other obstructions. Refer to the Manual of Uniform Traffic Control Devices for required sightlines (M.U.T.C.D.).
- C. Sight Distance

It is the policy of the City to have the developer's engineer evaluate safe intersection sight distance using the principles and methods recommended by AASHTO. The following minimum standards shall apply.

The following table is for intersection and driveway sight distances:

**Table 2.15A
 Corner Sight Distance**

Design Speed (MPH)	Minimum Corner Sight Distance* (Feet)
20	210
30	310
40	415
50	515
60	650

Sight distance should always be measured from a driver's eye 3.5 feet high and 15 feet from the near edge of the nearest lane to a distance of 4.25 feet. Sight distances must be checked on the actual vertical and horizontal values of the proposed improvement. There shall be nothing to block observation of objects between 6 inches and 4 feet, 3 inches above grade in both directions. The only exceptions should be for luminaire or utility poles, conforming traffic control devices, and fire hydrants. Cumulative effects must be considered, and all efforts taken to minimize sight obstructions.

Modifications or exceptions to these standards shall be approved by the City Engineer.

~~Driveways on local access streets serving single family homes may be up to 30 feet in width, subject to approval by the Engineer.~~

~~1-2.~~ Elevation.

Back edge of driveway shall be at the same elevation as the back of the sidewalk adjacent to the driveway approach.

~~3.~~ Clearance from structures.

~~a.~~ No object (including fire hydrants, light or power poles, street trees) shall be placed or allowed to remain within fifteen feet (15') of the driveway edge.

~~-b.~~ Where the building facade or other design element is less than ten feet (10') behind the sidewalk front setback both pedestrian and vehicular sight distance shall be maintained. ~~Vehicular sight distance shall be per section 2.15.~~

~~4.~~ Sight Distance.

~~a. Vehicular Sight Distance. Vehicular sight distance shall be per section 2.15.~~

~~a-b. Pedestrian Sight Distance.~~

Pedestrian sight distance shall be as follows: The driver of an exiting vehicle shall be able to view a one-foot (1') high object fifteen feet (15') away from either edge of the driveway throat when the driver's eye is fourteen feet (14') behind the back of the sidewalk.

~~3-5.~~ Maximum driveway grade shall be fifteen percent (15%).

~~4-6.~~ On sloping approaches, a landing as described in section 2.09, shall be provided.

~~7.~~ Approach grades and configuration shall accommodate future street widening to prevent major driveway reconstruction.

~~5-8.~~ Surfacing. All portions of a driveway within a public right-of-way and/or within 30' of a public right-of-way shall be surfaced with a minimum 2" Class A HMA, or suitable concrete alternative, over 6" compacted aggregate base. The Engineer may exempt driveways serving single-family residences from the asphalt surfacing requirement.