



City of Stevenson

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

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

May 2022 Planning Commission

Monday, May 09, 2022

6:00 PM

A. Preliminary Matters

1. Public Comment Expectations:

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

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

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

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

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

3. Minutes: April 11th, 2022 Planning Commission Meeting Minutes

B. New Business

4. Conditional Use Permit Review: (CUP2022-01 54.40 Sign of Outstanding Design)

-Appearance of Fairness

-Presentation by Staff

-Presentation by Applicant

-Comments (In-favor, opposed, neutral)

-Planning Commission Deliberation

-Decision

C. Old Business

5. **Comprehensive Plan Amendment & Zoning Code Amendment:** Integrating SMP with Comp Plan & Zoning Code, Performing Periodic Zoning Code Amendment

6. **Comprehensive Plan Amendment:** Conitnued Workshop to review 2019 Amendment Application on Capital Facility Planning

D. Discussion

7. **Thought of the Month:** Annexation.

8. **Staff & Commission Reports:**

E. Adjournment

Minutes from Stevenson Planning Commission Meeting
Monday, April 11, 2022
6:00 PM

In person attendees at City Hall followed current CDC and State guidance regarding use of masks and social distancing.

Commissioners: Chair Jeff Breckel, Auguste Zettler, Davy Ray, Anne Keesee
Staff: Community Development Director Ben Shumaker, Public Works Director Carolyn Sourek
Public attendees: Mary Repar, Bernard Versari, Kristi McCaskell

Commissioner Breckel called the meeting to order at 6:00 p.m.

A. Preliminary Matters

1. Public Comment Expectations:

Community Development Director Ben Shumaker explained the methods to participate for audience members. Please raise hand to comment. Individual comments should be limited to 3 minutes. Remote participants were reminded to use *6 to mute/unmute and *9 to raise hand.

2. Minutes*: Approval of March 14th, 2022 Planning Commission Meeting Minutes as presented. **MOTION** to approve the minutes from the March 14th, 2022 Planning Commission meeting as presented was made by **Commissioner Zettler**, seconded by **Commissioner Ray**.

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

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

>Mary Repar shared the Association of Boundary Review Boards conference will be held in Skamania County October 12th-14th, 2022. She is the President-elect. She noted the city of Stevenson has an opening for a Boundary Review Board member.

B. New Business

4. Conditional Use Permit Review: (At the request of the applicant, this review has been delayed until May.) Commissioners were notified the applicant had a conflict and the review will be rescheduled. The public hearing will be re-advertised.

5. Comprehensive Plan Amendment & Zoning Code Amendment: Integrating Shoreline Master Plan/Program with Comprehensive Plan & Zoning Code, Performing Periodic Zoning Code Amendment.

Community Development Director Ben Shumaker requested the Planning Commission review a new proposal regarding the Comprehensive Plan amendment and zoning code text amendment to integrate the new Shoreline Master Plan (SMP) with the existing programs. Within the review the Commission was asked to consider consolidating overlapping zoning use categories, incorporating zoning use interpretations, and better aligning PR (Public Use & Recreation District) setbacks with existing development. He explained the text colors/highlighted areas indicated specific actions or changes.

The following decision points were asked to be considered:

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

Shumaker recommended the Planning Commission establish a conscientious public involvement method to expedite completion of the review process by May 2022.

In response to a question regarding public participation, **Shumaker** noted a point of order. He explained when there is a proposal to amend the Comprehensive Plan a public hearing needs to be held, and this meeting is had been advertised as a public hearing. It is a public process, and the scope of the process decided on will depend on what the amendment is.

Shumaker, Public Works Director Carolyn Sourek and Commissioners reviewed and discussed the proposed changes outlined on the Comprehensive Plan. Several questions were raised regarding which terms to use: Shoreline Management Program, Shoreline Master Program, Shoreline Master Plan, etc.

Amendment types were organized into 5 categories:

- Document Maintenance (Pages: Cover, i, iii, vii, globally for headers/footers, 8, 95, 121-124, 127, 129-132)
- Date Corrections (Pages: i, vii)
- SMP Integration (Pages: 2, Objectives: 2.2, 2.16, 4A.2, 4A.3, 9.9, 9.10)
- Shoreline Access (Objectives: 4A.1, 4A.7)
- Shoreline Management (Objectives: 4A.2, 4A.3, 4A.4, 4A.5, 4A.6)

A number of items in the Comprehensive Plan were deemed to be minor formatting changes consisting of typo corrections, date revisions, and combinations/integration of text sections.

Commission Chair Breckel noted they were reconciling documents that had already been adopted.

Moving into a discussion on zoning changes, **Community Development Director Shumaker** advised a policy change he was recommending would consolidate a number of the use categories within the transportation, utility, and communications zoning sections. He recalled at one time there were 270 variations of use categories contained within the city's zoning code, but over the years the city has reduced that number to 110.

A second policy change would affect setbacks in the PR district containing a number of city, state and county buildings along Rock Creek. Currently if a road runs by the front of the property there is a 25' setback requirement from that road with new buildings. If a road runs to the side of a property, there is a 10' setback required.

Shumaker proposed amending the setback to 10' for all sides and applying the pedestrian visibility triangle to the property. A detailed discussion took place. Setback consistency among the districts was stated to be preferred. After consideration it was agreed via consensus to retain the pedestrian visibility triangle and to include the R3 District's 20' minimum driveway length in an updated draft.

It was agreed to include Planning as a responsible department in Comp Plan section 4A.1. A number of other revisions were discussed and agreed to, including adding a definition of the Shoreline Master Plan to the Zoning Code in areas regulated by the SMP; consolidating use categories to reference the SMP, removing duplicated sections concerning Railroad Facilities and Parking, and incorporating amendments to the use tables on occupancy of travel trailers in the R2 Two-Family Residential District and allowance of Residential Outbuildings in the C1 Commercial District.

Community Development Director Shumaker clarified two changes identified-adding a further objective to Planning's responsibility at the end of document and doing a comprehensive review of the document regarding shoreline master plan vs program.

Shumaker then requested the Planning Commission determine the level of public involvement regarding the proposed changes to the Comprehensive Plan and the zoning code. He related notices regarding the proposed setback changes had been sent to the parcel owners in the PR district but not adjacent districts.

It was agreed no further public engagement was necessary, as there were no significant changes and much of the work was to ensure consistency between the SMP and zoning. **Planning Commission Chair Breckel** pointed out the amount of input the SMP had received was substantial. The changes will need to go before the City Council for approval. **Shumaker** will verify that changes to the Comprehensive Plan will require a public hearing to be held.

C. Old Business

6. Comprehensive Plan Amendment: Continued Workshop to review steps for 2019 Amendment Application on Capital Facility Planning.

Community Development Director Shumaker initiated continuation of a discussion regarding the Comprehensive Plan amendments for Capital Facility Planning.

Carolyn Sourek, the new Public Works Director for Stevenson was introduced.

Much of the discussion initially centered on the issue of determining how and when to have homeowners with septic systems hook-up to sewers when they become available. **Shumaker** suggested draft language be developed with the focus being on how it should be, followed by the development of specific regulations. It was generally agreed to establish a phased-in approach to converting existing septic system users to sewers and to conditionally allow septic systems where sewers are not available.

A further discussion to determine and define clear levels of service for utilities within the Comprehensive Plan then took place. **PW Director Sourek** provided an example of levels of service within transportation systems. She questioned if the Comprehensive Plan was the document to set specific service levels as they may not be consistent with current standards.

Shumaker noted there were options: Define levels of service in the Comprehensive Plan and then build regulatory systems and capital improvement plans to follow or wait until other planning efforts and assessments are completed to determine what can be done. He stated the

state wants the Comprehensive Plan to be the primary planning document for cities. It was eventually agreed to refer to more specific individual service plan for details.

Shumaker shared language was now included to provide for map updates and tracking of minor changes without having to go through the process of amending the Comprehensive Plan.

D. Discussion

7. Thought of the Month:

None.

8. Staff & Commission Reports:

Downtown Planning

The 2019 draft downtown plan is being revised at the sub-committee stage. Mike Beck is now serving as Skamania County representative. Other participants include Mayor Anderson, city staff, Planning Commission Chair Breckel, Economic Development Council staff, Downtown Association members.

Sewer Projects

A number of projects are underway along Loop Road for the sewer line extension and Rock Creek Drive for the Cascade interceptor. Roads will close periodically.

Transportation Grant Concepts

Working on transportation grants, to be awarded in 2023. One is for the First St. overlook project, a second one is to install sidewalks from Cascade Village apartments to schools. May 21st from 10 a.m. to 2 p.m. the Grange will hold a plant/seed swap at Stevenson Library. Spruce Up Stevenson Day is scheduled for Saturday, April 23

E. Adjournment

PC Chair Breckel declared the meeting adjourned at 8:38 p.m.

Minutes recorded by Johanna Roe

CONDITIONAL USE PERMIT APPLICATION



PO Box 371 Stevenson, Washington 98648

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

Applicant/Contact: Bolton Minister

Mailing Address: 3801 S Truman St, Suite 1 Washougal, WA 98671

Phone: 360-907-7062 Fax: _____

E-Mail Address (Optional): bolt@54-40brewing.com

Property Owner: Brain Adams

Mailing Address: PO Box 545, Stevenson, WA

Phone: 360-907-7062 Fax: _____

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

Property Address (Or Nearest Intersection): 310 SW Second St., Stevenson, WA

Tax Parcel Number: 02070111420000 Zoning: Retail

Lot Size: 0.0500 Current Use of Property: Retail

Brief Narrative of Request: New signage for pizza place on Second St

Water Supply Source: City Sewage Disposal Method: City

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:  Date: 9/22/2021

Signature of Property Owner:  Date: 9/23/2024

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



SUBMIT TO:
 City Hall
 7121 NE Loop Road

Conditional Use Permit

Submittal Requirements

A Conditional Use is a use listed as conditional in the relevant zoning district and permitted only after review as provided in SMC 17.39. A Conditional Use Permit is a permit issued by the Planning Commission that authorizes the recipient to make use of property in accordance with the requirements of SMC 17- Zoning as well as any additional requirements imposed by the Planning Commission.

Applications for a Conditional Use Permit are subject to review by the Planning Commission. In granting a Conditional Use Permit, the Planning Commission must find that the development in its proposed location:

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

The following information is required for all Conditional Use Permit 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: _____ Date: _____ Receipt #: _____)
- Completed and Signed Conditional Use Permit 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 Floor Plan of the Structure Housing the Proposed Conditional Use
 - 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
- A Narrative Discussing How the Proposal Meets the Four Criteria Described Above
- 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)
- Any Information Associated with Proposals Reviewed under SMC 17.39
- Any Other Information Requested by the Planning Director to Aid the Planning Commission in Evaluating the Conditional Use Permit Application

Site Plan Narrative

RE: Signage for 54-40 Beer Lodge

To whom it may concern,

54-40 Beer Lodge is submitting the following proposal for new signage on the existing building at 310 SW Second ST, previously occupied by Andrew's Pizza.

The signage will be a combination of a painted name on the building itself and a blade sign. The painted name on the building will be done by Wiersum Painting in Washougal, Washington, and the blade sign will be produced by Garret Signs in Vancouver, Washington.

The attached documents call out dimensions of the building where the signage will be placed, as well as an overall length of the building. Other attached documents include a 3D image of the proposed signage, an aerial site map of the location, and a building detail.

Please contact Bolt Minister with any other requests or concerns on this proposal.

Sincerely,



Bolton R Minister

Owner/Brewer 54-40 Brewing & 54-40 Beer Lodge

3801 S Truman ST, #1

Washougal, WA 98671

Bolt@54-40brewing.com

360-907-7062

Names and mailing addresses of property owners within 300 feet of 310 SW Second ST

OLIVA, STEVEN JOHN & JANICE DIANE, 280 SW Second ST

Brian Adams, multiple properties

**O & B SINGH, INC, 330 SW
Rock Creek**

**A&J PROPERTY
MANAGEMENT,
LLC, 285 SW
Second St**

**VINE STREET
INVESTORS,
266 SW
Second**

**MANN, GUST
J &
ELIZABETH,
267 SW First**

**NEXT
VENTURE
LLC, multiple
properties**





NORTH ELEVATION

PHOTO NOT TO AN EXACT MEASURABLE SCALE

CONFIRM WITH FIELD SURVEY



DOUBLE-FACED, NON-ILLUMINATED PROJECTING BUILDING SIGN:

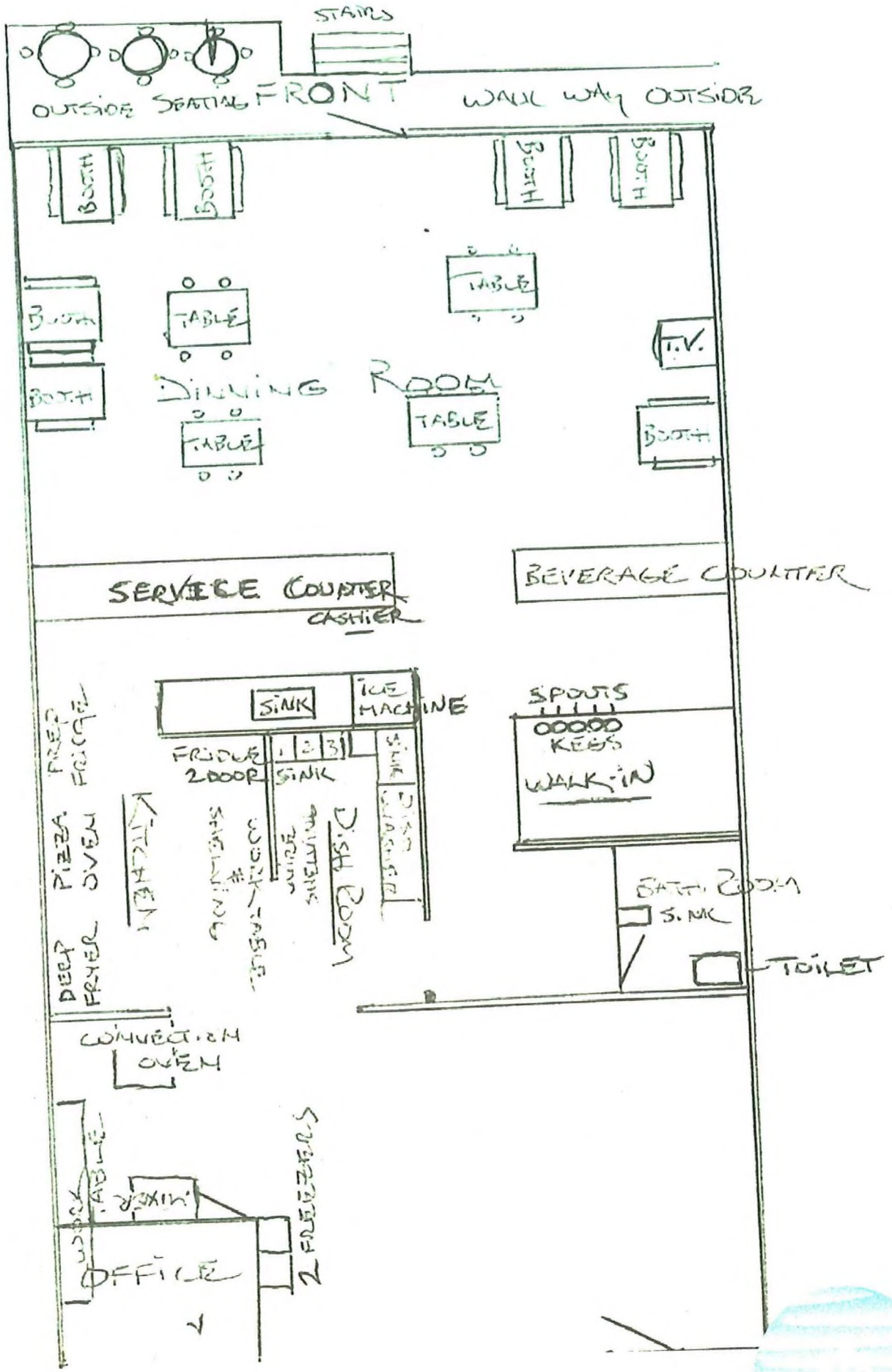
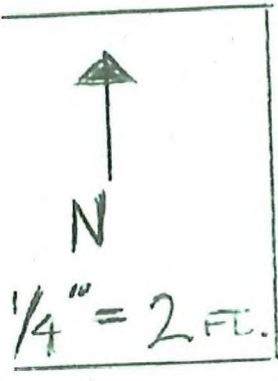
- RIGID FACE PLATES WITH VINYL GRAPHICS.
- ATTACHED OVER AN ALUMINUM FRAME WITH MOUNTING LEGS AND PLATE.

CONFIRM MOUNTING DETAILS WITH SURVEY. MOUNTS ARE PAINTED TO MATCH WALL COLOR.

GARRETT SIGN
 811 HARNEY STREET, VANCOUVER, WA 98660
 (360) 593-9091 • (800) 994-1191 • FAX (360) 593-5948
 WWW.GARRETTSIGN.COM

54°40' BEER
 310 SW 2nd ST. STEVENSON, WA 98648

DATE: 4/14/22	SCALE: 3/4" = 1'-0"	DRW: GA
DESIGN #: 54-40brew_Stevenston_bu1		SALE: JT
		REDRAW#
<p>APPROVES THIS SUBMITTED DESIGN AND IT FULLY MEETS OUR SIGN CRITERIA. IF THE SIGN IS REMOVED AS THE PROPERTY OF GARRETT SIGN, ACCESS TO THE PROPERTY FOR REMOVAL OF THE SIGN WILL BE ALLOWED WITHOUT DELAY. THE LANDLORD WILL NOT LEAN OR ATTACH ANY CLAIM, CONSIDERED ABANDONED OR ASSESSED ANY FEES AGAINST RENTAL SIGNS. THE TERMS OF THIS APPROVAL WILL TRANSFER TO FUTURE PROPERTY OWNERS.</p>		
<p>THIS ORIGINAL ARTWORK IS THE PROPERTY OF GARRETT SIGN. BY ACCEPTING THIS COPY YOU AGREE TO PAY FOR ALL COSTS OF ITS DEVELOPMENT IF USED WITHOUT WRITTEN AUTHORIZATION.</p>		
PRINT NAME	LANDLORD SIGNATURE & DATE	ACCEPTED BY & DATE



Receipt: 9551 02/14/2022
Acct #: 1501
City Of Stevenson
7121 E. Loop Rd.
PO Box 371
Stevenson, WA 98648
(509) 427-5970

Minister Bolton
3801 S Truman Street Suite 1
Washougal, WA 98671

Building Permits
Memo: CUP2022-01 Sign 54-40
 Brewing Co
Inv#: 525 Amt Paid: 600.00
CUP2022-01 Sign

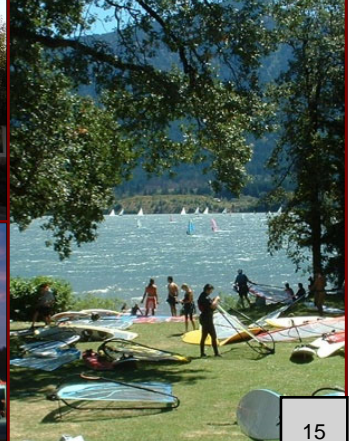
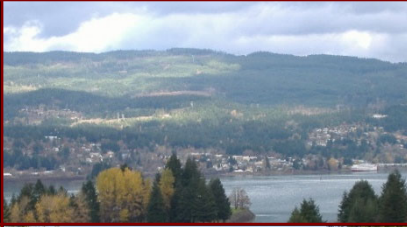
Non Taxed Amt:	<u>600.00</u>
Total:	600.00
Chk: 1046	<u>600.00</u>
Ttl Tendered:	600.00
Change:	0.00

Issued By: Mary C.
 02/14/2022 14:41:50

STEVENSON COMPREHENSIVE PLAN

APRIL 7, 2013

AS AMENDED THROUGH MAY 2022



Stevenson Comprehensive Plan

City of Stevenson, Washington

~~Month, Year~~ April 2013
As amended through May 2022

Prepared by:



Stevenson Planning Department
7121 East Loop Road
PO Box 371
Stevenson, WA 98648
(509)427-5970

With the Assistance of:

COGAN
OWENS
COGAN

Cogan Owens Cogan
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Portland, OR 97205-3111
(503)225-0192



Acknowledgements

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Davy Ray

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Ben Shumaker, Community Development Director, Primary Author

Carolyn Sourek, Public Works Director

Ken Woodrich, City Attorney

Acknowledgements, 2013

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Sandy Carlson, Minutes Taker, Carla Cosentino, Deputy Clerk, Mary Ann Duncan Cole, City Administrator, Eric Hansen, Public Works Director, Ben Shumaker, Planning Director, Primary Author, Ken Woodrich, City Attorney



Record of Changes

The following changes have been made to the Stevenson Comprehensive Plan since its original adoption in ~~February~~April, 2013.

Change Number	Old Page	New Page	Subject	Adopting Ordinance	Date	Entered By
2022- 01	Cover, i	Cover, i	Date Update	2022-1182	5/19/2022	
01	Global	Global	Header & Footer Update	2022-1182	5/19/2022	
01	iii	iii	Acknowledgement Addition/Reformat	2022-1182	5/19/2022	
01	vii	vii	Date Correction: Record Maintenance	2022-1182	5/19/2022	
01	2	2	Shoreline Master Management Program (SMP) Integration	2022-1182	5/19/2022	
01	8	8	SMP Integration; Typo Correction	2022-1182	5/19/2022	
01	18	18	SMP Integration	2022-1182	5/19/2022	
01	22	22	SMP Integration	2022-1182	5/19/2022	
01	29-31	29-31	SMP Integration	2022-1182	5/19/2022	
01	51-52	51-52	SMP Integration; Redundancy Removal	2022-1182	5/19/2022	
01	95	95	Acronym Addition	2022-1182	5/19/2022	
01	97	97	SMP Definition Addition	2022-1182	5/19/2022	
01	121-124	121-124	Record Maintenance	2022-1182	5/19/2022	
01	127	127	Record Maintenance	2022-1182	5/19/2022	
01	129	129	Record Maintenance	2022-1182	5/19/2022	
01	131-132	131-132	Record Maintenance	2022-1182	5/19/2022	



Natural/Scenic Beauty

Natural/Scenic Beauty represents the look and feel that Stevenson exudes through its natural and built environments. This includes not only the innate scenery coveted throughout the Columbia River Gorge National Scenic Area but also the layers of human-created scenery added through architecture, landscaping, transportation infrastructure, and urban development patterns.



Photo Credit: Yamhill County EDC

Healthy Economy

Healthy Economy represents Stevenson’s ability to leverage capital and support the citizen’s individual and collective desires. This includes the promotion and retention of existing businesses, the creation of new jobs, the diversification of economic opportunities, and the financial ability to support taxes benefitting the local community.

Active Waterfront

Active Waterfront represents Stevenson’s utilization of its waterfront assets. This includes the use, restoration, and harmonization of the wide-ranging economic, scenic, recreational, ecological, and residential resource potentials of the [Ashes Lake](#), Columbia River, Rock Cove, and Rock Creek areas.

Together, these Cornerstone Principles provide the starting point from which future policies should begin. The remainder of this comprehensive plan provides a guide intended to take Stevenson from this starting point toward the envisioned endpoint.

Direction for the Future

The Comprehensive Plan is structured to provide clear directions for Stevenson to use on its course toward the future. This first chapter describes the key concepts relating to the beginning and ending points of Stevenson’s journey. The following chapter answers questions about how the Comprehensive Plan helps the City navigate along the way. Chapter 3 then provides the core of the plan itself by setting nine separate goals which are further refined through specific objectives and tactics.

These Cornerstone Principles, Goals, Objectives, Tactics, and Vision all work together as a coherent system. As depicted in Figure 1-2, the four Cornerstone Principles provide both a foundation for future action and guideposts along the journey. The community’s nine Goals are the thread running through, connecting, and tying together each Cornerstone Principle. The Objectives related to each of these Goals ensure that the concepts about where Stevenson should be in the future are turned into present-day actions that actually



Photo Credit: Joann Grammer



specifically addressed in detail in the current Comprehensive Plan. For this reason area plans can also be viewed as “supplements” to the existing Comprehensive Plan. The City of Stevenson Shoreline Master Management Program, as amended, With Stevenson’s 2013 Comprehensive Plan, the 1975 Skamania County Shoreline Management Program is folded into the Comprehensive Plan ~~and will no longer be used as an area plan and is not considered~~ a stand-alone document.

Strategic Plans

Strategic Plans are developed by the City of Stevenson to address topics that involve more than just specific neighborhood goals and objectives. They frequently address extensive development and/or redevelopment issues, and the process to carry out the strategic development. The goals and objectives of these plans are drafted in compliance with the Comprehensive Plan, but are not entirely folded into the plan and still stand alone as documents. Existing Strategic Plans include:

- 1991 City of Stevenson Wastewater Facilities Plan
- 2007 City of Stevenson Water System Plan Update
- 2010 Skamania County Multi-Jurisdictional Natural Hazard Mitigation Plan
- Stevenson Capital Facilities Plan

Agency Plans

Agency Plans are developed by agencies outside of the city. In most instances, City staff seeks to maintain intergovernmental cooperation in the development of these plans. The staff also works with these other units of government as they create plans relating to issues in their jurisdictions which have an impact on the City. The goals, objectives, and policies included in these plans are important to the City and assist in guiding land use decisions within City boundaries. These plans exist independently of the Comprehensive Plan and include:

- Management Plan for the Columbia River Gorge National Scenic Area
- Port of Skamania County Comprehensive Scheme of Harbor Improvements
- Skamania County Comprehensive Plan
- Skamania County Parks & Recreation Master Plan
- Skamania County Regional Transportation Plan
- SR 14 Scenic Corridor Management Plan

Private Plans

Private Plans are developed by individuals, businesses, and investors. They typically address specific sites or buildings within or, in select instances, near the City. When the goals and objectives that private entities develop for their sites are not consistent with the City’s goals and objectives, City officials and staff work with these entities to explain the City’s stance and build toward an understanding of whether the private plans or the City plans can be changed in a mutually satisfactory manner.

How will the City Carry Out the Plan?

The City can only move toward its Vision through the continued use, evaluation, and when necessary, amendment to the Comprehensive Plan. In the course of implementing the goals and objectives of the Comprehensive Plan, the City will use much of the diverse array of tools at its disposal. These tools can be classified under three distinct categories: those used when the City undertakes projects,



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 2– Urban Development								
2.1– Protect the natural and scenic qualities of the area by regulating land use and carefully managing urban change.						Planning		Ongoing
2.2– Preserve, protect, and enhance the functions and values of ecologically sensitive areas (habitat areas, wetlands) with special consideration given to anadromous fisheries, as required by the Growth Management Act.	2.2-1– Regulate land use within and adjacent to ecologically sensitive areas while allowing for the reasonable use of private property. 2.2-2– Consider establishing a funding source to acquire ecologically sensitive areas. 2.2-3– Conduct a Urban Area-wide inventory of ecologically sensitive areas. 2.2-4– Encourage agreements that will preserve ecologically sensitive areas in appropriate proportions consistent with available resources. Provision of such open spaces should not reduce the density which can be achieved on the site 2.2-5– Establish a stream corridor management plan and program. 2.2-6– Consider stream corridors for multiple use in conformance with other plans. 2.2-7– Regulate the use of fill in stream corridors. 2.2-8– Maintain stream corridors in a natural state, preserving tree lines and vegetation wherever possible. 2.2-9–Facilitate implementation of the Shoreline Restoration Plan.						Administration & Planning	Short-Term



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 2– Urban Development								
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.						Planning		Ongoing
<u>2.16- Establish a Shoreline Master Management Program consistent with the Shoreline Management Act.</u>	<u>2.16-1– Review all proposals for shoreline use for compatibility with the Shoreline Master Management Program.</u> <u>2.16-2– Promote healthy and visually attractive shoreline environments.</u> <u>2.16-3– Review land use policies to ensure consistency with the Shoreline Master Management Program.</u>					Planning	<u>CGIC, County, Port, Property Owners</u>	<u>Ongoing</u>



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 4– Downtown & Waterfront								
4.6– Encourage enhancing the Courthouse lawn as a more attractive community gathering space.						Administration	County	Short-Term
4.7– Ensure that both public and private properties located along entrances to Stevenson are attractively maintained.						Public Works	Private Property Owners	Ongoing
4.8– Establish standards to encourage relocation or burial of powerlines in the downtown commercial area and other areas where views are affected.						Planning & Public Works	Private Utilities, PUD	Short-Term
4.9– Revise sidewalk construction programs to minimize the replacement of street trees.						Public Works		Mid-Range
4.10– Provide better connections between downtown and the waterfront.	4.10-1– Consider converting Russell Street into a pedestrian mall between Second and First streets. 4.10-2– Consider improving sidewalks and street crossings and installing public art and seating areas on Russell Street from downtown to the waterfront.					Planning & Public Works	Port, SBA	Mid-Range
4.11– Consider establishing a Parking and Business Improvement Area to support downtown improvements, such as a rehabilitation grant or loan program for downtown buildings or provision of visitor amenities.						Administration	Chamber, EDC, SBA	Short-Term
Goal 4A– The waterfront is an extension of the downtown core and a place where people live, work, and play.								
4A.1– Support development of improved river Enhance shoreline access in the Stevenson area.	4A.1-1– Improve Coordinate waterfront shoreline access and control with erosion control/stabilization through coordinated stabilization programs. 4A.1-2– Support development of a large waterfront					Administration, Planning & Public Works	County, Port, Property Owners, SDA	Short-Term Long-Term



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 4– Downtown & Waterfront								
4A.2– Establish a Shorelines Master Program to guide the balanced development of industrial, commercial, residential, recreational, and natural uses.	<p>4A.2-1 – Encourage the use of the riverfront for commercial, residential, recreation, and open space purposes consistent with the Shorelines Management Act.</p> <p>4A.2-2 – Protect, enhance, and maintain the natural, scenic, historic, architectural, and recreational qualities along the River.</p> <p>4A.2-3 – Support recreational activities on the public lands and waters of the Columbia River, Rock Cove, and Rock Creek.</p>					Administration & Planning	CGIC, Chamber, County, Port, Property Owners, SBA	Short-Term
4A.3– Manage lands abutting the Columbia River and Rock Creek waterfront and shoreline areas for the benefit of the community.	<p>4A.3-1 – Review all proposals for shoreline use for compatibility with the goals and policies of the Skamania County Shoreline Management Master Program.</p> <p>4A.3-2 – Review development proposals located on or near banks and floodway of the River and creeks to maintain the recreation and open space potential while promoting healthy and visually attractive environments.</p> <p>4A.3-3 – Review land use policies to ensure compliance with the Shorelines Management Master Program.</p> <p>4A.3-4 – Protect, enhance, and maintain the natural, scenic, historic, architectural, and recreational qualities along the River.</p> <p>4A.3-5 – Enhance Cascade Avenue as the main waterfront street.</p> <p>4A.3-6 – Consider repurposing the Tichenor Building for retail and lodging purposes.</p>					Planning & Public Works	CGIC, County, EDC, Port, Property Owners	Ongoing



	<u>4A.3-7– Encourage development of a landscaping plan for the fairgrounds.</u>							
4A.4– Reduce impediments to attracting waterfront investors.	<p><u>4A.4-1– Enhance Cascade Avenue as the main waterfront street.</u></p> <p>4A.4-2– Use various marketing techniques to attract waterfront investors, such as a “Come on in, the water’s fine” slogan.</p> <p><u>4A.4-3– Support recreational activities on the public lands and waters of the Columbia River, Rock Cove, and Rock Creek.</u></p>					Administration, Public Works & Planning	CGIC, Chamber, County, EDC, Port, Property Owners, SBASDA	Short-Term Ongoing
OBJECTIVE		CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 4– Downtown & Waterfront								
4A.5– Consider repurposing the Tichenor Building for retail and lodging purposes.						Planning	EDC, Port	Long-Term
4A.6– Encourage development of a landscaping plan for the fairgrounds.						Planning	County	Ongoing
4A.7– Support development of a large waterfront gathering place, such as a amphitheater for community events.						Administration	Port, SBA	Long-Term

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OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 9– Parks & Recreation								
9.6– Provide pathways and trails that highlight Stevenson’s recreational, historical, and commercial sites.	9.6-1– Use stream corridors as part of a parkway or greenway concept. 9.6-2– Connect the parks and trails of the City, its partner agencies, and private entities. 9.6-3– Include nature walks, scenic vistas, and connections to forests in the system of pathways.					Public Works		Ongoing
9.7– Develop a balanced system of recreation facilities, lands and programs that meets the recreation needs of residents and visitors alike.	9.7-1– Develop small parcels of land resulting from urbanization as mini-parks or landscaped areas. 9.7-2– Facilitate and encourage the installation of lights and other improvements at the Hegewald Skateboard Park. 9.7-3– Facilitate and support the development of major community recreation facilities for citizens, such as expanding the pool activity center, providing covered pavilion spaces, developing a youth center, and other spaces for recreation, physical fitness, and wellness classes.					Administration		Ongoing
9.8– Promote Stevenson’s recreational opportunities through media such as websites, brochures, and signage.						Administration		Ongoing
9.9– Protect Rock Cove to improve habitat, water quality and ambiance.						Planning		Mid-Range



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 9– Parks & Recreation								
9.10– Facilitate and support appropriate development and services for the Rock Creek and Rock Cove lands.	9.10-1– Facilitate and encourage recreational activities in the Rock Creek and Rock Cove area, such as access for small watercraft. 9.10-2– Encourage relocation of the County shops at Rock Creek. 9.10-3– Encourage rehabilitation and/or repurposing of the Grange. 9.10-4– Protect, F facilitate and encourage enhancement of Rock Cove 's habitat, water quality, and ambiance.					Administration & Planning		Ongoing



Appendix B– Glossary of Terms

As used in this plan, the words below have the meaning given here unless the context clearly dictates otherwise.

Abbreviations & Acronyms

- BNSF**—Burlington Northern Santa Fe Railroad
- CGHA**—Columbia Gorge Housing Authority
- CGIC**—Columbia Gorge Interpretive Center
- DSHS**—Washington Department of Social and Health Services
- EDC**—Skamania County Economic Development Council
- FEMA**—Federal Emergency Management Agency
- FoG**—Friends of the Gorge
- FVRL**—Fort Vancouver Regional Library District
- ODOT**—Oregon Department of Transportation
- SBA**—Stevenson Business Association
- SDA**—Stevenson Downtown Association
- SCSD**—Stevenson-Carson School District
- SPAF**—Skamania Performing Arts Foundation
- USFS**—United States Forest Service
- USPS**—United States Postal Service
- WsDOT**—Washington Department of Transportation

Words & Phrases

- Acquire**— To take possession of through the City’s own funds, efforts, or actions.
- Community Asset**— An individual, group, or institution present in the city, county, or region capable of adding insight or value to City programs, projects, or activities. “Community Assets” are typically not directly associated with City government and include entrepreneurs, investors, businesses, and non-profit agencies.
- Cluster Analysis**— A study whereby economic opportunities and competitive advantages are identified through the comparison of a region’s existing industrial mix to similar regions. Identification of such opportunities and advantages can then be used to target economic development and business attraction strategies in an effective manner.
- Consider**— 1) To think carefully about, especially in order to make a decision; 2) To bear in mind as a possible or acceptable course of action. When used in conjunction with another verb, an Objective or Tactic should be viewed as an optional course of action rather than a directive.



Words & Phrases, Continued

Planning Period— 2013 through 2032.

Provide— 1) To take measures with due foresight; 2) To make available, supply, or furnish a facility, opportunity, or service.

Regulation— A rule or law prescribed by a governmental authority, usually the City Council.

Rock Creek and Rock Cove Lands— All those lands located between Rock Creek Drive and Highway 14.

Shoreline Management Program or SMP— The comprehensive suite of analyses, visions, goals, policies and regulations adopted by the City in accordance with the Shoreline Management Act (RCW 90.58). The Shoreline Management Program includes the similarly named, though more specific, Shoreline Master Plan. Unless the context clearly dictates otherwise, the phrases Shoreline Management Plan, Shoreline Master Plan, Shoreline Master Program and pluralized versions thereof should be interpreted as references to the overall program.

Standard— A regulation or criterion that must be complied with or satisfied. "Standards" have a higher level of regulatory intent than "Guidelines," and are applied to all actions or proposals of a prescribed category.

Stevenson Urban Area— The area circumscribed by the Stevenson Urban Area boundary as established and amended by the Columbia River Gorge National Scenic Area Act and the Columbia River Gorge Commission.

Such As— A qualifier used to indicate a concept that could be prioritized for action.

Support— To be in favor of, encourage, maintain, sustain or fund some action, facility or service. "Support" differs from "Encourage" in that it should be more often, though not always, taken to mean financial support.

Urban Reserve— An area within the Stevenson Urban Area within which future development and extension of municipal services are contemplated but not imminent. Development within an Urban Reserve is discouraged until municipal services can be provided and urban level densities and intensities of land use can occur.

Use— To put into service for some practical or profitable purpose. The term "Utilize" is sometimes used interchangeably with "Use".



APPENDIX E–Implementation & Monitoring

This appendix is intended to be used as an easy reference for the Objectives and Tactics used in this plan. The tables below are organized first by the priority order in which each Objective should be undertaken and then by the City department responsible for initiating the Objective or Tactic. Following these tables is a template for each department to use when monitoring their implementation of the Comprehensive Plan’s Objectives & Tactics and a schematic to show future progress on plan implementation.

Ongoing Priorities			
Building Department	City Administration	Planning Department	Public Works Department
1.3	1.1, 1.1-1	1.3	1.3
2.12	1.2, 1.2-1	1.5	2.10, 2.10-1
2.14	1.3	1.6, 1.6-1	2.14
8.1	1.4	1.7, 1.7-1	4.7
-	1.6, 1.6-1	2.1	<u>4A.1, 4A.1-1, 4A.1-2</u>
-	1.8, 1.8-1	2.7, 2.7-1, 2.7-2, 2.7-3, 2.7-4, 2.7-5	4A.3, 4A.3- 14 , 4A.3- 25 , 4A.3- 36 , <u>4A.3-7</u>
-	1.10	2.10, 2.10-1	6.6
-	1.11	2.11	7.2
-	1.13	2.12	7.6, 7.6-1, 7.6-2
-	2.7, 2.7-1, 2.7-2, 2.7-3, 2.7-4, 2.7-5	2.14	7.8
-	2.14	2.15	7.11
-	3.4, 3.4-1	<u>2.16, 2.16-1, 2.16-2, 2.16-3</u>	8.1
-	3.5, 3.5-1	3.5, 3.5-1	8.3
-	4.4	3.7, 3.7-1, 3.7-2	8.7
-	<u>4A.1, 4A.1-1, 4A.1-2</u>	3.8, 3.8-1	8.9, 8.9-1, 8.9-2
-	<u>4A.4, 4A.4-2, 4A.4-3</u>	4.3, 4.3-1, 4.3-2, 4.3-3, 4.3-4	8.10
-	5.2, 5.2-1, 5.2-2, 5.2-3, 5.2-4, 5.2-5	<u>4A.1, 4A.1-1, 4A.1-2</u>	8.11
-	5.3, 5.3-1, 5.3-2	<u>4A.4, 4A.4-2, 4A.4-3</u>	8.15
-	5.4	4.5	8.16
-	5.5	4A.3, 4A.3- 14 , 4A.3- 25 , 4A.3- 36 , <u>4A.3-7</u>	9.3



Short-Term Priorities

Building Department	City Administration	Planning Department	Public Works Department
-	1.9	2.2, 2.2-1, 2.2-2, 2.2-3, 2.2-4, 2.2-5, 2.2-6, 2.2-7, 2.2-8, 2.2-9	1.17, 1.17-1, 1.17-2, 1.17-3
-	1.14	2.4, 2.4-1, 2.4-2	4.8
-	2.2, 2.2-1, 2.2-2, 2.2-3, 2.2-4, 2.2-5, 2.2-6, 2.2-7, 2.2-8	2.6, 2.6-1, 2.6-2, 2.6-3, 2.6-4	4A.1, 4A.1-1
-	3.6	2.7, 2.7-1, 2.7-2, 2.7-3, 2.7-4, 2.7-5	4A.4, 4A.4-1, 4A.4-2
-	4.6	2.8, 2.8-1	4A.8
-	4.11	2.9, 2.9-1, 2.9-2	6.8
-	4A.2, 4A.2-1, 4A.2-2, 4A.2-3	3.1	7.1, 7.1-1, 7.1-2, 7.1-3, 7.1-4, 7.1-5
-	4A.4, 4A.4-1, 4A.4-2	3.2, 3.2-1, 3.2-2	7.7
-	5.1, 5.1-1, 5.1-2, 5.1-3	3.3, 3.3-1	7.9
-	8.5	3.6	7.12, 7.12-1
-	9.1, 9.1-1	4.2, 4.2-1	7.13 8.5 8.12, 8.12-1 8.17, 8.17-1, 8.17-2
-	-	4.8	8.5
-	-	4A.2, 4A.2-1, 4A.2-2, 4A.2-3	8.12, 8.12-1
-	-	4A.4, 4A.4-1, 4A.4-2	8.17, 8.17-1, 8.17-2
-	-	5.1, 5.1-1, 5.1-2, 5.1-3	-

Mid-Range Priorities

-	1.12, 1.12-1, 1.12-2, 1.12-3, 1.8-4, 1.8-5	1.12, 1.12-1, 1.12-2, 1.12-3, 1.8-4, 1.8-5	2.3, 2.3-1, 2.3-2, 2.3-3, 2.3-4
-	2.5, 2.5-1, 2.5-2, 2.5-3, 2.5-4	1.15, 1.15-1, 1.15-2, 1.15-3	4.9
-	6.5	1.16, 1.16-1, 1.16-2	4.10, 4.10-1, 4.10-2



Mid-Range Priorities, Continued

Building Department	City Administration	Planning Department	Public Works Department
-	8.13-1	2.5, 2.5-1, 2.5-2, 2.5-3, 2.5-4	7.3, 7.3-1, 7.3-2
-	8.20	2.13, 2.13-1	7.4, 7.4-1, 7.4-2
-	9.4	4.1, 4.1-1, 4.1-2	7.5
-	-	4.10, 4.10-1, 4.10-2	9.5, 9.5-1, 9.5-2, 9.5-3
-	-	5.9	-
-	-	9.5, 9.5-1, 9.5-2, 9.5-3	-
-	-	9.9	-

Long-Term Priorities

-	4A.7	4A.5	7.10
	9.2, 9.2-1, 9.2-2, 9.2-3	9.2, 9.2-1, 9.2-2, 9.2-3	-



APPENDIX F–Policies Dropped from Consideration

The following policies were considered during the planning process, but were dropped for a variety of reasons. Some were accomplished ~~as a result of the 1984 Plan~~. Some were considered repetitive, unrealistic, or not yet ripe. Some conflicted with the plan’s other policies. Some were just not palatable to the City’s decision makers. This collection of policies is presented here in part to help demonstrate the planning process, but more importantly, it is intended to be a tool for future users. When interpreting or updating the Comprehensive Plan, users can turn to this section to determine whether new policy ideas fit more closely with the ideas listed here or with those adopted in Chapter 3. Policy ies numbers not carried over from the 1984 Plan are referenced in bold.

Dropped Policies

GOAL 1

Provide increased publicity to the community regarding decisions and events affecting the city. (3.8-4)	Provide a clean, visually attractive community with a small-town atmosphere. (1-3)
Increase community pride. (1-2)	Develop and improve educational opportunities. (1-8)
Explore funding opportunities for schools, including a levy and other fundraising activities.	Explore opportunities for alternative schools.
Promote opportunities for agricultural education.	Investigate educational programming during the summer.
Assure a balance between safety and ease of access for school locations. (3.5-4)	Encourage development of school lands and lands adjacent to schools to minimize the negative impact on each. (3.5-2)
Encourage the use of schools as an integral part of the community by making joint agreements with the School District to allow community use of school facilities. (3.5-6)	Minimize the costs of schools and parks by joint location, acquisition, and the use of sites for both schools and parks. (3.5-3)

GOAL 2

Manage major drainageways, wetlands, and flood plains for the benefit of the community. (2.1-1a)	Manage ecologically and scientifically significant areas for the benefit of the community. (2.1-1d)
Prohibit building on flood plains of major drainageways except in accordance with adopted regulations. (2.2.2-6)	Manage lands with significant native vegetation for the benefit of the community. (2.1-1c)
Map major drainageways. (2.2.2-1)	Manage lands that provide community identity and act as buffers for the benefit of the community. (2.1-1f)
Consider the value of agricultural and forest lands as open space and other less intense uses before approving any change in land use. (2.3-2)	Consider lands that are not suitable for forest or agricultural uses as developable if they meet other development criteria. (2.3-3)
Contain future urban development within the limits of the urban growth boundary. (4.2-1)	Use parks and open space to shape and delineate urban development. (3.4.1-2)



Dropped Policies

GOAL 4A

Coordinate riverfront planning activities with Skamania County and the Port of Skamania County. (5.5-4)	Follow shorelines regulations when evaluating proposed new uses. (4.5-5/4.6.1-4)
Enhance Cascade Avenue, including the rehabilitation of underutilized structures.	Develop design guidelines that enable year-round enjoyment of the downtown waterfront.
Redevelop the Co-Ply site for employment uses.	Explore opportunities for waterfront redevelopment.
Redevelop the Co-Ply site as a community gathering place.	Encourage development of a commercial marina facility and improved river access in the Stevenson area. (3.3.9-1)
<u>4A.1– Support development of improved river access in the Stevenson area.</u>	<u>4A.1-1– Improve waterfront access and control erosion through coordinated stabilization programs.</u>
<u>4A.2– Establish a Shorelines Master Program to guide the balanced development of industrial, commercial, residential, recreational, and natural uses.</u>	<u>4A.2-1– Encourage the use of the riverfront for commercial, residential, recreation, and open space purposes consistent with the Shorelines Management Act.</u>
<u>4A.2-2– Protect, enhance, and maintain the natural, scenic, historic, architectural, and recreational qualities along the River.</u>	<u>4A.3– Manage lands abutting the Columbia River and Rock Creek for the benefit of the community.</u>
<u>4A.3-1– Review all proposals for shoreline use for compatibility with the goals and policies of the Skamania County Shoreline Management Master Program.</u>	<u>4A.3-2– Review development proposals located on or near banks and floodway of the River and creeks to maintain the recreation and open space potential while promoting healthy and visually attractive environments.</u>
<u>4A.3-3– Review land use policies to ensure compliance with the Shorelines Management Master Program.</u>	<u>4A.7– Support development of a large waterfront gathering place, such as a amphitheater for community events.</u>

GOAL 5

Encourage the use of local resources in the development of industries for Stevenson to assure tax base stability, utilizing information programs, site improvement, and cooperative development projects. (5.4-3)	Investigate and evaluate tax incentives and adopt those that are most suitable to encourage commercial and light industrial growth and community development in Stevenson. (5.1-4)
Encourage the provision of professional services no lacking in the community. (5.1-2)	Coordinate economic planning and development with industrial development at the Port of Skamania County. (5.5-4)
Encourage the expansion of the economic base to include local seasonal or permanent jobs from small industries. (5.1-1b)	Remove barriers to development, such as expediting the permitting process.
Identify and promote what Stevenson has to offer to make it competitive with other Gorge community [sic] to attract industry and commerce. (5.4-2)	Discourage heavy industrial use in the Rock Creek area and Stevenson Lake. (4.6.1-1)

GOAL 6

Encourage expansion of the economic base to include tourist and hospitality support facilities (including hotels, convention centers, restaurants, and tourist-oriented shops) related to Bonneville Dam and the increasing interest in the Columbia River Gorge. (5.1-1a)	Encourage recreation and tourist facilities that capitalize on the scenic aspects of Stevenson to create a positive impression for visitors and residents (i.e. park at tourboat landing and scenic walkway from waterfront to Rock Creek Falls). (5.3-4)
---	--

Dropped Policies

GOAL 6, Continued



Develop programs to draw tour boat tourists into downtown, such as volunteer greeters, wayfinding signage and free transportation.	Establish a vanpool and/or carpool to provide access to outdoor recreation amenities (camp sites, waterfalls, trails, sno parks, etc.)
Develop ways to capitalize on recreation and support services, tourist information, and reasons to come to Stevenson. (5.3-1)	Promote Stevenson as “Washington’s Gateway to the Gorge.”

GOAL 7

Design local streets to discourage through traffic. (3.3.2-2)	Periodically review the need for a transit system. (3.3.6-1)
Require generators of high volumes of traffic to provide adequate parking. (3.3.3-4)	Minimize on-street parking outside the downtown commercial area. (3.3.3-2)
Provide for adequate and safe bicycle traffic for school access, recreation, and energy conservation. (3.3.4-1)	Require safe, convenient, and direct walkways within the City. (3.3.5-1)

Dropped Policies

GOAL 7, Continued

Design local streets to discourage through traffic. (3.3.2-2)	Periodically review the need for a transit system. (3.3.6-1)
Require generators of high volumes of traffic to provide adequate parking. (3.3.3-4)	Minimize on-street parking outside the downtown commercial area. (3.3.3-2)
Provide for adequate and safe bicycle traffic for school access, recreation, and energy conservation. (3.3.4-1)	Require safe, convenient, and direct walkways within the City. (3.3.5-1)
Give special consideration in the design of the transportation system to people who have limited choice in obtaining private transportation. (3.3.1-3)	Require adequate setbacks along major streets to accommodate pedestrian ways to reduce the negative aspects of development. (5.2-3)
Use circumferential routing with controlled access and adequate setbacks for through traffic. (3.3.2-1)	Encourage provision of a safe, convenient, commercial bus stop with waiting space. (3.3.6-2)
Periodically review the need for commercial air services. (3.3.8-1)	

GOAL 8

Encourage recycling of solid waste. (3.2.2-2)	Maintain the high standard of water service. (3.2.1-3)
Develop ways to minimize the high cost of the water and sewer services. (3.2.1-3)	Provide urban services to implement community land use policies. (3.1-1)
Identify geothermal resources and plan for resource development and utilization in cooperation with local, state, and regional agencies. (3.2.3-2)	Provide medical services for seniors.

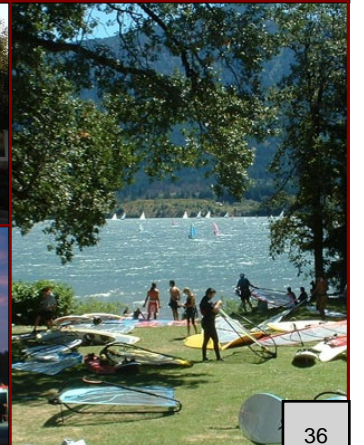
GOAL 9

Investigate the feasibility and benefits of developing an indoor ice arena.	Develop a maintenance program for parks and recreational lands and facilities. (3.4.1-8)
Create and maintain a balanced system of recreation lands and facilities that meets the recreation needs of all people, conserves energy, and enhances the rural character of the community. (3.4.1-1)	Inventory, plan for, and preserve open space and recreational resources. (3.4.1-4)
Develop and improve recreational opportunities. (1-8)	<u>9.9- Prrotect Rock Cove to improve habitat, water quality and ambiance</u>

STEVENSON COMPREHENSIVE PLAN

APRIL 2013

AS AMENDED THROUGH 2022



Stevenson Comprehensive Plan

City of Stevenson, Washington

~~Month, Year~~ April 2013

As amended through 2022

Prepared by:



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Benefits to Partner Agencies

The Comprehensive Plan informs our partner agencies of the City’s intentions and allows them to make plans and take actions accordingly. The information in the plan also provides partners with input for their long-range transportation and utility service plans. When forming partnerships with the City, these agencies benefit from the City coming to the table with a clear and concise agenda. As a documentation of the public’s will, the plan eases potential conflicts between the City and partner agencies with overlapping voting constituencies. When acting as developers, partner agencies benefit from the plan’s indication of what is likely to be permitted and where.

Benefits to Businesses & Investors

Businesses and investors are key players initiating growth, development, and change in the Stevenson area, and they benefit from this plan’s indications of what is likely to be permitted and where and a knowledge of the stability or change in property values contemplated in the Comprehensive Plan. When public-private partnerships are formed, businesses and investors benefit from having a clear knowledge of the City’s scope of authority and intentions. An often overlooked but extremely important benefit of the Comprehensive Plan is that it allows investors to determine where they are and are not likely to capitalize on the investments of the City, its partner agencies, and other savvy investors.



Photo Credit: Ben Shumaker

How does this Plan Relate to Other Plans?

While much of the content of this plan is very similar to the 1984 document, the overall format and specific wording has been substantially altered to accommodate changes in demographics and laws. As the City’s primary advisory planning document, the Comprehensive Plan serves as an “umbrella plan” as additional plans are developed by the City, our partner agencies, and private entities. These plans can be categorized into four types: Area Plans, Strategic Plans, Agency Plans, and Private Plans. Each of these types of plans affects and is affected by the Comprehensive Plan in a unique way, and the interaction of these plans can be referred to as a “System of Plans”.

Area Plans

Area Plans may be adopted and considered an extension of the Comprehensive Plan. They address specific issues that arise within a defined geographic area or neighborhood rather than the City as a whole. Area Plans include goals and objectives for those areas that are not

FIGURE 2-1: A SYSTEM OF PLANS

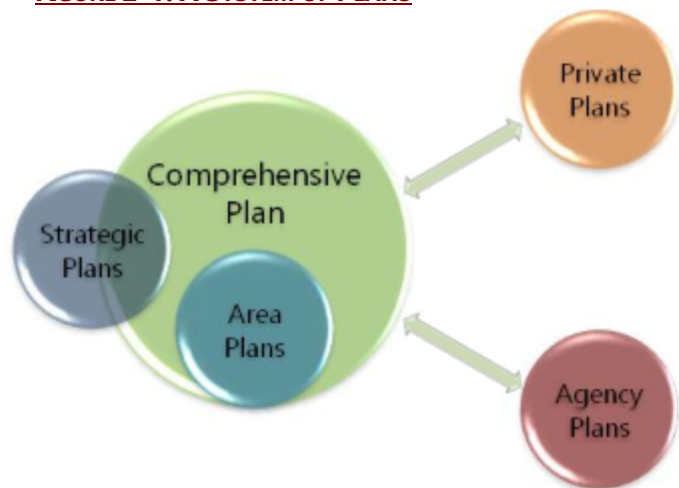


Figure Credit: Ben Shumaker



specifically addressed in detail in the current Comprehensive Plan. For this reason area plans can also be viewed as “supplements” to the existing Comprehensive Plan. ~~The City of Stevenson Shoreline Master Management Program, as amended, With Stevenson’s 2013 Comprehensive Plan, the 1975 Skamania County Shoreline Management Program~~ is folded into the Comprehensive Plan ~~and will no longer be used as an area plan and is not considered~~ a stand-alone document.

Strategic Plans

Strategic Plans are developed by the City of Stevenson to address topics that involve more than just specific neighborhood goals and objectives. They frequently address extensive development and/or redevelopment issues, and the process to carry out the strategic development. The goals and objectives of these plans are drafted in compliance with the Comprehensive Plan, but are not entirely folded into the plan and still stand alone as documents. Existing Strategic Plans include:

- ~~1991~~ City of Stevenson [General Sewer Plan and Wastewater Facilities Plan](#)
- ~~2007~~ City of Stevenson [Water System Plan Update](#)
- ~~2010 Skamania County Multi-Jurisdictional Natural Hazard Mitigation Plan~~
- [Annual Stevenson Capital Facilities Plan](#)

Agency Plans

Agency Plans are developed by agencies outside of the city. In most instances, City staff seeks to maintain intergovernmental cooperation in the development of these plans. The staff also works with these other units of government as they create plans relating to issues in their jurisdictions which have an impact on the City. The goals, objectives, and policies included in these plans are important to the City and assist in guiding land use decisions within City boundaries. These plans exist independently of the Comprehensive Plan and include:

- Management Plan for the Columbia River Gorge National Scenic Area
- Port of Skamania County Comprehensive Scheme of Harbor Improvements
- Skamania County Comprehensive Plan
- Skamania County Parks & Recreation Master Plan
- Skamania County Regional Transportation Plan
- SR 14 Scenic Corridor Management Plan

Private Plans

Private Plans are developed by individuals, businesses, and investors. They typically address specific sites or buildings within or, in select instances, near the City. When the goals and objectives that private entities develop for their sites are not consistent with the City’s goals and objectives, City officials and staff work with these entities to explain the City’s stance and build toward an understanding of whether the private plans or the City plans can be changed in a mutually satisfactory manner.

How will the City Carry Out the Plan?

The City can only move toward its Vision through the continued use, evaluation, and when necessary, amendment to the Comprehensive Plan. In the course of implementing the goals and objectives of the Comprehensive Plan, the City will use much of the diverse array of tools at its disposal. These tools can be classified under three distinct categories: those used when the City undertakes projects,



CHAPTER 3-GOALS & OBJECTIVES

The Stevenson Comprehensive Plan uses nine Goals to focus the community's Cornerstone Principles and refine the citizens' Vision. Like the Cornerstone Principles, the topics of these Goals closely relate to the community's day-to-day needs and desires. Like the Vision, these Goals are broad, general statements describing the ultimate endpoint where the actions taken on their behalf should lead.



A Plan for Action

This Chapter's nine main sections correspond to the nine Goals. After a brief introduction, each Goal is followed by a six-column matrix containing information about how that Goal can be achieved. When viewed as a whole, the six columns serve as an Action Plan designating what, why, how, and when activities should be done and who should do them.

FIGURE 3-1: PLAN GOALS

Stevenson Comprehensive Plan Goals

Goal 1—Community & Schools: The Stevenson community is active and engaged and provides excellent schools and diverse activities for its youth.

Goal 2—Urban Development: Development within the Stevenson Urban Area wisely considers the long-term interests of the community.

Goal 3—Housing: A variety of housing options accommodates all residents.

Goal 4—Downtown & Waterfront: A vibrant and attractive downtown is home to diverse businesses and welcoming to residents and visitors.

Goal 4A—Waterfront: The waterfront is an extension of the downtown core and a place where people live, work, and play.

Goal 5—Business & Industry: Stevenson supports businesses that employ its residents and meet community needs.

Goal 6—Tourism: Stevenson attracts visitors by providing and promoting a variety of tourist amenities and activities.

Goal 7—Transportation & Circulation: Multi-modal transportation options provide people and goods with safe, efficient, and convenient options.

Goal 8—Utilities & Urban Services: Reliable utilities and convenient services fulfill the needs of the current and future community.

Goal 8A—Level of Service: The community receives urban services at or above a set level of service

Goal 8B—Capital Facilities Planning: Urban services are provided according to a rational plan aligning the community's expectations with its capabilities.

Goal 9—Parks & Recreation: Residents and visitors enjoy access to a network of world-class parks, open spaces, and recreational opportunities.



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 1– Community & Schools								
1.1– Develop a high level of communication with the community regarding decisions and events affecting the city.	1.1-1– Use media such as a City website, Facebook page, and newsletter in addition to the methods required by law.					Administration	Chamber, SBA	Ongoing
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.					Administration		Ongoing
1.3– Ensure that the monitoring reports contained in Appendix D are submitted to the Council annually prior to budget adoption.						All Departments		Ongoing
1.4– Develop a high level of coordination among all levels of government.						Administration		Ongoing
1.5– Ensure that the plans and actions related to land use by special districts, County, State, and federal agencies are consistent with the Stevenson Comprehensive Plan.						Planning		Ongoing
1.6– Coordinate activities such as school site selection and school building use to complement surrounding neighborhood and recreational uses.	1.6-1– Encourage the use of schools for recreation, open space, and meeting rooms whenever their uses do not conflict with the primary educational purpose of the schools. 1.6-2– Develop a school walking route plan and incorporate its projects into the Capital Facilities Plan.					Administration & Planning	SCSD	Ongoing
1.7– Facilitate the school district’s efforts to provide quality educational programs now and into the future.	1.7-1– Establish flexible zoning regulations for schools and related activities to ensure the schools’ ability to enhance facilities.					Planning	SCSD, Parent Groups	Ongoing
1.8– Support the school district’s efforts to enhance community involvement in schools.	1.8-1– Provide opportunities for student involvement and partnerships in City government, projects, and activities.					Administration	SBA, SCSD	Ongoing



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 1– Community & Schools								
1.9– Support vocational and workforce training programs that build skills serving the needs of existing and future employment opportunities and businesses in the area, especially in the forestry and timber industries.						Administration	EDC, SBA, SCSD, Parent Groups, Work-Source	Short-Term
1.10– Facilitate and encourage the regional library system to maintain the high level of educational service to the community.						Administration	FVRL	Ongoing
1.11– Support the Columbia Gorge Interpretive Center, especially in their educational and children’s programming efforts.						Administration	CGIC	Ongoing
1.12– Develop and enhance cultural opportunities.	1.12-1– Facilitate and support development of a bricks-and-mortar performing arts center. 1.12-2– Develop a public art plan and incorporate its projects into the Capital Facilities Plan. 1.12-3– Install public art in key locations throughout the City, especially along the Columbia River waterfront. 1.12-4– Develop an interpretive signage plan. 1.12-5– Install interpretive signs in key locations through the City, especially highlighting Stevenson’s unique relationship with the Columbia River.					Administration & Planning	CGIC, Chamber, County, SBASDA , SPAF	Mid-Range
1.13– Support community-based activities and events that cater to residents of Stevenson, especially during the winter months.						Administration	Chamber, County, SBA	Ongoing



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 2– Urban Development								
2.6– Protect public and private property and human safety from hazards such as critical aquifer pollution, frequent floods, geological hazards, and fire.	2.6-1– Establish development standards for lands known to have severe limitations. 2.6-2– Establish development standards for flood plains to minimize flood hazard vulnerability. 2.6-3– Establish standards for the Rock Creek slide to minimize soil movement. 2.6-4– Establish development standards to ensure safety near gas pipelines.					Planning		Short-Term
2.7– Periodically review and revise the Future Land Use and Zoning maps to accommodate changes in community needs.	2.7-1– Consider designating areas not served by the public sewer and/or water systems as an “urban reserve” until <u>sanitary facilities for such systems/services</u> are made available. 2.7-2– Balance the availability of sufficient land for various uses when designating Future Land Use and Zoning districts. 2.7-3– Consider infill potential when designating Future Land Use and Zoning districts, especially with regard to multi-family housing. 2.7-4– Consider redesignating lands currently designated for industrial use which are unlikely or undesirable to be developed for such uses. 2.7-5– Consider location and suitability of land for urban uses and established need when designating Future Land Uses and Zoning districts. 2.7-6– Consider the availability of urban services and level of service standards when designating Future Land Uses and Zoning districts.					Administration & Planning		Ongoing
2.8– Establish policies to review annexation proposals.	2.8-1– Prefer annexation of developed areas abutting the city.					Planning		Short-Term



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 2– Urban Development								
2.9– Encourage the establishment of a subarea plan and land use regulations within the unincorporated Urban Area.	2.9-1– Encourage maintaining existing forest and farm uses within the unincorporated Urban Area. 2.9-2– Discourage development within the unincorporated Urban Area until suitable land within the City has been developed. 2.9-3– Ensure the highest and best use of riverfront properties within the unincorporated Urban Area by protecting them from development and redevelopment until urban utilities and services can be provided.					Planning	County	Short-Term
2.10– Use the type, location, and phasing of public facilities services as a factor to guide urban expansion.	2.10-1– Manage urbanization through the expansion of public infrastructure capital facilities such as the sewer and water systems.					Planning & Public Works		Ongoing
2.11– Manage lands bordering the National Scenic Area boundary to ensure habitat and recreational connectivity.						Planning		Ongoing
2.12– Facilitate and encourage the use of innovative building types and land development patterns that encourage conservation of energy and other resources.	2.13-1– Consider establishing incentives and/or special standards for infill projects.					Building & Planning		Ongoing
2.13– Establish standards for urban development that encourage mixtures of land uses and intensities.						Planning		Mid-Range
2.14– Ensure development review processes are prompt, predictable, open, and uncomplicated.						All Departments		Ongoing



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 3– Housing								
3.1– Periodically review and revise land development regulations for residential areas to accommodate changing social and economic needs of residents.						Planning		Ongoing
3.2– Encourage a range of residential land uses, housing sizes, types, and price ranges and establish appropriate development criteria.	3.2-1– Allow for development of accessory dwelling units, cluster housing, condominiums, and planned unit developments that allow trade-offs as a development incentive. 3.2-2– Ensure adequate and buildable areas for multi-family housing development.					Planning	Realtors	Short-Term
3.3– Develop affordable housing goals.	3.3-1– Establish programs and incentives that lead to housing meeting the City’s affordability goals, such as property tax abatement and inclusionary zoning.					Planning	CGHA	Short-Term
3.4– Establish property maintenance ordinances.	3.4-1– Educate homeowners on property maintenance ordinances.					Administration		Ongoing
3.5– Consider establishing innovative taxing methods and development incentives to ensure vitality and preservation of established residential areas.	3.5-1– Consider Local Improvement Districts and similar tools to provide and/or enhance public infrastructure/capital facilities in established residential areas. 3.5-2– Consider Local Improvement Districts and similar tools to assist existing landowners install capital facilities for new residential areas.					Administration & Planning		Ongoing
3.6– Review and carefully consider the immediate and long term effects of fees, charges, regulations, and standards on dwelling costs.						Administration & Planning	County	Short-Term



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 3– Housing								
3.7– Ensure major residential developments and high density residential areas provide adequate open space and recreation areas.	3.7-1– Establish design standards for land divisions to provide open space and recreation areas. Provision of such open spaces should not reduce the density which can be achieved on the site. 3.7-2– Conduct an inventory of undeveloped areas to determine potential opportunities for provision of open space and recreation areas.					Planning		Ongoing
3.8– Review all development proposals for compatibility with surrounding established residential areas. Policies related to land use, transportation, public facilities and utilities/capital facilities should seek to maintain and enhance the quality of these areas.	3.8-1– Consider requiring special screening, landscaping, sound proofing, and fencing when appropriate to minimize noise, hazards, and glare for residential developments abutting designated major streets.					Planning		Ongoing



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 4– Downtown & Waterfront								
4.6– Encourage enhancing the Courthouse lawn as a more attractive community gathering space.						Administration	County	Short-Term
4.7– Ensure that both public and private properties located along entrances to Stevenson are attractively maintained.						Public Works	Private Property Owners	Ongoing
4.8– Establish standards to encourage relocation or burial of powerlines aboveground utility lines in the downtown commercial area and other areas where views are affected.	4.8-1– Encourage utility providers to develop undergrounding plans and coordinate their plan with the Capital Facilities Plan.					Planning & Public Works	Private Utilities, PUD	Short-Term
4.9– Revise sidewalk construction programs to minimize the replacement of street trees.						Public Works		Mid-Range
4.10– Provide better connections between downtown and the waterfront.	4.10-1– Consider converting Russell Street into a pedestrian mall between Second and First streets. 4.10-2– Consider improving sidewalks and street crossings and installing public art and seating areas on Russell Street from downtown to the waterfront.					Planning & Public Works	Port, SBA	Mid-Range
4.11– Consider establishing a Parking and Business Improvement Area to support downtown improvements, such as a rehabilitation grant or loan program for downtown buildings or provision of visitor amenities.						Administration	Chamber, EDC, SBA	Short-Term
Goal 4A– The waterfront is an extension of the downtown core and a place where people live, work, and play.								
4A.1– Support development of improved shoreline access in the Stevenson area.	4A.1-1– Improve Coordinate waterfront shoreline access and control with erosion control/stabilization through coordinated stabilization programs.					Administration Planning & Public Works	County, Port, Property Owners, SDA	Short-Term Long-Term



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 5– Business & Industry								
5.3– Establish strategies to retain and grow existing businesses.	5.3-1– Conduct an annual inventory of local businesses. 5.3-2– Periodically survey local businesses to understand how the City can support their success and growth.					Administration	Chamber, EDC, Port, SBA	Ongoing
5.4– Support networking opportunities such as the “Chamber Breaks.”						Administration	Chamber	Ongoing
5.5– Facilitate and support provision of adequate basic services, i.e., utility, transportation, and communications to meet the needs of Stevenson’s business community.						Administration	County, EDC	Ongoing
5.6– Support the development of industrial lands and buildings.						Administration	Count, EDC, Port	Ongoing
5.7– Promote Stevenson’s local resources and amenities (e.g., low energy costs, fiber optics) and location near the I-5, I-84, and railroad corridors to attract industry and commerce to ensure tax base stability.						Administration	Chamber, EDC, Port, SBA	Ongoing
5.8– Preserve lands designated for industrial use for that use, protect them from incompatible uses, and ensure access to good infrastructure, high quality capital facilities.	5.8-1– Consider the feasibility and benefits of establishing industrial areas along Ryan Allen Road near the garbage transfer station. 5.8-2– Consider regional tax sharing programs as an alternative to developing industrial land in Stevenson.					Planning	EDC, Port	Ongoing
5.9– Establish standards for industrial land use to encourage nonpolluting, environmentally safe, light industries.						Planning	EDC, Port	Mid-Range



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 6– Tourism								
6.7– Encourage development of mountain biking and hiking trails and other visitor amenities on the public lands immediately outside of Stevenson.						Administration	BPA, Bike groups, County, FoG, USFS, WaDNR	Ongoing
6.8– Establish a quiet zone at railroad crossings within the city						Public Works	BNEP, Chamber, SGA, BSA	Short Term

Goal 7– Transportation & Circulation



“Multi-modal transportation options provide people and goods with safe, efficient, and convenient options.”

The transportation system is probably the most visible and frequently used **urban** service provided by the City of Stevenson. Whether traveling to work, joy-riding through the Gorge, leisurely strolling through the neighborhood, or waiting for a delivery, the residents, visitors, and businesses of Stevenson rely on the City for a functional and convenient transportation and circulation system. This Goal emphasizes methods by which the City can ensure its transportation system meets community needs.

Stevenson’s existing transportation and circulation system has shifted modes and focuses over its long history. The original Plat of Stevenson was a gridiron pattern that enabled easy internal circulation for pedestrian and horse traffic and focused on the Columbia River and Stevenson Landing as the primary mode of external transportation. When the railroad came through town, the focus shifted from the river uphill to where the rail line met dirt streets and boardwalk sidewalks. As automobile use grew and the city expanded away from its original riverside terrace, this gridiron pattern had to be altered to accommodate the steep Gorge slopes, the many creekside canyons and ravines cutting through these slopes, and the existing oddly-intersecting logging roads on the then-periphery. With the continued dominance of the automobile, the focus again shifted uphill to the new paved state highway, cul-de-sacs and dead-ends became commonplace methods for dealing with the creekside ravines and canyons, and sidewalks waned in importance.

Stevenson plays the lead role in ensuring the continual shifts in transportation modes occur in a way that benefits residents, visitors and businesses. The Objectives and Tactics of this Goal allow the City to accommodate these changes by focusing on improving the function, management, and look of existing transportation options and increasing the nonautomotive aspects of the system.



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 7– Transportation & Circulation								
7.1– Develop a long range transportation plan and incorporate its projects into the Capital Facilities Plan.	<p>7.1-1– Consider the feasibility and benefits of establishing one-way couplets on 1st and 2nd Streets.</p> <p>7.1-2– Consider the feasibility and benefits of using roundabouts at intersections throughout the city.</p> <p>7.1-3– Develop improvement plans for existing rights-of-way.</p> <p>7.1-4– Consider traffic calming measures such as narrow streets.</p> <p>7.1-5– Minimize traffic congestion and facilitate the safe, efficient movement of people and commodities through the design of the transportation system.</p>					Public Works	BNSF, County	Short-Term
7.2– Establish and manage the transportation system in a manner which contributes to community appearance and livability, recognizes and respects the characteristics of natural features, and minimizes the effects on abutting land uses.						Public Works		Ongoing
7.3– Develop a transportation system that provides all citizens with transportation choices and alternatives.	<p>7.3-1– Support establishment of a regional transit system.</p> <p>7.3-2– Support provision of safe and convenient transit stops.</p>					Public Works	BNSF, County	Mid-Range
7.4– Develop a plan for safe and convenient alternate forms of transportation, such as bikeways, walkways, and pathways and incorporate its projects into the Capital Facilities Plan.	<p>7.4-1– Consider separating pedestrian, bicycle, and auto traffic.</p> <p>7.4-2– Provide safe and accessible pedestrian crossings throughout the city.</p>					Public Works	Chamber, County, SBA	Ongoing
7.5– Periodically review and revise standards for public and private roads.						Public Works	SBA	Mid-Range



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 7– Transportation & Circulation								
7.6– Reduce the effects of through traffic in the downtown commercial area while minimizing any negative impact on local businesses.	7.6-1– Manage road construction projects to minimize construction-related impacts on local businesses. 7.6-2– Facilitate and encourage alternative routing and/or usage of Highway 14 by truck traffic.					Public Works	Chamber, EDC, SBA	Ongoing
7.7– Establish a tree conservation and management program for City rights-of-way. This program should provide for the replacement, planting, preservation, and maintenance of trees.						Public Works		Short-Term
7.8– Facilitate and support safety at railroad crossings.						Public Works	BNSF	Ongoing
7.9– Establish Expand these railroad quiet zone to include the crossings at the Stevenson Cemetery and the Co-Ply mill street-railroad crossings within the city.	7.9-1– Identify the capital facilities necessary to expand the quiet zone and incorporate them into the Capital Facilities Plan.					Public Works	BNSF, Chamber, SBA, Port	Short-Term Long-Term
7.10– Facilitate and support rail service for future transportation and commerce needs.						Public Works	BNSF, Chamber, SBA, Port	Long-Term
7.11– Manage on-street parking to permit the safe and efficient operation of the transportation system.						Public Works	County	Ongoing
7.12– Review and revise parking policies to facilitate efficient short-term parking and minimize off-street parking requirements.	7.12-1– Consider a shared parking program to utilize underused parking lots, such as the Courthouse, schools, and churches.					Public Works	Chamber, EDC, SBA	Short-Term
7.13– Provide wayfinding signage to aid traveler navigation and guide visitors to Stevenson attractions and amenities, especially east- and west-bound travelers on I-84.						Public Works	Chamber, ODOT, SBA, WsDOT	Short-Term

Goal 8– Utilities & Urban Services



“Reliable utilities and convenient services fulfill the needs of the current and future community.”

City governments exist to serve their citizens. This Goal of the Comprehensive Plan emphasizes the aspects by which the City can serve its citizens through proper management and provision of utility services.

The City of Stevenson provides a number of **public** services to its residents. Responsible management of tax- and rate-payer contributions tops the list, but the City also ensures buildings are inspected for safety, clean drinking water is provided to the tap, fires are suppressed before they can spread, sewage is collected and treated, justice is served through policing and the court system, and neighborhood nuisances are remedied. The City also coordinates with outside utility and service providers to ensure that its residents and visitors receive the services they require.

“The community receives urban services at or above a set level of service.”

As the community changes over time, its needs will also change. This Sub-Goal ensures levels of service (LOS) are considered in the system of plans developed by the City and its partners. The LOS standards of those plans should be monitored to ensure they lead toward fulfillment of this Plan’s Goals.

“Urban services are provided according to a rational plan aligning the community’s expectations with its capabilities.”

Whether these services are provided through a pipe, over a wire, or at a desk, capital facilities are necessary to support them. The presence or lack of these facilities will determine the services that can be provided to the Stevenson community. As the city grows, new capital facilities will be necessary to provide urban services, and as time goes on, existing capital facilities will need to be replaced. The creation and adherence to a Capital Facilities Plan is an important component of managing Stevenson’s growth, development, and change.

The Objectives and Tactics leading to the fulfillment of this Goal **and its Sub-Goals** contain methods by which the City can manage and improve upon the **public** services it provides and ensure that other utility and service providers do likewise.



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 8– Utilities & Urban Services								
8.1– Encourage City staff and officials to enhance their skills through training and continuing education on topics relevant to their job performance, such as management and communication.						All Departments		Ongoing
8.2– Develop a long-range financial plan.						Administration		Ongoing
8.3– Periodically review and revise the capital facilities plan.						Administration & Public Works		Ongoing
8.4– Identify and correct health and safety hazards within the Stevenson Urban Area.						Administration	County, DUB	Ongoing
8.5– Establish maintenance programs to preserve the long-term viability of the City's capital facilities.						Administration & Public Works		Short Term
8.6– Offset the costs of new development to existing city residents by establishing development charges.						Administration		Ongoing
8.7– Provide adequate easement and right-of-way widths for public and private utilities and emergency and other services.						Planning & Public Works		Ongoing
8.8– Base the provision for future public facilities and utilities upon financial cost and adequacy of desired levels of service.	<p>8.8-1– Consider providing public facilities and utilities in advance of need.</p> <p>8.8-2– Coordinate urban development with private utility agencies to ensure the availability of service when needed.</p> <p>8.8-3– Continue to provide water and sewer services within the Urban Area.</p>					Administration	County, DUB	Ongoing



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 8– Utilities & Urban Services								
8.9– Manage urbanization through the expansion of the sewer system.	<p>8.9-1– Permit septic systems only when provision of sewer service is technically infeasible within the planning period.</p> <p>8.9-2– Revise land development regulations to prohibit septic system installations in areas where provision of the General Sewer Plan identifies expansion of the sewer system service is feasible during the planning period.</p> <p>8.9-3- Establish a program to conditionally allow installation of septic systems where sewer service is currently unavailable and to decommission septic systems when sewer service is available.</p>					Planning & Public Works		Ongoing Short-Term
8.10– Consider alternative waste disposal systems for difficult sites and to encourage conservation of water.						Public Works		Ongoing
8.11– Coordinate the infrastructure improvement and maintenance projects of multiple utilities to reduce costs and disruptive impacts.						Public Works		Ongoing
8.12– Establish a stormwater utility to provide for the collection and treatment of stormwater runoff and the maintenance of stormwater facilities.	8.12-1– Establish standards for land development ordinances to provide for the collection and treatment of stormwater runoff.					Public Works		Short-Term
8.13– Consider alternative energy resources to benefit the community.	8.13-1– Facilitate and support local energy resource development and use, such as geothermal.					Administration	County, Port, PUD, State	Mid-Range
8.14– Facilitate and support the expansion of high-speed communication utilities such as broadband, fiber optics, and Wi-Fi.						Administration		Ongoing




OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
8.15- Facilitate and support the burial of existing aboveground utility lines						Administration & Public Works	Private Utilities, Public	Ongoing
Goal 8- Utilities & Urban Services								
8.16- Require the burial of new utility lines						Planning & Public Works	Private Utilities	Ongoing
8.17- Facilitate and encourage the collection, recycling, disposal, and reuse of solid waste within the Stevenson Urban Area.	8.17-1- Consider solid waste for use in biomass energy projects. 8.17-2- Consider composting solid waste through a community-scale facility.					Public Works	County Solid Waste	Short-Term
8.18- Periodically review and revise the City's law enforcement program.						Administration		Ongoing
8.19- Support Stevenson Fire Department and the Skamania County Hospital District to maintain high quality services.	8.19-1- Consider establishing a joint facility to house emergency response agencies.					Administration		Ongoing
8.20- Encourage establishment of county-wide mitigation and emergency action programs for spills, explosions and other disasters.						Administration	County, EMS, Fire	Mid-Range
8.21- Ensure urban services are provided within the Stevenson Urban Area.	8.21-1- Continue to provide urban services related to transportation, water, sanitary sewer, storm sewer, fire suppression, and parks and recreation. 8.21-2- Establish a stormwater utility to provide for the collection and treatment of stormwater runoff and the maintenance of stormwater facilities. 8.21-3- Encourage private and/or public agencies to provide urban services within the Stevenson					Administration & Public Works		Ongoing



	<p>Urban Area. Such services include telecommunications, schools, non-city provided transportation, electrical power, solid waste and non-city provided parks and recreation.</p> <p>8.21-4- Consider the feasibility and benefits of providing urban services which are not provided within the Stevenson Urban Area and/or which are not provided at the level of service expected from the community.</p>							
8.22- Reduce visual blights and hazards associated with aboveground utility lines	<p>8.22-1- Facilitate and support the burial of existing aboveground utility lines</p> <p>8.22-2- Require the burial of new utility lines</p>					Administration Planning & Public Works	Private Utilities, PUD	Ongoing
Goal 8A- The community receives urban services at or above a set level of service.								
<p>8A.1- Ensure plans are developed for urban services in the Stevenson Urban Area. Such plans should set LOS standards based on:</p> <ul style="list-style-type: none"> Community needs and desires, Inventories of existing facilities, Forecasts of current and future capacities, Proposed locations and capacities of new facilities, The long-term financial feasibility of accommodating the anticipated growth, development, and change, and A short-term (6-year) capital improvement plan clearly identifying specific projects and the source of public money for funding for their completion. 	<p>8A.1-1- Develop plans for public services provided by the City, such as transportation and circulation, water, sanitary sewer, storm sewer, parks and recreation services, and fire.</p> <p>8A.1-2- Encourage development of individual plans for urban services provided within the Stevenson Urban Area by private and/or public agencies, such as telecommunications, schools, non-city provided transportation, electrical power, and solid waste. Such plans should ensure the availability of services when needed.</p>					Administration, Planning & Public Works	County, Private Utilities, PUD, WsDOT	Ongoing
8A.2- Establish standards for land development to ensure LOS standards are maintained and the system of area and strategic plans are implemented.	<p>8B.2-1- Offset the impacts of new development to existing city residents by establishing systems development charges and fee-in-lieu program.</p> <p>8B.2-2- Establish a program to decommission private wells and transfer their water rights to the City.</p> <p>8B.2-3- Establish a stormwater program to collect and treat stormwater and to limit sites' post-</p>					Administration, Planning & Public Works	County, Private Utilities, PUD	Short-Term



	<p>development stormwater run-off.</p> <p>8B.2-4- Coordinate land development approvals with private utility agencies to ensure the availability of services when needed</p>									
<p>Goal 8B- Urban services are provided according to a rational plan aligning the community's expectations with its capabilities.</p>										
<p>8B.1- Establish a capital improvement program to ensure of LOS standards are maintained and/or exceeded, to preserve the long-term viability of the City's capital facilities, and to implement the system of area and strategic plans within the Stevenson Urban Area.</p>	<p>8B.1-1- Consider providing facilities for urban services in advance of need.</p> <p>8B.1-2- Base the provision of future capital facilities upon financial cost.</p> <p>8B.2-3- Identify and correct health and safety hazards within the Stevenson Urban Area.</p>					<p>Administration Planning & Public Works</p>	<p>County Private Utilities PUD</p>		<p>Short Term</p>	
<p>8B.2-1- Adopt an annual Capital Facilities Plan to prioritize completion of projects identified in adopted area and strategic plans or are otherwise consistent with the Comprehensive Plan.</p>	<p>8B.2-1- Coordinate the capital facility improvement and maintenance projects of multiple urban service providers to reduce costs and disruptive impacts.</p> <p>8B.2-2- Establish a New Improvements for Community Enhancement (NICE) Neighborhood Program to allow the community to initiate projects for inclusion in the Capital Facilities Plan.</p> <p>8B.2-3- Involve the public in annual Capital Facilities Plan decisions, minimally by holding a public hearing before the City Council.</p>					<p>Public Works</p>	<p>County Port Private Utilities PUD, SCSU</p>		<p>Ongoing</p>	



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 9– Parks & Recreation								
9.1– Establish a parks and recreation plan that ensures Stevenson projects are eligible for State grant funds and incorporate its projects into the Capital Facilities Plan.	9.1-1– Consider potential park needs as additional land develops.					Administration		Short-Term
9.2– Preserve open space and recreational resources.	9.2-1– Establish cooperative agreements to ensure that recreation and open space lands and facilities will be provided. 9.2-2– Secure dedications and easements adequate for channel maintenance, public open space, and future recreational use along all natural, permanent stream corridors. 9.2-3– Encourage private enterprise and intergovernmental agreements that will provide open space for recreational lands and facilities. Provision of such open spaces should not reduce the density which can be achieved on the site.					Administration & Planning		Long-Term
9.3– Maintain parks and recreational lands and facilities.						Public Works		Ongoing
9.4– Consider establishing a permanent funding source for the acquisition, development, and maintenance of park and recreation lands and facilities.						Administration		Mid-Range
9.5– Develop a pathways and trails plan to highlight Stevenson’s recreational, historical, and commercial sites and incorporate its projects into the Capital Facilities Plan.	9.5-1– Consider using stream corridors as part of a parkway or greenway concept. 9.5-2– Include connections among the parks and trails of the City, its partner agencies, and private entities. 9.5-3– Include nature walks, scenic vistas, and connections to forests in the plan.					Administration & Public Works		Mid-Range



CHAPTER 4-MAPS

Many of the Goals, Objectives and Tactics described in the previous chapter are tied to specific infrastructure, institutions, or areas of Stevenson. The policies called for in the Comprehensive Plan often cannot be accomplished without maps that provide a fuller understanding of how specific areas of the city interrelate and connect with each other.

Future Land Use Map

The Comprehensive Plan's Future Land Use Map is crucial for showing clearly and concisely how the Goals, Objectives, and Tactics contained in Chapter 3 relate to the Population Report in Appendix C. This map designates all areas of the City and Urban Area according to five basic land use designations describing where population and business growth will occur and how the City intends for lands to be used in the future.

The Future Land Use designations are not zoning districts, and the Future Land Use Map is not a zoning map. Whereas the City of Stevenson Zoning Map is an official regulatory document adopted by ordinance through the Zoning Code, the Comprehensive Plan's Future Land Use Map is a guidance document that will be used to shape future decisions about annexations, land development policies, the size and timing of **infrastructure-capital facility** upgrades, changes to existing zoning designations, and those purposes indicated in RCW 35A.63.080.



Urban Reserve (UR)

An area within which future development and extension of **municipal-public** services are contemplated but not imminent. Existing uses, particularly vacant lands and very low density single-family housing, coexist with uses otherwise characteristic of more rural areas. Further development within an Urban Reserve is discouraged until **municipal-public** services can be provided and urban level densities and intensities of land use can occur. Urban Reserve areas may be subcategorized to anticipate any other land use designation described below and may be changed to such designations without amending the plan when adequate **municipal-public** services are provided.

Low Density Residential (LDR)

An area dominated by single-family homes on lots 15,000 square feet or larger. Development within a Low Density Residential area typically requires extension of **municipal-public** water service and other **utilities-urban services**, though on-site septic systems are often unavoidable and desirable as an alternative to extension of the **municipal-public** sewer collection system. The development pattern encourages connected



street networks where terrain permits. Where terrain does not permit, culs-de-sac are often paired with pedestrian pathways to provide adequate non-automotive connectivity to nearby neighborhoods, schools, parks, and business centers.

High Density Residential (HDR)

An area dominated by multi-family housing or single-family housing on lots smaller than 15,000 square feet. Residential uses in these areas are often mixed with institutions, utilities, schools, and parks and/or located in close proximity to commercial uses more characteristic of urban areas. Development within a High Density Residential area almost exclusively requires extension of, or connection to, **municipal public** water and sewer systems. Development patterns in these areas encourage connected street networks with pedestrian and bicycle facilities providing connections to abutting neighborhoods, schools, parks, and business centers. High Density Residential areas may be subcategorized by single-family or multi-family designations, and public use designations.

Low Intensity Trade (LIT)

An area where commercial activity is interspersed and coexists with other recreational, and public/institutional uses in the same area. Low Intensity Trade areas typically provide opportunities to capitalize on and expand the regional tourism and service industries. Because of the space typically demanded by Low Intensity Trade activities, the uses allowed in these areas are often inappropriate or cannot exist within Downtown Stevenson or other High Intensity Trade areas; however, Low Intensity Trade areas are not intended to detract from the viability of, or compete with, High Intensity Trade areas. Development of Low Intensity trade areas almost exclusively requires **municipal public** service extension. Although the parking and access patterns of Low Intensity Trade areas are typically oriented primarily to automotive traffic, adequate accommodations for pedestrian and bicycle users are also included. Low Intensity Trade areas may be subcategorized by general, recreation, and public use designations.



High Intensity Trade (HIT)

An area primarily devoted to commercial, light industrial, public/institutional activities, mixed uses, multi-family, and existing single-family residences. These areas contain a dense, highly intensive land use pattern focusing on an urban style of development and architecture. **Connection to municipal utilities-Availability of urban services** adds to the viability of High Intensity Trade areas. High Intensity Trade areas may be subcategorized by downtown, office, and industrial designations. Development in downtown areas typically follows a tight-knit gridiron pattern that emphasizes the

importance of pedestrians and bicyclists to ensure areas are walkable. As compared to downtown areas, office and industrial areas are more dependent on automotive traffic.



Background Maps

The Future Land Use Map and many of the Comprehensive Plan’s Goals, Objectives, and Tactics are based on careful consideration of how Stevenson relates to the built, natural, and legal environments of its setting. The following maps illustrate these environments and provide Comprehensive Plan users with a better understanding of the plan’s policies. Periodically, these maps should be updated and/or supplemented by staff action; changes to the background maps not themselves considered Comprehensive Plan amendments.

FIGURE 4-1: BACKGROUND MAPS

Maps Showing Stevenson Background Information

Vicinity Map: A map showing Stevenson’s location within the State, Region and County

Base Map: A map showing key features within the Stevenson Urban Area

Water System Map: A map showing properties currently served by City water, the boundaries of Stevenson’s water service area and existing and proposed infrastructure components

Sewer System Map: A map showing properties currently served by City sewer and the boundaries of Stevenson’s sewer service area

Street Map: A map of the federal functional classification of Stevenson-area streets

Sidewalks & Trails Map: A map showing the extent of Stevenson’s pedestrian pathway system

Parks Map: A map of the public and private recreational lands and service areas in Stevenson

Wetlands & Stream Habitat Map: A map showing the location of identified wetlands and the current buffer areas required along area streams

Frequently Flooded Areas Map: A map of the floodplains identified by FEMA’s Flood Insurance Rate Maps

Geologic Hazards Map: A map showing landslides, debris flow hazard areas, erosion-prone areas, and steep slopes in the Stevenson area

Existing Land Use Map: A map showing how land is currently being used in the Stevenson Urban Area

Zoning Map: A map of the current zoning within and adjacent to the Stevenson Urban Area

Built Environment Constraints Map: A map showing areas likely to be developed or redeveloped based on 1) the likelihood of connection to City water and sewer and 2) the current development status

Natural Environment Constraints Map: A map showing areas likely to be developed or redeveloped based on 1) the presence of natural hazards and 2) the presence of ecological constraints



Appendix B– Glossary of Terms

As used in this plan, the words below have the meaning given here unless the context clearly dictates otherwise.

Abbreviations & Acronyms

- BNSF**—Burlington Northern Santa Fe Railroad
- CGHA**—Columbia Gorge Housing Authority
- CGIC**—Columbia Gorge Interpretive Center
- DSHS**—Washington Department of Social and Health Services
- EDC**—Skamania County Economic Development Council
- FEMA**—Federal Emergency Management Agency
- FoG**—Friends of the Gorge
- FVRL**—Fort Vancouver Regional Library District
- ODOT**—Oregon Department of Transportation
- SBA**—Stevenson Business Association
- SDA**—Stevenson Downtown Association
- SCSD**—Stevenson-Carson School District
- SPAF**—Skamania Performing Arts Foundation
- USFS**—United States Forest Service
- USPS**—United States Postal Service
- WsDOT**—Washington Department of Transportation

Words & Phrases

Acquire— To take possession of through the City’s own funds, efforts, or actions.

Capital Facilities Plan— A local government plan supporting a program that schedules permanent capital improvements and maintenance, usually for 6 years in the future, to fit the projected fiscal capability of the jurisdiction. The program is generally reviewed annually for conformance to and consistency with this Plan.

Community Asset— An individual, group, or institution present in the city, county, or region capable of adding insight or value to City programs, projects, or activities. “Community Assets” are typically not directly associated with City government and include entrepreneurs, investors, businesses, and non-profit agencies.

Cluster Analysis— A study whereby economic opportunities and competitive advantages are identified through the comparison of a region’s existing industrial mix to similar regions. Identification of such opportunities and advantages can then be used to target economic development and business attraction strategies in an effective manner.

Consider— 1) To think carefully about, especially in order to make a decision; 2) To bear in mind as a possible or acceptable course of action. When used in conjunction with another verb, an Objective or Tactic should be viewed as an optional course of action rather than a directive.



Words & Phrases, Continued

Cross-Promotion— The technique designed to help a business or company sell multiple products or services or to help multiple companies sell their products or services together.

Develop— 1) To bring about growth or availability through construction, alteration and/or change in use or intensity. 2) To elaborate or work out some plan or course of action in detail.

Encourage— To inspire, stimulate, advance or foster through assistance, approval or promotion. “Encourage” differs from “Support” primarily in that “Support” should more often be taken to mean financial support, and only in rare circumstances should “Encourage” be interpreted in such a way.

Enhance— To bring an existing condition into a more desirable or excellent condition through revision, addition, or change. “Enhance” can be used almost interchangeably with “Improve”.

Ensure— To guarantee or make certain something will happen.

Especially— A qualifier used to indicate a concept that should be prioritized for action.

Establish— To create or set up a program or regulatory scheme as if on a permanent basis. This term should be interpreted to include the full process from program development through adoption and implementation.

Facilitate— To make easier or less difficult, to assist the progress of an action, process, program, or project. “Facilitate” typically indicates making something easier through regulatory or communicative means, but in rare circumstances can be interpreted to ease something through financial support.

Facility— Something designed, built, installed or utilized for the specific purpose of providing a service.

Facility, Capital— A facility which is planned, purchased, constructed, or otherwise acquired and maintained for the betterment of the community which adds physical value in support of a service provided in the City.

Guideline— A regulation or criterion intended to guide, but not coerce action. “Guidelines” have a lower level of regulatory intent than “Standards” and are applied on either a voluntary or case-by-case basis.

Incentive— An action, financial strategy, or regulation intended to induce certain actions or types of development.

Infill— Development or redevelopment of land that has been bypassed, remained vacant, and/or is underused as a result of the urban development process. “Infill” typically occurs in areas already served by, or readily accessible to, urban infrastructure and services.

Light Industry— A use engaged in the manufacture, processing, fabrication, assembly, treatment, packaging, and incidental storage, sales, and distribution of finished or semi-finished products. On a case-by-case or zone-by-zone basis, Light Industry may include logging and/or milling operations. Light Industry generally differs from heavier industries in the lesser use of raw or extracted materials and the lesser degree of glare, noise, odor, outdoor storage or other negative manifestations adversely affecting neighboring properties.

Maintain— To prevent an existing facility, service, or relationship from declining in quality or functionality.

Mixed Use— A project integrating a variety of land uses in one building or on one site. Mixed Use projects often involve commercial uses on the ground floor of a structure with residential uses above.



Words & Phrases, Continued

Planning Period— 2013 through 2032.

Provide— 1) To take measures with due foresight; 2) To make available, supply, or furnish a facility, opportunity, or service.

Regulation— A rule or law prescribed by a governmental authority, usually the City Council.

Rock Creek and Rock Cove Lands— All those lands located between Rock Creek Drive and Highway 14.

Services— The supplying or providing of utilities, commodities, accommodations and/or activities.

Services, Public— Services which are provided by a government agency.

Services, Urban— Services that are normally available in an urban environment (e.g., sanitary waste systems, solid waste disposal systems, water systems, urban streets and pedestrian facilities, transit systems, stormwater systems, police and fire and emergency services systems, natural gas distribution systems, electrical and communication systems, school and health care facilities, parks, etc.).

Shoreline Management Program or SMP— The comprehensive suite of analyses, visions, goals, policies and regulations adopted by the City in accordance with the Shoreline Management Act (RCW 90.58). The Shoreline Management Program includes the similarly named, though more specific, Shoreline Master Plan. Unless the context clearly dictates otherwise, the phrases Shoreline Management Plan, Shoreline Master Plan, Shoreline Master Program and pluralized versions thereof should be interpreted as references to the overall program.

Standard— A regulation or criterion that must be complied with or satisfied. "Standards" have a higher level of regulatory intent than "Guidelines," and are applied to all actions or proposals of a prescribed category.

Stevenson Urban Area— The area circumscribed by the Stevenson Urban Area boundary as established and amended by the Columbia River Gorge National Scenic Area Act and the Columbia River Gorge Commission.

Such As— A qualifier used to indicate a concept that could be prioritized for action.

Support— To be in favor of, encourage, maintain, sustain or fund some action, facility or service. "Support" differs from "Encourage" in that it should be more often, though not always, taken to mean financial support.

Urban Reserve— An area within the Stevenson Urban Area within which future development and extension of municipal services are contemplated but not imminent. Development within an Urban Reserve is discouraged until municipal services can be provided and urban level densities and intensities of land use can occur.

Use— To put into service for some practical or profitable purpose. The term "Utilize" is sometimes used interchangeably with "Use".



APPENDIX E–Implementation & Monitoring

This appendix is intended to be used as an easy reference for the Objectives and Tactics used in this plan. The tables below are organized first by the priority order in which each Objective should be undertaken and then by the City department responsible for initiating the Objective or Tactic. Following these tables is a template for each department to use when monitoring their implementation of the Comprehensive Plan’s Objectives & Tactics and a schematic to show future progress on plan implementation. This appendix should be updated by staff action when Comprehensive Plan amendments occur; changes to this table are not themselves considered Comprehensive Plan amendments.

Ongoing Priorities			
Building Department	City Administration	Planning Department	Public Works Department
1.3	1.1, 1.1-1	1.3	1.3
2.12	1.2, 1.2-1	1.5	2.10, 2.10-1
2.14	1.3	1.6, 1.6-1	2.14
8.1	1.4	1.7, 1.7-1	4.7
-	1.6, 1.6-1	2.1	4A.1, 4A.1-1, 4A.1-2
-	1.8, 1.8-1	2.7, 2.7-1, 2.7-2, 2.7-3, 2.7-4, 2.7-5	4A.3, 4A.3-4, 4A.3-5, 4A.3-6, 4A.3-7
-	1.10	2.10, 2.10-1	6.6
-	1.11	2.11	7.2
-	1.13	2.12	7.6, 7.6-1, 7.6-2
-	2.7, 2.7-1, 2.7-2, 2.7-3, 2.7-4, 2.7-5	2.14	7.8
-	2.14	2.15	7.11
-	3.4, 3.4-1	2.16, 2.16-1, 2.16-2, 2.16-3	8.1
-	3.5, 3.5-1	3.5, 3.5-1	8.3
-	4.4	3.7, 3.7-1, 3.7-2	8.7
-	4A.1, 4A.1-1, 4A.1-2	3.8, 3.8-1	8.9, 8.9-1, 8.9-2
-	4A.4, 4A.4-2, 4A.4-3	4.3, 4.3-1, 4.3-2, 4.3-3, 4.3-4	8.10
-	5.2, 5.2-1, 5.2-2, 5.2-3, 5.2-4, 5.2-5	4A.1, 4A.1-1, 4A.1-2	8.11
-	5.3, 5.3-1, 5.3-2	4A.4, 4A.4-2, 4A.4-3	8.15
-	5.4	4.5	8.16
-	5.5	4A.3, 4A.3-4, 4A.3-5, 4A.3-6, 4A.3-7	9.3



APPENDIX F–Policies Dropped from Consideration

The following policies were considered during the planning process, but were dropped for a variety of reasons. Some were accomplished ~~as a result of the 1984 Plan~~. Some were considered repetitive, unrealistic, or not yet ripe. Some conflicted with the plan’s other policies. Some were just not palatable to the City’s decision makers. This collection of policies is presented here in part to help demonstrate the planning process, but more importantly, it is intended to be a tool for future users. When interpreting or updating the Comprehensive Plan, users can turn to this section to determine whether new policy ideas fit more closely with the ideas listed here or with those adopted in Chapter 3. ~~Policies numbers~~ not carried over from the 1984 Plan are referenced in bold. This appendix should be updated by staff action when Comprehensive Plan amendments occur; changes to this table are not themselves considered Comprehensive Plan amendments.

Dropped Policies

GOAL 1

Provide increased publicity to the community regarding decisions and events affecting the city. (3.8-4)	Provide a clean, visually attractive community with a small-town atmosphere. (1-3)
Increase community pride. (1-2)	Develop and improve educational opportunities. (1-8)
Explore funding opportunities for schools, including a levy and other fundraising activities.	Explore opportunities for alternative schools.
Promote opportunities for agricultural education.	Investigate educational programming during the summer.
Assure a balance between safety and ease of access for school locations. (3.5-4)	Encourage development of school lands and lands adjacent to schools to minimize the negative impact on each. (3.5-2)
Encourage the use of schools as an integral part of the community by making joint agreements with the School District to allow community use of school facilities. (3.5-6)	Minimize the costs of schools and parks by joint location, acquisition, and the use of sites for both schools and parks. (3.5-3)

GOAL 2

Manage major drainageways, wetlands, and flood plains for the benefit of the community. (2.1-1a)	Manage ecologically and scientifically significant areas for the benefit of the community. (2.1-1d)
Prohibit building on flood plains of major drainageways except in accordance with adopted regulations. (2.2.2-6)	Manage lands with significant native vegetation for the benefit of the community. (2.1-1c)
Map major drainageways. (2.2.2-1)	Manage lands that provide community identity and act as buffers for the benefit of the community. (2.1-1f)
Consider the value of agricultural and forest lands as open space and other less intense uses before approving any change in land use. (2.3-2)	Consider lands that are not suitable for forest or agricultural uses as developable if they meet other development criteria. (2.3-3)
Contain future urban development within the limits of the urban growth boundary. (4.2-1)	Use parks and open space to shape and delineate urban development. (3.4.1-2)