



City of Stevenson

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

September 14th Planning Commission Meeting

Monday, September 14, 2020

6:00 PM

Held Remotely

Conference Call Info: (253) 215-8782 or (312) 626-6799 and PIN 845 5958 3385#

Online: <https://us02web.zoom.us/j/84559583385>

1. Preliminary Matters

- a. Chair Describes Public Comment Expectations for Remote Meeting**
- b. Minutes:** August 10th, 2020 Regular Meeting
- c. Public Comment Period:** (For items not located elsewhere on the agenda)

2. New Business

- a. Planning Commission Vacancy:** Review Statements of Interest, Interview Candidates, & Recommend City Council Action
- b. Short Plat Review:** SP2020-02 Rick Pauly Short Plat Planning Commission Optional Review

3. Old Business

- a. Zoning Amendment: Increasing Residential Building Capacity:** Reviewing Policy Questions and Public Engagement Efforts
- b. Housing Needs Analysis:** Discussing Report Methods, Conclusions, & Recommendations

4. Discussion

- a. Staff & Commission Reports:** Shoreline Management Program, Columbia Street & 1st Street Overlook Projects, Rock Cove Hospitality
- b. Thought of the Month:** None

5. Adjournment

STEVENSON PLANNING COMMISSION MEETING MINUTES

Monday, August 10, 2020

6:00 PM

Held Remotely

Conference call info: (253) 215-8782 or (312) 626-6799 and PIN 854 4535 3946#.

Online: <https://us02web.zoom.us/j/85445353946>

Attending: Planning Commissioners Auguste Zettler, Mike Beck, Jeff Breckel.

City Staff: Community Development Director Ben Shumaker,

Other: Zachary Pyle, applicant

Public attendees: Brian McNamara, Kelley O'Malley McKee, Amy Weissfeld, Judith Morrison, Monica Masco

CALL TO ORDER

PC Vice-Chair Auguste Zettler opened the meeting at 6:00 p.m. He conducted roll call to ensure a quorum was in place. Chair Valerie Hoy-Rhodehamel was absent.

Preliminary Matters

1. Chair Described Public Comment Expectations for Remote Meeting

PC Vice-Chair Auguste Zettler explained the process, asking participants to state their name prior to offering comments and to keep comments to 5 minutes or less.

2. Approval of Minutes from July 13th and 20th, 2020 Planning Commission Meetings.

MOTION to approve the July 13th and 20th, 2020 Planning Commission meeting minutes as presented was made by **Commissioner Beck** with a second by **Commissioner Breckel**.

- Voting aye: **Commissioners Beck, Breckel, Zettler**
- Voting nay: None.

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

Community Development Director Ben Shumaker explained how to access the meeting to make comments through the remote process.

There were no comments provided.

New Business

4. Short Plat Alteration Rock Cove Hospitality Center

Community Development Director Ben Shumaker explained the proposal before the Commission. He noted the review would be structured like a public hearing. The Planning Commission would be making recommendations to the Stevenson City Council regarding the proposal. He pointed to information on page 12 regarding what items could be included in the PC's recommendation regarding the plat amendment.

a. Review Purpose of Meeting (to review project and provide a recommendation to City Council)

b. Appearance of Fairness Disclosures

Community Development Director Shumaker explained the purpose for Appearance of Fairness Disclosures. It is to ensure fairness and impartiality in the decision making of the Planning Commission. Each Planning Commissioner was asked to disclose if they had any financial interest in the project's outcome, if the proposal would benefit them or cause them to lose income, and if they had participated in any ex-parte (outside) communication with anyone regarding the proposal, for or against. If so, Commissioners are asked to disclose the nature of the conversation. Challenges by an applicant can be brought forth if there is any perceived conflict of interest by Commissioners.

Each Commissioner reported in turn regarding their ability to provide a fair and impartial decision. All reported no financial interests, issues or communications that would affect their ability to deliver a fair and impartial decision. There were no challenges by Zachary Pyle representing the applicant.

c. Presentation by Staff

Community Development Director Ben Shumaker briefly described the proposal and shared some visual elements. The property is located along Rock Creek Drive in Stevenson and is the site of the former Hegewald lumber mill.

It is a short plat amendment involving consolidation of the 3 lots into 2 and relocation of a public access easement on the site. He related that in June 2020 the Stevenson City Council, after reviewing the proposal, had favored reconfiguring the public access easements to include "Florida" (the southern peninsula) and reducing the number of lots. He pointed out several additional recommendations from City staff for the PC to consider, including the addition of wayfinding stones, continuing the easement to a neighboring property and granting public access to all areas below the ordinary high water mark

PC Vice-Chair Zettler asked the applicant to clarify their proposal prior to having public comment.

d. Presentation by Applicant

Zachary Pyle, acting for the applicant, noted the reduction of lots was intended to reduce setback issues. He stated he was supportive of City staff Shumaker's recommendations and had no problem with wayfinding stones. He related the project was working to reduce critical areas impact to a minimum, and equitable access was important.

e. Public Comments

PC Vice Chair Zettler opened the meeting for public comment regarding the proposed plat amendment at 6:15 p.m.

Amy Weissfeld questioned Zachary about water access in relation to the habitat areas. He replied that it was his experience based on conversations with DOE that the trail could not be built in the current location because of the required shoreline setback variance and the amount of habitat mitigation it would trigger.

Community Development Director Shumaker and Commissioner Beck confirmed from separate experience that trails are considered "structures" and subject to the shoreline 50' setback/variance requirement. [Note at this time, there was a server storage issue which prevented recording the meeting]

i. Comments in Favor

No further comments.

ii. Comments Opposed

No comments

iii. Comments Neither in Favor Nor Opposed

No comments.

f. Commission Discussion

The Commissioners entered into a broad discussion regarding the proposed plat amendment. Most of the discussion focused on the easements and layouts of the potential pedestrian pathways. Having public water access was considered desirable, but not critical, as water access is easily obtained at fairgrounds.

All agreed the public had become used to enjoying use of the existing site. It was also noted balance between public access and future guest usage and privacy was important.

Kelly O'Malley McKee asked if the development would allow for private access to Rock Cove. Zachary Pyle responded the unpaved gravel slope could be used by guests as a way into the water. Zachary expressed liability concerns over public water access from the private site.

Judith Morrison spoke about her desire to see the Planning Commission recognize the need for inclusivity. She grew up in Oregon where public access to water is routine. Zachary Pyle pointed out the development is not restricting access beyond reason.

PC Vice-Chair Zettler AZ-closed the public comment session at 6:34 and returned to the commission discussion.

Commissioner Beck noted that an easement does not require a path, and it could be left to the city to later develop a path. **Community Development Director Ben Shumaker** shared the easements are not currently surveyed within the recorded plat. **Commissioner Breckel** asked if creating approximate locations of easements could allow for future flexibility for mitigation or improvements. **Shumaker** advised having something known avoids negotiations and possible disputes between public and private owners. A suggestion to develop a line designation with language regarding future easement improvement was considered.

No objections were raised by the Commission regarding the consolidation of the lot lines.

g. Recommendation

MOTION to consolidate the lot lines as proposed for the Rock Cove Hospitality Site on Rock Creek Drive in Stevenson was made by **Commissioner Breckel** with **Commissioner Beck** providing the second.

- Voting aye: **Commissioners Zettler, Beck and Breckel.**
- Voting nay: None

MOTION to recommend the Stevenson City Council adopt an amended plat that shows the easements as on page 16 of the site proposal presented to the Planning Commission, including other options with exception of water access, with easements no less than 15' in width was made

by **Commissioner Beck**. **Commissioner Breckel** verified the action would include the "Florida" path and provided the second.

- Voting aye: **Commissioners Zettler, Beck and Breckel**.
- Voting nay: None

Commissioner Beck agreed to attend the upcoming City Council meeting on August 20th, 2020 to answer any Council questions on the amended plat for the proposed Rock Cove Hospitality Site.

5. Zoning Amendment Kickoff Report for ZON2020-01 (Increasing Residential Building Capacity) to Establish Public Involvement Expectations

Community Development Director Ben Shumaker explained the purpose of the grant from the Washington Department of Commerce. He pointed to page 17 of the meeting packet and briefly described the topics that would be covered and the findings that identified issues to be considered:

- 1) Zoning Text Amendment to reduce minimum lot sizes in the R3 Multi-Family District.
- 2) Zoning Map Amendment to consolidate R3 and R2 Two-Family Districts, expand R3 District to some R1 areas implement recommendations from the Downtown Plan.
- 3) Zoning Text Amendment to add minimum densities in mixed use and multi-family areas.
- 4) Zoning Text Amendment to reduce parking requirements for downtown areas.
- 5) Municipal Code Amendments to allow properties outside city limits to connect to water and sewer.

He asked the Commission to determine which strategies to use that would best include the public in the zoning amendment process. A number of possibilities were discussed, including an outdoor presentation at the fairgrounds. Taskforces and informational workshops were considered good ways to invite community participation. Business versus residential zones need to be addressed and recognized.

Commissioner Beck noted getting the message out regarding planning for the next 20 years was important. Timelines for results connected to the grant were discussed.

>Brian McNamara stated he was overwhelmed by the massive reports and conjectures. He asked about employment issues to support the projected population growth. He requested **Shumaker** again directly contact property owners that are or may be affected, as recent communication was seen as helpful.

Shumaker mentioned there was still a vacancy on the PC board.

>Monica Masco stated she welcomed the PC's attempts to include the public. She would like to be a part of any discussion regarding Stevenson as she has a personal investment in Stevenson.

Shumaker related the next phase of the downtown plan might involve focusing on incentives rather than regulatory approaches. **PC Vice Chair Zettler** suggested homestead exemptions for homeowners could make a big difference in communities. Further discussion on implementation of the Downtown Plan for Success was held. **Commissioner Beck** related he would like to see a majority of homeowners take part.

Brian McNamara stated he may consider becoming a PC Commissioner and would discuss the possibility with **Shumaker** at a later time. **Commissioner Breckel** observed he appreciates Brian's comments.

Old Business

None.

Discussion

6. Staff & Commission Reports:

Columbia Street & 1st Street Projects, Tree Plan, Downtown Zoning Recommendation, Capital Facilities Plan, Property Line Alteration Code

Community Development Director Ben Shumaker shared information on several items. The tree plan will get underway soon, with inventory of existing trees on city, library and school district property taking place. Stevenson Public Works will maintain inventory and provide tree care.

Shumaker noted the Council would also consider the issue of recommended zoning code amendment. He also brought up the Capital facilities plan/comprehensive plan amendment, noting it would come back to the Commission another time. In the meantime, staff is working to better coordinate sewer, stormwater and other street projects. The Department of Ecology will be providing comments for the Shoreline Management Plan to help with approval.

1st Street project is progressing. He is working to improve pedestrian amenities on the overlook. **Commissioner Beck** offered county help with the tree plans if needed.

7. Thought of the Month: Brian McNamara asked if any decision regarding replacement of a single family detached dwelling following loss from fire or other disaster had been determined. **Shumaker** noted the zoning allows a rebuild, but the current moratorium on SFDD is stricter. He reminded the Commissioners about the traffic calming information he had emailed them.

Adjournment

PC Vice-Chair Auguste Zettler declared the meeting adjourned at 7:56 p.m.

Minutes recorded by Johanna Roe



City of Stevenson

Planning Department

(509)427-5970

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

TO: Planning Commission
FROM: Ben Shumaker
DATE: September 19th, 2020
SUBJECT: Planning Commission Vacancy

Introduction

The Stevenson Planning Commission is given the opportunity to interview individuals interested in filling the current vacancy on the Planning Commission and recommend one individual for appointment by the City Council.

Selection Process

Interview Process: The Planning Commission should gauge potential members according to the answers the candidate gives on the statement of interest form, the interview questions, and/or any other factor about the candidate's suitability. A preliminary set of questions is provided below to guide the meeting process, and the Planning Commission should feel free to deviate from the suggested questions.

1. Why do you want to be on the Planning Commission?
2. Will you be able to devote sufficient time to your duties as Planning Commissioner?
3. Is there anything about you or your activities in the City that is likely to cause conflicts of interest in the future?

Deliberation Process: After the interviews, the Planning Commission may ask the members to voluntarily leave the Planning Commission chambers to have frank discussions. Despite such a request, the candidates are not obligated to exit. However, if they do, they will be invited back into the session prior to any final action.

Recommendation Process: After deliberation, the Chair may call for or make a motion **"to recommend the City Council appointment of _____ to serve on the Stevenson Planning Commission."** If a motion carries, the Chair can move on to the next agenda item. If the Planning Commission is unable to agree on a recommendation, it can request further recruitment, or it can recommend the City Council hold its own interview process.

Attachments

- Statements of interest from Ray



City of Stevenson Planning Department

(509)427-5970
ben@ci.stevenson.wa.us

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

TO: Individuals Interested in the Stevenson Planning Commission
FROM: Ben Shumaker, Planning Director
SUBJECT: Statement of Interest

Thank You for Your Interest!

Please take a brief moment to fill in the forms on this sheet. This will give us an idea of who you are and how you will be able to help contribute to our Planning Commission.

Name: David Ray **Email Address:** audacitymedia@yahoo.com

Address: 399 NW Gropper #14

Preferred Phone: 541-543-4881 **Alternate Phone:**

Availability:

Are you able to attend meetings on the 2nd Monday of every month at 6:00pm? --Yes --No

Residency/Citizenship:

Are you a resident of Stevenson? --Yes --No

Are you a citizen of the United States? --Yes --No

Your Age: --25 or younger -26-35 -36-45 -46-55 --56-65 -66 or older

Areas of Interest

Please place a mark next to the topics that interest you (please limit your response to three (3) topics):

- Land Use (Subdivision/Zoning Controls) Housing
- Capital Facilities (Water/Sewer/Stormwater) Transportation (Auto/Bike/Pedestrian/Parking)
- Economic Development (Industry/Tourism) Parks, Recreation, & Open Space
- Scenery & Aesthetics (Signage/Architecture) Environment & Sustainability
- Other (please specify): _____

Background/ Statement of Interest

Please use the space below to provide us with a brief statement about yourself and why you want to be involved with the Planning Commission (attach additional sheets as necessary):

I've lived in Stevenson for over ten years. I've been a part-time mail deliverer for Chelan County. I voted recently ran for Washington's 2nd Congressional District. I attended grad school at the University of Oregon's Public Policy, Planning, and Management program. I am very interested in the future of Stevenson's economy and growth. I would very much like to be a part of Stevenson's future.



City of Stevenson

Planning Department

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7121 E Loop Road, PO Box 371
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TO: Planning Commission
FROM: Ben Shumaker, Short Plat Administrator
DATE: September 14th, 2020
SUBJECT: Proposed "Rick Pauly Short Plat" (SP2020-02)

Introduction

The Planning Department has received a short plat application for a lot at the corner of Rock Creek Drive and Monda Road. The tax lot numbers for the properties are 02-07-01-2-0-0403. The vacant property in the R3 Multi-Family Residential District does not have an address. Per the city code, the Planning Commission is to be notified and given the opportunity to review the application.

The proposal involves division of one ~1.2 acre property into 4 lots ranging between ~9,300sf to ~15,400sf.

Staff Recommendation

Staff recommends that the Planning Commission bypass its review of the short plat and entrust the decision on the application to the Short Plat Administrator.

Relevant City Policies

SMC 16.02.110(C): After the short plat administrator determines that the proposed short plat application and map contain the required information and data, the short plat administrator shall distribute copies of the short plat application and map to the following as is necessary:...

4. City Planning Commission.

SMC 16.02.120(F): The Planning Commission may submit any findings and recommendations to the administrator for any short plat applications it has decided to review.

Thank you,

Ben Shumaker

Attachments

- Proposed Plat map

RICK PAULY SHORT PLAT

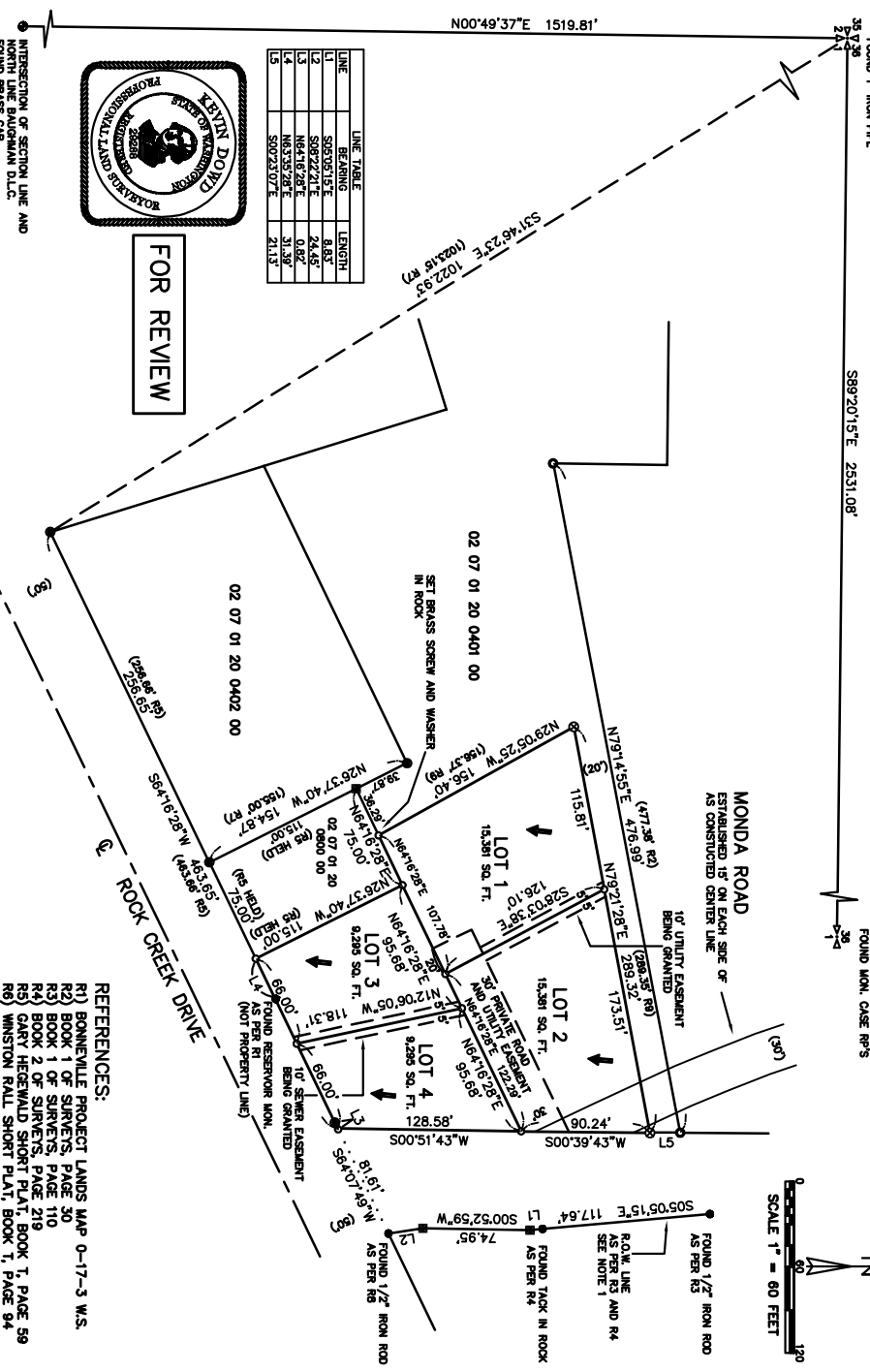
LOCATED IN THE NW 1/4, NW 1/4
OF SECTION 1, T2 NORTH, R7 EAST, W.M.
IN THE CITY OF STEVENSON
SKAMANIA COUNTY, WASHINGTON

NORTH QUARTER CORNER
SECTION 1
FOUND MON. CASE RPS

LINE	LINE TABLE	LENGTH
1	S89°05'15"E	8.83'
2	S89°22'21"E	24.45'
3	N63°41'26"E	0.82'
4	N63°35'28"E	31.39'
5	S00°23'07"E	21.13'



FOR REVIEW



A CLOSED LOOP TRAVERSE WAS RUN AROUND THE SUBJECT TRACT WITH TOTAL STATION AND RELATED EQUIPMENT. THE TRAVERSE WAS ADJUSTED BY THE METHOD OF LEAST SQUARES. THE POSITION OF THE MONUMENTS WAS DETERMINED BY THE BASIS OF BEARING AND DISTANCE. THE INTERSECTION OF THE MONUMENTS FOUND AT THE NORTH QUARTER CORNER AND THE INTERSECTION OF THE WEST SECTION LINE WITH THE BOUNDARY LINE AND 83 (2011) BEACH 207000 DATUM MONUMENTS WERE SET IN JULY AND AUGUST 2020.

LEGAL DESCRIPTION:

APN 2020-000310

EASEMENTS:
EASEMENTS FOR WATER SYSTEM GRANTED TO TOWN OF STEVENSON BY DEED RECORDED APRIL 1, 1930 IN BOOK W, PAGE 334, DOCUMENT IS NOT SPECIFIC AS TO LOCATION OF EASEMENTS, BUT OR MAY NOT AFFECT SUBJECT PROPERTY.

FLOWAGE EASEMENT GRANTED TO UNITED STATES RECORDED MARCH 6, 1937 IN BOOK Z, PAGE 208, AFFECTS PORTION OF SUBJECT PROPERTY. THE LOCATION OF THIS EASEMENT, THE LOCATION OF A RESERVOIR MONUMENT SET ON THE CONTIGUOUS LINE AS PER R1 IS SHOWN ON THE MAP.

A 10 FOOT UTILITY EASEMENT A 10 FOOT SEWER EASEMENT AND A 30 FOOT PRIVATE ROAD AND UTILITY EASEMENT ALL BEING GRANTED BY THIS PLAT. LOCATIONS AS SHOWN ON MAP. EASEMENTS ARE FOR THE BENEFIT OF THE LOTS BEING CREATED AND PUBLIC UTILITIES. MONDA ROAD, A PUBLIC RIGHT OF WAY.

- LEGEND:**
- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP
 - MARKED WHEAST PLS 28288, EXCEPT AS NOTED
 - FOUND MONUMENT AS NOTED
 - FOUND 1/2" IRON ROD WITH CAP "GLAESER PLS 19204"
 - AS PER RS, R7
 - FOUND 5/8" IRON ROD AS PER R2
 - FOUND 5/8" IRON ROD WITH CAP "LS 43141" AS PER R9
 - CALCULATED POSITION
 - ➔ GENERAL DIRECTION OF SLOPE OR DRAINAGE
 - ➔ DEED OR RECORD DATA

- REFERENCES:**
- R1 BONNEVILLE PROJECT LANDS MAP 0-17-3 W.S.
 - R2 BOOK 1 OF SURVEYS, PAGE 30
 - R3 BOOK 1 OF SURVEYS, PAGE 110
 - R4 BOOK 2 OF SURVEYS, PAGE 219
 - R5 GARY HEWENALD SHORT PLAT, BOOK 1, PAGE 59
 - R6 WINSTON RALL SHORT PLAT, BOOK 1, PAGE 94
 - R7 BOOK 3 OF SURVEYS, PAGE 226
 - R8 BOOK 3 OF SURVEYS, PAGE 333
 - R9 APN 2020-000309

02 07 01 20 0403 00

FOR: DAVID BENNETT
AND MARY LOU BENNETT
PO BOX 998
STEVENSON, WA 98648

WHEAST SURVEYS
KEVIN DOWD
4399 WOODWORTH DRIVE
MT HOOD-PARDALE, OR 97041
(341) 352-6065

We, the owners of the herein shown tract of land, hereby declare and certify this short subdivision to be true and correct to the best of our abilities and that this short subdivision has been made with our free consent and in accordance with our desires. Further we dedicate all roads as shown not noted as private and waive all claims for damages against any government agency arising from the construction and maintenance of said roads. Furthermore we grant all easements shown for their designated purpose. IN WITNESS WHEREOF, we set our hands and seal:

David Bennett _____ Date _____
Mary Lou Bennett _____ Date _____

Notary Public _____ Date _____
City water and sewer utilities are available to the lots within this short subdivision.

City of Stevenson Sanitation _____ Date _____

I hereby certify that the city road abutting the proposed subdivision is of sufficient width to meet current city standards without requiring additional right of way and that road right of ways upon or abutting the proposed subdivision are of sufficient width to ensure maintenance and to permit subdivision. I further certify that the proposed subdivision complies with current city standards and that city water and sewer services are available to the proposed short subdivision.

Public Works Director _____ Date _____

I hereby certify that the taxes and assessments have been duly paid, discharged or satisfied in regard to the lands involved with the proposed short subdivision.

Skamania County Treasurer _____ Date _____
City Clerk/Treasurer _____ Date _____

I hereby certify that this short subdivision complies with the Stevenson Short Plat Ordinance and is approved subject to properly being recorded and filed with the Skamania County Auditor within 30 days of this summary approval.

Short Plat Administrator _____ Date _____

Surveyor's Certificate

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the request of David Bennett in July 2020.

Kevin Dowd PLS No. 28288 _____ Date _____

STATE OF WASHINGTON
COUNTY OF SKAMANIA)
I hereby certify that the within instrument of writing was filed for record at the request of _____
on _____ 2020 at _____ AM/PM
and was recorded in Auditor's File No. _____

Recorder of Skamania County, Washington
Skamania County Auditor _____



City of Stevenson

Planning Department

(509)427-5970

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

TO: Planning Commission
FROM: Ben Shumaker, Community Development Director
DATE: September 14th, 2020
SUBJECT: Zoning Code Amendment – Increasing R3 Residential Building Capacity

Introduction

This updates the Planning Commission on the public involvement activities associated with the potential Zoning Code and Map amendments under consideration. This update includes no specific decision points on the topics.

Policy Questions

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

- 1) Should it be easier to build senior care housing in the R3 Multi-Family Residential District?
- 2) Should more housing units be allowed on properties in the R3 District?
- 3) Should connection to the public sewer system be required for development in the R3 District?
- 4) Should development be allowed on more portions of lots in the R3 District?
 - a. If development should be allowed on more portions of lots, should the City try to avoid situations where vehicles in driveways block sidewalks?

The following 3 considerations are being considered at this stage of the Zoning Map amendment discussion:

- 5) Should 5 lots adjacent to Frank Johns Road have their zoning changed from C1 Commercial to R3 Multi-Family Residential?
- 6) Should 4 lots adjacent to Loop Road/Vancouver Avenue have their zoning changed from R3 Multi-Family Residential to C1 Commercial?
- 7) Should 1 lot with split zoning on Monda Road have its zoning changed to be entirely within 1 zone (SR Suburban Residential or R3 Multi-Family Residential)?

Public Involvement Actions

The following public involvement actions have been taken related to these policy questions:

- A) The website <http://ci.stevenson.wa.us/letsbuild/> has been set up to collect all information on this effort. This website has 3 sub-pages. The first relates to the anticipated discussions on the Zoning Code amendment. The second for the Zoning Map amendment. The third, currently blank page, relates to the discussion of whether to allow City utilities to extend outside of City Limits. The Planning Commission will be asked to comment on the third amendment, but will not provide the primary public forum for the policy discussion/development.
- B) An online questionnaire has been created to provide a sense of the public's opinion on policy questions 1) through 4a). The questionnaire provides some interpretation of the rationale causing us to ask the question. It also provides a method for the City to further involve the public by collecting the email addresses of interested participants. Finally, it asks open ended questions that will allow us to describe specific cases where the existing regulations have 1) hindered someone's development or 2) protected a neighbor from unwanted development. The questionnaire can be accessed at: <https://www.surveymonkey.com/r/8PBXR7X>

- C) A post has been added to the City's Facebook page providing a link to the online questionnaire and the project website.
- D) A hard copy of Attachment 1 has been mailed to the owners of all 102 tax parcels in the R3 District. The attachment poses the policy questions above. It also provides a link to the online questionnaire and information about tonight's meeting. Finally, it includes a discussion draft amendment to the Zoning Code to show what changes could be expected if all policy questions are answered in the affirmative.
- E) An electronic copy of Attachment 1 has been emailed to a list of 30+ recipients known by City staff to own property in the R3 District or have an interest in this discussion.
- F) A hard copy of Attachment 2 has been mailed to all 5 owners of property where a Zoning Map change is considered in Policy Question 5 (Frank Johns). The attachment provides a comparison of the Zoning Code regulations for the R3 Multi-Family and C1 Commercial districts. Differences between the 2 are highlighted to enable interpretation. Finally, additional highlighting occurs where staff anticipates the regulations apply to development/usage existing on the properties.
- G) An electronic copy of Attachment 2 was emailed to 2 recipients known by staff to own these properties. This has opened a line of dialogue about the potential effects of the change related to one of the properties. The results of that discussion will be summarized prior to Planning Commission deliberation.
- H) A hard copy of Attachment 3 has been hand delivered to all 3 owners of property where Zoning Map change is considered in Policy Question 6 (Loop/Vancouver). The attachment provides a comparison of the Zoning Code regulations for the R3 Multi-Family and C1 Commercial districts. Differences between the 2 are highlighted to enable interpretation. Finally, additional highlighting occurs where staff anticipates the regulations apply to development/usage existing on the properties.
- I) An electronic copy of Attachment 3 was emailed to all 3 property owners. This has opened a line of dialogue about the potential effects of the change related to one of the properties. The results of that discussion will be summarized prior to Planning Commission deliberation.
- J) Phone calls were made to introduce the topic to 3 of the 8 property owners where a Zoning Map change is considered in policy questions 5 & 6.
- K) An email was sent to the owner of the property with split zoning described in Policy Question 7. The property owner has responded to request the Zoning Map be amended to designate the entire property as SR Suburban Residential (Attachment 3).

Next Steps & Future Discussions

These Policies

The Planning Commission is not expected to discuss these 7 policy questions until the October regular meeting. This will provide time for the community to respond to the online questionnaire or otherwise engage with the City. These responses will be summarized for the Commission for discussion at the October meeting. Staff will also provide some additional rationale for the draft changes presented at that meeting. Staff is hopeful some preliminary decisions are made on these 7 items (particularly items 1 through 4a) in October meeting. This will enable more a more coherent community discussion of the following topic.

Expanding R3 Multi-Family Residential District Boundaries

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

C1 Commercial District Zoning Code Amendments

Between now and the October regular meeting, staff will also be initiating public involvement actions for the potential Zoning Code amendments applicable to the C1 Commercial District. At this time, staff is still developing the policy questions related to the potential amendments. The topics to be considered include reducing parking requirements for residential uses as a key focus of the discussion. Additional components of the discussion may include more clearly allowing live/work spaces and other types of mixed use development. Deliberation of these topics will not be expected until the November meeting (unless a special meeting is requested).

Others

After the October meeting, Staff will develop policy questions and engage the public on the other topics under consideration. At this time these topics include 1) consideration of minimum densities for residential developments within or adjacent to the downtown area, 2) elimination of the MHR Mobile Home Residential District, currently a "floating" zone which doesn't actually apply to any specific property, and 3) minor adjustments to the use categories of SMC 17.13.040 related to "transportation, communication, information, and utility uses", a category that has not been cleaned up since the 2016 Zoning Code reformat.

Attachments

1. R3 Property Owner Outreach (11 pages)
2. Frank Johns Map Change Owner Outreach (7 pages)
3. Loop/Vancouver Map Change Owner Outreach (7 pages)
4. Monda Road Owner Dialogue (1 page)



City of Stevenson

Planning Department

(509)427-5970

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

TO: R3 District Property Owners
FROM: Ben Shumaker
DATE: September 10th, 2020
SUBJECT: R3 Multi-Family District Owners—Zoning Code Amendment Proposal

This letter is intended to proactively engage you about potential changes to the zoning regulations affecting your property. The potential changes are proposed in response to a recent study by the Skamania County Economic Development Council (EDC). In their *Skamania County Housing Needs Analysis* the EDC is anticipating the need for ~2,000 new housing units over the next 20-year period. The study also found that a lack of appropriate infrastructure as well as the development regulations currently implemented by the City and County limit the ability to provide these new homes. As a result, housing costs, utility pricing, and community frustration is expected to increase. To address these deficiencies, the EDC's consultants have recommended several changes to the Zoning Code. The City is hoping to discuss these changes with you prior to their adoption.

The proposed changes revolve around the following policy questions:

- 1) Should it be easier to build senior care housing in the R3 Multi-Family Residential District?
- 2) Should more housing units be allowed on properties in the R3 District?
- 3) Should connection to the public sewer system be required for development in the R3 District?
- 4) Should development be allowed on more portions of lots in the R3 District?
 - a. If development should be allowed on more portions of lots, should the City try to avoid situations where vehicles in driveways block travel on sidewalks and streets?

Attachment 1 is provided to illustrate how affirmative answers to these policy questions might be incorporated into the zoning regulations applicable to your property. Changes have ~~red strike through~~ representing deletions and red underline representing additions. These changes occur on pages 2, 5, and 6 of the attachment. A potential change is also proposed on page 4 which is unrelated to housing needs.

The changes are titled "discussion draft" to reflect their intent to function as a starting point, not a desired endpoint. Your contributions to this discussion are an important part of the drafting process. Suggestions for fewer/alternative/additional changes will help ensure the Zoning Code implements the citizens' desires as well as their needs. To make the attachment as legible as possible, provisions applicable to the R3 District are shown in black ink. All other provisions are included for comparison purposes and appear in gray ink with smaller font.

Request: Please evaluate the policy questions above and share your initial opinions on the topic. You can do so by filling out an online questionnaire (<https://www.surveymonkey.com/r/8PBXR7X>), via telephone (509-427-5970), in writing (planning@ci.stevenson.wa.us or PO Box 371, Stevenson, WA 98648), or at Planning Commission meetings on the second Monday of each month. The next meeting will be a virtual meeting at 6:00pm on September 14th, 2020 taking place on the web at <https://us02web.zoom.us/j/84559583385> and via teleconference at 253-215-8782 or 301-715-8592, Webinar ID# 845 5958 3385.

Additional Request: The City is looking for some specific “case studies” of how the Zoning Code affects people’s lives and livelihoods. If you have a specific example from your experience, we’d appreciate it if you’d share it. Specifically, we’d like to know:

- 1- Have the existing provisions of the Zoning Code caused you to redesign or abandon a development proposal?
- 2- Have the existing provisions of the Zoning Code protected your neighborhood from a development or change you didn’t want?

To share a specific instance, please contact the city at 509-427-5970 or planning@ci.stevenson.wa.us.

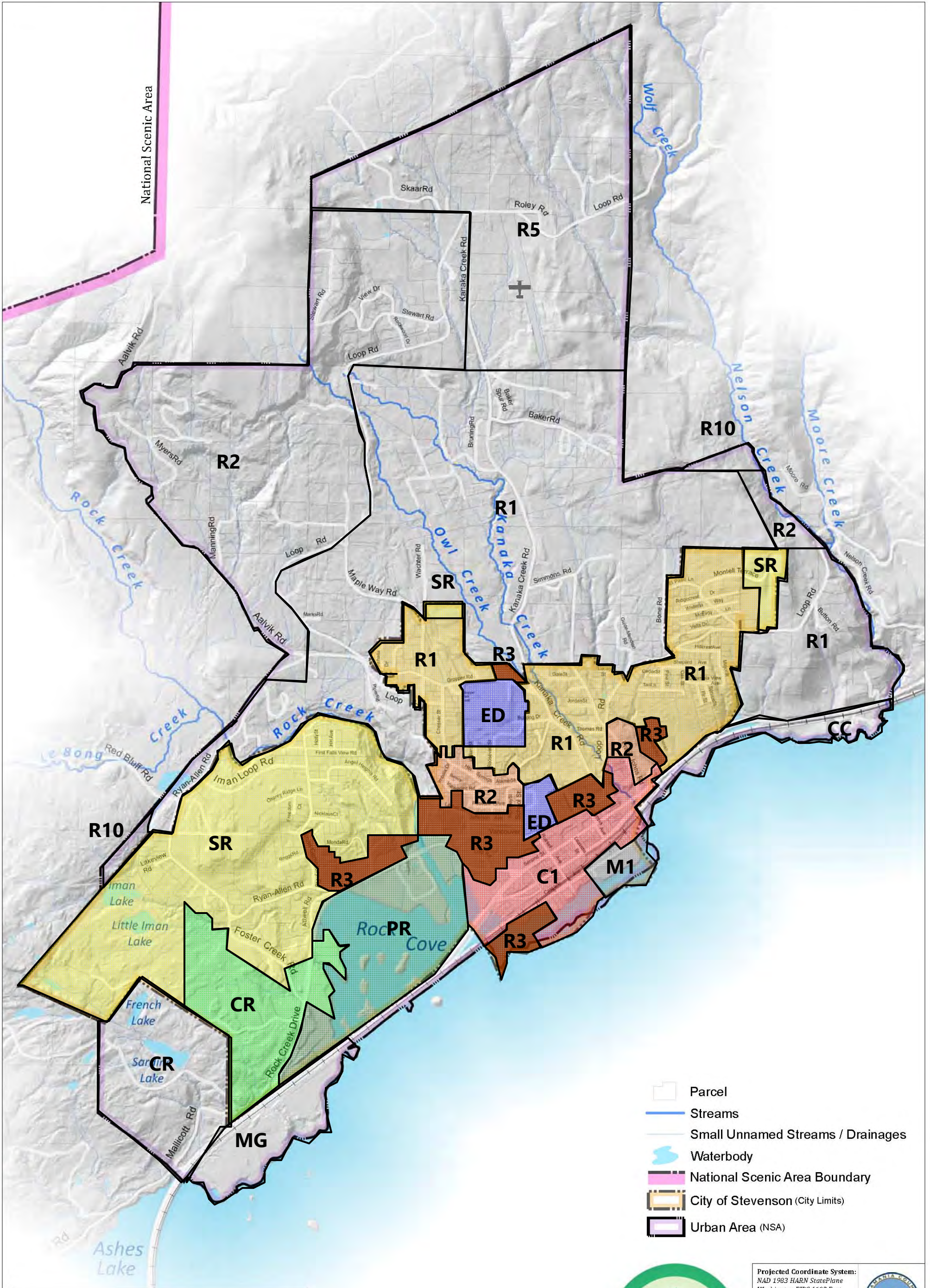
No decisions on this topic are imminent. In addition to this letter, you should expect at least 2 others on this topic:

- 1- Request for initial opinions on the zoning text amendments (*this letter*).
- 2- Request for opinions on a potential new zoning criteria: minimum density overlay (expected November).
- 3- Notification of the last draft ordinance and meetings where decisions will be made (expected January).

If you would like more information on this topic, including background reports, electronic copies of this letter, and information on other proposed changes, you can find it at: <http://ci.stevenson.wa.us/letsbuild>

Attachments:

- 1- Zoning Map Highlighting R3 Areas
- 2- Discussion Draft Zoning Amendment

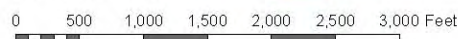


BASE MAP

This map is intended for planning purposes only. The stream locations and designations shown on this map are approximations based on the best available information at the time of mapping. The location and designation should be confirmed prior to undertaking land use actions in or near these areas.



Scale: 1:18,000
1 inch = 1,500 feet



Projected Coordinate System:
NAD 1983 HARN StatePlane
Washington FIPS 4602 Feet
Projection Name:
Lambert Conformal Conic
Planar Units: US Survey Feet
Data Sources: Skamania Co,
Col. River Gorge Commission
LIDAR: DNR Flight 2005-2006
Map Created: December 2011



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

Chapter 17.15 - RESIDENTIAL DISTRICTS

17.15.010 - Purpose.

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

(Ord. No. 1103, § 5, 2-16-2017)

17.15.020 - List of zoning districts.

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

(Ord. No. 1103, § 5, 2-16-2017)

17.15.030 - Residential district location criteria.

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

(Ord. No. 1103, § 3, 2-16-2017)

17.15.040 - Uses.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

17.15.050 - Residential density standards.

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

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

	Water, Septic	15,000 sf ¹	90 ft	120 ft	2 Units	30%
	Well, Septic ⁶	—	—	—	—	—
R3	Water, Sewer	4,000 sf + 2,000 sf per unit over 1 ⁴	75-20 ft ⁵	90 ft	—	65 100%
	Water, Septic ^{6,7}	15,000 sf¹ + 5,000 sf per unit over 2	90 ft	120 ft	—	40%
	Well, Septic ^{6,7}	—	—	—	—	—
MHR	Water, Sewer	5 ac + 5,000 sf per unit over 40	200 ft	200 ft	—	40%
	Water, Septic	5 ac + 2 acres per unit over 2	200 ft	200 ft	—	40%
	Well, Sewer	5 ac + 2 acres per unit over 2	200 ft	200 ft	—	40%
	Well, Septic	5 ac + 2 acres per unit over 2	200 ft	200 ft	—	40%
SR	Water, Sewer	15,000 sf	100 ft	100 ft	1 Unit ²	25%
	Water, Septic	20,000 sf ¹	100 ft	100 ft	1 Unit ²	20%
	Well, Septic	1 acre ¹	200 ft	200 ft	1 Unit ²	10%

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

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

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

4-Except 2,500 sf for townhomes.

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

6-Service by the public water system is required.

7-Service by the public sewer system is required.

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

1. Properties receiving approval to deviate from standards according to SMC 17.38 - Supplementary Provisions.
2. Properties obtaining variance approval in accordance with SMC 17.46 - Adjustments, Variances, and Appeals.
3. Properties receiving modification approval in accordance with SMC 17.17 - Residential Planned Unit Developments.

(Ord. No. 1103, § 5, 2-16-2017; Ord. No. 1104, § 3.B,C, 6-15-2017)

17.15.060 - Residential dimensional standards.

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

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

		Minimum Setbacks				
District	Maximum Height of Building	Front	Side, Interior	Side, Street	Rear, Interior Lot	Rear, Through Lot
R1	35 ft	20 ft	5 ft	15 ft	20 ft ¹	20 ft
R2	35 ft	20 ft	5 ft	15 ft	20 ft ¹	20 ft
R3	35 ft	150 ft ³	5 ft ²	15 ft	20 ft ¹	20 ft
MHR	35 ft	30 ft	15 ft	20 ft	20 ft ¹	20 ft

SR	35 ft	30 ft	15 ft	20 ft	20 ft	20 ft
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1-5 ft for residential outbuildings that are both 12 ft in height or less and 200 sq ft in size or less
 2-A 10-foot setback is required when adjacent to an R1 or R2 district.

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

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

1. Properties receiving approval to deviate from standards according to SMC 17.38 - Supplementary Provisions.
2. Properties obtaining variance approval in accordance with SMC 17.46 - Adjustments, Variances, and Appeals.
3. Properties receiving modification approval in accordance with SMC 17.17 - Residential Planned Unit Developments.

(Ord. No. 1103, § 5, 2-16-2017; Ord. No. 1104, § 3.D, 6-15-2017)

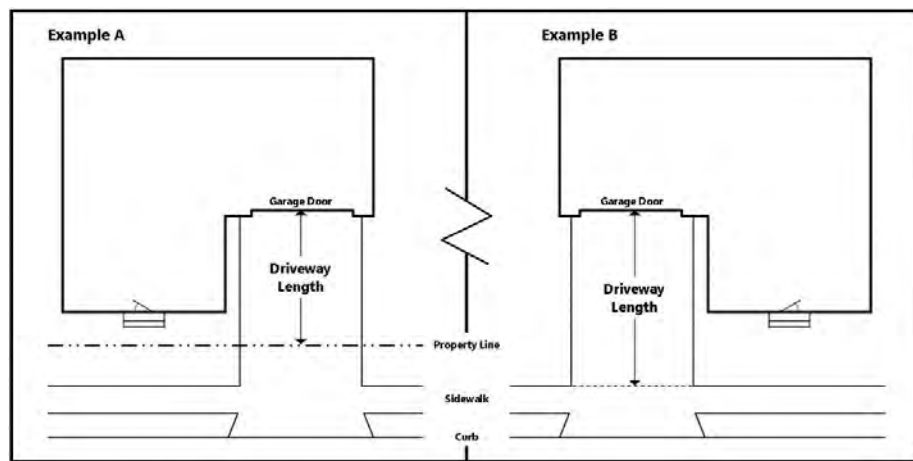
17.15.130 - Residential districts parking.

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

B. Parking Location Requirements.

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

FIGURE 17.38.085-1 Driveway Length Illustration



(Ord. No. 1103, § 5, 2-16-2017)

17.15.145 - Residential districts signs.

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

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

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

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

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

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

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

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

- 1-When allowed as conditional uses, the planning commission may permit individual signs no larger than 16 sq ft.
- 2-When allowed as conditional uses, the planning commission may permit individual signs no larger than 24 sq ft.
- 3-Subject to bonus allowance when approved as a Sign of Outstanding Design under SMC 17.39.145.
- 4-No part of a building sign shall be higher than the highest point of the building to which it is attached.
- 5-No sign may be placed in a Vision Clearance Area (SMC 17.10.862).
- 6-Signs within a public right-of-way may be permitted according to SMC 12.02-Use of City Rights-of-Way.
- 7-Signs related to a specific event, sale, etc. must be removed within 5 days after such event.
- 8-Political signs not related to an upcoming election in the voting district where the sign is placed are subject to the temporary sign duration standards.

(Ord. No. 1103, § 5, 2-16-2017)



City of Stevenson

Planning Department

(509)427-5970

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

TO: C1 District Property Owners
FROM: Ben Shumaker
DATE: September 9th, 2020
SUBJECT: Frank Johns C1 Commercial District Owners—Zone Change Proposal

This letter is intended to proactively engage you about potential changes to the zoning regulations affecting your property. The potential changes are being proposed as part of an area-wide rezone being considered by the City. Your property—along with 4 others between Frank Johns Road and Kanaka Creek—is currently zoned C1 Commercial (Attachment 1). This zoning designation does not align with the City’s Comprehensive Plan which considers the area as a residential—not a commercial—neighborhood. The City is proposing to change the zoning to R3-Multi-Family Residential to align with the Comprehensive Plan’s vision.

By surfacing this discrepancy for consideration, the City does not intend to force a change if you disagree with it. To evaluate how the changes might affect your property and your plans, please refer to the zoning comparison in Attachment 2. The light gray shading indicates where the regulations differ between the zones. The yellow highlighting indicates staff’s best guess on the most applicable provisions to your current property usage.

Some changes to the R3 District are currently being considered by the owners of property in that district. Those changes are shown with ~~bold black strike-through~~ representing deletions and **bold black underline** representing additions. To ensure the change to the zoning map wouldn’t impact your existing usage some other changes are proposed to the text of the regulations. These changes have ~~red strike-through~~ representing deletions and red underline representing additions. Red changes only appear within the Use Table on page 1 & 2.

Again, the City has no desire to force a change if your neighborhood disagrees with the proposal. It is our hope that you can treat the attachments with a “take it” or “leave it” approach. However, if there is anything about the proposal that is lacking or unclear, then it is very possible to make adjustments and move forward from there.

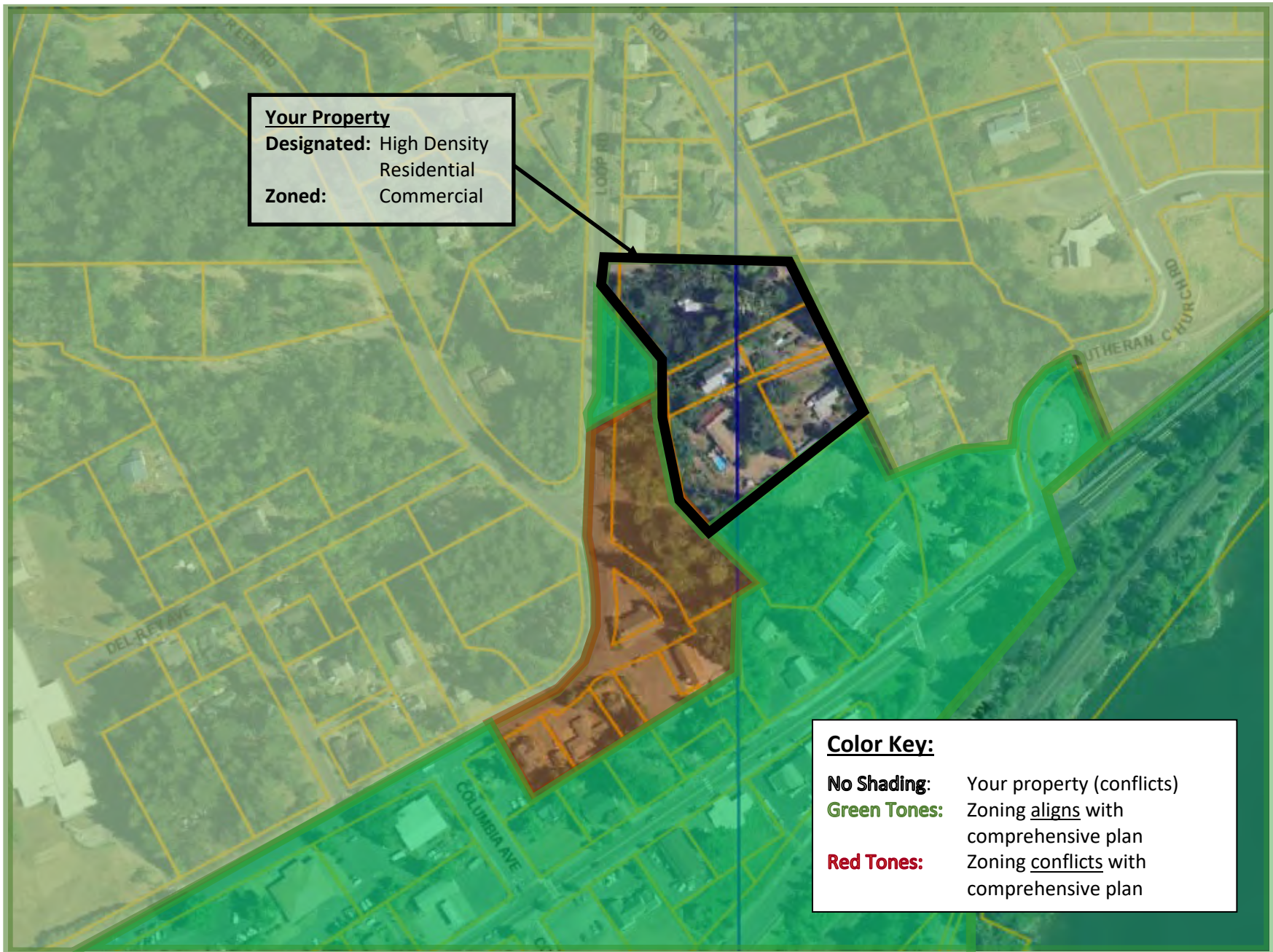
Request: Please evaluate this proposal and share your initial opinions on the topic via telephone (509-427-5970), in writing (planning@ci.stevenson.wa.us or PO Box 371, Stevenson, WA 98648), or at the next Planning Commission meeting on Monday, September 14th, 2020. The virtual meeting will take place on the web at <https://us02web.zoom.us/j/84559583385> and via teleconference at 253-215-8782 or 301-715-8592, Webinar ID# 845 5958 3385

No decisions on this topic are imminent. In addition to this letter, you should expect at least 2 others on this topic:

- 1- Request for initial opinions on the zoning map and zoning text conversations (*this letter*).
- 2- Request for opinions on a potential new zoning criteria: minimum density overlay (expected November).
- 3- Notification of the final draft ordinance and meetings where decisions will be made (expected January).

If you would like more information on this topic, including background reports, electronic copies of this letter, and information on other proposed changes, you can find it at: <http://ci.stevenson.wa.us/letsbuild>

Attachments: 1- Vicinity Map, 2- Zoning Comparison



Your Property
Designated: High Density Residential
Zoned: Commercial

Color Key:
No Shading: Your property (conflicts)
Green Tones: Zoning aligns with comprehensive plan
Red Tones: Zoning conflicts with comprehensive plan

C1 Commercial District (Existing)

Purpose: C1 Commercial District. The commercial district (C1) is intended to provide minimum development standards for the broad range of residential, commercial, and community uses necessary for a vibrant and functioning downtown area serving large areas of the county.

R3 Multi-Family Residential (Proposed)

Purpose: R3 Multi-Family Residential District. The multi-family residential district (R3) is intended to provide minimum development standards for various residential uses where complete community services are available and where residential uses are in close proximity to uses characteristic of more urban areas and separated from uses characteristic of more rural areas.

Uses: The entries in the table below indicated

1. A Permitted (P) use is one that is permitted outright, subject to all the applicable provisions of this title.
2. An Accessory (A) use is permitted on properties containing permitted uses...
3. A conditional (C) use is a discretionary use reviewed by the Planning Commission...
4. A prohibited (X) use is one that is not permitted in a zoning district under any circumstances.
5. When a letter or use category is not listed in this table (--), an interpretation may be initiated under SMC 17.12.020.

Use	C1	R3
<i>Residence or Accommodation Uses</i>		
Dwelling		
Single-Family Detached Dwelling	X	P
Mobile Home	--	X
Multi-Family Dwelling	P	P
Temporary Emergency Construction or Repair Residence	C ¹	C ¹
Townhome	P ²	P
Legacy Home	P	--
Renting of no more than 2 rooms, rented by the month or longer...	--	A
Boarding House	P	C
Residential Care		
Adult Family Home	P	P
Assisted Living Facility	P	CP
Nursing Home	C	CP
Overnight Lodging		
Vacation Rental Home	P	P
Bed & Breakfast	P	P
Hostel	P	P
Hotel	P	C
Campground	C	X
Dormitory Facility related to a public, private or parochial school	--	C
Miscellaneous Incidental Uses		
Residential Outbuilding	--	A/C ^{3,4}
Swimming Pool, Spa or Hot Tub, and Associated Equipment	--	A

1-A CUP is only required...after..6-month[s]
 2-Townhomes must comply with SMC17.38.085
 3-Up to 4: accessory...additional: conditional

Use	C1	R3
<i>General Sales or Service Uses</i>		
Automobile Service Station	C	--
Vehicle Repair	C ⁵	--
Carwash	P	--
Electric Vehicle Station		
Restricted Access Gradual Charging EV Station	A	A
Restricted Access, Rapid Charging EV Station	A	C
Public Access, Gradual Charging EV Station	A	C
Street-Side Access, Gradual Charging EV Station	C	C
Retail	P	
Retail and wholesale sales of agricultural and animal products raised or produced on the premises	P	-- A
Bank or Financial Institution	P	--
Rental Operations	P	--
Self-Storage Units	X	--
Truck, Trailer or Equipment Rental ⁴	P	--
Professional Office	P	C
Food Service	P	--
Drive-Through Food Service	C	--
Child Day Care Facility		
Family Day Care Home	P	P
Mini-Day Care Center	--	C
Child Day Care Center	C	C
Personal Services	P	

4-Subordinate: accessory...larger: conditional
 5-Vehicle repair...subject to...performance standards...

Use	C1	R3
<i>Transportation, Communication, Information, and Utility Uses</i>		
Railroad Facilities including Ticket Office/Waiting Room	C	--
Pier or Dock	C	--
Watercraft	C	--
Parking lot or parking structure not used in conjunction with a principal use	C	--
Private garage or parking area for noncommercial vehicles	A	--
Utility or Communication Facility	C ⁶	C
Wireless Telecommunications Facility		
Minor Wireless Telecom	P	P
Intermediate Wireless Telecom	C	C
Major Wireless telecom	--	--
Wind Power Generation Facility ⁷		
Minor Wind Power Generation Facility	C	C
On-Site Hazardous Waste Treatment/Storage	C	--
Hazardous Waste Storage	--	C
<i>Arts, Entertainment, and Recreation Uses</i>		
Public Assembly	P	--
Cultural Attraction	C	--
Park, Playground or Outdoor Recreation Area	C	C
<i>Manufacturing and Wholesale Trade Uses</i>		
Light Industrial Activities	C ⁸	--
6---greater than 50' is considered...conditional		
7-See also SMC17.36...		

Use	C1	R3
<i>Agriculture, Forestry, Fishing and Hunting Uses</i>		
Subsistence or hobby type gardening	--	-- A
Indoor or Outdoor Horticultural Activity	--	-- P
Nursery	--	-- C
Farm Animals	X	X
Urban Farm Animals	X	A
Pets	P	A
Kennel	P	X
<i>Education, Public Administration, Health Care, and Other Institutions Uses</i>		
Public, Private or Parochial School	--	C
Library	C	C
Government Administration Building	C	C
Fire, Police, or Emergency Services Station	C	C
Hospital	C	C
Church or Other Religious or Charitable Organization	C	C
<i>Miscellaneous/Other Uses</i>		
Signs Listed with a "C" in Table 17....	C	C
Signs identifying and/or related to any principal or accessory use...	A	A
8-...shall be...integral...or subordinate to...		

Density Standards: The maximum density and minimum lot dimensions are compared in the following table:

District	Use or Utility Availability	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Maximum Number Dwelling Units	Maximum Lot Coverage
C1	All	0 sf ¹	0 ft	0 ft	--	100% ²
R3	Water, Sewer	4,000 sf + 2,000 sf per unit over 1 ³	75 ft ⁴ <u>20 ft</u>	90 ft	--	65% ⁵ <u>100%</u>
	Water, Septic ^{6,7}	15,000 sf ⁵ + 5,000 sf per unit over 2	<u>90 ft</u>	<u>120 ft</u>	--	<u>40%</u>
	Well, Septic ^{6,7}	--	--	--	--	--

1-Except for multi-family dwellings which require 1,200 sf per unit.

2-Except for residential uses on the first floor above grade, which are limited to 50% of lot area

~~3-Except 2,500 sf for townhomes~~

~~4-Except 25 ft for townhomes, 40 ft for single-family detached dwellings, and 50 ft for two-family dwellings~~

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

~~6-Service by the public water system is required~~

~~7-Service by the public sewer system is required~~

Dimensional Standards: The allowable building envelopes are compared in the following table:

District	Maximum Height of Building	Minimum Front Setback	Minimum Interior Side Setback	Minimum Street Side Setback	Minimum Interior Lot Rear Setback	Minimum Through Lot Rear Setback	Maximum Front Setback	Maximum Street Side Setback
C1	50 ft ¹	0 ft ²	0 ft ^{3,4}	--	0 ft ³	--	10 ft ^{5,6}	10 ft ⁷
R3	35 ft	<u>15 ft-10 ft</u> ¹⁰	5 ft ⁸	15 ft	20 ft ⁹	<u>20 ft</u>	--	--

1-35 ft for multi-family dwellings and legacy homes

2-15 ft for legacy homes

3-Except in Zone Transition Areas where the minimum setback shall be the same as any adjoining more restrictive district

4-5 ft for legacy homes

5-20 ft for legacy homes

6-Automobile service stations are exempt from the maximum front yard requirement

7-Legacy homes may have a greater setback

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

9-5 ft for residential outbuildings that are both 12 ft in height or less and 200 sq ft in size or less

~~10-See also SMC 17.15.130(B)(3)~~

Design

C1 Commercial District.

1. Except for ground floor residential dwellings, building walls which front on a public sidewalk and are located within 15 feet of the sidewalk must meet the following blank wall standards:
 - a. Windows and doors must occupy at least 50% of the length of a building wall.
 - b. Windows and doors must occupy 25% of the ground level wall area (up to 9 feet above grade).
 - c. If the Planning Commission is convinced that strict adherence to the blank wall standards would create an unworkable situation due to the functional requirements of the specific use proposed, partial relief of these blank all standards may be granted by allowing substitutions as follows...1-3
2. Rooftop mechanical equipment shall be set back a minimum of 15 feet from the edge of a roof or screened to reduce visual prominence.
3. Garbage collection areas and ground-mounted electrical and mechanical equipment shall be adequately screened from the street and nearby residential uses.

R3 Multi-Family Residential District.

None.

Maintenance and Performance Standards

C1 Commercial District.

1. Exterior storage is not allowed, except for storage and display of plant materials, building materials or rental equipment on a temporary or seasonal basis.
2. Exterior display of goods available in the adjacent building is acceptable; provided that such goods are only displayed during business hours.
3. Sidewalk food service and other vending activities may be allowed, subject to meeting state and local health requirements, and subject to the zoning administrator finding that all of the following are, or will be, met...a-d.

Parking & Loading

C1 Commercial District.

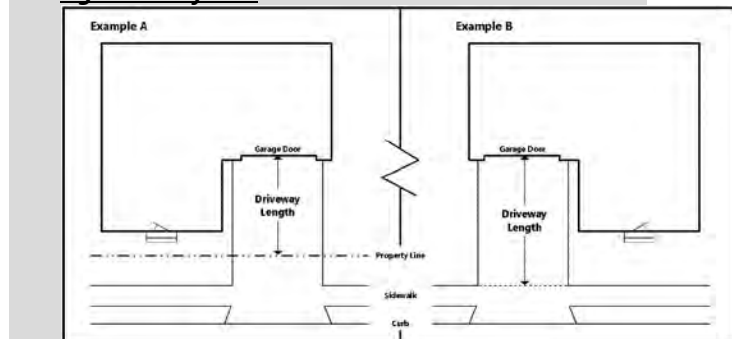
1. Except for the circumstances set forth in SMC 17.25.130(B)(2), below, off-street parking shall be provided in accordance with the requirements of SMC 17.42 Parking and Loading Standards.
2. Off-street parking is not required in the following circumstances:
 - a. When the use of an existing building is changed, provided:...1-3

R3 Multi-Family Residential District.

None.

R3 Multi-Family Residential District.

1. Off-Street Parking Required. Off-street parking shall be provided in all residential districts in accordance with the requirements of SMC 17.42: Parking and Loading Standards.
2. Parking Location Requirements.
 - a. Required parking shall be located on the same lot as the dwelling it serves.
 - b. No motor vehicle, recreational vehicle or equipment, or other equipment, whether operational or not, shall be parked, stored or otherwise located in an Interior Side Setback required by Table 17.15.060-1: Residential Dimensional Standards.
 - c. **No driveway shall be less than 20 feet in length. This shall be done to eliminate the parking of vehicles on or over curbs, sidewalks, or vehicle travel areas [SMC 17.10.855]. For the purposes of this chapter driveway length is measured conservatively as the shortest distance between a) a garage door or other physical obstruction to the parking of a vehicle and b) a curb, sidewalk, public pedestrian way [SMC 17.10.660], property line, or right-of-way line.**



Sign Types and Standards: The list of permitted, accessory, conditional and prohibited sign types and characteristics and dimensional and duration standards is compared in the following table

Allowed Signage	C1	R3
Animated Sign	X ¹	X ¹
<i>Sign Structure</i>		
Temporary	P	P
Awning/Marquee	A	X
Portable	A	--
<i>Sign Type</i>		
Community Information Sign	P	C
Dilapidated Sign	X ²	X ²
Mural, Type 1	C	C
Mural, Type 2	P	--
Off-Premises Sign	X	X
Sign Placed by a Governmental Agency	P	P
Sign of Outstanding Design	C	C
<i>Sign Illumination</i>		
Back-lit Cabinet	X ¹	X
Back-lit Channel Letter	P	X ¹
Dark-Sky Friendly	P ³	P
Directly-Illuminated	P	A ⁴
Externally Illuminated	P	X ¹
Halo-Lighted	P	X ¹
Pedestrian-Oriented Video Display	P	--

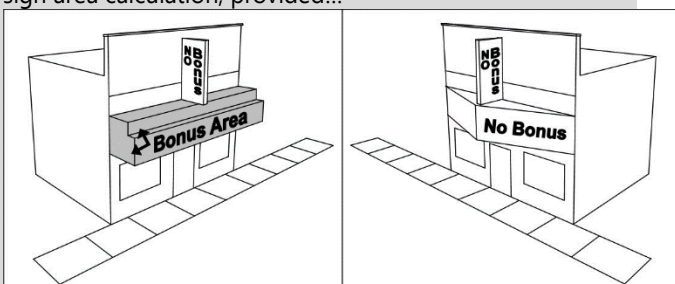
- 1-Unless a bonus allowance is granted for a Sign of Outstanding Design.
- 2-An existing sign...which becomes dilapidated shall be removed after notice to the property owner, unless...the property owner establishes facts...to rebut...dilapidation.
- 3-The City strongly encourages the installation of dark-sky friendly signs when utilizing illuminated signs in this district.
- 4-Allowed as an accessory sign only when placed in windows and limited to 4 sq ft in area.
- 5-When a building wall exceeds 150 ft in length, maximum individual sign area increases to 5% of the building wall area or 150 sq ft, whichever is smaller
- 6-When allowed as conditional uses, the planning commission may permit individual signs no larger than 24 sq ft

Sign Standards	C1	R3
Number of Signs	Any	Any
<i>Maximum Sign Area</i>		
Individual Sign	50 sf ^{1,5}	12 sf ^{1,6}
<i>Total Cumulative Signage Allowed</i>		
General	--	40 sf
Primary Building Wall	15 %	--
Secondary Building Wall	5%	--
<i>Windows</i>	25%	--
Vacant Land	160 sf	--
<i>Maximum Sign Height</i>		
Building Sign	35 ft ^{1,7}	26 ft ^{1,7}
Freestanding Sign	20 ft ¹	12 ft ¹
Temporary Sign	6 ft ¹	6 ft ¹
Pedestrian-Oriented Video Display	6ft ¹	--
<i>Minimum Sign Clearance</i>		
Building Sign Projecting...[12"+]	8 ft	8 ft
<i>Sign Placement^{8,9}</i>		
Setback from any property line	5 ft ¹⁰	5ft
Freestanding Sign	1 per 250 ft	--
Portable Sign	1 per 75 ft	--
<i>Allowed Sign Duration</i>		
Temporary Sign	45 days ¹¹	45 days ¹¹
Political Sign	5 days after	5 days after
Real Estate Sign	5 days after	5 days after
Portable	Business Hours	--

- 7-No part of a building sign shall be higher than the highest point of the building to which it is attached.
- 8-No signs may be placed in a Vision Clearance Area
- 9-Signs within a public right-of-way may be permitted according to SMC 12.02
- 10-Building signs have no setback requirement.
- 11-Signs related to a specific event, sale, etc. must be removed within 5 days after such event.

C1 Sign Exceptions

1. Because of their benefits to pedestrians, a bonus shall be allotted to awning/marquee signs in the C1 district by including only one-half of the sign area in the cumulative sign area calculation, provided...



R3 Sign Exceptions

None.



City of Stevenson

Planning Department

(509)427-5970

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

TO: R3 District Property Owners
FROM: Ben Shumaker
DATE: September 9th, 2020
SUBJECT: Vancouver/Loop R3 Multi-Family District Owners—Zone Change Proposal

This letter is intended to proactively engage you about potential changes to the zoning regulations affecting your property. The potential changes are proposed as part of an area-wide rezone being considered by the City. Your property—along with 2 others along Vancouver Avenue and Loop Road—currently carries an R3 Multi-Family Residential (Attachment 1) classification. This zoning designation does not align with the City’s Comprehensive Plan which considers the area part of the commercial—not residential—core. The City is proposing to change the zoning to C1 Commercial to align with the Comprehensive Plan’s vision.

By surfacing this discrepancy for consideration, the City does not intend to force a change if you disagree with it. To evaluate how the changes might affect your property and your plans, please refer to the zoning comparison in Attachment 2. The light gray shading indicates where the regulations differ between the zones. The yellow highlighting indicates staff’s best guess on the most applicable provisions to your current property usage.

Some changes to the R3 District’s regulations are currently being considered by all remaining owners of property in that district. Those changes are shown with ~~bold black strike through~~ representing deletions and **bold black underline** representing additions. Other changes will be proposed to the text of the C1 Commercial District, especially to reduce certain parking requirements.

Again, the City has no desire to force a change if your neighborhood disagrees with the proposal. It is our hope that you can treat the attachments with a “take it” or “leave it” approach. However, if there is anything about the proposal that is lacking or unclear, then it is very possible to make adjustments and move forward from there.

Request: Please evaluate this proposal and share your initial opinions on the topic via telephone (509-427-5970), in writing (planning@ci.stevenson.wa.us or PO Box 371, Stevenson, WA 98648), or at the next Planning Commission meeting on Monday, September 14th, 2020. The virtual meeting will take place on the web at <https://us02web.zoom.us/j/84559583385> and via teleconference at 253-215-8782 or 301-715-8592, Webinar ID# 845 5958 3385

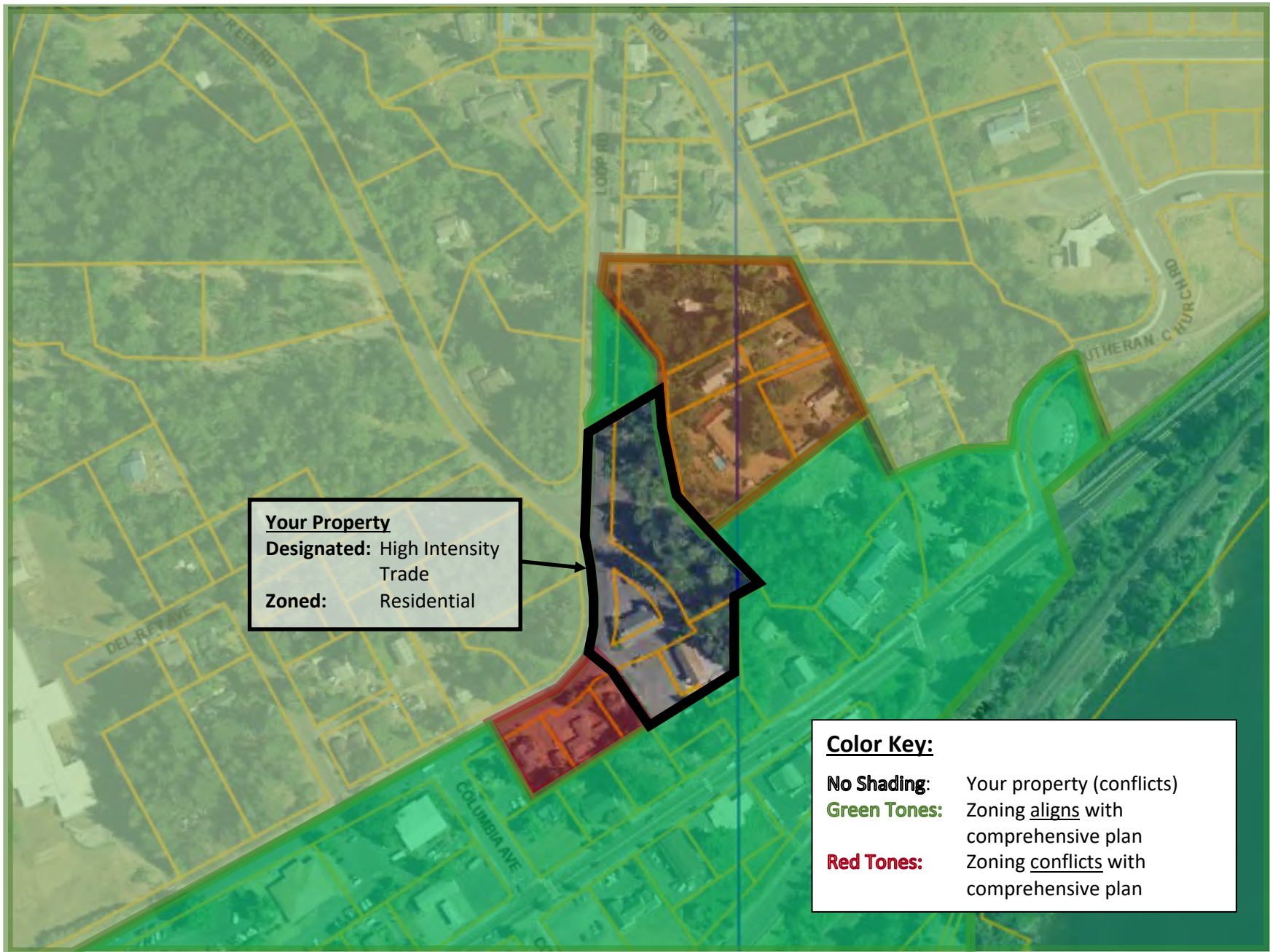
No decisions on this topic are imminent. In addition to this letter, you should expect at least 2 others on this topic:

- 1- Request for initial opinions on the zoning map and zoning text conversations (*this letter*).
- 2- Request for opinions on a potential new zoning criteria: minimum density overlay (expected November).
- 3- Notification of the last draft ordinance and meetings where decisions will be made (expected January).

If you would like more information on this topic, including background reports, electronic copies of this letter, and information on other proposed changes, you can find it at: <http://ci.stevenson.wa.us/letsbuild>

Attachments:

- 1-Vicinity Map, 2-Zoning Comparison



C1 Commercial District (Existing)

Purpose: C1 Commercial District. The commercial district (C1) is intended to provide minimum development standards for the broad range of residential, commercial, and community uses necessary for a vibrant and functioning downtown area serving large areas of the county.

R3 Multi-Family Residential (Proposed)

Purpose: R3 Multi-Family Residential District. The multi-family residential district (R3) is intended to provide minimum development standards for various residential uses where complete community services are available and where residential uses are in close proximity to uses characteristic of more urban areas and separated from uses characteristic of more rural areas.

Uses: The entries in the table below indicated

1. A Permitted (P) use is one that is permitted outright, subject to all the applicable provisions of this title.
2. An Accessory (A) use is permitted on properties containing permitted uses...
3. A conditional (C) use is a discretionary use reviewed by the Planning Commission...
4. A prohibited (X) use is one that is not permitted in a zoning district under any circumstances.
5. When a letter or use category is not listed in this table (--), an interpretation may be initiated under SMC 17.12.020.

Use	C1	R3
<i>Residence or Accommodation Uses</i>		
Dwelling		
Single-Family Detached Dwelling	X	P
Mobile Home	--	X
Multi-Family Dwelling	P	P
Temporary Emergency Construction or Repair Residence	C ¹	C ¹
Townhome	P ²	P
Legacy Home	P	--
Renting of no more than 2 rooms, rented by the month or longer...	--	A
Boarding House	P	C
Residential Care		
Adult Family Home	P	P
Assisted Living Facility	P	CP
Nursing Home	C	CP
Overnight Lodging		
Vacation Rental Home	P	P
Bed & Breakfast	P	P
Hostel	P	P
Hotel	P	C
Campground	C	X
Dormitory Facility related to a public, private or parochial school	--	C
Miscellaneous Incidental Uses		
Residential Outbuilding	--	A/C ^{3,4}
Swimming Pool, Spa or Hot Tub, and Associated Equipment	--	A

1-A CUP is only required...after..6-month[s]
 2-Townhomes must comply with SMC17.38.085
 3-Up to 4: accessory...additional: conditional

Use	C1	R3
<i>General Sales or Service Uses</i>		
Automobile Service Station	C	--
Vehicle Repair	C ⁵	--
Carwash	P	--
Electric Vehicle Station		
Restricted Access Gradual Charging EV Station	A	A
Restricted Access, Rapid Charging EV Station	A	C
Public Access, Gradual Charging EV Station	A	C
Street-Side Access, Gradual Charging EV Station	C	C
Retail	P	
Retail and wholesale sales of agricultural and animal products raised or produced on the premises	P	-- A
Bank or Financial Institution	P	--
Rental Operations	P	--
Self-Storage Units	X	--
Truck, Trailer or Equipment Rental ⁴	P	--
Professional Office	P	C
Food Service	P	--
Drive-Through Food Service	C	--
Child Day Care Facility		
Family Day Care Home	P	P
Mini-Day Care Center	--	C
Child Day Care Center	C	C
Personal Services	P	

4-Subordinate: accessory...larger: conditional
 5-Vehicle repair...subject to...performance standards...

Use	C1	R3
<i>Transportation, Communication, Information, and Utility Uses</i>		
Railroad Facilities including Ticket Office/Waiting Room	C	--
Pier or Dock	C	--
Watercraft	C	--
Parking lot or parking structure not used in conjunction with a principal use	C	--
Private garage or parking area for noncommercial vehicles	A	--
Utility or Communication Facility	C ⁶	C
Wireless Telecommunications Facility		
Minor Wireless Telecom	P	P
Intermediate Wireless Telecom	C	C
Major Wireless telecom	--	--
Wind Power Generation Facility ⁷		
Minor Wind Power Generation Facility	C	C
On-Site Hazardous Waste Treatment/Storage	C	--
Hazardous Waste Storage	--	C
<i>Arts, Entertainment, and Recreation Uses</i>		
Public Assembly	P	--
Cultural Attraction	C	--
Park, Playground or Outdoor Recreation Area	C	C
<i>Manufacturing and Wholesale Trade Uses</i>		
Light Industrial Activities	C ⁸	--
6...greater than 50' is considered...conditional		
7-See also SMC17.36...		

Use	C1	R3
<i>Agriculture, Forestry, Fishing and Hunting Uses</i>		
Subsistence or hobby type gardening	--	-- A
Indoor or Outdoor Horticultural Activity	--	-- P
Nursery	--	-- C
Farm Animals	X	X
Urban Farm Animals	X	A
Pets	P	A
Kennel	P	X
<i>Education, Public Administration, Health Care, and Other Institutions Uses</i>		
Public, Private or Parochial School	--	C
Library	C	C
Government Administration Building	C	C
Fire, Police, or Emergency Services Station	C	C
Hospital	C	C
Church or Other Religious or Charitable Organization	C	C
<i>Miscellaneous/Other Uses</i>		
Signs Listed with a "C" in Table 17....	C	C
Signs identifying and/or related to any principal or accessory use...	A	A
8-...shall be...integral...or subordinate to...		

District	Use or Utility Availability	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Maximum Number Dwelling Units	Maximum Lot Coverage
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	Well, Septic ^{6,7}	--	--	--	--	--

1-Except for multi-family dwellings which require 1,200 sf per unit.

2-Except for residential uses on the first floor above grade, which are limited to 50% of lot area

3-Except 2,500 sf for townhomes

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

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

6-Service by the public water system is required

7-Service by the public sewer system is required

Dimensional Standards: The allowable building envelopes are compared in the following table:

District	Maximum Height of Building	Minimum Front Setback	Minimum Interior Side Setback	Minimum Street Side Setback	Minimum Interior Lot Rear Setback	Minimum Through Lot Rear Setback	Maximum Front Setback	Maximum Street Side Setback
C1	50 ft ¹	0 ft ²	0 ft ^{3,4}	--	0 ft ³	--	10 ft ^{5,6}	10 ft ⁷
R3	35 ft	15 ft-10 ft ¹⁰	5 ft ⁸	15 ft	20 ft ⁹	20 ft	--	--

1-35 ft for multi-family dwellings and legacy homes

2-15 ft for legacy homes

3-Except in Zone Transition Areas where the minimum setback shall be the same as any adjoining more restrictive district

4-5 ft for legacy homes

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6-Automobile service stations are exempt from the maximum front yard requirement

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

9-5 ft for residential outbuildings that are both 12 ft in height or less and 200 sq ft in size or less

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

Design

C1 Commercial District.

1. Except for ground floor residential dwellings, building walls which front on a public sidewalk and are located within 15 feet of the sidewalk must meet the following blank wall standards:
 - a. Windows and doors must occupy at least 50% of the length of a building wall.
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 - c. If the Planning Commission is convinced that strict adherence to the blank wall standards would create an unworkable situation due to the functional requirements of the specific use proposed, partial relief of these blank all standards may be granted by allowing substitutions as follows...1-3
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3. Garbage collection areas and ground-mounted electrical and mechanical equipment shall be adequately screened from the street and nearby residential uses.

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None.

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1. Exterior storage is not allowed, except for storage and display of plant materials, building materials or rental equipment on a temporary or seasonal basis.
2. Exterior display of goods available in the adjacent building is acceptable; provided that such goods are only displayed during business hours.
3. Sidewalk food service and other vending activities may be allowed, subject to meeting state and local health requirements, and subject to the zoning administrator finding that all of the following are, or will be, met...a-d.

Parking & Loading

C1 Commercial District.

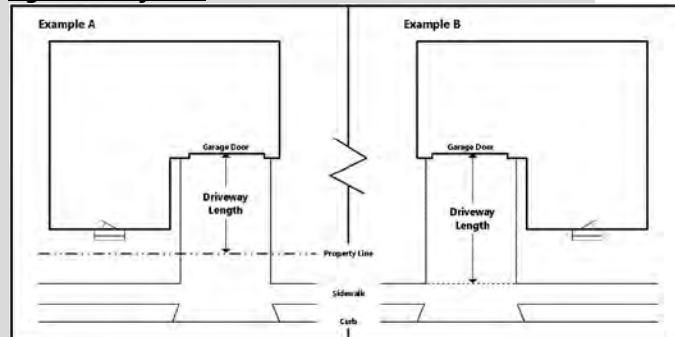
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 - c. **No driveway shall be less than 20 feet in length. This shall be done to eliminate the parking of vehicles on or over curbs, sidewalks, or vehicle travel areas [SMC 17.10.855]. For the purposes of this chapter driveway length is measured conservatively as the shortest distance between a) a garage door or other physical obstruction to the parking of a vehicle and b) a curb, sidewalk, public pedestrian way [SMC 17.10.660], property line, or right-of-way line.**



Sign Types and Standards: The list of permitted, accessory, conditional and prohibited sign types and characteristics and dimensional and duration standards is compared in the following table

Allowed Signage	C1	R3
Animated Sign	X ¹	X ¹
<i>Sign Structure</i>		
Temporary	P	P
Awning/Marquee	A	X
Portable	A	--
<i>Sign Type</i>		
Community Information Sign	P	C
Dilapidated Sign	X ²	X ²
Mural, Type 1	C	C
Mural, Type 2	P	--
Off-Premises Sign	X	X
Sign Placed by a Governmental Agency	P	P
Sign of Outstanding Design	C	C
<i>Sign Illumination</i>		
Back-lit Cabinet	X ¹	X
Back-lit Channel Letter	P	X ¹
Dark-Sky Friendly	P ³	P
Directly-Illuminated	P	A ⁴
Externally Illuminated	P	X ¹
Halo-Lighted	P	X ¹
Pedestrian-Oriented Video Display	P	--

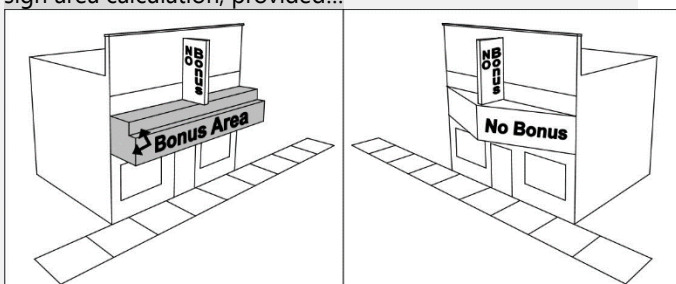
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- 4-Allowed as an accessory sign only when placed in windows and limited to 4 sq ft in area.
- 5-When a building wall exceeds 150 ft in length, maximum individual sign area increases to 5% of the building wall area or 150 sq ft, whichever is smaller
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Number of Signs	Any	Any
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Individual Sign	50 sf ^{1,5}	12 sf ^{1,6}
<i>Total Cumulative Signage Allowed</i>		
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Primary Building Wall	15 %	--
Secondary Building Wall	5%	--
Windows	25%	--
Vacant Land	160 sf	--
<i>Maximum Sign Height</i>		
Building Sign	35 ft ^{1,7}	26 ft ^{1,7}
Freestanding Sign	20 ft ¹	12 ft ¹
Temporary Sign	6 ft ¹	6 ft ¹
Pedestrian-Oriented Video Display	6ft ¹	--
<i>Minimum Sign Clearance</i>		
Building Sign Projecting...[12"+]	8 ft	8 ft
<i>Sign Placement^{8,9}</i>		
Setback from any property line	5 ft ¹⁰	5ft
Freestanding Sign	1 per 250 ft	--
Portable Sign	1 per 75 ft	--
<i>Allowed Sign Duration</i>		
Temporary Sign	45 days ¹¹	45 days ¹¹
Political Sign	5 days after	5 days after
Real Estate Sign	5 days after	5 days after
Portable	Business Hours	--

- 7-No part of a building sign shall be higher than the highest point of the building to which it is attached.
- 8-No signs may be placed in a Vision Clearance Area
- 9-Signs within a public right-of-way may be permitted according to SMC 12.02
- 10-Building signs have no setback requirement.
- 11-Signs related to a specific event, sale, etc. must be removed within 5 days after such event.

C1 Sign Exceptions

1. Because of their benefits to pedestrians, a bonus shall be allotted to awning/marquee signs in the C1 district by including only one-half of the sign area in the cumulative sign area calculation, provided...



R3 Sign Exceptions

None.



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

Zone Change

Joseph Schlick <joe@40monda.com>
Reply-To: joe@40monda.com
To: Ben Shumaker <ben@ci.stevenson.wa.us>

Thu, Sep 10, 2020 at 4:55 PM

Hey Ben - how's that sweet baby? Getting any sleep? Been there my brother. We're happy for you both!

We'd like our Monda Rd property to be completely in the SR District. Thanks for giving us the heads up.

Joe

On 9/10/2020 4:08 PM, Ben Shumaker wrote:

Hi Joe-

RE: the previous email. I'm surprised to see your house is split between the SR Suburban Residential District and the R3 Multi-Family Residential District. Also funded by the state grant, we'll be looking to change some zoning boundaries. Let me know if you want to clean yours up so it only has 1 type of zoning for the whole property and we can make the change.

Cheers,

Ben Shumaker

Planning Director

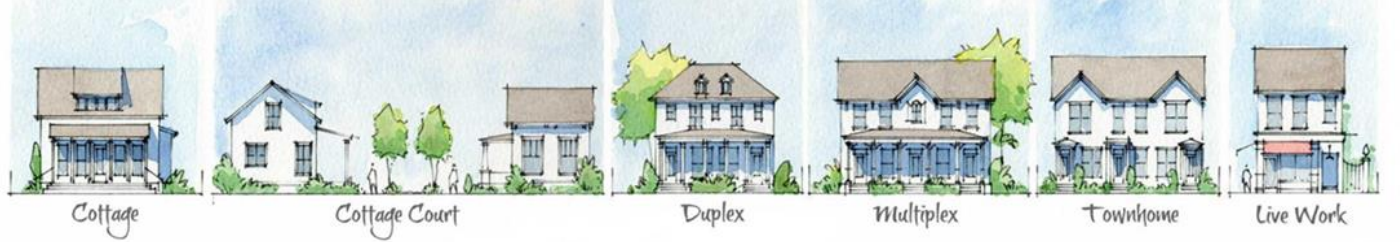
City of Stevenson, Washington

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Skamania County and City of Stevenson

Housing Needs Analysis



Acknowledgements

This work is made possible through input provided by Skamania County, City of Stevenson and Skamania County Economic Development Commission (EDC) staff and the project Technical Advisory Committee and community outreach participants. We specifically recognize and appreciate the time and attention dedicated to this work by the following individuals.

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Section I. SUMMARY

As part of the greater Portland-Vancouver bi-state region, Skamania County is experiencing unprecedented growth in population and households. **This trend is driving up housing needs** and is expected to continue over the foreseeable future as the Pacific Northwest continues to outpace national growth trends.

In addition to regional growth pressure caused in-part by commuters to distant job markets, **Skamania County's attractive location on the Columbia River and recreational amenities continue to attract part-time seasonal residents, who currently own about 1 in 5 dwellings.**

According to Windermere Realty, between 2018 and 2019, **average home prices in Skamania County increased 26%, which was by far the largest increase of any county** within the Region (second place was Columbia County with a 4% annual increase).

Income in Skamania County is insufficient for many people to comfortably afford housing. As of 2017, **there were nearly 1,100 of cost-burdened households** (paying over 30% of their income on housing). This 2017 data reflects a point in time before the double-digit housing prices began to occur, so the housing affordability problem is only getting worse.

Looking ahead, **Skamania County is projected to add another 3,619 new residents over the next 20 years, which will require another 1,949 additional housing units** to be constructed.

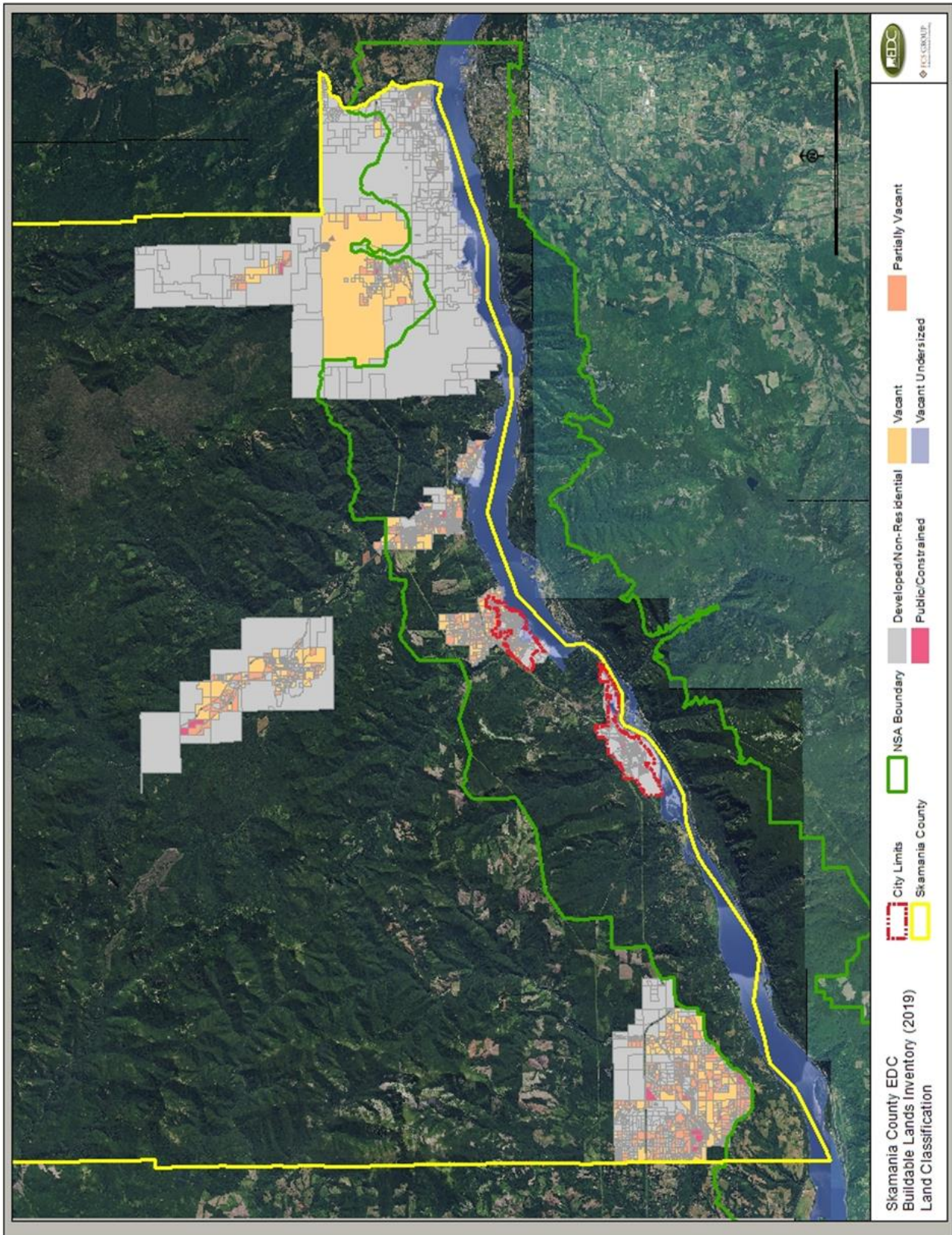
With current vacancy rates near zero, the growing 20-year demand will support a variety of new housing types, including 1,142 owner-occupied dwellings, 475 long-term renter dwellings, 331 short-term renter dwellings, and 20 units of group quarters (transitional housing units).

It is estimated that 45% of this future housing demand (800 to 900 units) will need to be affordable to middle-income households (with incomes less than \$88,000). Middle housing includes cottages, townhomes, duplexes, garden apartments as well as accessory dwelling units, which can be built at a lower cost than traditional rural detached housing.

This study has identified and mapped 8,746 acres of potentially buildable land area within Skamania County (**Exhibit 1.1**) which is zoned for new housing. **However, over 80% of this land is not appropriately zoned and/or served by utilities to address middle housing needs.** Based on existing policies and plans, the housing that will be constructed will meet the upper-income and seasonal investor demand segments but will not fully address middle-housing demand.

Currently, middle housing development is only being planned in the City of Stevenson, which accounts for just 8% of the County's buildable residential land inventory. **This study recommends that Skamania County and the City of Stevenson work in concert to amend local development codes and refresh infrastructure investment strategies** so that additional cottages, plexes, townhomes, and garden apartments can be built to address these trends.

Exhibit 1.2: Residential Land Base with all constraints



Section II. INTRODUCTION

The Skamania Economic Development Council (EDC) in partnership with the Skamania County, the City of Stevenson and Port of Skamania, selected FCS GROUP and WSP USA (planning consultants) to conduct a countywide assessment of buildable lands, housing needs and strategies to address future housing demand.

II.A. WORK COMPLETED

This work was completed during 2019 and included input from the Technical Advisory Committee and community officials, developers, real estate brokers, business owners, school district representatives and housing advocacy groups. Key work elements entailed the following.

Buildable Lands Inventory Tasks

- ✓ Complete a countywide Buildable Lands Inventories (BLI). The inventory includes detailed information about tax lots in Skamania County and their suitability for residential development.
- ✓ Determine parcels and parcel areas using the Skamania County tax assessor parcel layer.
- ✓ Identify tax lots that do not have potential residential or employment growth capacity, including those in state and federal recreation areas.
- ✓ Identify constrained lands, such as federally owned lands, Columbia River Gorge National Scenic Area (CRGNSA) restrictions, as well as those in floodplains, containing steep slopes (25% or more) which are least suitable for future housing development.
- ✓ Consider existing and needed infrastructure, including water availability.
- ✓ Identify other lands to exclude (streets, rights-of-way, etc.).
- ✓ Determine public / semi-public parcels (publicly owned land, church owner land, etc.).
- ✓ Identify vacant tax lots by zoning class
- ✓ Determine developed areas and identify parcels that are fully developed.
- ✓ Determine potential infill area.

Housing Needs Assessment Tasks

- ✓ Complete a countywide housing needs assessment (HNA). The includes an analysis of the socioeconomic characteristics and trends affecting housing demand, recent housing development trends, existing housing inventory, market conditions, and projected economic trends.
- ✓ Create an inventory of existing housing stock to include the age, condition, and location of existing housing as well as the amount of housing that is owner occupied, and an inventory of rental housing.

- ✓ Review regional trends that affect housing needs in Skamania County including the amount of housing used for short-term rentals and vacation homes.
- ✓ Develop a market analysis that considers the cost of housing by type, the amount of time housing is on the market, and listing to sales ratio. This analysis takes into account trends in: new home construction; issued building permits; new household formations, and homeownership analysis.
- ✓ Create a projection of housing need by type, density, and price point.

Housing Strategy & Zoning Tasks

- ✓ Develop a countywide housing strategy that will serve as an overarching framework that combines the BLI and HNA. The final strategy will include recommendations for changes to housing policy and zoning codes to encourage residential development as identified by local stakeholders.

II.B. KEY FOCUS AREAS

To conduct this assessment, eight focus areas were selected by the Technical Advisory Committee that demonstrate the greatest potential for a range of housing, including workforce housing needs.

Focus areas include:

- City of Stevenson (urban growth area)
- Carson area
- Home Valley area
- Mill A area
- Cook area
- Stabler area
- Underwood area
- West End area

II.C. COMMUNITY OUTREACH

To obtain input on the proposed plan, WSP conducted 20 stakeholder interviews in early October 2019. Interviews were conducted as informal conversations intended to understand individual and organizational perspectives, including up to four stakeholders per interview. Discussion topics generally covered the following:

- The adequacy of housing options in their community
- What specific types of housing are needed to meet current demand
- Specific barriers to housing development in Skamania County and the City of Stevenson
- Specific knowledge about utility and infrastructure needs to support housing for a site or community
- Top priorities should be to enhance housing options

These interviews helped to inform the housing strategy recommendations. Notable themes include the following:

- Housing options in Skamania County are inadequate for single-income earners, service workers, low-income residents, and those with housing assistance needs.
- A variety of housing options are needed across all market segments, especially multifamily (apartments and townhomes), mixed use in appropriate locations, and specialized housing for seniors, cottage housing options, and live-work spaces.
- Housing barriers include financial risk for less profitable housing types, high development costs and long permitting time lines, and a shortage of construction labor. Local regulations, including Columbia River Gorge National Scenic Area (NSA) requirements, are a barrier to housing development, as is a lack of sewer infrastructure in outlying areas of Stevenson and all of unincorporated areas, particularly in Carson.
- Priorities to enhance housing options include updating local codes to remove barriers, for example by encouraging accessory dwelling units, plexes and townhomes, senior living and apartments, generating additional financial resources for encouraging development of income-restricted housing, obtaining grants for community development, and building relationships between regulators and developers.

A complete summary of community input received from interview participants is provided in **Appendix A**.

Section III. HOUSING NEEDS ANALYSIS

This housing needs forecast represents a 20-year projection from the base year (2019) through year 2039. These technical findings are also intended to serve as a forecast for planning purposes.

III.A. METHODOLOGY

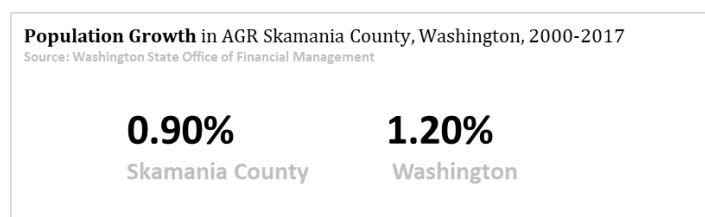
The methodology for projecting housing needs for Skamania County considers a mix of demographic and socio-economic trends, housing market characteristics and long-range population growth projections. Population is a primary determinate for household formations—which in-turn drives housing need.

County-wide population, households, income and market characteristics are described in this section using available data provided by reliable sources, such as the U.S. Census Bureau (Census and American Community Survey), the U.S. Department of Housing and Urban Development (HUD), Washington State Office of Financial Management (OFM) and the City of Stevenson and Skamania County planning departments. Where trends or long-range projections are provided by an identified data source, FCS GROUP has included extrapolations or interpolations of the data to arrive at a base year (2019 estimate) and forecast year (2039 projection).

The housing need forecast translates population growth into households and households into housing need by dwelling type, tenancy (owner vs. renter) and affordability level.

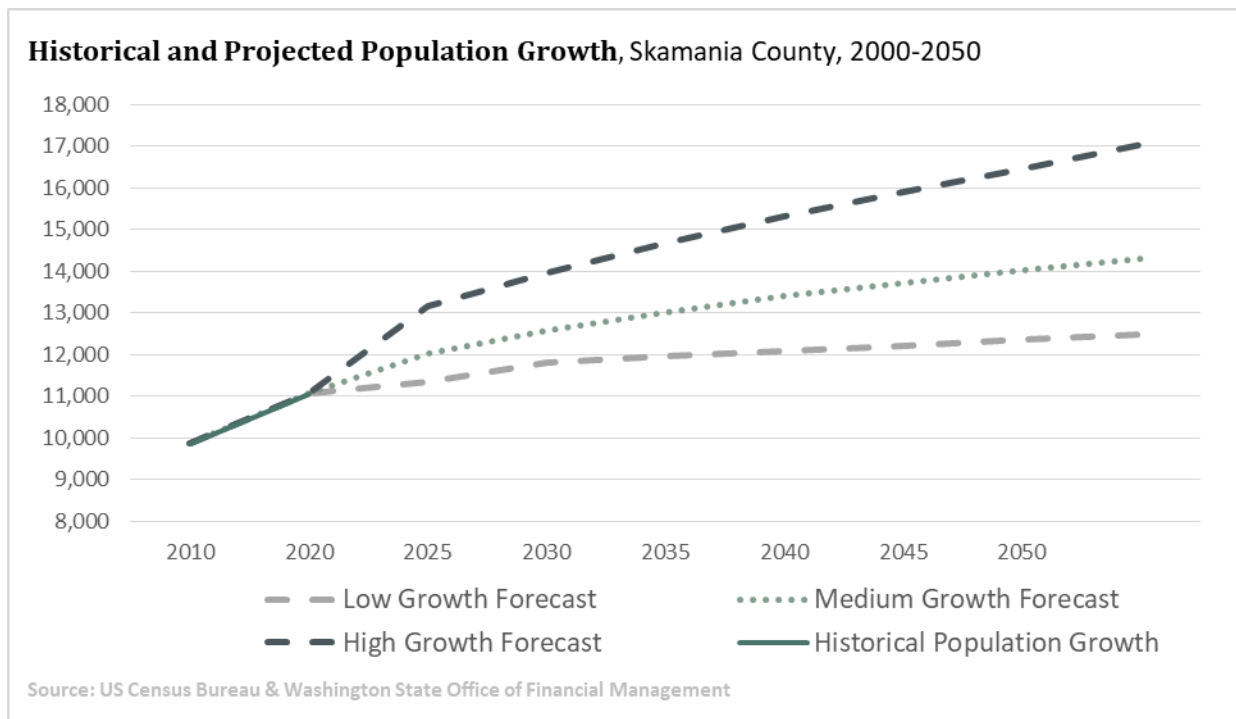
III.B. DEMOGRAPHIC AND SOCIO-ECONOMICS

Over the 17-year period from 2000 to 2017, population in Skamania County has increased by 16.5%, from 9,872 in 2000 to 11,498 “year-round” residents in 2017. Historically, between 2000 and 2017 Skamania County’s population increased at an annual growth rate (AGR) of 0.9%, which was below the Washington state average of 1.2% during this time frame.



According to the Washington State Office of Financial Management, Skamania County population is projected to add new residents over the coming decades with projected increases ranging from 695 to 4,174 people over the next 20 years (0.2% to 1.3% avg. annual growth rate) as shown in **Exhibit 2.1**. As population increases, the demand for all types of housing will increase.

Exhibit 2.1



Skamania County has a substantially older population than most of Washington. In Skamania County, 18.5% of the population are 65 or older, compared to 14.4% for Washington as a whole. The median age of county residents was 46 in 2017, compared with the State average of 37.6.



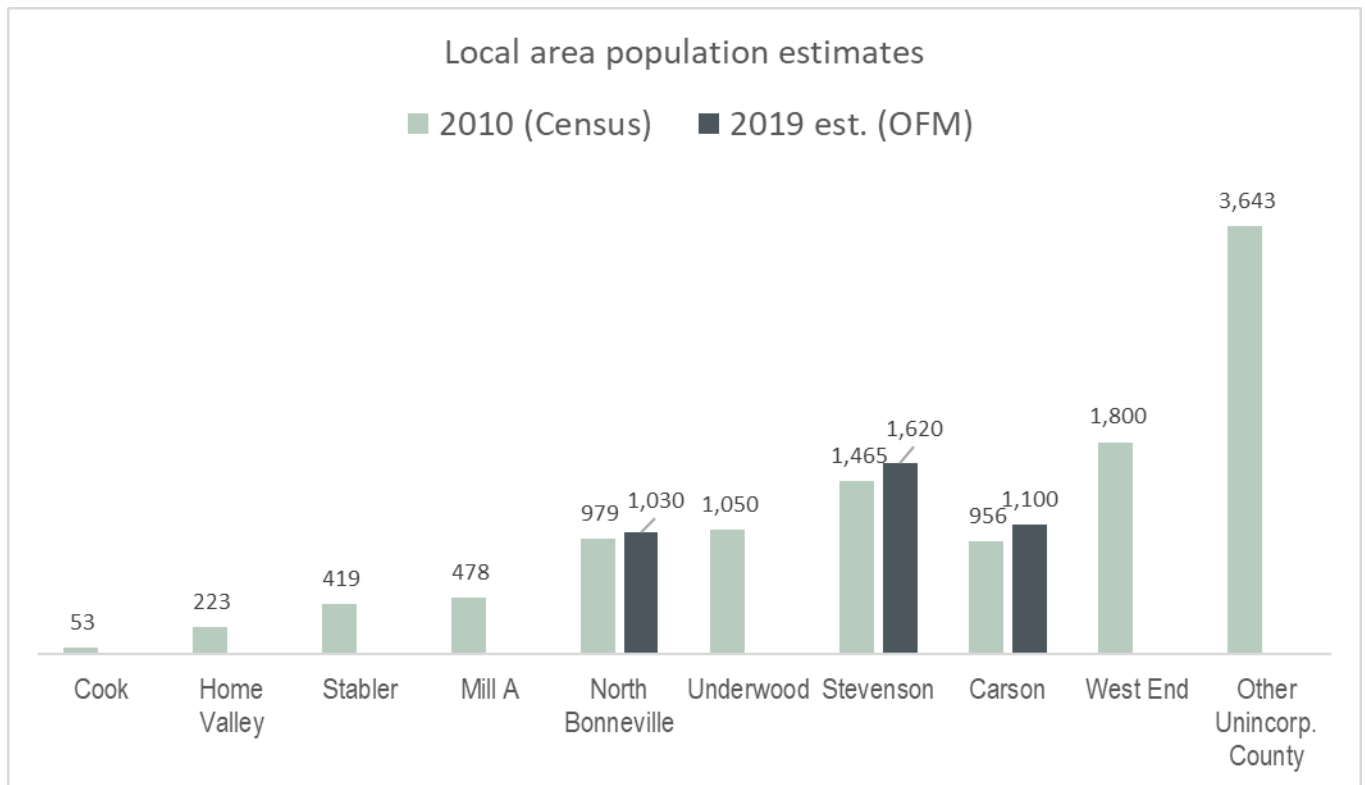
Skamania County’s average household size is 2.43 people per occupied household, which is slightly smaller than the statewide average of 2.55.



As shown in **Exhibit 2.2**, Stevenson is the largest city (est. 2017 pop. 1,620) in Skamania County, followed by North Bonneville (est. 2017 pop. 1,030). The unincorporated West End area of the county had an estimated population of 1,868 in 2004, according to County planning staff. Other major rural centers include Carson (est. 2019 pop. of 1,100 by OFM), followed by Underwood (est.

2010 pop. of 1,050). Other areas, including Mill A, Stabler, Home Valley and Cook each have fewer than 500 inhabitants.

Exhibit 2.2 Local Area Population Estimates

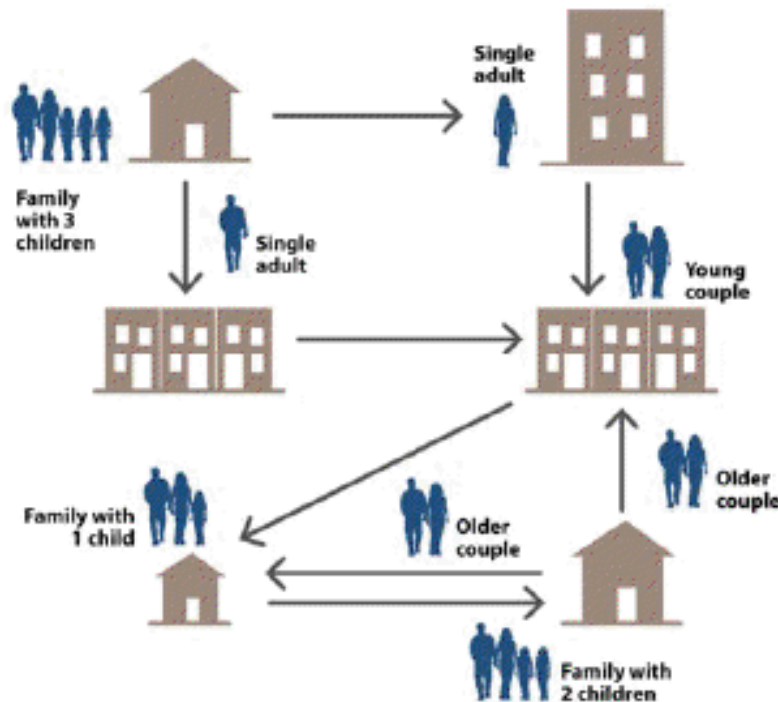


III.C. FACTORS AFFECTING HOUSING DEMAND

There is a clear linkage between demographic characteristics and housing choice. As shown in the figure below, housing needs change over a person’s lifetime. Other factors that influence housing include:

- Homeownership rates increase as income rises.
- Single family detached homes are the preferred housing choice as income rises.
- Renters are much more likely to choose attached housing and multifamily housing options (such as apartments or plexes).
- Very low-income households (those earning less than 50% of the median family income) are most at-risk for becoming homeless if their economic situation worsens.

Housing Life Cycle



The relationship between demographic changes and housing needs can be used to forecast future housing needs. Three main demographic changes affecting housing in Skamania County include:

Greatest/Silent Generation (those born before 1925 to 1945)

This includes retirees better than age 74, who were raised during the Great Depression, World War I or World War II. This cohort accounted for 7% of the county's population in 2017. As people reach their 80s some move into assisted living facilities with convenient health care services.

Baby Boom Generation (those born 1946 to 1964)

Baby boomers (currently age 55 to 74) account for nearly one-third (31%) of Skamania County residents. The boomer segment has been growing more rapidly than the other cohorts over the past 10 years and many are now entering their retirement years. Boomers usually prefer to "age in place" but that preference can change if they become widowed, disabled and/or require assistance at later stages in life.

Generation X (born early 1965 to 1980)

Gen X (currently includes people between age 39 to 54) accounted for 20% of Skamania County residents in 2017. Gen X households often include families with children, and many prefer to live in single family detached dwellings at various price points.

Millennials (born early 1980s to early 2000s)

Millennials (currently in their twenties or thirties) accounted for 20% of Skamania County residents in 2017. Younger millennials tend to rent as they establish careers and/or pay back student loans.

Working millennials often become first-time homebuyers, opting to purchase smaller single-family detached homes or townhomes.

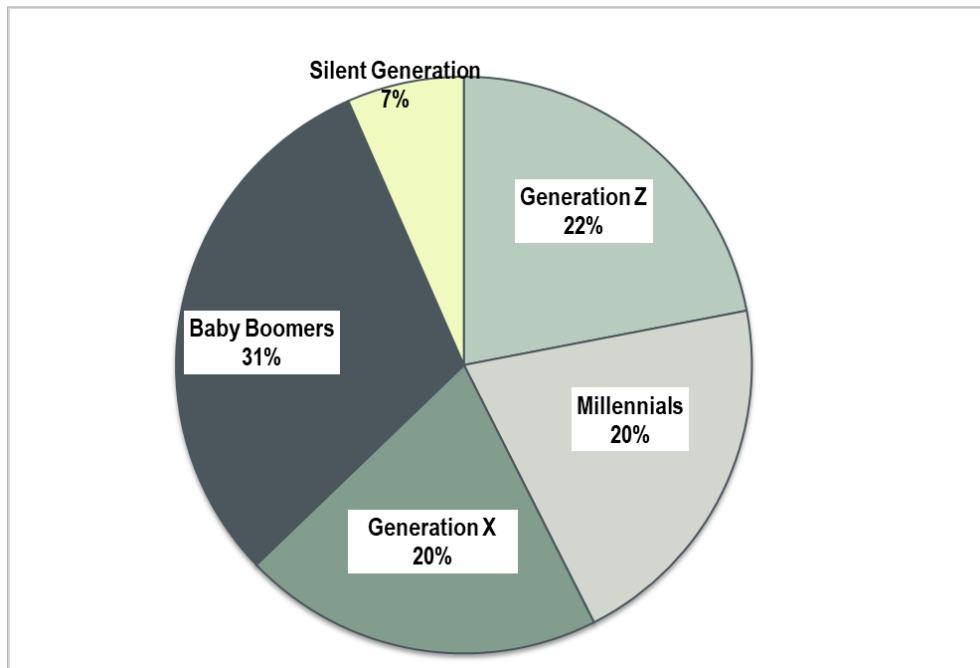
Generation Z (born mid-2000s or later)

Gen Z includes residents age 19 or less, which accounted for 22% of Skamania County residents in 2017. This segment mostly includes children living with Gen Xers or younger Baby Boomers.

Families with Children

This category includes a subset of Gen Xers and millennials, or younger Boomers. Taken as a whole, this category constitutes a significant share of Skamania County’s population and is expected to increase moderately over the next two decades. Families prefer to live in a variety of single-family housing options (detached homes or townhomes/plexes) at price points commensurate with their family income.

Exhibit 2.3 Skamania County Population Cohorts



III.C.1. Income Characteristics

Housing is typically the largest single expense or investment people make during their lifetime. Local income levels help determine the type of housing that is attainable. U.S. Housing and Urban Development guidelines indicate that housing is “attainable” when no more than 30% of median household income is allocated to housing (e.g., mortgage principal, interest and property tax payments or rent payments).

Median family income is a separate measure of income and is used by HUD when determining fair market rents for affordable housing.

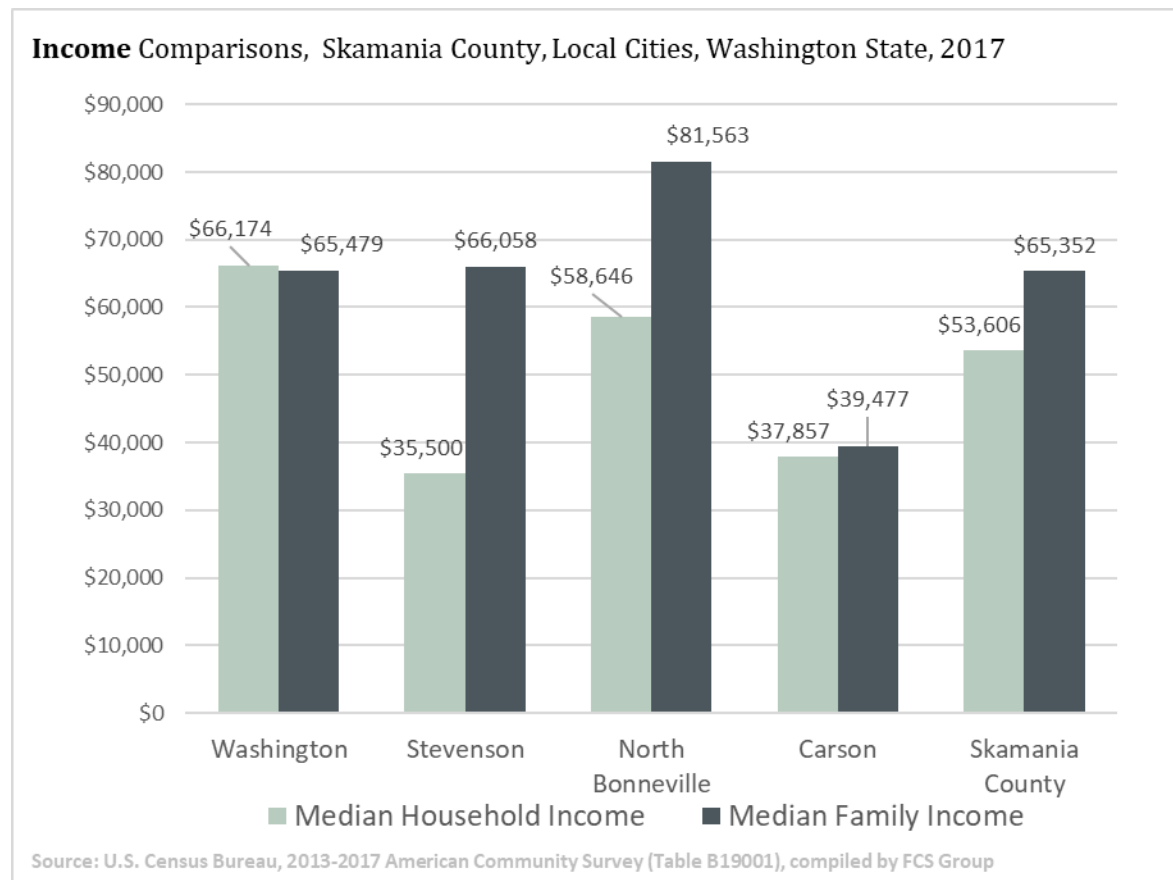
As shown in **Exhibit 2.4**, the median family income level in Skamania County (\$65,352) is nearly on par with the Washington state average (\$65,479). However, the median household income in Skamania County (\$53,606) is well below the state of Washington (\$66,174). Within Skamania County, income levels are higher in North Bonneville (west end of county) than in Stevenson and Carson.

Definitions of Income

Median Household Income: This includes the income of the householder and all other individuals 15 years old and over in the household, whether they are related to the householder or not. Because many households consist of only one person, average household income is usually less than average family income.

Median Family Income: A family consists of two or more people (one of whom is the householder) related by birth, marriage, or adoption residing in the same housing unit. Median family income is typically higher than median household income because of the composition of households. Family households tend to have more people, as contrasted with households who have lesser incomes because they are very young or elderly.

Exhibit 2.4



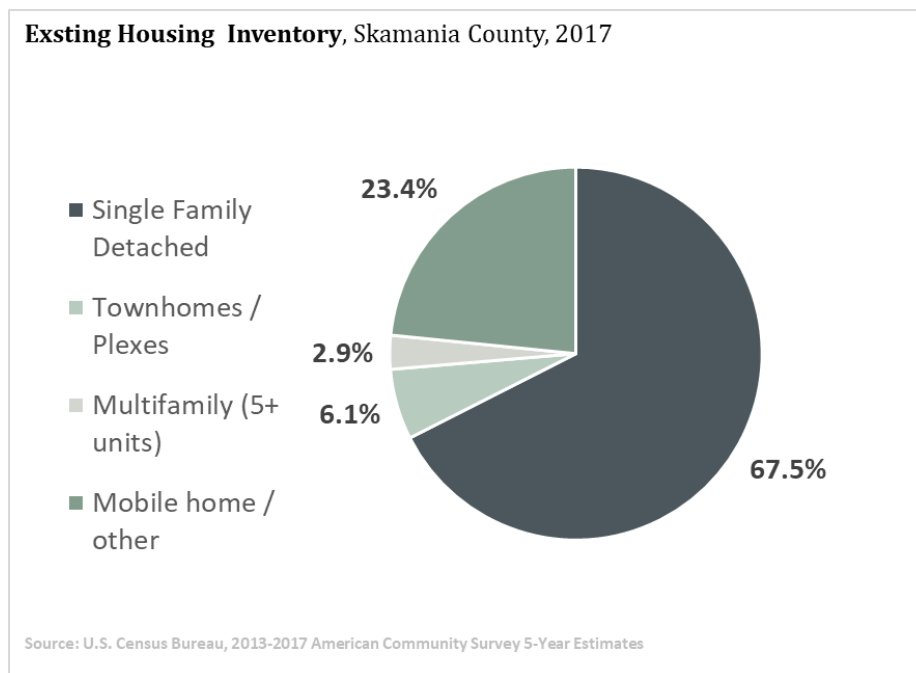
III.D. EXISTING HOUSING CHARACTERISTICS

An analysis of historical development trends and local housing market dynamics provides insight regarding how the housing market functions. HNA findings indicate that changes in demographic and socio-economic patterns over the next two decades will result in a shift in housing demand from what is now predominantly single-family detached housing to wider mix of housing types.

According to the most recent American Community Survey, there were 5,766 housing units in Skamania County as of 2017. The existing housing stock is dominated by single family detached (low density development) which accounts for 67.5% of the inventory. The next leading housing type in Skamania County includes mobile homes with 23.4% of the overall inventory. Multifamily, townhomes and plexes account for only 9% of the existing inventory (see **Exhibit 2.5**).

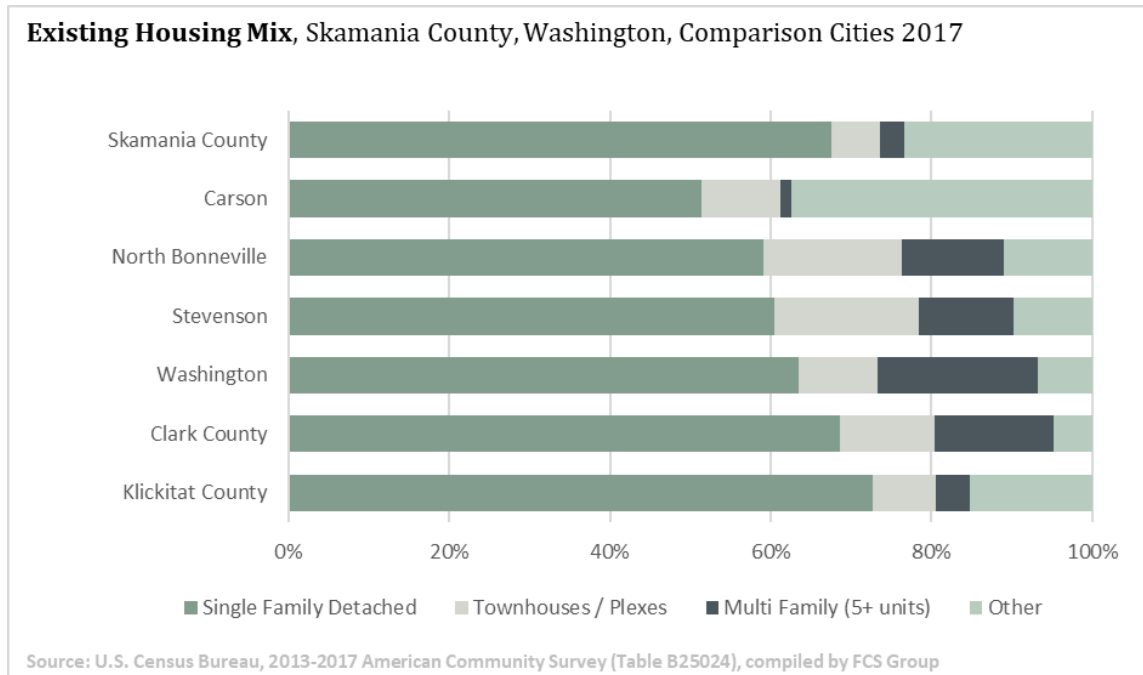
In comparison to the Washington average, the local share of mobile homes is much larger (23.4% local vs. 6.5% state) and the current inventory of townhomes/plexes/multifamily is way smaller (9% local vs. 29.8% state).

Exhibit 2.5



As indicated in **Exhibit 2.6**, in comparison with other locations, Skamania County presently has a relatively high share of single family detached and mobile homes/other housing types, but a relatively low share of townhomes/plexes and multifamily (middle housing) units.

Exhibit 2.6

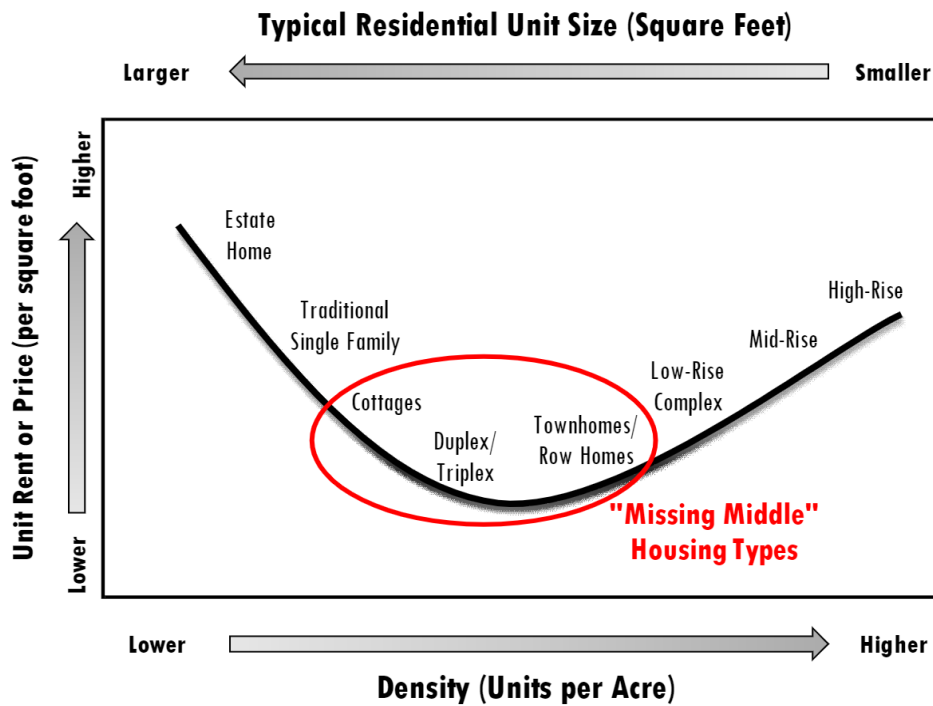


The Concept of “Middle Housing”

“Middle Housing” is a term that refers to housing types that are attainable to households earning 80% of less of the area’s median family income. In the case of Skamania County, households that earn less than 80% of the area’s median family income account for nearly half of the local housing demand. Since the current “middle-income” housing inventory accounts for an estimated 35% of the total housing inventory, the “missing middle” housing demand is currently estimated at 15% of the total housing inventory or approximately 860 dwellings.

The demand for missing middle housing is expected to increase measurably in the future as income levels do not keep pace with rising land/development costs. In order to address this important market segment, additional development of lower cost housing types, such as cottage homes, duplexes, tri-plexes, townhomes, and apartments is needed as well as manufactured homes and accessory dwelling units (ADUs). As shown in **Exhibit 2.7**, these missing middle housing types can usually be built at a lower cost and rent level per square foot than other housing types.

Exhibit 2.7



Skamania County also has a relatively high share of seasonal housing units which are owned by part-time residents as “second homes” or used as “short-term rentals.” While it is not possible to pinpoint actual numbers, interview responses and U.S. Census data both indicate that about 18% of the housing inventory in the County is owned by non-local residents, which is double the statewide average (see **Figure 2.8**).

Exhibit 2.8 Skamania County Housing Tenancy and Seasonal Housing

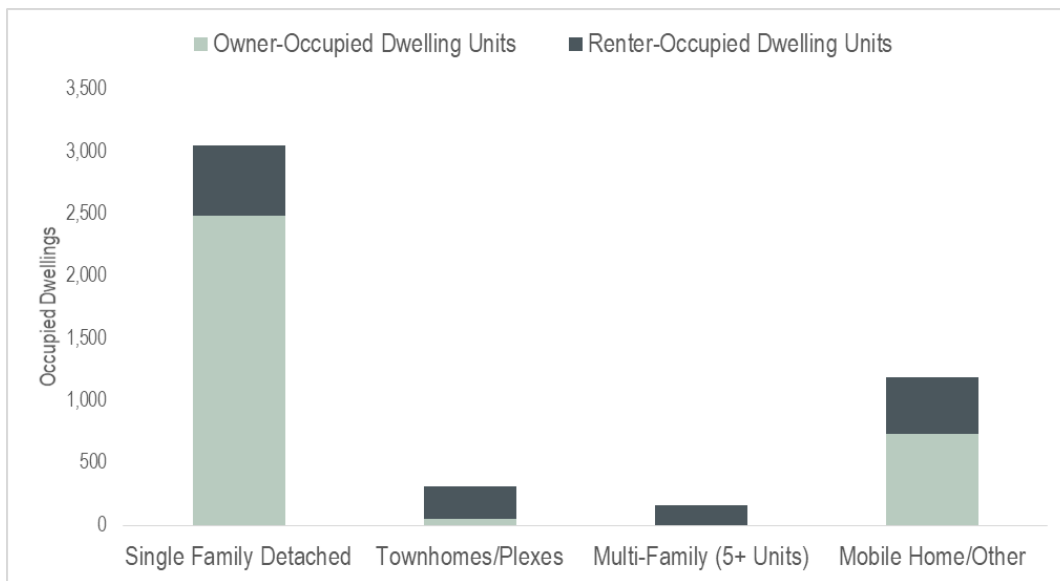
	Owner-Occupied Dwelling Units	Renter-Occupied Dwelling Units	Seasonal Housing and Vacant Units*	All Dwelling Units
Single Family Detached	2,481	571	842	3,894
Townhomes/Plexes	52	261	40	353
Multi-Family (5+ Units)	0	159	10	169
Mobile Home/Other	732	457	161	1,350
Total Units	3,265	1,448	1,053	5,766
Distribution	57%	25%	18%	100%

* includes second homes and vacation rentals.

Source: 2013-2017 American Community Survey (Table B25032)

Housing tenancy for occupied homes in Skamania County consists of 69% owners and 31% renters. As indicated in **Exhibit 2.9**, homeowners primarily reside in detached homes or mobile homes (aka. manufactured housing). Renters primarily live in townhomes/plexes and multifamily apartments and mobile home parks.

Exhibit 2.9 Skamania County Tenancy of Year Round Residents

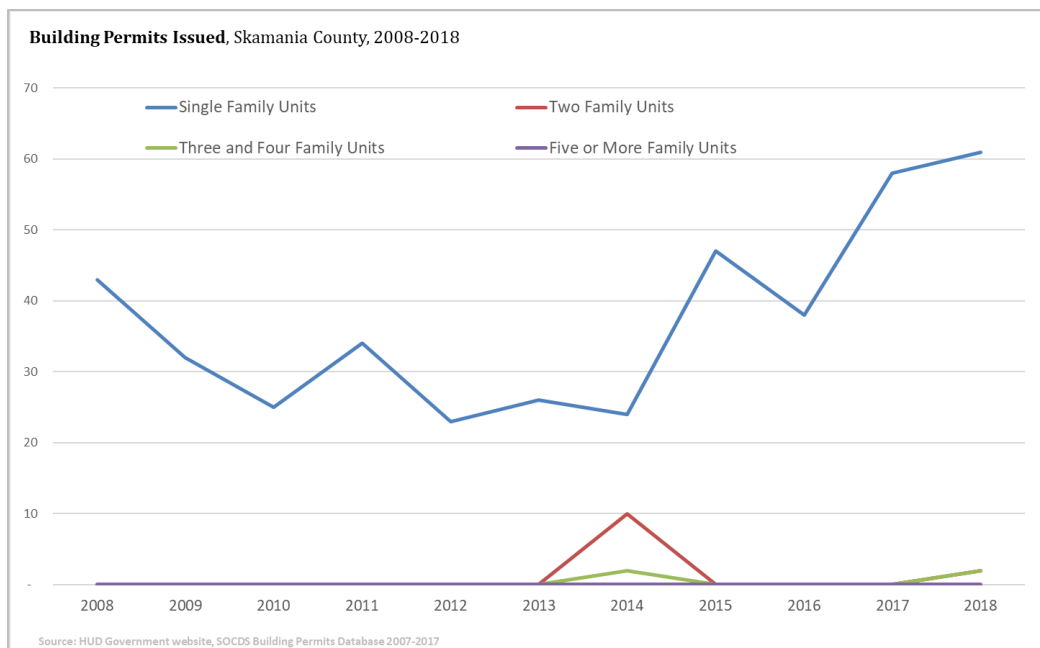


Vacancy rates for housing have trended down in recent years as demand has outpaced additions to the supply. Overall, the vacancy rates for rental housing in Skamania County is reported to be less than 3% currently.

Construction Permitting Activity

During the past several years new building construction in Skamania County has been dominated by single family housing. Despite a drop in construction following the 2009 national recession, new housing construction been averaging 40 to 65 units per year since 2014 (see **Exhibit 2.10**).

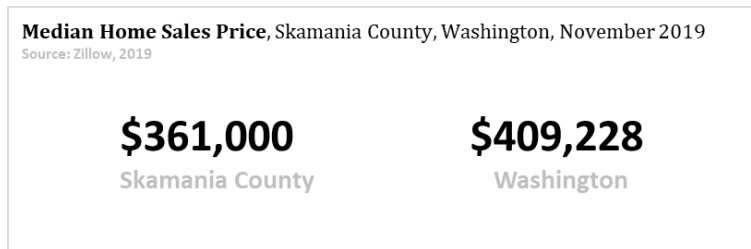
Exhibit 2.10



III.E. HOUSING AFFORDABILITY

No matter how you look at it, home prices in Skamania County are rapidly rising. The median home price in Skamania County was \$361,000 (as of November 2019), which is below the median home price of Washington as a whole.

The median price reflects the level where 50% of the homes sold are higher and 50% are lower. Average prices take into account total sales prices divided by total homes sold.



Within Skamania County, median home sales prices reported by Zillow.com reflect median prices ranging from \$282,000 in Carson to \$524,000 in Underwood. Stevenson home prices appear to be increasing the fastest over the past year from \$314,000 in 2018 to \$337,000 in 2019 (as of November).

Current housing inventory of listings and sales trends reflect a very tight local housing market, with a standing inventory of less than 4 months in Skamania County (a healthy housing market typically has a 6-month inventory). Sales have been highest for homes with prices ranging from \$200,000 to \$400,000 (see **Exhibit 2.11**).

Exhibit 2.11

Median Home Price Sales Trends in Select Markets

	Nov-18	Nov-19	Change %
Skamania County	\$338,000	\$361,000	6.8%
Carson	\$266,000	\$282,000	6.0%
North Bonneville	\$283,000	\$300,000	6.0%
Stevenson	\$314,000	\$337,000	7.3%
Underwood	\$496,000	\$524,000	5.6%

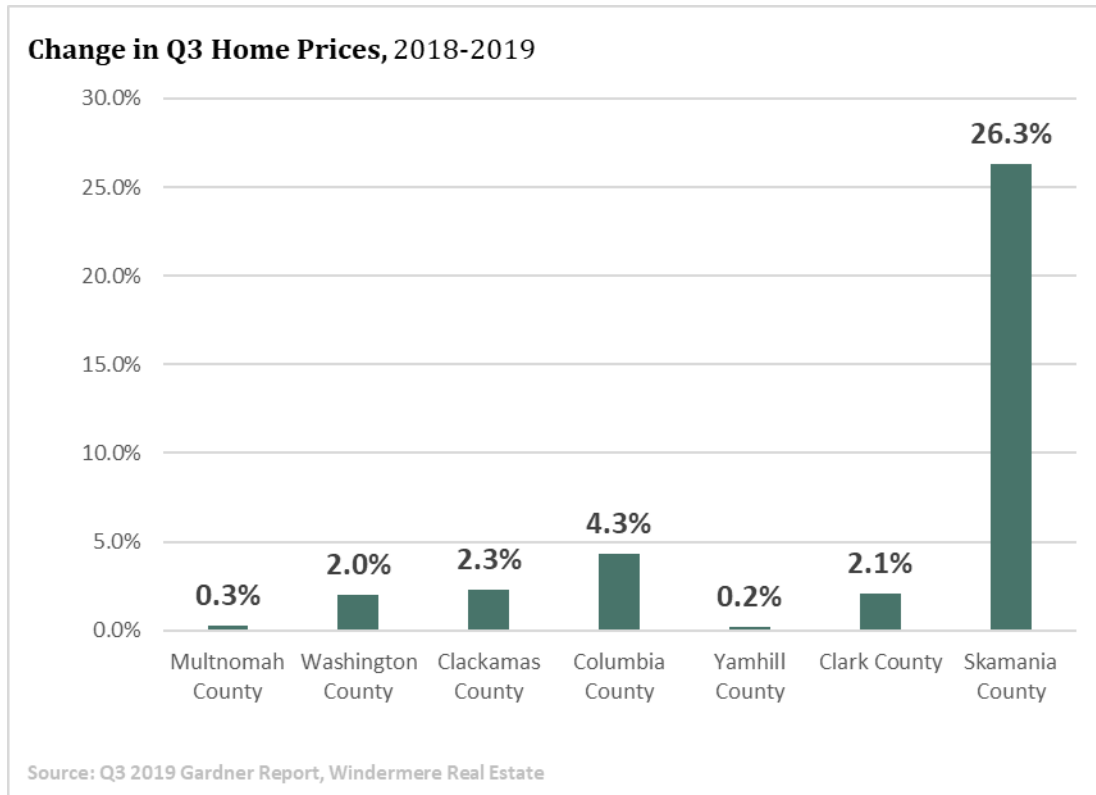
Homes Sales and Inventory, Skamania County

Sales Price Level	Recent Sales (past 2 years)	Avg. Sales Per Month (past 2 years)	Current Listings	Remaining Inventory (months)
Sales Price Level				
Less than \$100,000	33	1.4	4	2.9
\$100,000 to \$199,999	44	1.8	2	1.1
\$200,000 to \$299,999	104	4.3	15	3.5
\$300,000 to \$399,999	98	4.1	8	2.0
\$400,000 to \$499,999	70	2.9	12	4.1
\$500,000 or more	65	2.7	22	8.1
Total	414	17.3	63	3.7

Source: Zillow.com; analysis by FCS 12/20/19.

Year over year, average home prices in Skamania County have been increasing at a torrid pace, especially when compared with other counties within the greater Portland-Vancouver metropolitan region (see **Exhibit 2.12**).

Exhibit 2.12: Change in Average Home Prices



III.E.1. Rents and Housing Cost Burdens

Median rents in Skamania County are also below the Washington statewide average. However, given the fact that median household incomes are 16% below the state average, housing affordability is a growing concern. Newer market rate rentals in Stevenson and Carson are reported to fetch monthly rents of \$1.25 to \$1.40 per square foot of floor area.

According to the U.S. Housing and Urban Development (HUD) standards, households are considered “cost burdened” if they pay over 30% of their income on housing. Households are “severely cost burdened” if they pay over 50% of their income on housing.

As indicated in **Exhibit 2.13**, 26% of the households in Skamania County were considered moderately to severely cost burdened in 2017. Approximately 40% of renters in Skamania County are cost burdened, which is slightly below the statewide average of 47%. Additionally, 20% of homeowners are cost burdened, which is below the statewide average of 21%.

Exhibit 2.13

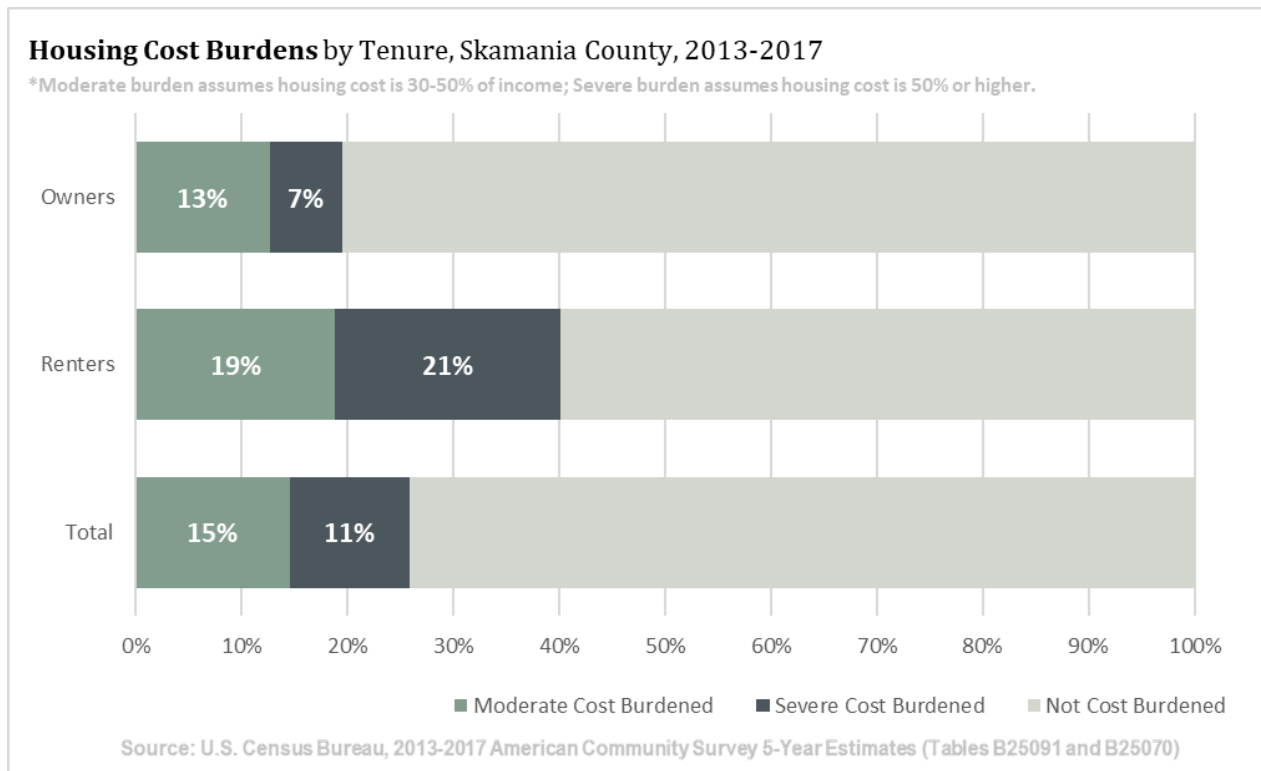
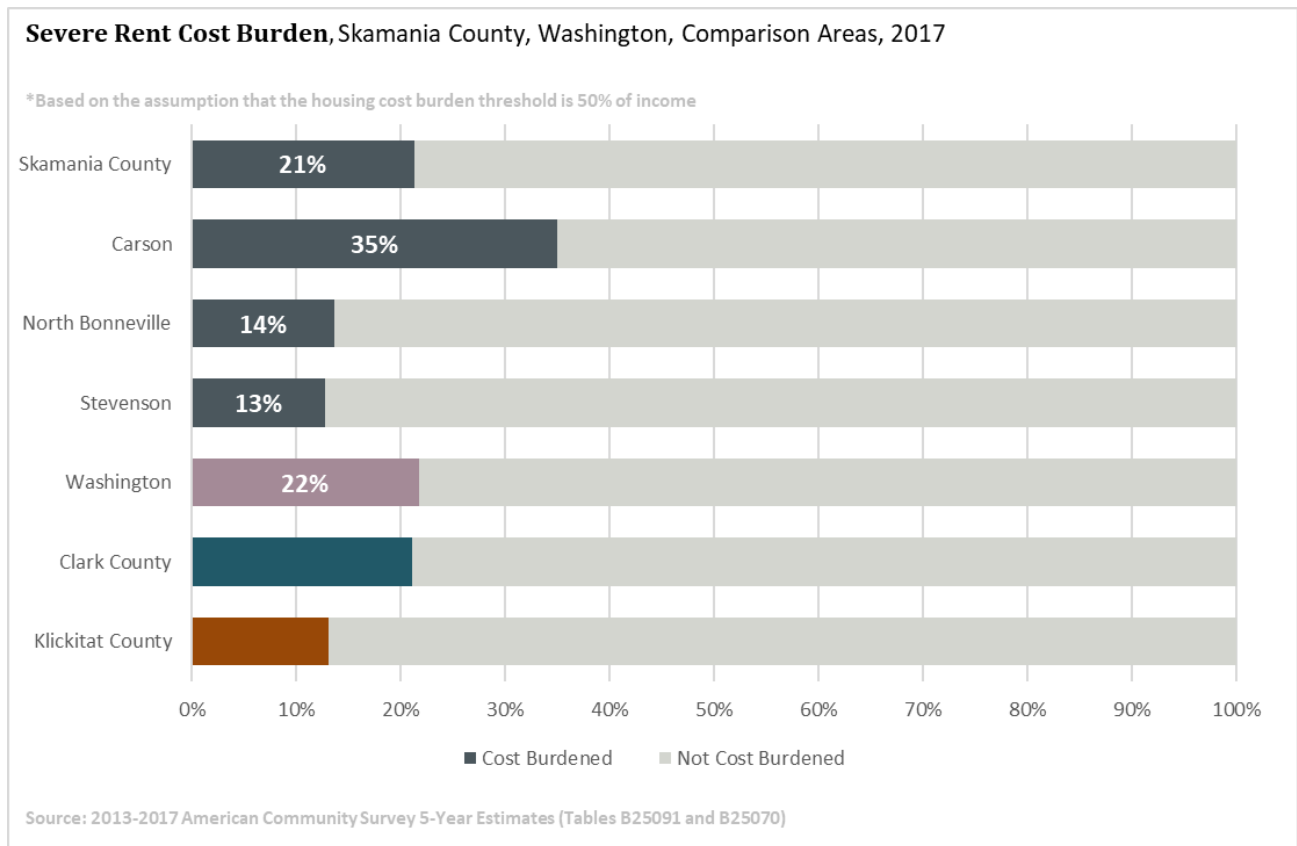


Exhibit 2.14 illustrates where housing rental cost burdens are occurring. The Carson area has the highest share of severe cost burdened rental households, and Stevenson and North Bonneville have the lowest share.

Exhibit 2.14



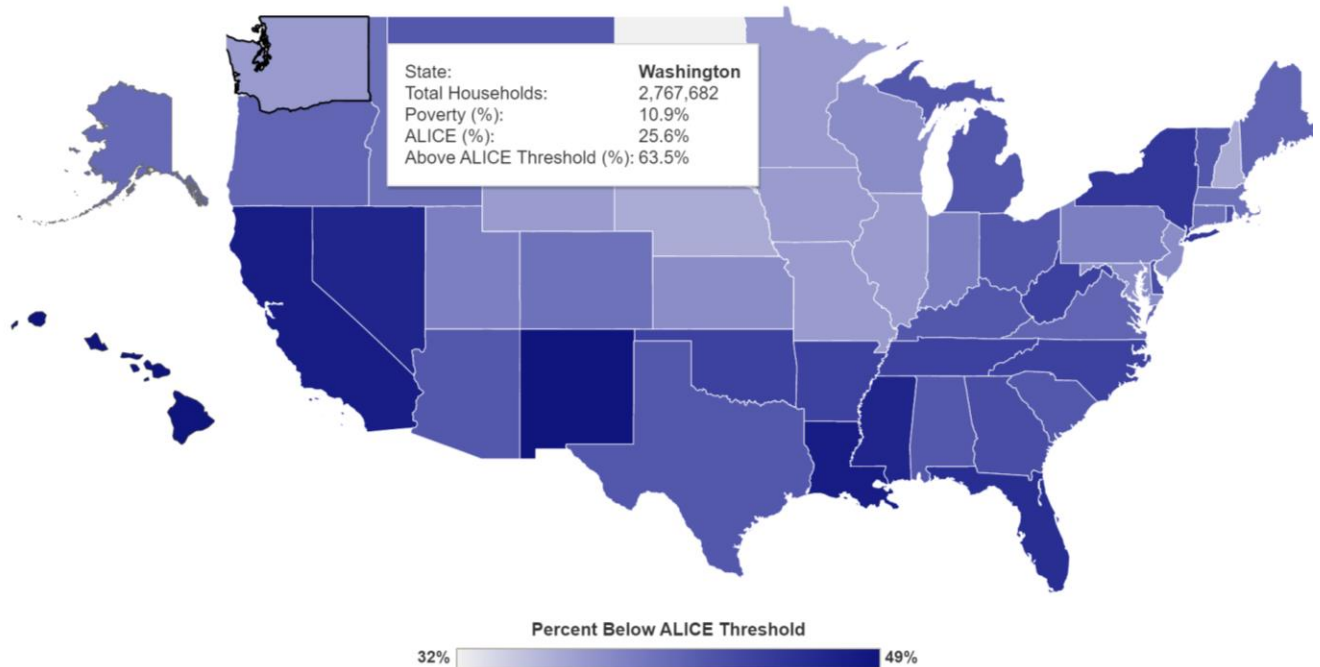
III.E.2. Economic Hardship

Like many growing communities across the western U.S., nearly 1 in 3 Skamania County households are experiencing economic hardship as the cost of living rises faster than income levels.

Since the War on Poverty began in 1965, the Federal Poverty Level (FPL) has provided a standard for determining the proportion of people living in poverty in the U.S. Despite the FPL’s benefit of providing a nationally recognized income threshold for determining who is poor, its shortcomings include the fact that the FPL is not based on the current cost of basic household necessities, and except for Alaska and Hawaii, it is not adjusted to reflect cost of living differences across the U.S.

In recognition of these shortcomings, the United Way now provides a new measure of economically distressed households struggling in each county in a state. This effort provides a framework, to measure the struggles of households that do not earn enough to afford basic necessities, with a population called **ALICE** (**A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed). As shown below, in 2016, the overall FPL in Washington state was 10.9% while the share of households living below the ALICE threshold was nearly 26%.

State Level Details



ALICE Methodology Overview

The ALICE research team developed new measures to identify and assess financial hardship at a local level and to enhance existing local, state, and national poverty measures.

Household Survival Budget is an estimate of the total cost of household essentials – housing, child care, food, transportation, technology, and health care, plus taxes and a 10 percent contingency. It is calculated separately for each county, and for six different household types.

The ALICE Threshold represents the minimum income level necessary based on the Household Survival Budget. Households below the Threshold include both ALICE households and those living in poverty.

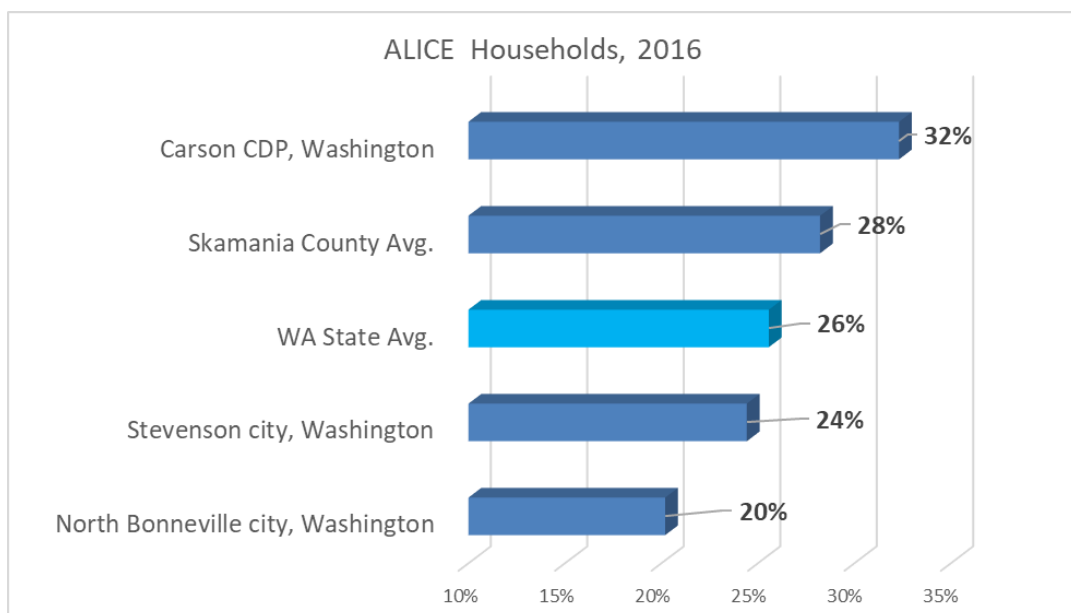
The ALICE Income Assessment measures:

1. The income households need to reach the ALICE Threshold
2. The income they actually earn
3. How much public and nonprofit assistance is provided
4. The Unfilled Gap – how much more money is needed to reach the ALICE Threshold despite both income and assistance

For more information please check out: <https://www.unitedforalice.org/methodology>

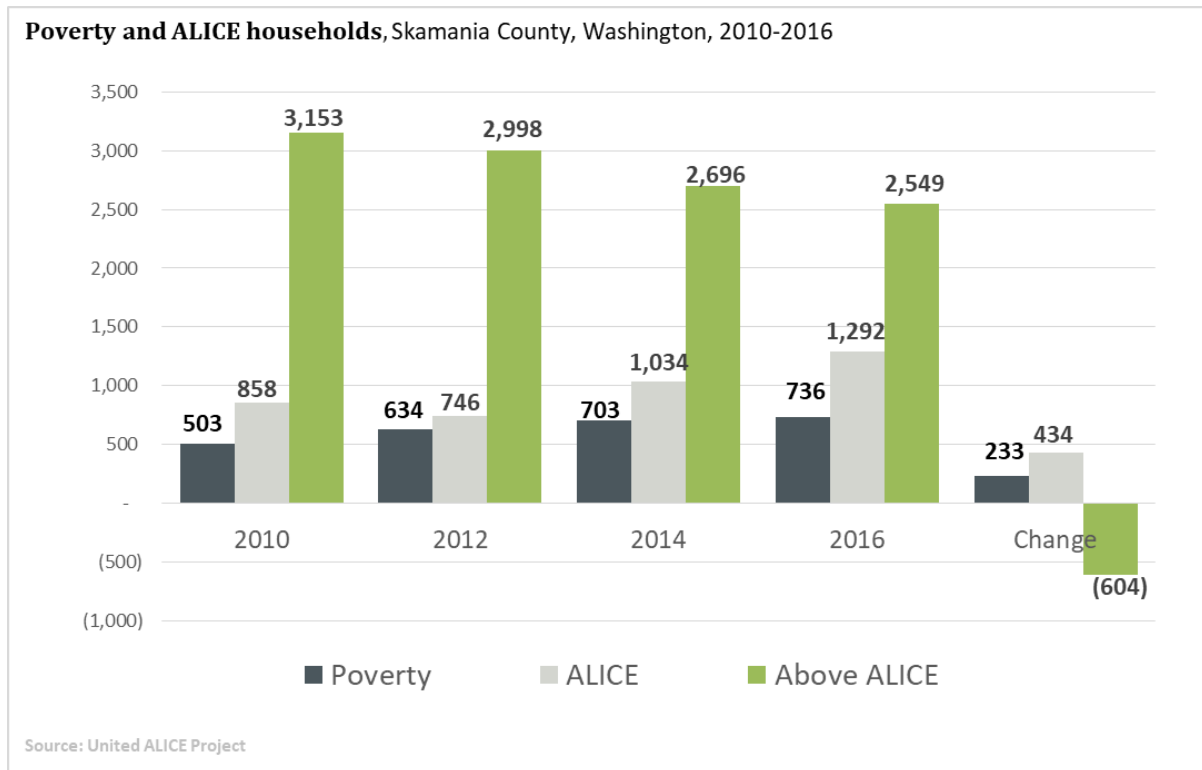
In Skamania County, the overall share of households living below the ALICE threshold was 28% in 2016, which was slightly worse than the statewide average (25.6%). Carson has the highest share with 32% or nearly one in three households living in hardship. North Bonneville and Stevenson have relatively lower shares with 20% and 24%, respectively (**Exhibit 2.15**).

Exhibit 2.15



Despite 10 years of economic expansion, there has been an increase in poverty and economic hardship in Skamania County. As shown in **Exhibit 2.16**, between 2010 and 2016, the number households in poverty increased by 233 and those meeting ALICE thresholds increased by 434. During this same time, the number of households above ALICE thresholds declined by 604. While housing is only part of the picture, it is the largest living expense for most households.

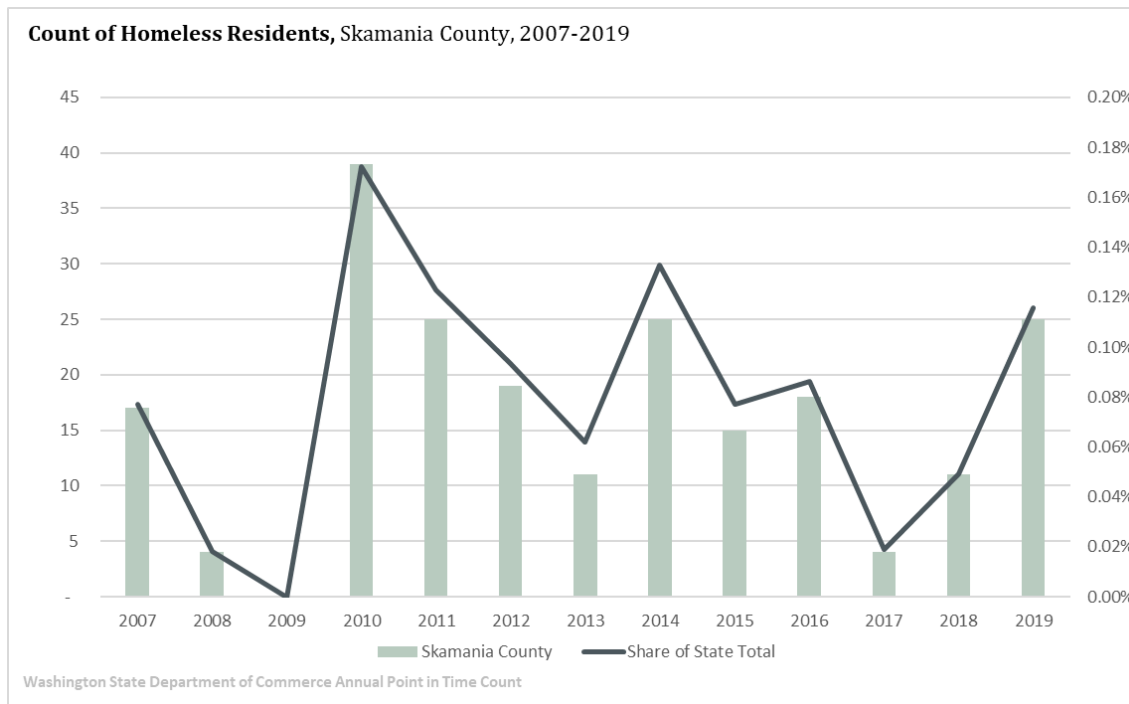
Exhibit 2.16



III.E.3. Homeless Residents

Homelessness is an increasing issue throughout the Nation and is no longer isolated to urban centers. Washington counties are required to conduct an annual “point in time” assessment of sheltered and unsheltered homeless persons. The count is conducted in accordance with the requirements of the U.S. Department of Housing and Urban Development (HUD). The homeless population in Skamania County has fluctuated between zero and 40 people over the past decade. In 2019, Skamania County’s homeless population is estimated at 25 people, which marks the third straight year of increased homelessness in the county (**Exhibit 2.17**).

Exhibit 2.17



III.F. POTENTIAL PENT-UP MARKET DEMAND

Representatives from local businesses, school districts, and local government voiced some concern over the lack of attainable housing for local employees. According to U.S. Census On-the-Map data, in 2017 there were 4,181 residents who commuted to work outside Skamania County and 929 workers who in-commuted to work inside Skamania County (**Exhibit 2.18**). Anecdotal input indicates that there has been an influx of new residents into Skamania County recently given relatively lower housing costs than what is found closer to the Portland/Vancouver Region.

Skamania County employers provided 2,089 jobs in 2017. **Almost one in five workers in Skamania County in-commute over 100 miles per day; which is 55% higher than the statewide average.**

Exhibit 2.18: Commute Patterns, Skamania County, 2017



As indicated in **Exhibit 2.19**, FCS GROUP has documented market gaps in Skamania County’s available housing inventory. Conversion of homes to seasonal and vacation rentals, low vacancy rates, and inadequate housing construction levels result in market gaps that can only be corrected by supply additions. Using conservatively low market capture rates, there is likely some pent-up housing demand for approximately 47 to 62 rental units and 70 to 93 owner units needed for moderate income households at 80% to 120% of the area median family income (MFI) level.

Exhibit 2.19

Current Housing Market Gap for Housing at 80% to 120% MFI, Skamania County

	Skamania County	Total Dwelling Units	Rental Units	Owner Units
Existing Workers in County	2,089			
Long Distance in-commuters (over 100 miles per day)	389			
Market Demand Sensitivity Analysis				
Low Capture Rate	30%	117	47	70
Midpoint Capture Rate	35%	136	54	82
High Capture Rate	40%	155	62	93

Based on U.S. Census Bureau, On-The-Map, 2017.

III.F.1. Affordable Housing Need

There are currently five affordable housing community developments in Skamania County, including three in Stevenson (Cascade Village, Rock Creek Terrace and White Cap) and one in North Bonneville (Hamilton Park) and one in Carson (Carson Springs). These developments provide 144 units of government assisted housing.

A local non-profit Mid-Columbia Housing Authority is currently developing affordable housing in Skamania County, with a new senior housing developments in Stevenson and planned mixed-income development in Carson.

In addition to the current pent-up demand for market rate rental housing, there is also a significant market gap for government assisted housing available to households earning less than 50% of the MFI level. According to the U.S. Housing and Urban Development, Skamania County is part of the greater Portland-Vancouver Region, which has a median family income level of \$87,900 in 2019. In comparison to the region, the median family income for Skamania County was much lower than the region at \$65,352 in 2017 (latest year for local Census data).

HUD fair market rents for Skamania County currently range from \$1,131 for efficiencies to \$2,531 for 4-bedroom units (**Exhibit 2.20**). Please refer to **Appendix C** for additional analysis of HUD housing affordability rents and income levels.

Exhibit 2.20

HUD Fair Market Rent (FMR) by Unit Type, Skamania County, 2019				
<small>Source: U.S. Department of Housing and Urban Development</small>				
\$1,131	\$1,234	\$1,441	\$2,084	\$2,531
Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom

Recent housing inventory data indicates that there are approximately 600 Skamania County households that would qualify for government housing at 50% of the MFI level, yet only 424 units were available at this price point in 2017, indicating pent up demand for 176 subsidized housing units. In light of inadequate levels of state and federal housing grants, we have assumed a 33% market capture rate or approximately 60 units of low-income (government subsidized) housing demand is likely to be constructed in Skamania County over the next 10 to 20 years.

Section IV. FUTURE HOUSING NEED

The methodology includes two housing forecast scenarios which were reviewed and discussed by the Technical Advisory Committee. They include:

Scenario A Baseline Forecast

Scenario B Baseline + Pent-up Housing Demand Forecast

Scenario A: Baseline Housing Demand Forecast

The future (20 year) housing forecast for Skamania County takes into account the population and socioeconomic and housing characteristics described earlier. After review of the three OFM population forecast scenarios, the Technical Advisory Committee agreed that the high growth forecast is the optimal forecast to use for long-range planning purposes and as such is included in the baseline housing forecast scenario.

The baseline forecast holds current household size, group quarters demand, vacancy rates and seasonal housing rates remain constant.

With the baseline forecast, Skamania County is projected to add approximately 3,619 people which will require 1,813 new dwellings over the next 20 years (see **Exhibit 4.1**). This forecast also would require approximately 20 units for net new group quarters population as transitional housing needs.

Exhibit 4.1 Scenario A Baseline Forecast

Skamania Population & Housing: Baseline 20-Year Forecast (high growth forecast)

	Estimate 2019	Forecast 2039	Proj. Change 20 Years	Growth rate AGR (2019-2039)
Skamania County Population	11,853	15,472	3,619	1.34%
Skamania County Housing Needs				
Group Quarters Population	61	79	19	
Population in Households		15,393	3,601	
Avg. Household Size	2.43	2.43		
Resident Housing Units	-	6,334	1,482	
Seasonal & Vacant Housing Units		1,415	331	
percent of housing stock	18.3%	18.3%		
Total Housing Units (baseline)	5,937	7,750	1,813	

Source: Findings based on Washington State Office of Financial Management data forecasts; other data derived from U.S. Census American Community Survey, 2013-2017. AGR = annual average growth rate.

Scenario B: Baseline + Workforce Housing Forecast

This scenario includes the baseline along with capture of a portion of the current market gap for market rate workforce housing (136 units) with as much as 60 units of income restricted affordable housing for a total planned addition of approximately 1,946 units over the next 20 years (see **Exhibit 4.2**).

Exhibit 4.2

Skamania County Housing Needs Forecast: Scenario B (dwelling units)

Total Housing Demand	Owner-Occupied	Long-term Rental	Short-term Rental	Total
	Units	Units	Units*	
Baseline Demand	1,088	394	331	1,813
Pent-up Market Capture	54	82	-	136
Total	1,142	476	331	1,949
Distribution	59%	24%	17%	100%

Source: analysis by FCS based on prior tables. * Short term assumes rentals less than 30 days.

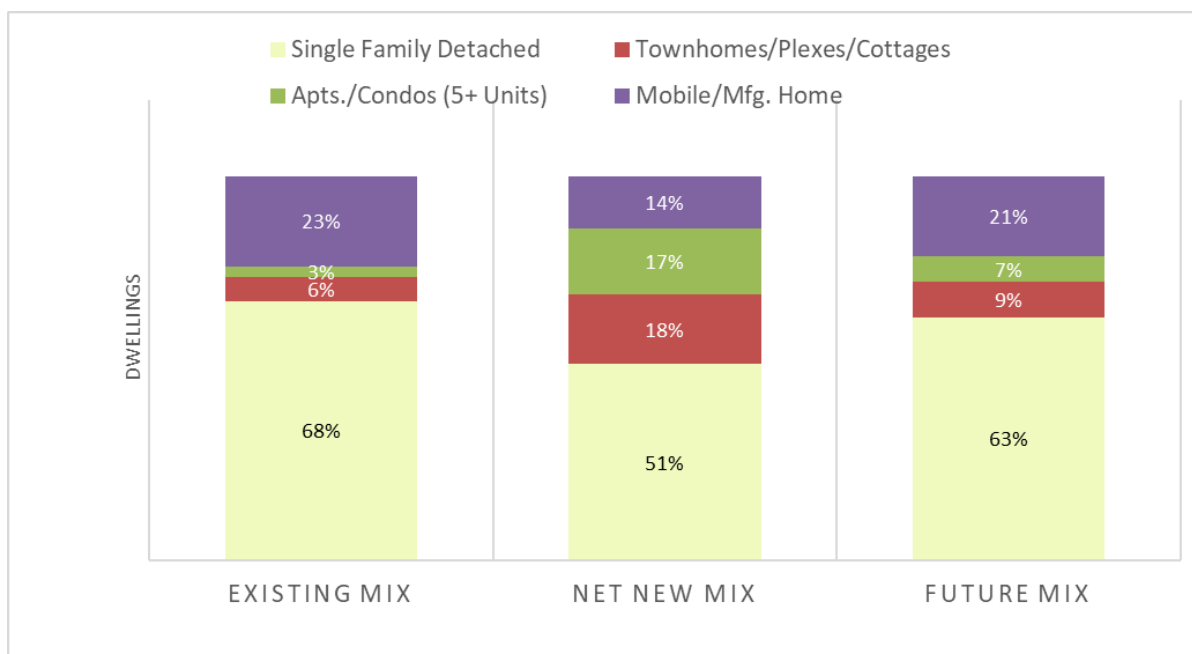
As reflected in **Exhibit 4.3**, the forecasted housing mix that would address future demand will likely consist of approximately: 994 single-family detached homes 356 townhomes/duplexes/ADUs (including cottage homes), 335 multifamily housing units and 264 manufactured housing units (as part of manufactured home parks). Additionally, there will also be increasing “group quarters” housing demand for about 20 additional residents that will require shared living arrangements (such as congregate care or interim housing).

Exhibit 4.3

	Existing Dwelling Units	Net New Dwelling Units	Future Dwelling Units
Single Family Detached	3,894	994	4,888
Townhomes/Plexes	353	356	709
Multi-Family (5+ Units)	169	335	504
Mobile/Mfg. Home	1,350	264	1,614
Total Units	5,766	1,949	7,715

Exhibit 4.4 compares the housing mix in Skamania County today compared with the forecasted market driven mix to be added over the next twenty years. Scenario B would increase the overall share of townhomes, plexes and multifamily in comparison to the current mix. The share of manufactured housing would remain relatively constant.

Exhibit 4.4 Existing and Future Housing Mix, Scenario B



Source: analysis by FCS based on prior tables.

The types of housing that is most suited to meet qualifying income levels for home ownership vary by family income level. The owner housing forecast that’s suited to meet qualifying income levels is provided in **Exhibit 4.5**.

Exhibit 4.5

Owner-occupied Housing Needs, Scenario B*

Family Income Level	Range of Home Sales Price	Attainable Housing Products	Distribution of Owner-Occupied Units	Projected Owner-Occupied Units Needed
Upper (120% or more of MFI)	\$500,000+	Large lot and Standard Homes	80%	914
Upper Middle (80% to 120% of MFI)	\$350,000 to \$499,000	Small Homes, Townhomes	10%	114
Lower Middle (50% to 80% of MFI)	\$230,000 to \$349,000	Mfgd. Homes, Plexes, Condos	10%	114
Low less than 50% of MFI)	n/a	Govt. Assisted	0%	0
Total Dwelling Units			100%	1,142

**Assumes 30% of income is used for mortgage payment, with 5% interest, 30-year term with 20% downpayment for upper middle and high income levels, and 5% downpayment for lower income levels.*

The rental housing forecast that’s suited to meet qualifying income levels is provided in **Exhibit 4.6**.

Exhibit 4.6

Renter-Occupied Housing Needs, Scenario B**

Family Income Level	Range of Monthly Rent (2 bedrm)	Attainable Housing Products	Estimated Distribution of Units	Projected Renter-Occupied Units Needed
Upper (120% or more of MFI)	\$2,400+	Large lot and Standard Homes	10%	81
Upper Middle (80% to 120% of MFI)	\$1,750 to \$2,400	Small Homes, Townhomes, Apartments	30%	242
Lower Middle (50% to 80% of MFI)	\$1,000 to \$1,750	ADUs, Townhomes, Mfgd. Homes, Plexes, Apts.	40%	323
Low (less than 50% of MFI)	Less than \$1,000	ADUs, plexes, gov't assisted apts.	20%	161
Total Dwelling Units			100%	807

**Assumes 30% of income is used for rental payments; standard two bedroom unit.

IV.A. BUILDABLE LAND INVENTORY

As summarized in **Exhibit 4.7**, the current buildable residential land base for the eight focus areas includes 5,746 acres of vacant land and 2,550 acres of part-vacant land area. While only a portion of this land inventory is likely to be developed over the next 20 years, BLI properties could be subdivided for development at the property owners' discretion.

In addition to vacant lands, there are 450 acres of potentially redevelopable land area, where land is valued more than existing building improvements per Skamania County Assessor records.¹

The aggregate of the eight focus areas have a total of 11,651 acres within the residential land base (net of constraints). If we assume that 25% of the net land area (within very low, low and medium density land classifications) is devoted to future roads, public facilities, parks and unknown site

¹ Buildable land findings are detailed in the attached Skamania County Buildable Land Inventory report, which is based on July 1, 2019 per Skamania County Assessor tax records. North Bonneville is not included in these findings as the city opted to not participate in this housing study.

development issues, the potential dwelling unit capacity under current zoning at “buildout” is 4,850 dwelling units on 8,746 net acres (see **Exhibit 4.7**).

Exhibit 4.7: Potential Residential Development Capacity

Location	Vacant Acres	Part-Vacant Acres	Redevelopable Acres	Total Developable Acres	Total Dwelling Unit Capacity	Share of Total
Carson	304	241	61	606	889	18%
Cook	-	1	-	1	-	0%
Home Valley	51	65	3	120	116	2%
Mill A	2,830	309	31	3,170	762	16%
Stabler	886	403	88	1,377	780	16%
Stevenson	342	329	43	714	1,652	34%
Underwood	101	77	17	195	41	1%
West End	1,230	1,125	208	2,563	610	13%
Grand Total	5,746	2,550	450	8,746	4,850	100%

Individual focus area-specific buildable land maps are available in **Appendix B**.

IV.B. HOUSING NEED VS LAND SUPPLY

The actual amount and type of housing that is built in Skamania County will depend heavily upon the availability of wastewater treatment (sanitary sewer) capacity that is available, particularly within the cities of Stevenson and North Bonneville.

Under current zoning, the buildable land inventory within the key focus areas can accommodate 4,850 additional (72% low-density detached) dwellings. As indicated in **Exhibit 4.8**, the vacant land inventory within the key focus areas is zoned to accommodate 2,977 dwellings or 61% of the buildout capacity of remaining demand. An additional 1,445 units could be built on part-vacant land at the property owner’s discretion. Redevelopment land could in theory only address 458 units of demand.

Based on the Scenario B high-growth demand forecast, if all owners of buildable vacant land opt to develop their property to its full potential, the vacant residential land base in Skamania County’s focus areas would be fully depleted in 30 years.

Development of part-vacant and redevelopable lands could extend this buildout time line by another 10 to 20 years. However, most property owners will not wish to subdivide their properties, which will limit the available land supply and drive up land prices and development costs over the foreseeable time frame.

Stevenson is the only focus area with the likely potential to accommodate significant additions to the missing middle housing supply. As shown in **Exhibit 4.8**, under current zoning and infrastructure plans, **Stevenson has the potential capacity to add about 886 units of missing middle housing on vacant lands, 262 units on part-vacant lands and 194 units on redevelopment lands. This equates to approximately 28% of the overall long-range housing capacity.**

Carson also has significant development potential but that is limited by current zoning and lack of a public wastewater treatment systems. Under current zoning, the Carson area has the capacity to add nearly 890 low-density detached dwellings before its developable land becomes fully depleted. While

there are plans in the pipeline to add some affordable multifamily housing in Carson, allowed densities are only 2 units per acre on medium density zones.

Other focus areas, including Mill A, Stabler, West End, Home Valley and Underwood have potential for addressing demand for large estate homes or standard detached homes on septic. However, given the nature of rolling topography, limited roadway access and lack of public water/sewer infrastructure, any chance for addressing missing middle housing in these locations is unlikely.

Exhibit 4.8

Focus Area	Expected Housing Types under current zoning	Dwelling Unit Capacity on Vacant Land	Dwelling Unit Capacity on Part-Vacant Land	Dwelling Unit Capacity on Redevelopable Land	Total Dwelling Unit Capacity
Carson	Standard detached*	243	66	75	384
	Large lot detached	230	241	31	502
	Estate homes	1	2	-	3
	Carson Total	474	309	106	889
Cook	Estate homes	-	-	-	-
	Cook Total	-	-	-	-
Home Valley	Estate homes	50	64	2	116
	Home Valley Total	50	64	2	116
Mill A	Estate homes	655	93	14	762
	Mill A Total	655	93	14	762
Stabler	Large lot detached	121	60	9	190
	Estate homes	382	170	38	590
	Stabler Total	503	230	47	780
Stevenson	Townhomes & Multifamily	512	175	156	843
	Cottages & Plexes	374	87	38	499
	Large lot detached	39	146	11	196
	Estate homes	64	45	5	114
	Stevenson Total	989	453	210	1,652
Underwood	Large lot detached	5	-	-	5
	Estate homes	17	16	3	36
	Underwood Total	22	16	3	41
West End	Large lot detached	1	4	3	8
	Estate homes	283	276	43	602
	West End Total	284	280	46	610
Total Dwelling Capacity		2,977	1,445	428	4,850
Potential Missing Middle Housing**		886	262	194	1,342
Missing Middle % of Capacity		30%	18%	45%	28%

* Low density zoning in Carson allows 2 dwelling units per acre; which could include townhomes/plexes.

** Includes small lot cottage homes, attached townhomes, plexes and apartments; limited to Stevenson focus area.

Compiled by FCS GROUP.

Section V. POLICY RECOMMENDATIONS

V.A. KEY FINDINGS

Skamania County's housing market is steady and getting stronger every year. Vacancy rates for long-term rentals are near zero today, and investment owned properties (e.g., second homes) account for nearly 20% of the housing demand. While there is steady demand for single family detached housing construction, there is a vast middle-income housing segment that is not being addressed.

Based on the long-run forecast of 3,619 new residents, **Skamania County will need approximately 1,949 additional housing units** to be constructed over the next 20 years.

Market demand will support a variety of housing types, including approximately 1,142 owner-occupied dwellings, 475 long-term renter dwellings, 331 short-term renter dwellings, and 20 units of group quarters (transitional housing units).

With rental vacancy rates near zero and land development costs rising, most new homes being constructed today are only able to address higher income demand. This situation is expected to become even more challenging in the future as remaining buildable lands develop with low density detached housing.

While the current buildable land supply can full address the demand for rural estate homes and standard detached housing development, it is not likely to fully address the needs for middle-income housing types attainable to most local families. Middle income housing types include small lot detached "cottages", townhomes, duplexes and garden apartments. Under current zoning and infrastructure plans, these more attainably priced housing types will most likely only occur in Stevenson.

In order to meet the demand of nearly half of current and future households that earn less than \$90,000 in annual income, the county and its cities need to find a way to encourage additional private investment of middle housing. Using regional HUD guidelines, middle housing includes homes priced below \$368,000 (or two bedrooms that rent for less than \$1,700 per month).

To enable developers/builders to deliver middle housing at attainable price points, Skamania County and the City of Stevenson should consider amendments to its development code and infrastructure investment strategy so that new cottages, plexes, townhomes, and garden apartments can be built.

To attract private development of middle-income housing, a mix of local actions are recommended.

V.B. CITY OF STEVENSON RECOMMENDATIONS

As the Skamania County's seat of government, largest city and primary community services provider, the City of Stevenson had taken proactive steps to accommodate new development. Those efforts have included updates to the City's Comprehensive Plan and water and sewer master plans, as well as a recently completed Downtown Plan.

Stevenson's buildable residential land base has the potential to accommodate the most diverse mix of densities and land use types among the focus areas, including the only high-density zoned land

identified in this study. However, while Stevenson has development potential, its infrastructure is constrained, and remaining vacant sites are limited to a total of 19 acres in the high-density category and 54 acres in the medium-density category (remaining vacant parcels are less than 2 acres in size).

The issues facing Stevenson today include:

- How to cost-effectively extend water and sanitary sewer system capacity to serve areas that are within ½ mile of the existing city limits?
- How to create more development opportunities for construction of “missing middle” housing products, such as plexes, townhomes and cottage homes; particularly in walkable settings and areas served by public sewer and water?
- Ways to work with the County and local property owners/residents to create future neighborhoods in urban exempt areas that include a variety of planned housing types.

The City of Stevenson should consider implementing the following recommendations in their zoning code to reduce or eliminate barriers to housing development.

- ✓ Consider adding flexibility to the development of ADUs by:
 - Increasing the number of allowable ADUs from one to one attached and one detached per SFDD
 - Increasing size from 800 to 900 square feet
 - Eliminating the additional parking space requirement
 - Make the owner-occupancy requirement optional for an additional fee to cover enforcement costs.
- ✓ Permit two-family dwellings (TFDs or duplexes) in the R1 zone instead of requiring a conditional use permit.
- ✓ Complete sewer and water master plan updates before allowing major zone changes. Identify timing of future sewer pump station(s) and water service elevation levels so both systems can be extended to handle future growth beyond 2030.
- ✓ Consider feasibility of consolidating R2 and R3 zones, especially near schools.
- ✓ Reduce the minimum lot size requirement for TFDs and MFDs in R2, R3, and CR zones. Attached single-family housing products can be located on lots as small as 2,000 square feet.
- ✓ Permit senior housing options in R3 zone instead of requiring a conditional use permit
- ✓ Allow senior housing options in the R1 and R2 zones through conditional use instead of prohibiting them
- ✓ Define Light Industrial Activities and permit retail and artisan manufacturers/cottage industry business owners to operate in live/work spaces in C1 zone

V.C. JOINT COUNTY/STEVENSON RECOMMENDATIONS

Skamania County and the City of Stevenson can work together to more effectively address countywide middle-income housing needs. As noted above, within the current city limits, there are opportunities to rezone land for addition development. In adjacent areas outside the NSA boundary, there are opportunities to work with Skamania County to permit a wider mix of development along with planned sewer and water infrastructure expansion and multimodal (road/bicycle) transportation linkages. Recommendations include:

- ✓ Consider a city/county intergovernmental agreement (IGA) to support city of Stevenson expansion and potential rezoning that result in additional housing development opportunities.
- ✓ Identify local and state public-owned properties (excluding park/open space areas) that could be developed for a mix of housing types.

V.D. SKAMANIA COUNTY RECOMMENDATIONS

Relatively high land and development costs hamper development of attainable housing for residents and workers. As a result, Skamania County has an existing deficit for “missing middle” housing. To help encourage or incentivize construction of missing middle housing, the County should continue to pursue state and federal housing investment grants and work with the city of Stevenson and North Bonneville to consider the following policies:

- ✓ Eliminate Process Barriers in the Code. Consider making multifamily uses and cluster developments permitted uses rather than requiring conditional use permits or prohibiting these uses outright. County staff will be most knowledgeable about the areas of the County and the corresponding zones where this would be most beneficial; more developed areas, such as Carson and the West End should be considered first.
 - The RR zone in Carson and the WERL-2 zones could permit multifamily units outright or some of these areas could be rezoned to allow for more housing. Code amendments should also be considered in commercial zones, such as CC, CR, and C where new housing would have the least impact on surrounding uses and where residents have come to expect greater intensity of use.
 - Cluster developments should be more widely considered as permitted uses in some of the higher intensity zones in the County, including R-1, R-2, NWLR-2 and GMA residential zones.
 - Mobile and manufactured homes are an important source of affordable housing and should be a permitted use in zones with standards developed for lease lot sizes.
 - The County should consider ADUs within GMA residential zones.
- ✓ Lot Size Requirements: There are multiple zones throughout the County that require lot sizes larger than necessary to accommodate certain unit types on septic systems. The County should use Attachment B of this report as a starting place to audit their code with the intent of reducing lot size requirements where allowed under septic requirements and where smaller sizes would fit within the existing development patterns. The County is undergoing an update to the septic code in 2020 with larger land area requirements than now exist. The lot size analysis should be updated when new septic land area requirements are known.

- ✓ Consider “lot size averaging” so that the site of individual lots in a short-plat development can vary from the zoned minimum or maximum density, in a manner that the overall development still meets average lot size requirements.
- ✓ Encourage use of “shadow plats” that show where future accessory dwelling units could be provided on lots approved for single family housing.
- ✓ Consider making multi-family residential a conditional use in the Rural Conservancy shoreline designation in the draft SMP.

V.D.1. Carson Area Opportunity

There is currently an abundant supply of vacant buildable land (800+ acres) within the Carson area. This area is likely to be developed with very low-density detached housing (889 units permitted under current zoning). The best opportunity to consider alternative planning scenarios for Carson is before large vacant parcels are committed to detached housing development. To influence development potential, the feasibility of a small wastewater treatment facility could be evaluated along with:

- ✓ The potential mix of housing that can be provided
- ✓ The ability to create a commercial and business center
- ✓ Locations for small and medium size light industrial operations
- ✓ Facility capital and operation costs, funding, and governance options
- ✓ Community support (at least one property owner has voiced interest in dedicating land for the treatment facility)

It is recommended that the County initiate a wastewater treatment facility feasibility study for the Carson Area. The study would consider a variety of collection, conveyance, and treatment options to address both long- and intermediate-term sewer needs. The study would examine parameters, including capital and land cost, maintenance, permitting, effluent flows, and potential affects (benefits and costs) to customers (rate payers). There are a variety of systems (vacuum systems, septic-tank effluent systems, local and regional tanks, and a variety of packaged residential to regional treatment technologies) that could be considered.

Interim wastewater treatment solutions could enable the County or Public Utility District to begin collecting sewer system development charges in anticipation of a treatment plant. The initial feasibility study may cost on the order of \$75,000 to \$125,000. Grant funds through the Washington Department of Ecology, Department of Commerce and the U.S. Department of Agriculture may be explored to fund the study.

V.D.2. New Local Funding Options

Skamania County has no major dedicated source of revenue for leveraging outside investment (public or private) for middle- or low-income housing. The demand for short-term rentals is increasing and could eventually “crowd out” long-term rental housing availability for locals.

Policy recommendations include:

- ✓ Consider creating an annual license fee for short-term rental units in unincorporated areas of the county. Utilize proceeds to help fund a part-time housing coordinator that is responsible

for pursuing federal and state grants and arranging potential public/private development partnerships that include workforce housing construction.

- ✓ In conjunction with local governments, Skamania County should leverage federal Community Development Block Grants (CDBG funds), state public works grants and bonds to help communities expand water and sewer infrastructure within areas planned for middle housing through establishment of local improvement districts or reimbursement district programs.

Washington and federal (National Scenic Area) planning requirements hamstringing the county's ability to protect residents from rapidly rising property values. About 1 in 5 existing dwellings in Skamania County are owned by non-residents.

- ✓ Engage Washington Legislature to consider new property tax guidelines for rural counties (e.g., population under 50,000) such as a "homestead property tax exemption" that would provide a relatively lower property tax rate for year-round residents in comparison with non-resident property owners. Non-resident dwellings tend to be occupied during peak season months which places additional cost on local services, such as transportation, parks and emergency services. The intent of this legislation would be to generate a more equitable source of general fund revenues and to manage rapid increases in housing costs.²



² While Washington state does provide property tax exemptions and deferrals for eligible homeowners (e.g., low income senior citizens, disabled persons, etc.), it does not currently allow homestead property tax exemptions; which have proven to be effective in states such as Florida, which has a relatively high share of non-resident property owners.

APPENDIX A: COMMUNITY OUTREACH

APPENDIX B: BUILDABLE LAND REPORT

APPENDIX C: LOCAL CODE EVALUATION



SKAMANIA COUNTY BUILDABLE LANDS INVENTORY STAKEHOLDER INTERVIEW SUMMARY

The Skamania Economic Development Council (EDC) in partnership with consultants FCS GROUP and WSP USA is assessing buildable lands and housing needs within Skamania County. Over the next few months, the EDC will inventory vacant lands to target where future housing growth should occur. To conduct this assessment, eight focus areas have been selected that demonstrate the greatest potential for a range of housing, including workforce housing needs. To solicit input on the proposed plan, WSP conducted a series of stakeholder interviews in early October 2019. Interviews were conducted as informal conversations intended to understand individual and organizational perspectives, including up to four stakeholders per interview. At the beginning of each interview, stakeholders were provided with a brief introduction, including general background information about the study area. Following the introduction, discussion topics generally covered the following.

- The adequacy of housing options in their community.
- What specific types of housing are needed to meet current demand.
- Specific barriers to housing development in Skamania County.
- Specific knowledge about utility and infrastructure needs to support housing for a site or community.
- What the EDC's top priorities should be to enhance housing options.
- Specific opportunity or catalyst sites.

The following is a summary of the input received, organized around the topics identified above. Candid responses were encouraged, and comments are not attributed to specific individuals to provide a level of anonymity. A list of stakeholders interviewed is included at the end of the summary.

Adequacy of housing options in your community.

Overall, stakeholders agreed that available housing options are not adequate in Skamania County. While most stakeholders acknowledged that for some consumers (such as wealthier retirees), there is sufficient housing stock, there was broad consensus that the housing stock for the workforce (including service workers) is essentially nonexistent. Stakeholders indicated that most new construction was selling between \$300,000 to \$600,000, and that most first-time homebuyers or young families were being priced out of the market. Stakeholders also consistently indicated that rents are high, especially for single-income earners or service workers in the food and beverage or hospitality industries. Finally, stakeholders advised that low-income residents and those with housing assistance needs were severely underserved.

Specific types of housing needed to meet current demand.

Many stakeholders felt that increasing housing stock across all market segments is needed. Almost all stakeholders indicated that a variety of multifamily housing represents the highest need. Apartments (studios to three-bedroom apartments) and entry-level townhomes were identified as the most desirable housing types. Several stakeholders indicated that mixed-use apartment buildings with ground floor retail and apartments above would be appropriate in certain locations. A variety of innovative housing products were also identified by stakeholders; these included master-planned 55+ communities, clustered cottage-style developments, shipping container villages, and light industrial/artisan live-work spaces.

Specific barriers to housing development in Skamania County.

Several common themes emerged from the stakeholders regarding barriers to housing development. Among these, financial risk was identified as a top issue. Many stakeholders indicated that developing housing products that are more affordable for renters or first-time home buyers (including apartments and entry-level townhomes), just aren't as profitable due to high construction costs and the financial risk of lower income tenants or buyers. Other challenges include elevated land costs, the high costs of builder and development fees, extended development review time lines, and a shortage of construction labor.

The Columbia River Gorge National Scenic Area (NSA) was identified as being another significant barrier to housing development. Stakeholders indicated that the NSA rules restrict the available land inventory and greatly increases development time lines. Local geographic constraints, as well as local zoning code and development standards, further restrict development.

A majority of stakeholders agreed that the most likely places with available residential land to accommodate future development are Stevenson and Carson. However, a lack of infrastructure in some of the most desirable areas is another barrier identified by the stakeholders. Most notably, the lack of wastewater treatment (sewer) in Carson restricts lot sizes and limits denser development in what is otherwise a desirable area for residential growth. Right-of-way issues also prove to be challenging, with complex layers of easements, encroachments, and other elements increasing costs and development time lines.

While there was acknowledgement that attracting and retaining local jobs requires adequate housing, there was not common agreement regarding what economic development initiatives should be considered to positively impact the housing market. Perspectives varied greatly about potential strategies, from letting the market influence available housing products, to local government action in providing subsidized housing. Likewise, there were varying views on quality of life issues (including the perceived lower quality of rural schools – a negative; and the positive impacts of recreation and tourism) and their effects on recruitment of new employees and families. These groups are likely to face inadequate housing options.

Specific knowledge about utility or infrastructure needs to enhance housing.

The stakeholders cited the cost of hooking up to local water and sewer systems as one of the primary drivers of elevated housing costs in Skamania County. Additionally, stakeholders indicated that residential development in the desirable area of Carson would continue to be limited by a lack of wastewater treatment (sewer) in the community. Many stakeholders advised certain infrastructure in much of the county is well established and sufficient, including the transportation network, electricity provision, and fiber communications. Still, key infrastructure development and/or extensions for water and sewer delivery in upper Stevenson and Carson, were repeatedly noted as high-priority needs.

Top priorities the EDC should focus on to enhance housing.

Stakeholders indicated the EDC’s top priorities should focus on promoting efforts to update local codes to be more development-friendly, working with interested parties to coordinate housing-friendly initiatives, and directing technical and financial resources into the community to support housing choices. Specific suggestions developed by the stakeholders include encouraging smart-growth principles, innovative housing solutions (such as Accessory Dwelling Units), coordinating discussions between developers and regulators, and acquiring grants to help with community development. Several stakeholders emphasized the importance of creating flexibility in the development standards to bring creative housing products to market.

Some stakeholders suggested the EDC could take on a leadership role in building relationships between local agencies involved with review of proposed housing products, and local landowners or developers. Stakeholders indicated the need to build trust between local landowners and regulatory agencies, and that the EDC may be a good partner to take on that role.

Specific opportunity or catalyst sites.

The stakeholders indicated several opportunity or catalyst sites that should be considered for housing development. Additionally, they provided several locations or communities that were not ideal for housing. A summary of these sites/communities is provided below.

Potential Catalyst Communities or Sites	Communities or Sites Lacking Housing Infrastructure
<ul style="list-style-type: none"> • Carson area generally • Wind River Valley/Wind River Business Park • Mixed-use infill in downtown Stevenson • Trailer park at west end of First Street in downtown Stevenson for live/work housing or tiny home village • Property owned by Bob Talent on the west side of Skamania Lodge • Healthy Planet LLC property in Stevenson • Barnes Bros. property in Home Valley • Old Wind Mountain Ranch in Home Valley • Gary Collins’ property in east Home Valley 	<ul style="list-style-type: none"> • Stabler (water and sewer) • Mill A (water and sewer) • Cook (water and sewer) • Carson (sewer)

Potential Catalyst Communities or Sites	Communities or Sites Lacking Housing Infrastructure
<ul style="list-style-type: none"> • 30-acre M-d-Columbia Housing Authority site near Middle School in Carson • Brian Adams' property in "West Gateway" area of Stevenson • Fairgrounds and County shops along Rock Creek Drive • Underutilized "Main Street" commercial spaces in Carson • Upper Kanaka Creek area • Underwood (based on in situ expansion) • Old Co-Ply site in Stevenson • SDS Broughton Mill on the river close to Underwood • 27-acre field behind Backwoods Brewery in Carson • Carson Depot (for wastewater treatment facility) • North Bonneville Port Site (for live-work spaces) • Apartments in North Bonneville • Field next to gas station off State Route 14 (SR 14) in North Bonneville and old fuel area off SR 14 in west Stevenson 	

Stakeholders interviewed.

Individuals who participated in the stakeholder interviews are identified below. Stakeholder affiliation is also noted; however, the opinions given were those of the individual stakeholder and do not necessarily represent the organizations identified.

- Brian Adams (Terrapin Investments LLC)
- Pat Albaugh (Port of Skamania)
- Scott Anderson (Mayor of Stevenson)
- David Bennett (Windermere Realty)
- Karen Douglas (Stevenson-Carson School District)
- Tim Elsea (Skamania County Public Works-County Engineer)
- Xavier Gates (Walking Man Brewery)
- John Goodman (Skamania PUD)
- Bob Hamlin (Skamania County Commissioner)
- Jane Keeler (John L. Scott)
- Rick Leavitt (Leavitt Brothers Consulting)
- Jeff Logosz (Slingshot)
- Matt Maher (Wave Broadband)
- Don McCaskell (Invision II LLC)

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Ronda Miller (Wave Broadband)
Carrie Nissen (LDB)
Matt Piper (People for People)
Zachary Pyle (FDM Management)
Reyna Saldate (John L. Scott)
Kevin Waters (Skamania Economic Development Council)

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October 21, 2019

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Skamania County

Buildable Lands Inventory Technical Methodology



Project Consultants

FCS GROUP

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OVERVIEW

FCS GROUP was tasked with completing a Buildable Lands Inventory (BLI) for the Skamania County Economic Development Council (SCEDC) with a focus on key areas of the County which included:

- City of Stevenson (urban growth area)
- Carson area
- Home Valley area
- Mill A area
- Cook area
- Stabler area
- Underwood area
- West End area

A draft BLI analysis was conducted for the City of North Bonneville. However, the maps and results are included in this report, as the City has opted not to participate as a focus area.

This inventory included an assessment of land suitable for residential development within the County and provides SCEDC with a catalog of developable lands (including potential catalyst sites) required to address the housing related land use needs.

Using Geographic Information Systems (GIS) tools, FCS GROUP analyzed existing property types, Zoning and Comprehensive Plan designations, valuation, and environmental constraints. Skamania County property assessment data was used as a basis for the initial vacancy typing, followed by an analysis of applicable environmental constraints (floodways, protected areas, parks/open spaces, steep slopes) to remove lands unsuitable for development based on natural feature limitations.

The resulting BLI includes detailed information about tax lots in Skamania County and their suitability for residential development. This inventory provides a tabular and graphic representation of the key focus areas. The datasets used for this project, with source and a brief description, are listed below in **Exhibit 1**.

Exhibit 1: Skamania County BLI Data Sources

Dataset	Type	Description	Source
County Boundary	GIS Layer	Boundary of Skamania County	Skamania County
NSA Boundary	GIS Layer	Boundary of National Scenic Area	NSA Data Library ¹
City Limits	GIS Layer	City of Stevenson & City of North Bonneville city limits	Skamania County
Urban Areas	GIS Layer	Boundaries of Urban Areas	NSA Data Library ¹
Place Name	GIS Layer	Points representing cities, towns, or places. Identifies focus areas for analysis	Skamania County
Places Of Interest	GIS Layer	Polygons representing places with dedicated land use (fire stations, schools, government facilities)	Skamania County
Site Structure Address Points	GIS Layer	Address file of structures located in analysis area	Skamania County
Rail Roads	GIS Layer	Burlington Northern Santa Fe railroad centerline	Skamania County
Road Centerlines	GIS Layer	County and City roads, State highway, registered private roads, some major USFS and DNR forest roads	Skamania County
Streams - DNR	GIS Layer	Water courses, streams, and rivers	WADNR via Skamania County
Waterbodies - DNR	GIS Layer	Water bodies and features	WADNR via Skamania County
Aerial Imagery	Raster	National Agriculture Imagery Program (NAIP) aerial imagery - July 2017	USDA ²
Zoning_CompPlan	GIS Layer	Zoning designations in Skamania County, includes County, cities, Nat.Scenic Area.	Skamania County
Zoning_CompPlan	GIS Layer	Comprehensive Plan designations in Skamania County, includes County, cities, Nat.Scenic Area.	Skamania County
Land Use Designation (LUD)	GIS Layer	Generalized land use designation for National Scenic Area	NSA Data Library ¹
FEMA FIRM Flood Maps	GIS Layer	FEMA Flood Insurance Rate Maps data from FEMA	FEMA via Skamania County
NWI Wetlands - USFWS	GIS Layer	Local or National Wetlands Inventory - March 2013	USFWS via Skamania County
Parks & Open Space	GIS Layer	Parks within City & UGA Limits	City/County
Steep Slopes	Raster	Slopes 15% or greater derived from LIDAR Digital Terrain Model (DTM)	WADNR ³
CAO	Digital Map	Critical Areas Ordinance supporting data layers (City of Stevenson only)	City of Stevenson
Parcels	GIS Layer	Parcels/Tax lots with owner attribution	Skamania County
General/Special Mgmt Areas	GIS Layer	General Management Areas and Special Management Areas (GMA/SMA)	NSA Data Library ¹
WADNR Lands	GIS Layer	Lands managed by Washington Department of Natural Resources	WADNR ⁴
Owl Management Lands	GIS Layer	Lands managed for owl habitat by Washington Department of Natural Resources	WADNR ⁴
Parcels	GIS Layer	Parcels/Tax lots with valuation (Assessed/RMV/PMV) attribution	Skamania County
ROW	GIS Layer	Parcels identified as Right of Way (ROW)	Skamania County
Structure Footprints	GIS Layer	Building footprints indicating presence of a structure on parcel	Skamania County
Parcel Building Details	Tabular	Building type, style, size, age, condition and quality	Skamania County

¹ - [Columbia River Gorge National Scenic Area \(NSA\) Data Library](#)

² - [USDA - National Agriculture Imagery Program \(NAIP\)](#)

³ - [WADNR - Washington Department of Natural Resources LIDAR Portal](#)

⁴ - [WADNR - Washington Department of Natural Resources Open Data Portal](#)

Buildable Land Inventory Methodology

The objective of the residential BLI is to determine the amount of developable land available for future residential housing development within the area of analysis. The steps taken to perform this analysis are as follows:

1. **Calculate gross acres** by land use plan/zoning designation, including classifications for fully vacant and partially vacant parcels. This step entails “clipping” all the parcels that are contained in the project area and excludes parcels outside this area for consideration of development at this time.
2. **Identify development constraints and calculate gross buildable acres** by plan designation by subtracting land that is constrained from future development, such as such as existing public right-of-way, parks and open space, steep slopes, and floodplains.
3. **Net out public facilities and calculate net buildable acres** by plan designation, by subtracting future public facilities such as roads, schools and parks from gross buildable acres.
4. **Determine total net buildable acres by plan designation** by disaggregating net buildable acres from step three into general land use plan designations (e.g., low density, medium density, high density, etc.) and taking into account potential redevelopment locations and mixed-use development opportunity areas.

The detailed steps used to create the land inventory are described below.

RESIDENTIAL LAND BASE

The residential land base reflects current Skamania County Comprehensive Plan land use classifications and zoning designations (Comprehensive Plan and zoning maps for County areas are provided as **Exhibits 2 and 3**). Select areas have a defined Comprehensive Plan land use designation; areas which do not have a defined Comprehensive Plan land use designation utilize the zoning designation as the future land use for that area.

Properties that are within the residential land base include the following designations:

Residential Zoning Designations

- High Density Residential (HDR)
- Manufactured Home Subdivision (MH)
- Multi-Family Residential (MF)
- Multi-Family Residential (R3)
- Multi-Family Residential Overlay (R3)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 5 (R5)
- Residential 10 (R10)
- Residential (GMA) R-1
- Residential (GMA) R-2
- Residential (GMA) R-5
- Residential (GMA) R-10
- Rural Estate (RE)
- Rural Estate 20 (RES20)
- Rural Residential (RR)
- Single-Family Residential (SFR)
- Single-Family Residential (R1)
- Suburban Residential (SR)
- Two-Family Residential (R2)

Residential Comprehensive Plan Use Classifications

- Rural I
- Rural II

In addition, commercial land on which housing development is allowed was included the following Zoning designations:

Commercial and Mixed-Use Zoning Designations

- Mixed Use (MU)
- Neighborhood Commercial (NC)

For analysis purposes, each of these Comprehensive Plan classifications/zoning designations have been grouped into four residential development categories that represent the expected level of development based on the housing types/densities that are permitted within the County. It should be noted that new housing development must be permitted outright or by

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conditional development approval. This includes: low, medium and high density residential categories; as well as a commercial/mixed use category (which allows a mix of medium and high-density housing).

BLI findings and results were reviewed by County and City Staff and subjected to public review, then refined accordingly based on the input received.

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Exhibit 2. Comprehensive Plan Designations

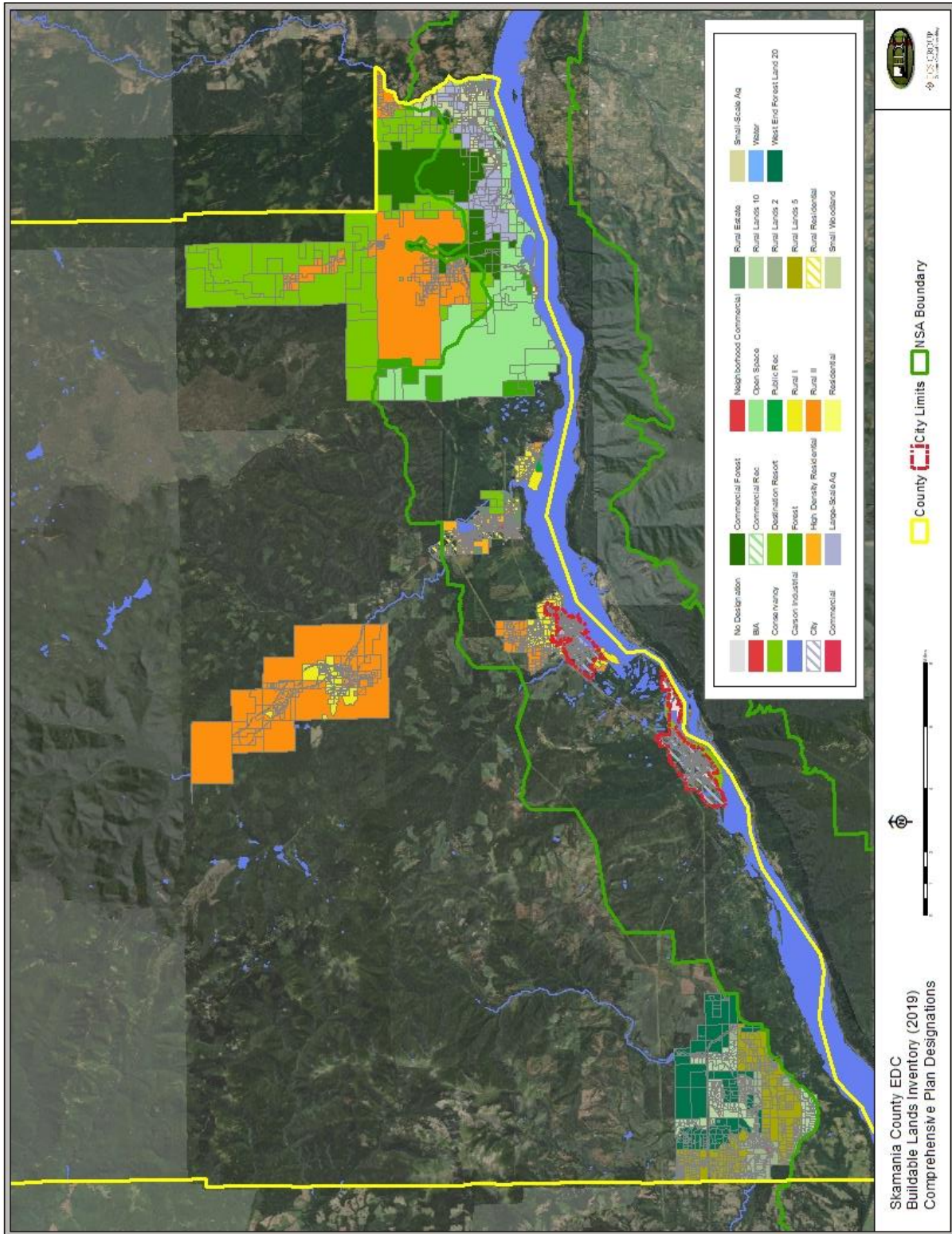
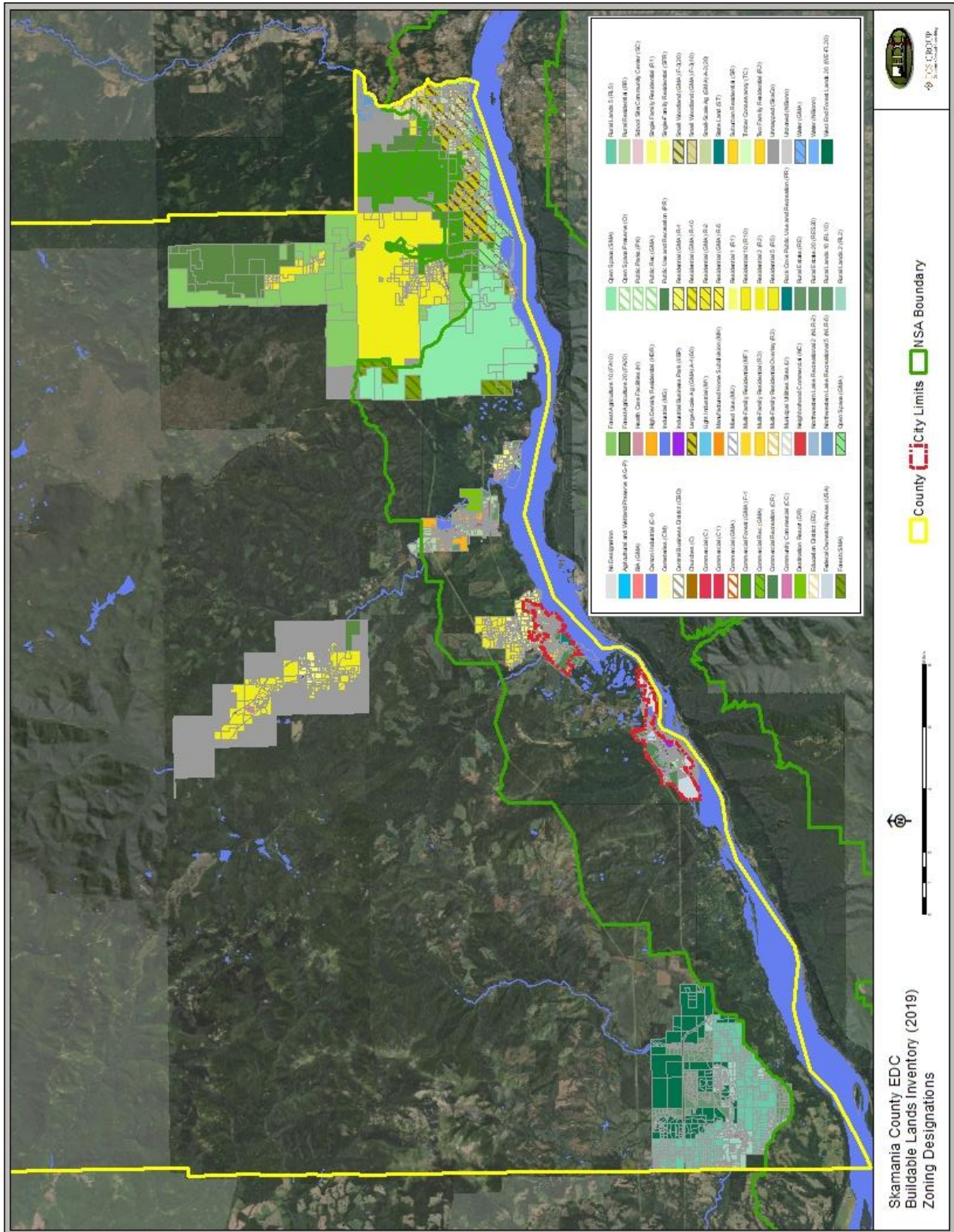


Exhibit 3. Zoning Designations



LAND CLASSIFICATIONS

The next step includes classifying each tax lot (parcel) into one of the following categories.

- **Vacant land:** Properties with no structures or have buildings with very little value. For purpose of the BLI, residential lands with improvement value less than \$10,000 are considered vacant. These lands were also subjected to review using aerial photography; and if the land is in a committed use such as a parking lot, an assessment has been made to determine if it is to be classified as vacant, part vacant or developed.
- **Partially vacant land:** Properties that are occupied by a use (e.g., a home or building structure with value over \$10,000) but have enough land to be subdivided without the need for rezoning. This determination is made using tax assessor records and aerial photography. For lots with existing buildings, it is assumed that ¼ acre (10,890 sq. ft.) is retained by each existing home, and the remainder is included in the part vacant land inventory.
- **Vacant Undersized:** Properties that are vacant with less than 3,000 sq. ft. of land area. While this land area is not likely large enough to accommodate standard detached housing units, it may be suitable for accessory dwelling units (ADUs).
- **Developed & Non-Residential Land Base:** Properties unlikely to yield additional residential development for one of two reasons: they possess existing building structures at densities and are unlikely to subdivide or redevelop over the planning period; or they include parcels with Comprehensive Land Use Plan designations not included in the aforementioned residential land use classifications (such as commercial and industrial).
- **Public and Constrained (unbuildable) land:** These properties are unlikely to be developed because they are under a certain size (3,000 square feet), or restricted by existing uses such as: public ownership, roads and public right-of-way (ROW); common areas held by Home Owners Associations, parks/open space/recreation areas; cemeteries; and power substations.
- **Redevelopable Land:** In order to reflect existing market forces, a portion of developed properties were identified as “redevelopable.” These properties are a subset of developed, residentially zoned land that have existing “low value” structures which could be converted to more intensive residential uses during the planning period. The redevelopment land inventory includes tax lots have “land values” that are greater than “improvement values” based on current Skamania County assessor records.

These tax lot classifications were validated using aerial photos, building permit data, and assessor records. Preliminary BLI maps and results were refined based on input from Skamania County, City of Stevenson planning staff, and EDC staff along with public stakeholders during the planning process.

DEVELOPMENT CONSTRAINTS

The BLI methodology for identifying and removing development constraints is consistent with best practices on buildable land inventories. By definition, the BLI is intended to include land that is “suitable, available, and necessary for residential uses.”

“Buildable Land” includes residential designated land within the project area, including vacant, part vacant and land that is likely to be redeveloped; and suitable, available and necessary for residential uses. Public-owned land is generally not considered to be available for residential use unless it is the intent of the public agency to see it developed for residential (i.e., as part of a public/private development or redevelopment project).

Land is considered to be “suitable and available” unless it is:

- Has slopes over 25 percent;
- Is within the 100-year flood plain (FEMA FIRM Zone A); or
- Parcels outside exempt areas within the Columbia Gorge National Scenic Area (NSA)

Based on best practices and data provided by the Skamania County, the following constraints have been deducted from the residential lands inventory.

- Land within waterbodies and floodways. Lands identified within waterbodies and floodways per the FEMA FIRM maps.
- Land within floodplains. This includes lands in flood-hazard areas (the 100-year floodplain ZONE A) from the buildable land inventory.
- Land within wetlands.
- Land with slopes greater than 25%.
- Land within natural resource protection measures. This includes parks and open spaces that are identified in the data provided.

Exhibits 4-6 illustrate these types of “environmental” constraints.

Exhibit 4. Floodplains and Waterways

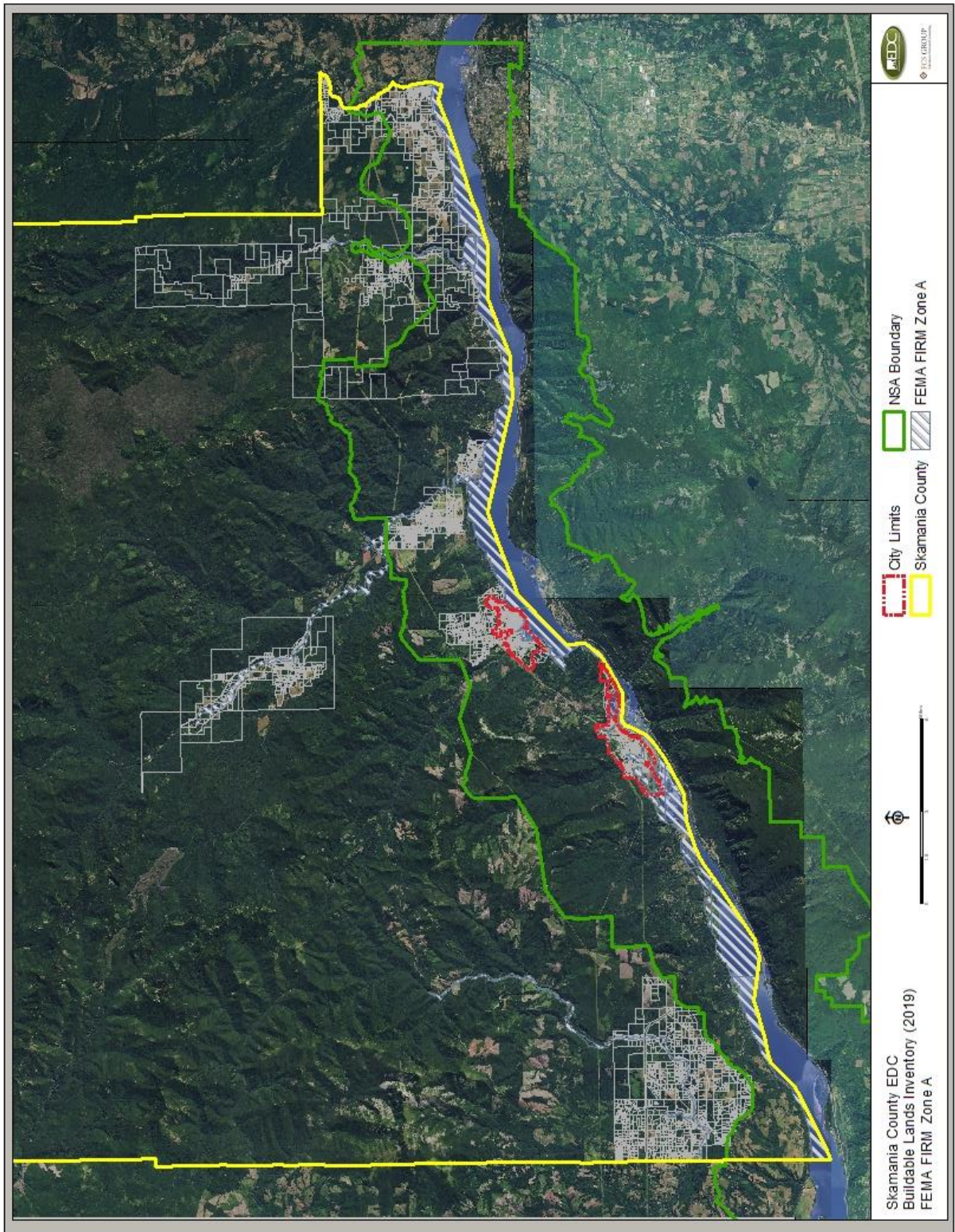


Exhibit 5. Wetlands

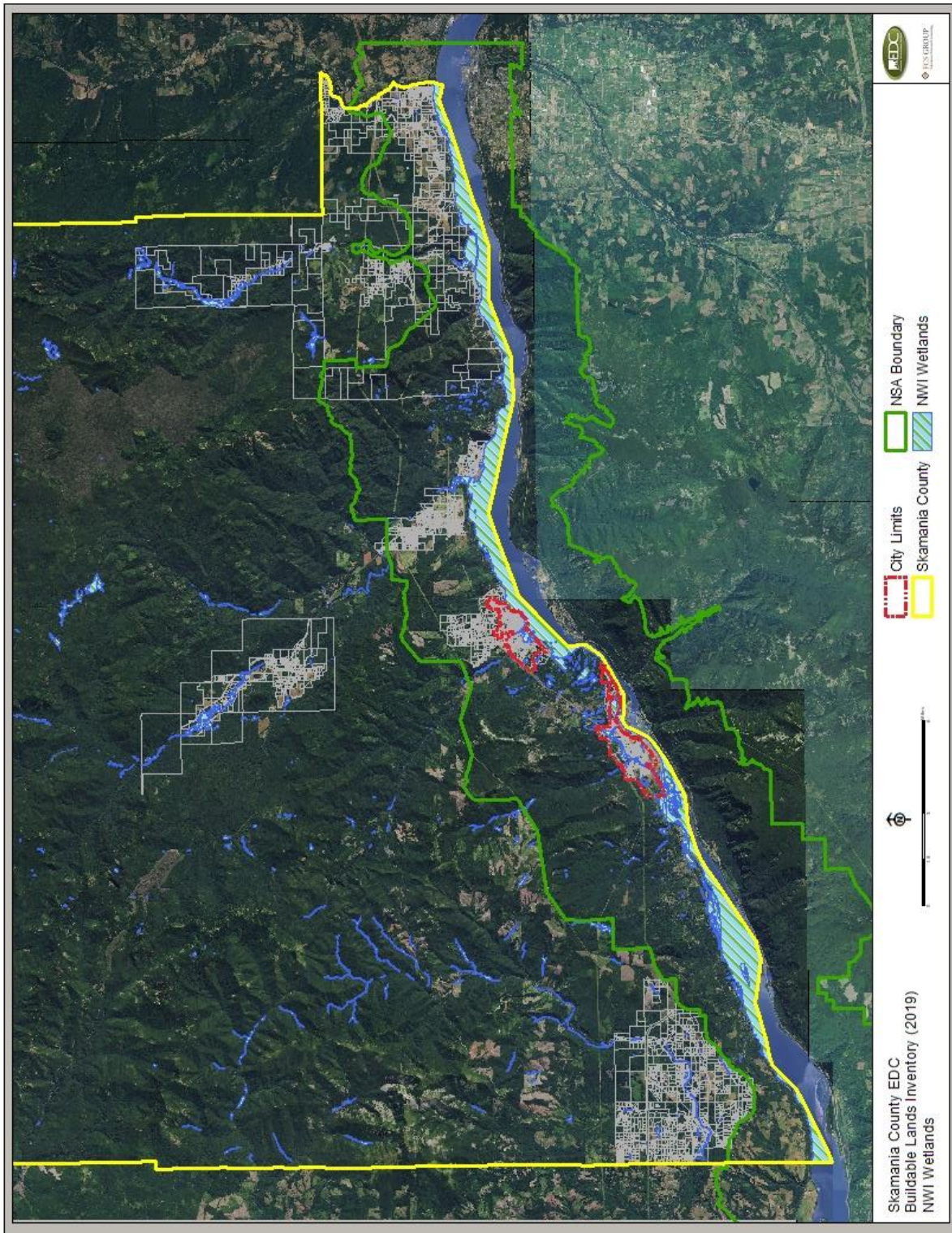
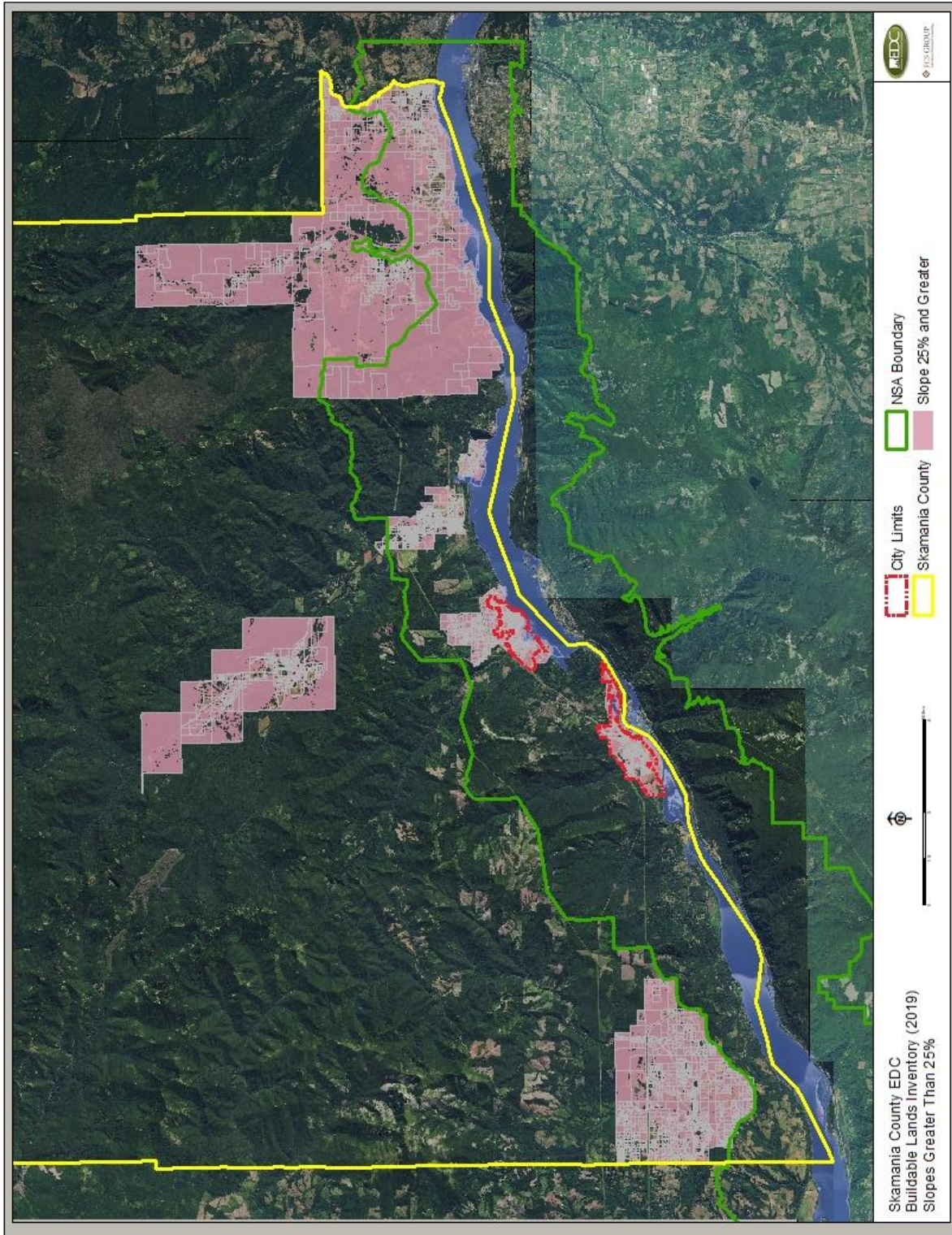


Exhibit 6. Slopes Over 25%



RESIDENTIAL BUILDABLE LAND INVENTORY RESULTS

Land Base

As noted above, the residential land base for the BLI includes all tax lots in the focus areas in residential, commercial and mixed-use designations. A summary of the land base by generalized plan designation is provided in **Exhibit 8**. The findings indicate that there are 5,361 tax lots in the land base with 36,032 gross acres.

Exhibit 8: Gross Acreage in Land Base

Land Classification	Count of Taxlot	Sum of Map Acres	Sum of Environmental	
			Constraints Acres	Sum of Lot Net Acres
Developed/Non-Residential	3,588	76,710	28,263	48,447
Partially Vacant	542	5,666	1,987	3,421
Unbuildable	133	655	248	407
Vacant	998	13,405	5,511	7,894
Vacant Undersized	100	29	23	6
Grand Total	5,361	96,466	36,032	60,175

Buildable Land after constraints

The BLI methodology calculates the residential land base after accounting for the environmental constraints described previously in this report. The findings indicate that a total of 60,175 gross acres and 11,651 net acres are contained within the residential BLI in the focus areas. Approximately 7,655 acres (66%) are vacant, 3,397 acres (29%) are part-vacant, and 599 acres (5%) are considered to be re-developable (see **Exhibit 9**).

Buildable land has been organized into four general categories based on allowable density of the underlying zoning of each parcel. They are organized as follows:

- **Very Low:** generally allow development at less than one dwelling unit per acre. Specifically, these land uses allow between 0.05 and .5 dwelling units per acre.
- **Low:** Land classified as low density allows between one and 1.5 dwellings per acre.
- **Medium (Carson):** zoning allows up to 2 dwellings per acre.
- **Medium (Stevenson):** allows between 2 and 10 dwelling units per acre.
- **High (Stevenson):** allow between 16 and 34 dwelling units per acre.

Exhibit 9: Residential Land Base with all constraints

Row Labels	Vacant Acres	Part-Vacant Acres	Redevelopable Acres	Total
High	19	6	5	30
Medium	505	593	68	1,166
Low	291	87	66	444
Very Low	6,840	2,711	460	10,010
Grand Total	7,655	3,397	599	11,651

Given that this study is organized as an analysis of several focus areas, it should be noted that each area has unique availability as relates to developable residential land which is summarized below. Detailed tables for each focus area are available in **Appendix A**.

Carson

The majority of developable land in Carson is in the low-density category which allows one unit per acre. There are also over 250 acres of medium-density land which allows 2 units per acre. Stakeholder interview feedback suggested that those densities could be increased significantly if a public sanitary sewer infrastructure system was constructed in Carson.

Row Labels	Vacant Acres	Part-Vacant Acres	Redevelopable Acres	Total
Medium	162.3	44.3	50.4	257
Low	211.8	223.0	30.6	465
Very Low	31.2	54.0	-	85
Grand Total	405	321	81	808

Cook

Cook has very little vacant residential land based on the confluence of limited vacant land supply and various development constraints. This results in only one developable parcel which is part-vacant.

Row Labels	Vacant Acres	Part-Vacant Acres	Redevelopable Acres	Total
Very Low	-	1.3	-	1
Grand Total	-	1	-	1

Home Valley

Developable land in Home Valley is limited to low-density properties with a mix of vacant and part-vacant parcels which total 159 acres, all of which allow one unit per acre.

Row Labels	Vacant Acres	Part-Vacant Acres	Redevelopable Acres	Total
Low	68	87	4	159
Grand Total	68	87	4	159

Mill A

Mill A has a significant amount of vacant residentially zoned property, much of which is in the R-5 classification which allows one dwelling for every 5 acres. A review of these parcels indicates that the vast majority of the residentially-zoned properties in Mill A are owned by timber companies.

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Row Labels	Vacant Acres	Part-Vacant Acres	Redevelopable Acres	Total
Very Low	3,774	412	41	4,227
Grand Total	3,774	412	41	4,227

Stabler

Stabler has a mix of low and very low-density residential land, much of which is vacant. The low density properties allow one dwelling per acre, while the very low density properties allow one dwelling for every two acres.

Row Labels	Vacant Acres	Part-Vacant Acres	Redevelopable Acres	Total
Low	163	82	13	258
Very Low	1,019	455	104	1,578
Grand Total	1,182	537	117	1,835

Stevenson

Stevenson has the most diverse mix of densities and land use types among the focus areas, including the only high-density zoned land identified in this study. As with many of the focus areas, Stevenson has a significant amount of its developable land classified as vacant, including 19 acres in the high-density category and 54 acres in the medium-density category, which highlights the possibility that Stevenson could accommodate a significant amount of multifamily housing in the future. Much of this higher-density capacity can be served by Stevenson's existing sewer infrastructure which obviates the need to rely on septic tanks.

Row Labels	Vacant Acres	Part-Vacant Acres	Redevelopable Acres	Total
High	19	6	5	30
Low	127	229	27	383
Medium	54	9	4	68
Very Low	250	191	20	461
Grand Total	450	436	56	942

Underwood

The vast majority of developable residential land in Underwood is in the very low-density category, meaning that most residential development there would be limited to homes on much larger footprints.

Row Labels	Vacant Acres	Part-Vacant Acres	Redevelopable Acres	Total
Low	8	1	1	10
Very Low	128	101	22	250
Grand Total	135	102	23	260

West End

The West End focus area has significant amounts of very low-density properties. Like Underwood and Mill A, under existing conditions, the West End will yield mostly large lot dwelling

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development. Given its proximity to Clark County, this focus area is likely to absorb commuter housing demand from the Portland-Vancouver region.

Row Labels	Vacant Acres	Part-Vacant Acres	Redevelopable Acres	Total
Low	2	4	4	9
Very Low	1,639	1,496	274	3,409
Grand Total	1,640	1,500	277	3,418

Development Capacity

The aggregate of the focus areas identified in this report have a total of 11,651 acres within the residential BLI land base (net of constraints). If we assume that 25% of the net land area within very low, low and medium density land classifications is devoted to future public roads, public facilities, parks and unknown site development issues, the potential dwelling unit capacity at buildout has been determined for 8,746 acres. Using density allowances identified in City and County zoning codes, the total residential dwelling unit development capacity in Skamania County is estimated to be 4,850 dwelling units (**Exhibit 12**).

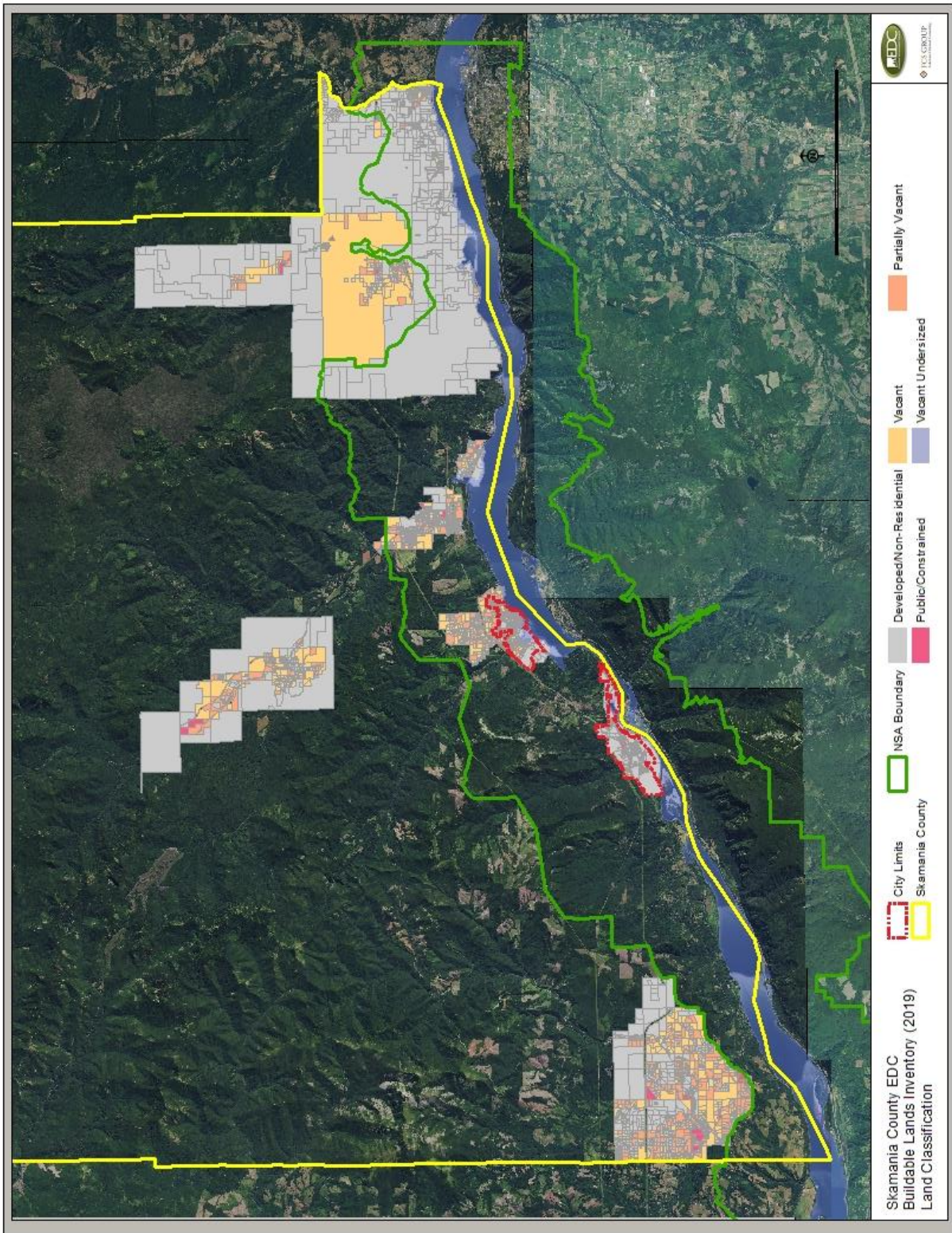
It should be noted that the City of Stevenson is the only focus area that would allow a mix of low and medium density townhomes and higher density midrise apartments and mixed use developments to occur. It is likely that lower density detached homes would occur throughout the remaining portions of the county.

Exhibit 12: Potential Residential Development Capacity

Location	Vacant Acres	Part-Vacant Acres	Redevelopable Acres	Total Developable Acres	Total Dwelling Unit Capacity	Share of Total
Carson	304	241	61	606	889	18%
Cook	-	1	-	1	-	0%
Home Valley	51	65	3	120	116	2%
Mill A	2,830	309	31	3,170	762	16%
Stabler	886	403	88	1,377	780	16%
Stevenson	342	329	43	714	1,652	34%
Underwood	101	77	17	195	41	1%
West End	1,230	1,125	208	2,563	610	13%
Grand Total	5,746	2,550	450	8,746	4,850	100%

Exhibit 13 illustrates the buildable vacant and partially vacant land areas for the residential land base within the focus areas. Individual focus area-specific buildable land maps are available in **Appendix B**.

Exhibit 13: Residential Land Base with all constraints



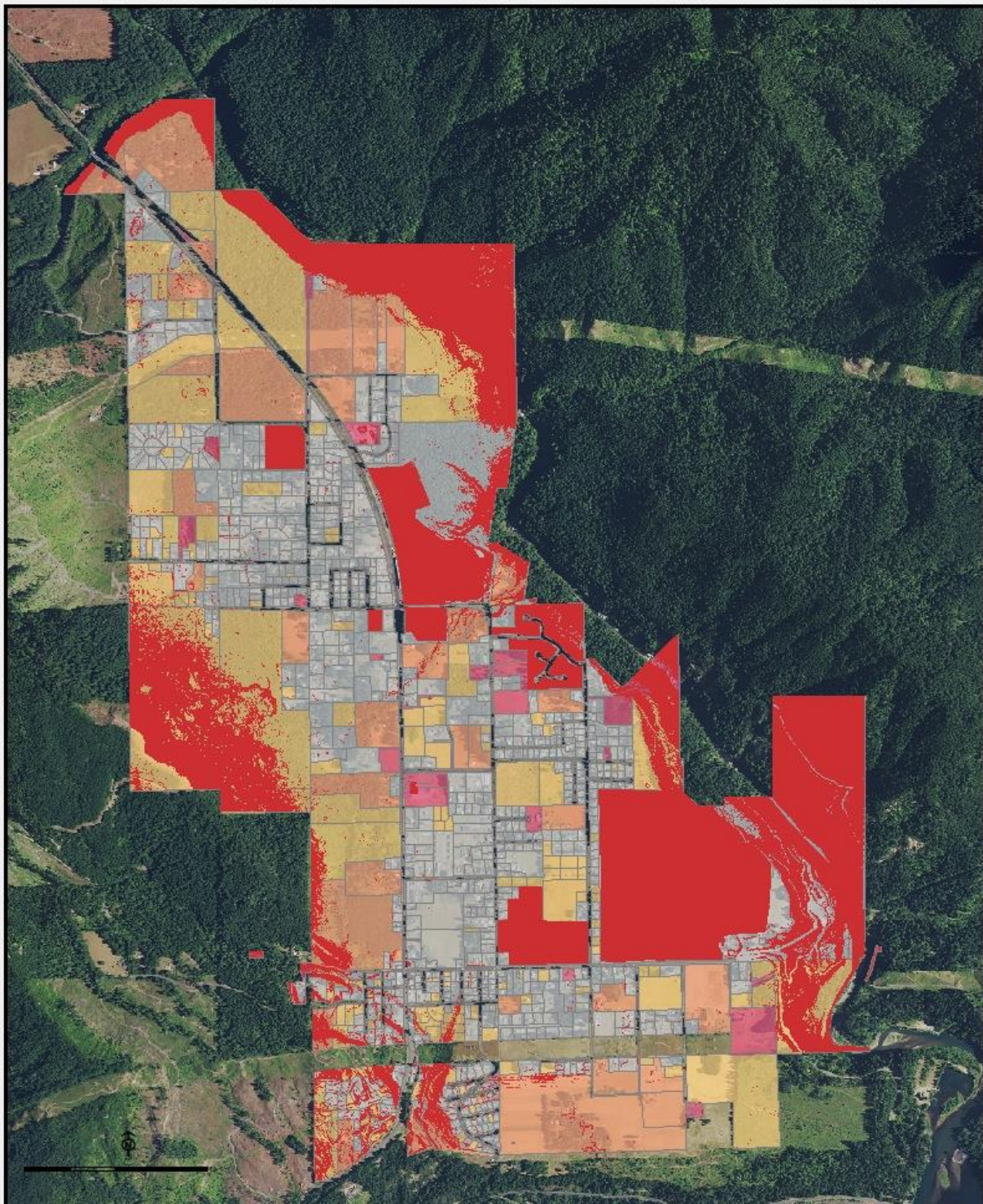
APPENDIX A: DETAILED DEVELOPABLE LAND

SUMMARY

Location	Zone	Density (DU/Acre)	Grouping	Vacant Acres	Part-Vacant Acres	Redevelopable Acres
Stevenson	Residential (R-1)	1	Low	53	195.58	15.17
Stevenson	Residential (R-2)	0.5	Very Low	120.38	79.79	12.47
Stevenson	Residential (R-5)	0.2	Very Low	129.31	111.31	7.6
Stevenson	Single Family Residential (R-1)	7	Medium	44.27	4.31	3.83
Stevenson	Suburban Residential	2	Medium	73.98	33.49	12.12
Stevenson	Two-Family Residential (R-2)	10	Medium	1.91	0.69	0
Stevenson	Multi-Family Residential (R-3)	16	High	1.32	2.05	0.67
Stevenson	Multi-Family Residential Overlay (R-3)	16	High	6.13	0	0
Stevenson	Commercial (C-1)	34	High	11.56	4.23	4.3
Stevenson	Community Commercial (CC)	3	Medium	8.24	4.49	0
Carson	Rural Residential	1.5	Low	193.4	198.74	25.37
Carson	Rural Estate	0.05	Very Low	31.24	54.02	0
Carson	High-Density Residential (HDR)	2	Medium	162.25	44.33	50.35
Carson	Commercial	1	Low	18.4	24.28	5.26
Cook	Residential (GMA) (R-10)	0.1	Very Low	0	1.34	0
Mill A	Residential 10 (R-10)	0.1	Very Low	26.55	39.41	0
Mill A	Residential 2 (R-2)	0.5	Very Low	413.04	162.63	39.82
Mill A	Residential 5 (R-5)	0.2	Very Low	3333.96	210.23	0.9
Stabler	Residential 1 (R-1)	1	Low	158.39	77.15	10.67
Stabler	Residential 2 (R-2)	0.5	Very Low	1019.07	455.02	103.76
Stabler	Community Commercial (CC)	1	Low	4.45	4.55	2.33
West End	Rural Lands 10	0.1	Very Low	353.26	320.14	52.35
West End	Rural Lands 2	0.5	Very Low	292.78	343.74	32.63
West End	Rural Lands 5	0.2	Very Low	992.6	832.31	188.71
West End	Neighborhood Commercial (NC)	1.5	Low	1.56	4.22	3.54
Underwood	Residential (GMA) (R-1)	1	Low	7.69	1.31	1.23
Underwood	Residential (GMA) (R-10)	0.1	Very Low	0	3.5	0
Underwood	Residential (GMA) (R-2)	0.5	Very Low	16.38	15.73	3.45
Underwood	Residential (GMA) (R-5)	0.2	Very Low	30.74	79.15	18.14
Underwood	Residential 10 (R-10)	0.1	Very Low	72.84	0	0
Underwood	Residential 2 (R-2)	0.5	Very Low	7.59	2.55	0
Home Valley	Residential 1 (R-1)	1	Low	44.83	72.71	3.95
Home Valley	Community Commercial (CC)	1	Low	23.54	14.4	0

APPENDIX B: FOCUS AREA BUILDABLE LAND MAPS

DRAFT



Skamania County EDC
Buildable Lands Inventory (2019)
Land Classification with Constraints
Carson Area

- | | | | | | | | |
|------|---------------------------|------------|-------------------|--------|------------------|-----|-------------|
| Grey | Developed/Non-Residential | Yellow | Vacant | Orange | Partially Vacant | Red | Constraints |
| Pink | Public/Constrained | Light Blue | Vacant Undersized | | | | |

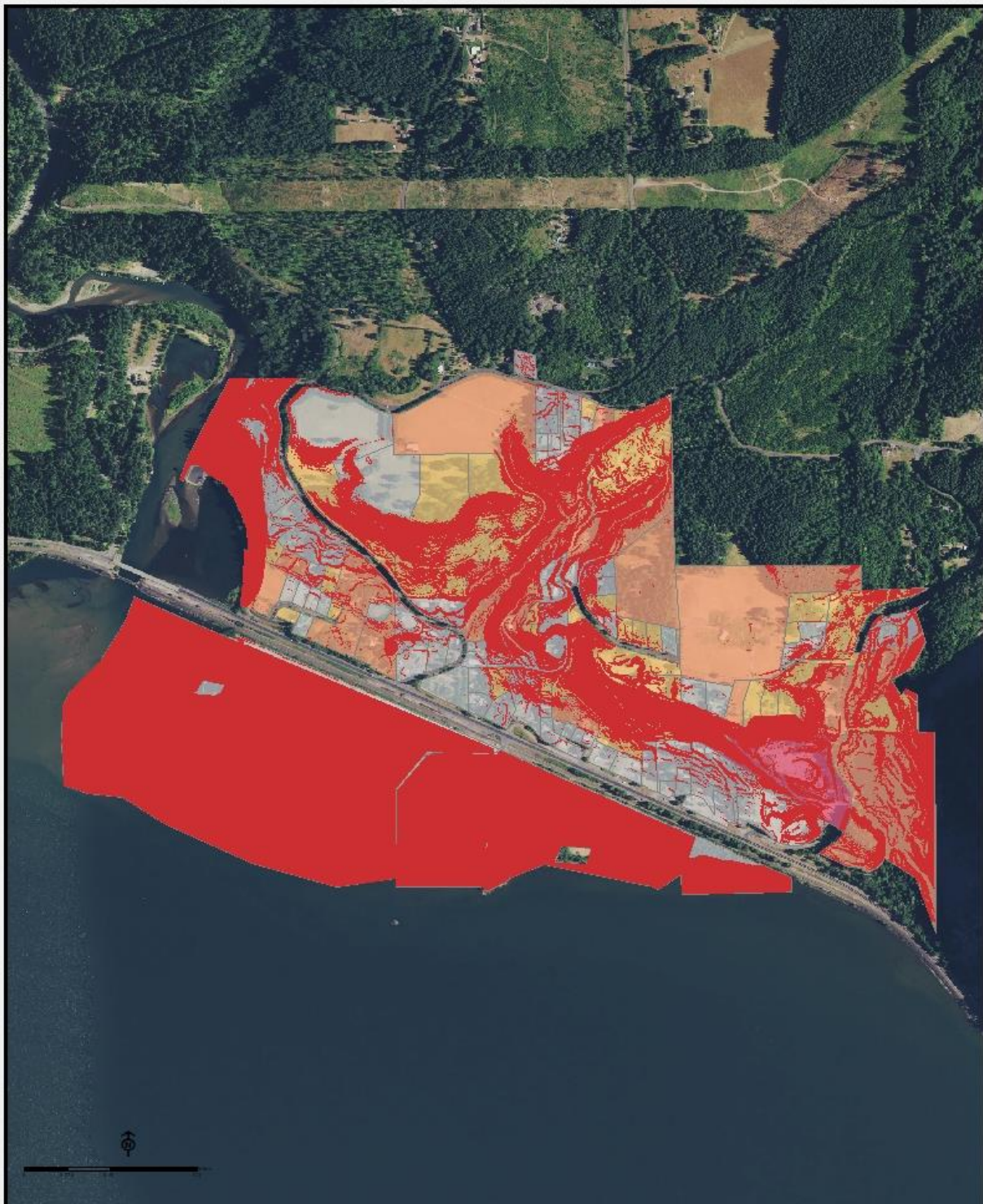




Skamania County EDC
Buildable Lands Inventory (2019)
Land Classification with Constraints
Cook Area

- | | | | |
|---------------------------|-------------------|------------------|-------------|
| Developed/Non-Residential | Vacant | Partially Vacant | Constraints |
| Public/Constrained | Vacant Undersized | | |

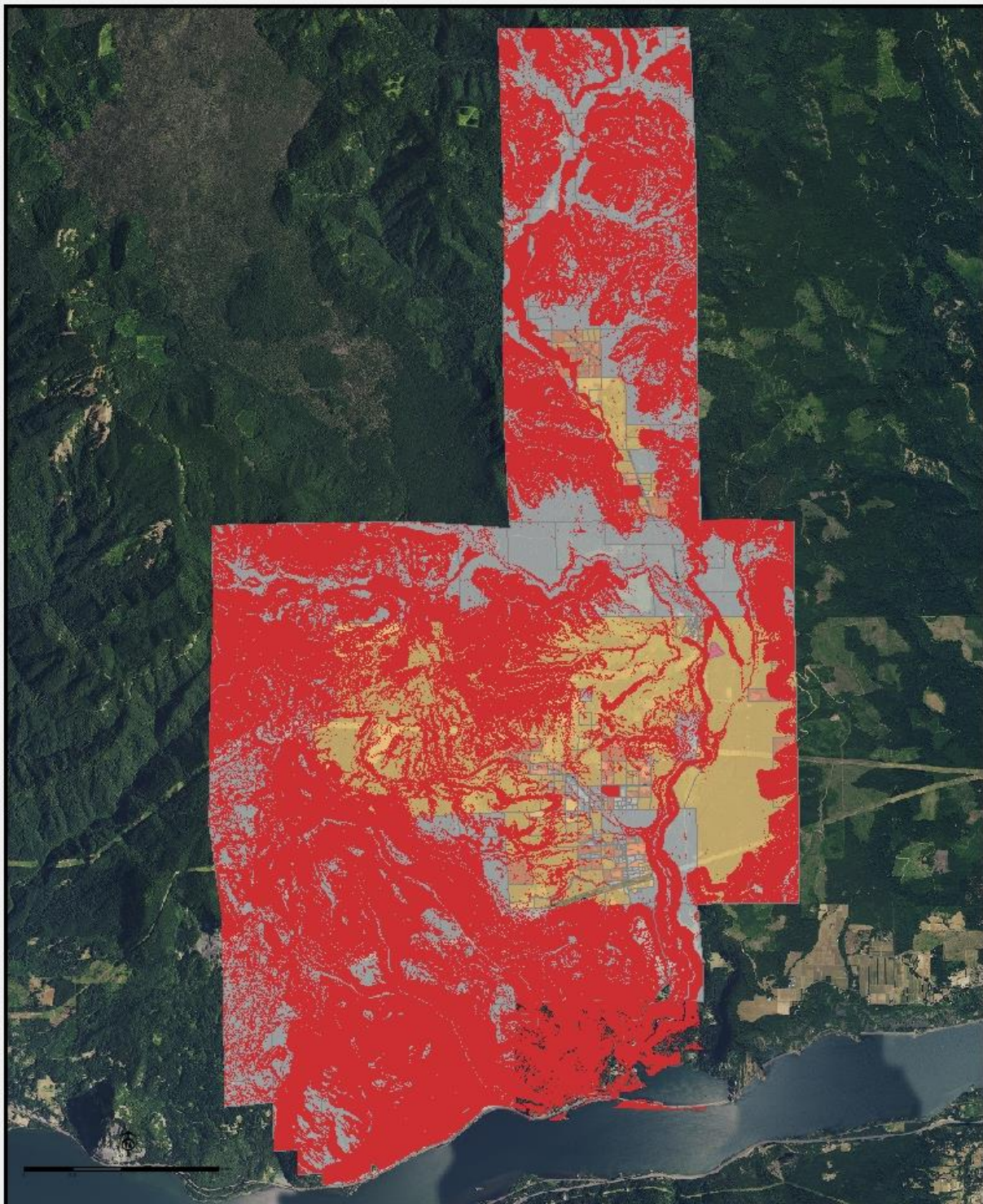




Skamania County EDC
Buildable Lands Inventory (2019)
Land Classification with Constraints
Home Valley Area

- | | | | |
|---------------------------|-------------------|------------------|-------------|
| Developed/Non-Residential | Vacant | Partially Vacant | Constraints |
| Public/Constrained | Vacant Undersized | | |

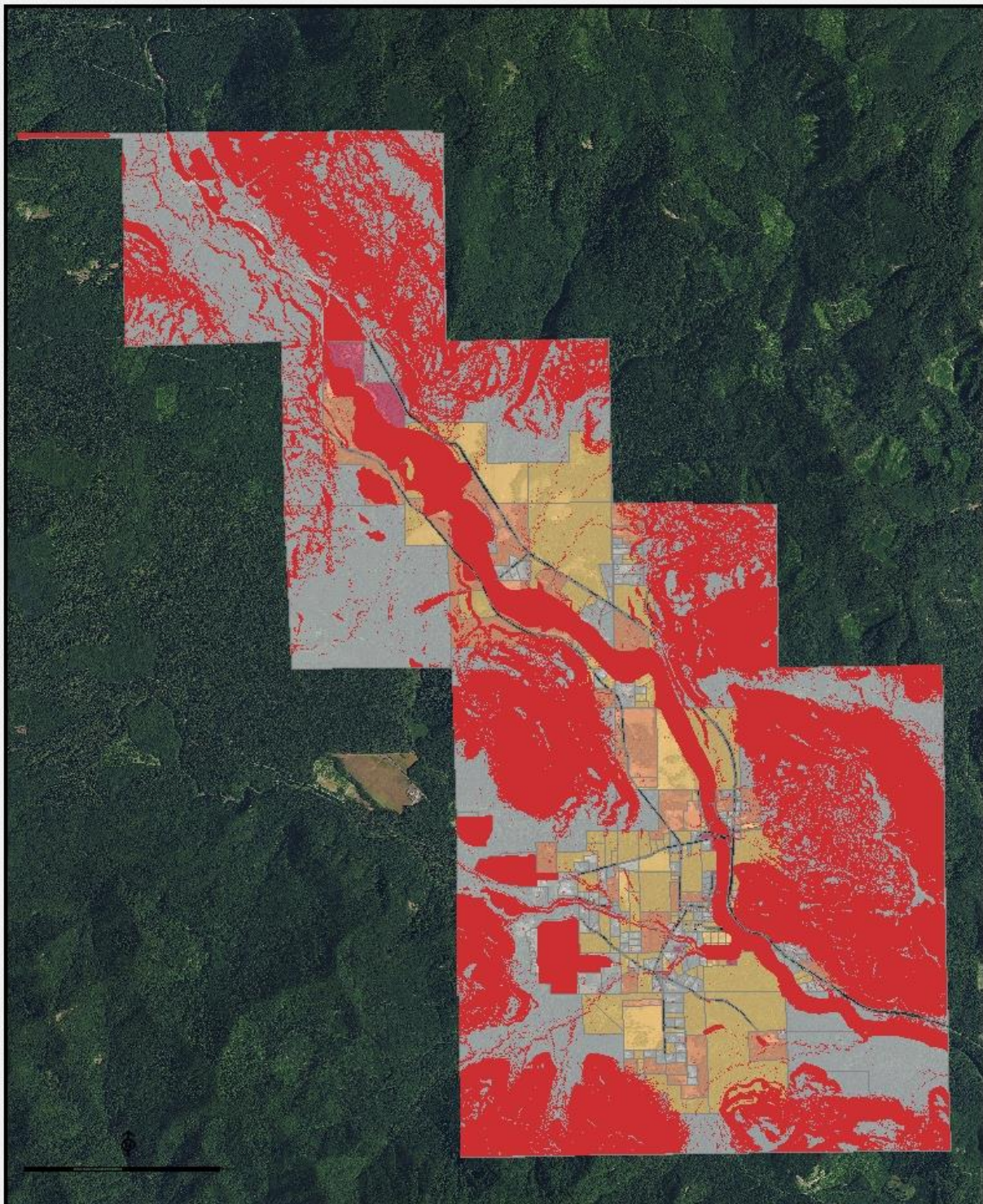




Skamania County EDC
Buildable Lands Inventory (2019)
Land Classification with Constraints
Mill A Area

- | | | | |
|---------------------------|-------------------|------------------|-------------|
| Developed/Non-Residential | Vacant | Partially Vacant | Constraints |
| Public/Constrained | Vacant Undersized | | |

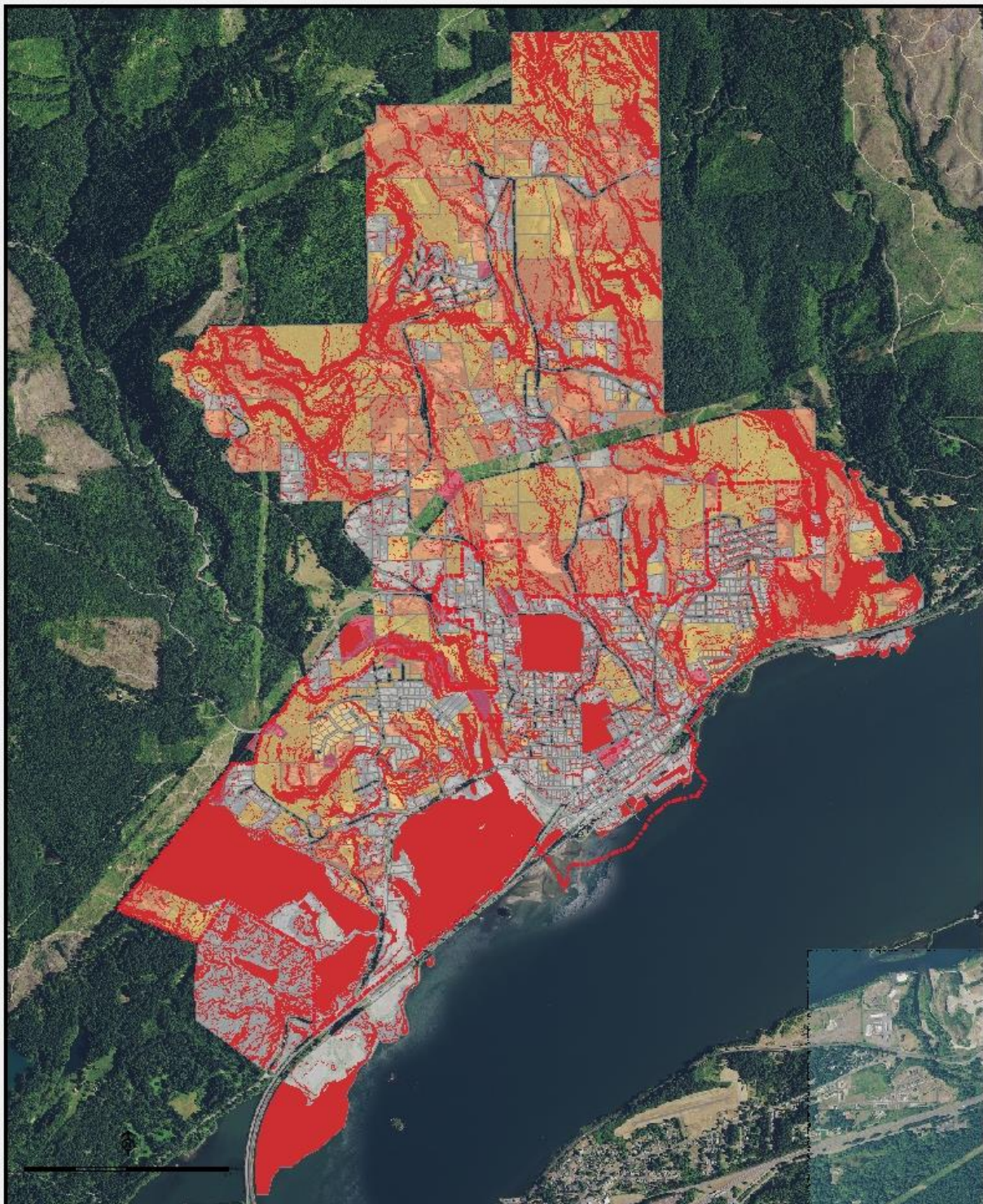




Skamania County EDC
Buildable Lands Inventory (2019)
Land Classification with Constraints
Stabler Area

- | | | | |
|---------------------------|--------------------|------------------|-------------|
| Developed/Non-Residential | Vacant | Partially Vacant | Constraints |
| Public/Constrained | Vacant Under sized | | |

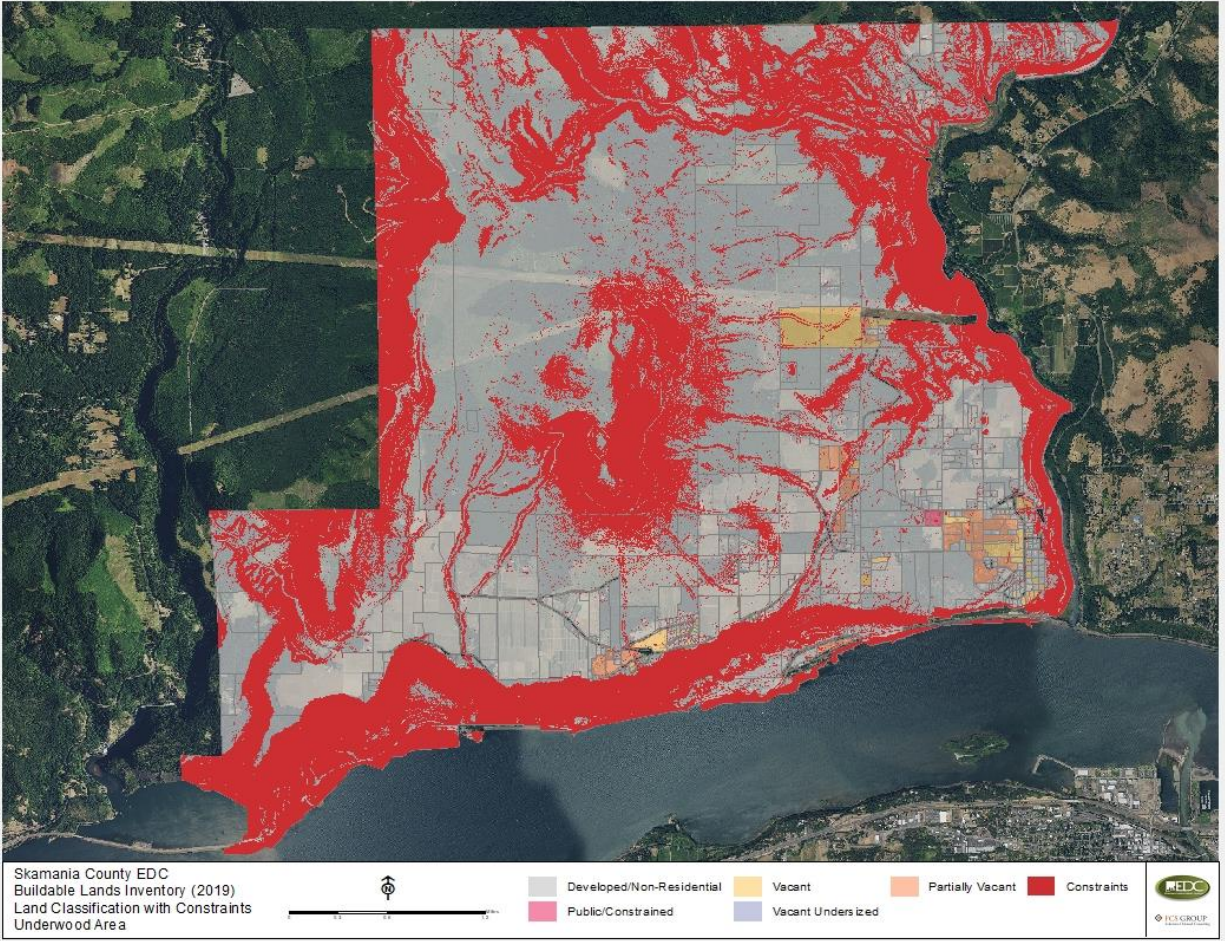


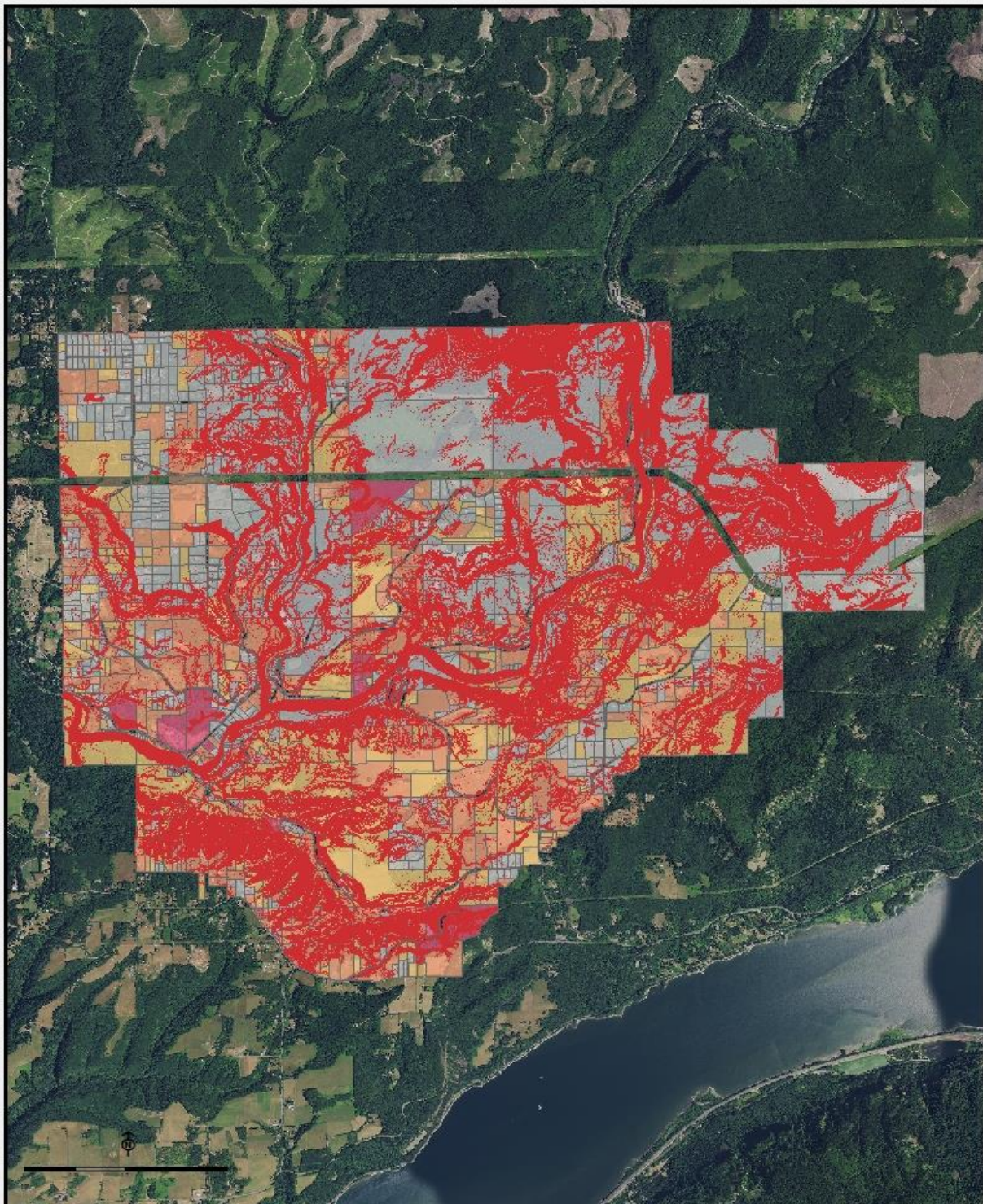


Skamania County EDC
Buildable Lands Inventory (2019)
Land Classification with Constraints
Stevenson Area

- | | | | |
|---------------------------|-------------------|------------------|-------------|
| Developed/Non-Residential | Vacant | Partially Vacant | Constraints |
| Public/Constrained | Vacant Undersized | | |







Skamania County EDC
Buildable Lands Inventory (2019)
Land Classification with Constraints
West End Area

- | | | | |
|---------------------------|-------------------|------------------|-------------|
| Developed/Non-Residential | Vacant | Partially Vacant | Constraints |
| Public/Constrained | Vacant Undersized | | |





Memorandum

Date: January 21, 2020

Subject: Skamania County Housing Needs Assessment – Code Evaluation Memorandum

From: Scott Keillor and Ethan Spoo

To: Todd Chase, FCS GROUP

INTRODUCTION

Skamania County has contracted with FCS GROUP to complete a buildable lands inventory and Housing Needs Assessment (HNA) focused on identifying adequate lands as well as policy and regulatory changes that will encourage adequate provision of housing in Skamania County and its communities including Stevenson and Carson. As part of the HNA project, WSP USA Inc (WSP) conducted a local zoning codes analysis to identify potential barriers to private and public sector housing development that might inhibit provision of an adequate and diverse supply of housing to meet the needs of the Skamania County residents and employees. This memorandum evaluates applicable land use regulations within the County to identify and explore solutions to possible code barriers to housing development. In early October 2019, WSP conducted stakeholder interviews of business, government, and development industry leaders to solicit their input on Skamania County’s housing market, perceived barriers to delivering housing choices, and possible solutions. Several notable themes emerged from these interviews that inform WSP’s code evaluation.

- Housing options in Skamania County are inadequate for single-income earners, service workers, low-income residents, and those with housing assistance needs.
- A variety of housing options are needed across all market segments, especially multifamily (apartments and townhomes), mixed use in appropriate locations, and specialized housing for seniors, cottage housing options, and live-work spaces.
- Housing barriers include financial risk for less profitable housing types, high development costs and long permitting time lines, and a shortage of construction labor. Local regulations, including Columbia River Gorge National Scenic Area (NSA) requirements, are a barrier to housing development, as is a lack of sewer infrastructure in outlying areas of Stevenson and all of unincorporated Carson.
- According to local planners and interview participants, experienced outside developers are deterred from investing in Skamania County. This is, in part, the result of the public perception that the actual barriers to development within the NSA also affect the land outside the NSA, including the Urban Areas where development is encouraged. This contributes to a

lack of appropriate development in Urban Areas and prevents them from fulfilling their purpose.

- There are also few large tracts of vacant land within urban areas with both public water and sewer. Large developments provide an economy of scale sufficient to overcome environmental and other regulatory barriers on behalf of subsequent land owners. Without this, the further development of the existing small tracts and development of single-family homesites must individually overcome the barriers. The insufficient returns on investment increase both housing costs and public frustrations with the permitting process.
- Priorities to enhance housing options include updating local codes to remove barriers, for example by encouraging accessory dwelling units, coordinating housing-friendly initiatives, directing technical and financial resources into the community, obtaining grants for community development, and building relationships between regulators and developers.

CODE EVALUATION TO ADDRESS HOUSING NEEDS

Regulatory Barriers to Workforce and Affordable Housing Development

Barriers to workforce and affordable housing have been studied around the nation. A 2005 U.S. Department of Housing and Urban Development Report, “Why Not in Our Community? Removing Barriers to Affordable Housing”¹ documents some of the more common regulatory barriers. Broadly speaking, these barriers include zoning and land use regulations and processes, such as slow and/or expensive land use reviews. More specifically, barriers include the following.

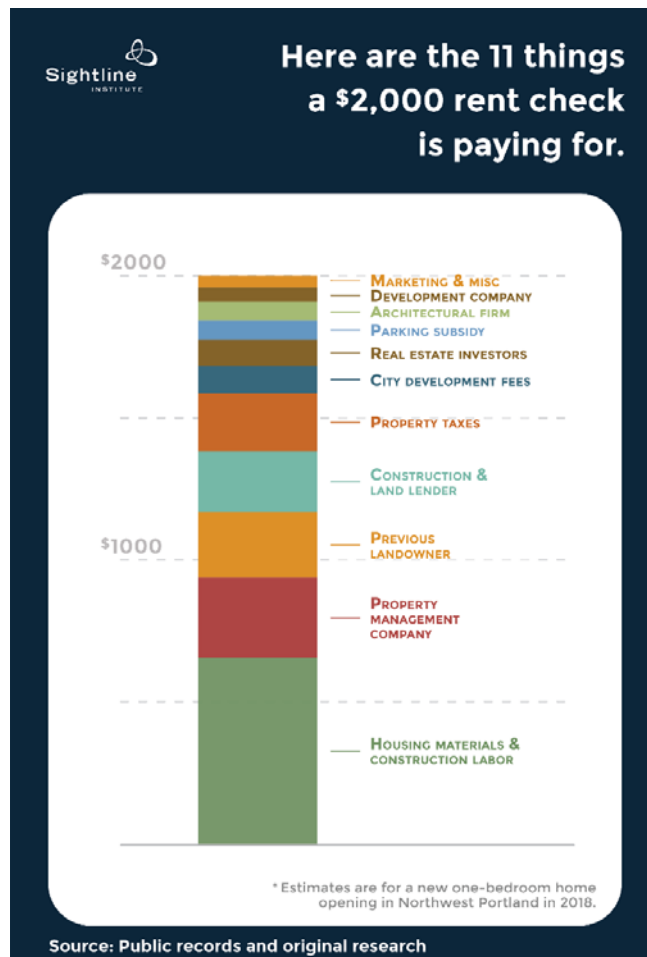
- Regulations that restrict any of the following: rental housing, higher density housing, multifamily housing, accessory dwelling units (ADUs), and manufactured homes.
- Regulations/reviews that increase the cost of the development, as the developer will pass these costs onto the occupants. This includes health, safety, and environmental restrictions when they unnecessarily go above and beyond their purpose of protecting the occupants and/or the environment.
- Local regulations that duplicate federal and state environmental regulations.
- Costs associated with lengthy review periods for permits/reviews, including multiple rounds of submittals by the applicant.
- Administrative procedures that are vague (including those that lack a specific time line and/or are not integrated into the larger approval process).

¹ See : “Why Not In Our Community?” *Removing Barriers to Affordable Housing. An Update to the Report of the Advisory Commission on Regulatory Barriers to Affordable Housing.* U.S. Department of Housing and Urban Development, February, 2005.

- Impact fees for workforce housing (such as cottages, plexes and apartments) that are disproportionate to the actual cost and/or provide a higher level of infrastructure than needed for the community.
- Obsolete building and rehabilitation codes (e.g., old-fashioned and expensive materials, outdated construction methods, etc.).
- Allowing neighbor concerns to have undue influence on the approval of an affordable housing development.

The Cost of Rental Housing

A recent 2018 study by the Sightline Institute evaluated the various components of the cost of renting a typical 2-bedroom apartment in Portland. The findings indicated that several of the items listed above along with other factors determine rent levels (see following graphic). The study provides a hypothetical example of how these costs can be reduced. For additional information check out: <https://www.sightline.org/2018/08/30/what-makes-portlands-new-apartments-so-expensive/> and <https://www.sightline.org/2018/11/05/whys-the-rent-so-high-for-new-apartments-in-seattle/>



This memorandum focuses specifically on regulations that restrict rental housing, higher density housing, ADUs, and manufactured homes.

Land Use Regulatory Framework

WSP reviewed Skamania County and the City of Stevenson zoning codes to identify barriers to housing development. The land use regulatory framework in the County and its communities is established by the Washington Growth Management Act (GMA), the NSA Act, the Washington Shoreline Management Act, and state and local septic system requirements — all adapted to meet local community development needs. These state and federal acts have fairly detailed requirements for new development in the County that significantly influence new development.

Washington GMA: Washington’s statewide land use planning program requires that high-population and high-growth counties and the cities within them adopt and periodically update comprehensive plans and implement development regulations. Although Skamania County is a non-planning county, it is still required to adopt critical areas regulations protecting wetlands, habitat areas, aquifers, flood hazards, and geologic hazards. These critical areas are prevalent throughout the county, which has many mountainous areas adjacent to streams. The County is currently in the process of updating its critical areas regulations, and Stevenson completed an update within the last year. Generally speaking, development is only allowed within critical areas and their buffers if mitigation is provided offsetting all impacts under critical area ordinances, contributing to the expense to develop land with these restrictions.

- **The Columbia River Gorge National Scenic Area (NSA) Act:** Development within the Columbia River Gorge NSA is regulated under the NSA Act and local Skamania County implementing regulations in Title 22 of the County’s code. The regulations are intended to protect the scenic, cultural, and natural resources within the Gorge and require that new development undergo NSA reviews. The regulations have the effect of restricting where development can occur by requiring that wetlands, streams, and cultural sites be protected and prescribe the architecture and design of buildings.
- **Shoreline Management Act:** Each jurisdiction across the state of Washington with streams flowing at a rate of 20 cubic feet per second or lakes 20 acres or larger is required to adopt a shoreline management program (SMP) that generally regulates land uses within 200 feet of these waterbodies, including protecting critical areas within shoreline jurisdiction, and prioritizing water-oriented uses (docks, trails, parks, boating facilities, water-dependent industries etc.) for shoreline location. Single-family residential uses are considered priority uses in SMPs across the state. Multi-family residential uses are not considered to be a prioritized use in shoreline protection areas by the State. Both City of Stevenson and Skamania County are in the process of updating their SMPs.
- **Septic System Land Area Requirements:** Washington Administrative Code (WAC) 246-272A and Skamania County Code Chapter 8.84 regulate the placement and design of small on-site septic systems (SOSSs), which are those treating effluence of less than 3,500 gallons per day (gpd). The County Department of Health is responsible for review and permitting of SOSSs. Review authority for large on-site septic systems (LOSSs) rests with the state under

WAC 246-272B. In 2020, the County is due to adopt a septic code with even more restrictive land area requirements than outlined below.

- Lot sizes for SOSSs under WAC 246-272A are given in Table 1. Standard septic system requirements limit residential lot sizes to no smaller than one dwelling unit per acre when water is supplied by a well or no less than 12,500 square feet when public water is available. Exact lot sizes are determined by soil type; Type 4 and 5 soils (the most common in Skamania County) require minimum lot sizes of 18,000 square feet and 20,000 square feet when served by public water or 1 and 2 acres when served by a well, respectively. For unit types other than single family, the minimum lot size requirements apply per unit volume of sewage (450 gpd). Sizing requirements dictate that 250 gallons be provided per bedroom, meaning that for duplexes, triplexes, and townhouses with one or two bedrooms, the required land area may be less than shown in the table.

**Table 1. Minimum Land Area Requirement
Single-Family Residence or Unit Volume of Sewage**

Type of Water Supply	Soil Type (defined by WAC 246-272A-0220)					
	1	2	3	4	5	6
Public	0.5 acre	12,500 sq. ft.	15,000 sq. ft.	18,000 sq. ft.	20,000 sq. ft.	22,000 sq. ft.
	2.5 acre ¹					
Individual, on each lot	1.0 acre	1 acre	1 acre	1 acre	2 acres	2 acres
	2.5 acres ¹					

¹See WAC [246-272A-0234\(6\)](#).

WAC 246-272B-3500 sets land area requirements when using an LOSS. Class 4 and 5 soils common in Skamania County require 1 acre of land per 1,575 gpd of effluent. Because the unit volume of sewage is 450 gpd, an average of 3.5 units can be built per acre using an LOSS in Skamania County which is greater than the 2.0 to 2.5 units per acre allowable for small on-site septic systems.

The same restrictions apply within the City of Stevenson, but large minimum lot size restrictions come into play much less often because public water and sewer infrastructure is more commonly available.

Skamania County Code Evaluation

To evaluate Skamania County and the City of Stevenson codes for potential barriers to housing development, WSP reviewed the zones in each jurisdiction, noting whether residential development is allowed and common development restrictions (density/lot size and setbacks) per zone.

Summary of Zoning Code

Skamania County’s zoning ordinance (Title 21) contains zoning regulations that apply to four specific subareas in more populated areas within the County (Carson, Northwestern Lake, West End, and Swift), NSA code that applies to the Columbia River Gorge in southern part of the

County, and general regulations for less populated, more rural areas of the County. Table 2 lists zones where residential development is allowed, development restrictions within each zone, and notes about restrictions that may limit the ability to provide residential development. The table does not include forest or agricultural zones where single-family housing may be permitted but is subject to strict state restrictions on the number of units for large parcels, because these zones cannot be amended to allow for more residential development. The table also does not reference camping cabins or recreational vehicles (RV) allowed in some zones, because these are forms of temporary housing, not permanent housing solutions.

Minimum lot sizes in Skamania County are heavily influenced by lot and land size requirements for septic systems. In order to understand whether lot sizes are a barrier to development of workforce and affordable housing, it is necessary to understand septic system lot and land size requirements. Table A-1 in the appendix compares the land size requirements for different housing products with minimum lot sizes in each zone to determine whether minimum lot sizes in each zone are larger than they need to be to accommodate each type of housing product.

Table 2. Skamania County Zoning Evaluation for Barriers to Housing Development

Zone/Name	Residential Permitted?	Notable Development Restrictions	Identified Barriers
Rural County Area			
Residential (R-1)	<ul style="list-style-type: none"> Permitted: SFR up to fourplexes, ADUs Conditional: mobile home parks Prohibited: MFR (duplex and above) and cluster development 	<ul style="list-style-type: none"> SFR minimum lot size 2 acres (well and septic), 12,500 square feet (water and septic), 8,000 square feet (water and sewer) MFR (duplex or above) required minimum lots size is 150-250% of SF lot sizes. ADU setback: 20 feet from adjacent property ADU maximum size of 800 square feet 	<ul style="list-style-type: none"> Cluster development MFR (five and above) prohibited Mobile homes require conditional use permits and lease lines must comply with lot size minimums. ADU maximum sizes (800 sf for detached units).
Residential (R-2)	<ul style="list-style-type: none"> Permitted: SFR, ADUs Conditional: Duplexes, mobile home parks, cluster development Prohibited: MFR (triplex and above) 	<ul style="list-style-type: none"> SFR minimum lot size: 2 acres Duplex minimum lot size: 150% of SF MFR (triplex and above) not permitted ADU setback: 20 feet from adjacent property ADU maximum size of 800 square feet 	<ul style="list-style-type: none"> Cluster development requires a conditional use permit Multifamily (triplex and above) prohibited ADU maximum sizes (800 sf for detached units).
Residential 5 (R-5) Residential 10 (R-10) Rural Estate (RES-20)	<ul style="list-style-type: none"> Permitted: SFR, ADUs Conditional: small and large scale RV Parks, cluster developments Prohibited: MFR (duplex and above) 	<ul style="list-style-type: none"> SFR minimum lot size: 5 acres (R-5), 10 acres (R-10), 20 acres (RES-20) MFR prohibited ADU setback: 20 feet from adjacent property ADU maximum size of 800 square feet 	<ul style="list-style-type: none"> Cluster development requires conditional use permit Multifamily (duplex and above) prohibited Lot sizes for single family are larger than necessary for septic land area requirements. ADU maximum sizes (800 sf for detached units).
Community Commercial (CC)	<ul style="list-style-type: none"> Permitted: SFR through fourplex, cluster developments, ADUs 	<ul style="list-style-type: none"> Minimum lot size for all residential uses: 10,800 square feet ADU setback: 20 feet from adjacent property 	<ul style="list-style-type: none"> MFR (five and above) prohibited Overly restrictive minimum lot sizes for single-family through duplex when connected to public sewer

MEMO: Skamania County Housing Needs Assessment – Code Evaluation

January 21, 2020

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Zone/Name	Residential Permitted?	Notable Development Restrictions	Identified Barriers
	<ul style="list-style-type: none"> • Conditional: small and large scale RV parks • Prohibited: MFR (five and above) and cluster development 	<ul style="list-style-type: none"> • ADU maximum size of 800 square feet 	<ul style="list-style-type: none"> • ADU maximum sizes (800 sf for detached units).
Commercial Recreation (CR)	<ul style="list-style-type: none"> • Permitted: Cluster developments, SFR for commercial caretaker and lots predating ordinance, ADUs • Conditional: small and large scale RV parks • Prohibited: MFR (duplex and above) 	<ul style="list-style-type: none"> • Minimum lot size: 12,500 square feet • ADU setback: 20 feet from adjacent property • ADU maximum size of 800 square feet 	<ul style="list-style-type: none"> • MFR (duplex and above) prohibited • ADU maximum sizes (800 sf for detached units).
Carson Subarea			
High Density Residential (HDR)	<ul style="list-style-type: none"> • Permitted: SFR, ADUs • Administrative Review: MFR and cluster developments • Conditional Use: Mobile Home Parks 	<ul style="list-style-type: none"> • Minimum lot size SFR: 0.5 acre • Minimum lot size (Duplex): 0.75 acres • Minimum lot size (Triplex): 1.0 acres • Minimum lot size (Fourplex): 1.25 acres • Minimum lot size (MFR 5+): 2.0 acres • ADU setback: 20 feet from adjacent property • ADU maximum size of 800 square feet 	<ul style="list-style-type: none"> • Mobile home parks require conditional use permits. • Overly restrictive lot sizes for SFR connected to public water/septic or sewer and for MFR (duplexes and above) connected to sewer. • ADU maximum sizes (800 sf for detached units).
Rural Residential (RR)	<ul style="list-style-type: none"> • Permitted: SFR, ADUs • Administrative Review: Cluster Development • Conditional: MFR and Mobile Home Parks 	<ul style="list-style-type: none"> • Minimum lot size (SFR): 1 acre • Minimum lot size (Duplex): 1.5 acres • Minimum lot size (Triplex): 2.0 acres • Minimum lot size (Fourplex): 2.5 acres • Minimum lot size (MFR 5+): 3.0 acres 	<ul style="list-style-type: none"> • Conditional use permit required for MFR (duplex and above) • Overly restrict lot sizes for SFR and MFR developments connected to water/septic or sewer. • ADU maximum sizes (800 sf for detached units).

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Zone/Name	Residential Permitted?	Notable Development Restrictions	Identified Barriers
		<ul style="list-style-type: none"> • ADU setback: 20 feet from adjacent property • ADU maximum size of 800 square feet 	
Rural Estate (RE)	<ul style="list-style-type: none"> • Permitted: SFR, ADUs • Administrative Review: Cluster development • Conditional: MFR, small and large RV parks • Prohibited: Mobile home parks 	<ul style="list-style-type: none"> • Minimum lot size (SFR): 5 acres • Minimum lot size (MFR 2+): not specified • ADU setback: 20 feet from adjacent property • ADU maximum size of 800 square feet 	<ul style="list-style-type: none"> • Conditional use permits required for MFR (duplex and above) • SFR lot size minimums are larger than state septic lot size requirements • ADU maximum sizes (800 sf for detached units).
Commercial (C)	<ul style="list-style-type: none"> • Conditional: Residential above commercial 	<ul style="list-style-type: none"> • None 	None: no limitations on density or lot size.
Northwestern Lake Subarea			
NWL Residential 2 (NWLR-2)	<ul style="list-style-type: none"> • Permitted: SFR, ADUs • Conditional: Cluster developments, duplexes • Prohibited: MFR (triplex and above) 	<ul style="list-style-type: none"> • Minimum lot size (SFR): 2 acres • Minimum lot size (duplex): 3 acres • ADU setback: 20 feet from adjacent property • ADU maximum size of 800 square feet 	<ul style="list-style-type: none"> • Duplexes and cluster developments require conditional use permits. • Multifamily uses (triplex and above) are prohibited. • Overly restrictive lot size for duplexes. • ADU maximum sizes (800 sf for detached units).
NWL Residential 5 (NWLR-5)	<ul style="list-style-type: none"> • Permitted: SFR, ADUs • Conditional: cluster developments, duplexes 	<ul style="list-style-type: none"> • Minimum lot size (SFR): 5 acres • Minimum lot size (duplex): 7.5 acres • ADU setback: 20 feet from adjacent property • ADU maximum size of 800 square feet 	<ul style="list-style-type: none"> • Duplexes require conditional use permit • MFR (triplex and above) prohibited • Overly restrictive lot size for SFR and duplexes connected to water/septic • ADU maximum sizes (800 sf for detached units).

Zone/Name	Residential Permitted?	Notable Development Restrictions	Identified Barriers
West End Subarea			
West End Rural Lands 2 (WERL-2)	<ul style="list-style-type: none"> • Permitted: SFR, ADUs • Conditional: duplexes • Prohibited: MFR (triplex and above), cluster developments 	<ul style="list-style-type: none"> • Minimum lot size (SFR): 2 acres • Minimum lot size (duplex): 3 acres • ADU setback: 20 feet from adjacent property • ADU maximum size of 800 square feet 	<ul style="list-style-type: none"> • Duplexes require conditional use permits. • Multifamily (triplex and above) are prohibited • Overly restrictive lot size for SFR and duplexes connected to water/septic and sewer. • ADU maximum sizes (800 sf for detached units).
West End Rural Lands 5 (WERL-5)	<ul style="list-style-type: none"> • Permitted: SFR, ADUs • Conditional: duplexes • Prohibited: MFR (triplex and above), cluster developments 	<ul style="list-style-type: none"> • Minimum lot size (SFR): 5 acres • Minimum lot size (duplex): 7.5 acres • ADU setback: 20 feet from adjacent property • ADU maximum size of 800 square feet 	<ul style="list-style-type: none"> • Duplexes require conditional use permits • Multifamily and cluster developments are prohibited. • Overly restrictive lot sizes for SFR connected to well/septic, water/septic, or sewer. • ADU maximum sizes (800 sf for detached units).
West End Rural Lands 10 (WERL-10)	<ul style="list-style-type: none"> • Permitted: SFR, ADUs • Conditional: duplexes • Prohibited: MFR (triplex and above) and cluster developments 	<ul style="list-style-type: none"> • Minimum lot size (SFR): 10 acres • Minimum lot size (duplex): 15 acres • ADU setback: 20 feet from adjacent property • ADU maximum size of 800 square feet 	<ul style="list-style-type: none"> • Duplexes require conditional use permits. • MFR (triplex and above) and cluster developments prohibited • Overly restrictive lot size for duplexes. • ADU maximum sizes (800 sf for detached units).
West End Forest Lands 20 (WEFL-20)	<ul style="list-style-type: none"> • Permitted: SFR,ADUs • Prohibited: MFR (duplex and above) and cluster developments 	<ul style="list-style-type: none"> • Minimum lot size (SFR): 20 acres or 1 per legal lot of record • ADU setback: 20 feet from adjacent property • ADU maximum size of 800 square feet 	<ul style="list-style-type: none"> • Overly restrictive SFR lot sizes. • Multifamily (duplex and above) and cluster developments prohibited. • ADU maximum sizes (800 sf for detached units).

Zone/Name	Residential Permitted?	Notable Development Restrictions	Identified Barriers
Swift Subarea			
Mountain Recreational Zone	<ul style="list-style-type: none"> • Permitted: SFR, cluster developments, ADUs • Prohibited: MFR (Duplex and above) 	<ul style="list-style-type: none"> • Minimum lot size (SFR): 5 acres per unit • ADU setback: 20 feet from adjacent property • ADU maximum size of 800 square feet 	<ul style="list-style-type: none"> • Multifamily (duplex and above) prohibited • Overly restrictive SFR lot sizes connected to well/septic, water/septic, or sewer. • ADU maximum sizes (800 sf for detached units).
Swift Forest Lands 20 (SW-FL20)	<ul style="list-style-type: none"> • Permitted: SFR, ADUs, cluster developments • Prohibited: MFR (duplex and above) 	<ul style="list-style-type: none"> • Minimum lot size (SFR): 20 acres or 1 per legal lot of record • ADU setback: 20 feet from adjacent property • ADU maximum size of 800 square feet 	<ul style="list-style-type: none"> • MFR (duplex and above) prohibited. • Overly restrictive SFR lot sizes connected to well/septic, water/septic, or sewer. • ADU maximum sizes (800 sf for detached units).
NSA			
GMA residential zones	<ul style="list-style-type: none"> • Permitted: SFR • Prohibited: MFR (duplex and above), cluster developments 	<ul style="list-style-type: none"> • Minimum lot size (SFR): 1, 2, 5, and 10 acres for R-1, R-2, R-5, and R-10, respectively 	<ul style="list-style-type: none"> • Multifamily (duplex and above) and cluster developments prohibited • Overly restrictive SFR lot sizes in R-1, R-2, R-5 and R-10 connected to water/septic or sewer. • Overly restrictive SFR lot size connected to well/septic in R-5 and R-10.
GMA – rural center	<ul style="list-style-type: none"> • Permitted: SFR, duplexes • Prohibited: MFR (triplex and above) and cluster developments 	<ul style="list-style-type: none"> • Minimum lot size (SFR, duplex): 1 acre 	<ul style="list-style-type: none"> • Multifamily (duplex and above) prohibited • Overly restrictive SFR lot sizes connected to water/septic or sewer.
GMA -commercial	<ul style="list-style-type: none"> • Permitted: SFR • Prohibited: MFR (duplex and above) and cluster developments 	<ul style="list-style-type: none"> • Minimum lot size (SFR): 1 acre 	<ul style="list-style-type: none"> • Multifamily: (duplex and above) prohibited • Overly restrictive SFR lot sizes connected to water/septic or sewer.

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Zone/Name	Residential Permitted?	Notable Development Restrictions	Identified Barriers
GMA – public recreation	<ul style="list-style-type: none"> Permitted: SFR on preexisting lot 	<ul style="list-style-type: none"> Minimum lot size (SFR): preexisting lots of any size 	<ul style="list-style-type: none"> None: zone is primarily intended for public recreation
GMA – commercial recreation	<ul style="list-style-type: none"> Permitted: SFR on preexisting lot 	<ul style="list-style-type: none"> Minimum lot size (SFR): preexisting lots of any size 	<ul style="list-style-type: none"> None: zone is primarily intended for commercial recreation

Source: Skamania County Zoning Ordinance, Title 21

Notes: SFR = single-family residential, MF = multifamily, ADU = Accessory Dwelling Unit, SF=square feet

Housing Development Barriers

As identified in Table 2 above, regulatory barriers to housing in Skamania County fall into several major categories.

- **Process Barriers:** Conditional use permits are required for certain housing types in residential zones. Commonly, these include mobile home parks (an important form of affordable housing in the County) and cluster developments and multifamily housing in some zones. Multifamily housing and cluster developments are also commonly prohibited in lower density zones. Requiring conditional use permits or prohibiting certain types of housing is a barrier to the development of these types of housing because applicants must undergo additional process (conditional use review or zone changes) to build restricted housing types. Specific barriers identified by zone include the following,
 - Conditional use permit required for multifamily residential: R-2 (duplexes), RR, RE, NWLR-2 (duplexes), NWLR-5 (duplexes), and WERL-2/5/10 (duplexes).
 - Conditional use permit required for mobile home parks: R-1, R-2, HDR, and RR.
 - Multifamily uses prohibited: R-1 (five and above), R-2/5/10/20, CC, CR.
 - ADUs prohibited: The County allows ADUs wherever single-family homes are permitted outside of the NSA. The prohibition on ADUs inside the NSA is a barrier to development of this type of housing.
 - Limitations on cluster developments: The County’s cluster development regulations allow new residential developments to occur below minimum lot sizes and even allow for density bonuses ranging from 25 to 50 percent in Carson’s residential zones (HDR, RR, and RE). Cluster developments require conditional use permits or are permitted in most zones restricting the effectiveness of this tool to create higher densities and reduce housing costs.
- **Lot Size Requirements:** Because much of Skamania County is rural, its zoning code requires large lot sizes. The R-1 zone allows an 8,000-square-foot lot size minimum for single-family residential connected to sewer, and the CC zone allows 10,800-square-foot minimum lots without regard to sewer connection. Outside of these zones, the smallest lot size minimums are 1 acre and as large as 40 acres in some zones that allow residential uses. Often, lot size requirements exceed what is necessary to meet septic requirements. Attachment A provides a comparison of minimum required lot sizes in Skamania County’s zoning code with those required under the State and County’s septic code. The analysis shows that a number of zones have larger required minimum lot sizes than are necessary under septic regulations, which is to be expected in a rural county. Of note are lot sizes for single-family and duplex uses on public water and septic in the Northwestern Lake and West End subareas, as well as single-family and multifamily uses on water and septic in the Carson subarea. See Attachment A for further detail.

- Carson infrastructure barrier: As an economic center and because of its road network, Carson is a logical location for development of housing at urban densities to address workforce and affordable-housing shortages. But, Carson does not have public sewer infrastructure that, in turn, limits housing density. Development in Carson is served by on-site septic systems.

City of Stevenson Code Evaluation

Summary of Zoning Code

Table 3. City of Stevenson Zoning Evaluation for Barriers to Housing Development

Zone/Name	Residential permitted?	Notable Development Restrictions	Identified Barriers
R1 Single Family Residential	Permitted: SFDD, ADUs, manufactured and modular homes, adult family homes Conditional: TFD, MFD, boarding house, dormitory* Prohibited: Mobile homes, assisted living, nursing homes	Minimum lot size (well/septic): 1 acre Minimum lot size (water/septic): 15,000 SF Minimum lot size (water/sewer): 6,000 SF	Additional parking requirements, ADU maximum sizes (800 sf for detached units) and owner-occupancy requirements. Only one ADU is allowed in conjunction with a SFDD. Prohibition on assisted living and nursing homes limits options for seniors.
R2 Two Family Residential	Permitted: SFDD, TFD, manufactured and modular homes, adult family home. Conditional: MFD, boarding house, dorms. Prohibited: Mobile homes, assisted living, nursing homes.	Minimum lot size (well/septic): N/A Minimum lot size (water/septic): 15,000 SF Minimum lot size (water/sewer): 5,000 SF + 2,000 SF per additional unit.	MFD requires conditional use permits. Lot sizes for attached housing (TFD, MFD, townhomes) on individual lots could be as small as 2,000 square feet per unit. Prohibition on assisted living and nursing homes limits options for seniors.
R3 Multi-Family Residential	Permitted: SFDD, townhome, MFD, manufactured and modular homes,	Minimum lot size (well/septic): N/A Minimum lot size (water/septic): 15,000 SF + 5,000 SF per unit over 2.	Requiring conditional use for senior housing (assisted and nursing) may be burdensome in a high density residential zone.

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Zone/Name	Residential permitted?	Notable Development Restrictions	Identified Barriers
	<p>Conditional: boarding house, assisted living, nursing home, dormitory.</p> <p>Prohibited: Mobile homes</p>	<p>Minimum lot size (water/sewer): 4,000 SF + 2,000 SF per additional unit.</p>	<p>Lot sizes for attached housing (duplex, triplex, townhomes) on individual lots could be as small as 2,000 SF per unit.</p>
<p>R3 Rock Cove Design Overlay</p>	<p>Permitted: SFDD, townhome, MFD, manufactured and modular homes</p> <p>Conditional: boarding house, assisted living, nursing home, dormitory.</p> <p>Prohibited: Mobile homes</p>	<p>Minimum lot size (well/septic): N/A</p> <p>Minimum lot size (water/septic): 15,000 SF + 5,000 SF per unit over 2.</p> <p>Minimum lot size (water/sewer): 4,000 SF + 2,000 SF per additional unit.</p>	<p>Requiring conditional use for senior housing (assisted and nursing) may be burdensome in a high density residential zone.</p> <p>Lot sizes for attached housing (duplex, triplex, townhomes) on individual lots could be as small as 2,000 SF per unit.</p>
<p>MHR Mobile Home Residential</p>	<p>Permitted: SFDD, manufactured, modular, and mobile homes, Adult Family Home</p> <p>Conditional: MFD, TFD, boarding house, assisted living, nursing home, dormitory.</p>	<p>Minimum lot size (well/septic): 5ac + 2 acres per unit over 2</p> <p>Minimum lot size (well/sewer): 5ac + 2 acres per unit over 2</p> <p>Minimum lot size (water/septic): 5ac + 2 acres per unit over 2</p> <p>Minimum lot size (water/sewer): 5ac + 5,000 sf per unit over 40</p>	<p>Overly restrictive lot size for all septic combinations (state law allows a ratio of 2 acres per one unit)</p> <p>MHR zone does not appear present in zoning map.</p>
<p>SR Suburban Residential</p>	<p>Permitted: SFDD, ADUs, manufactured and modular homes, adult family home.</p> <p>Conditional: TFD, MFD, temporary residence,</p>	<p>Minimum lot size (well/septic): 1 acre</p> <p>Minimum lot size (water/septic): 20,000 sf</p> <p>Minimum lot size (water/sewer): 15,000 sf</p>	<p>Requiring conditional use for duplexes and MFR places a barrier on those development types.</p>

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Zone/Name	Residential permitted?	Notable Development Restrictions	Identified Barriers
	boarding house, assisted living, dorms. Prohibited: Mobile homes, travel trailers		
CR Commercial Recreation	Conditional: MFD	Minimum lot size (all service levels): 10,000 sf	Overly restrictive lot size for TFD/MFD.
C1 Commercial Recreation	Permitted: SFDD, Manufactured Home, Modular Home, MFD, Boarding House, Adult Family Home, Assisted Living Facility Conditional: Temporary Residence, Nursing Home	Minimum lot size (all service levels) MFR: 1,200 sf per unit SFR: 6,000 sf All other uses: 0 sf	Requiring conditional use for senior housing (nursing homes) may be burdensome in a high-density zone. Requiring conditional use for Light Industrial Activities limits some live/work housing products for business owners in certain industries.

Source: Stevenson Municipal Code, Title 17

Notes: SFDD = single-family detached dwelling, TFD= two-family dwelling, MFD = multifamily dwelling, ADU = Accessory Dwelling Unit, sf=square feet

*TFR and MFR were prohibited in the SR, R1 and R2 zones before the 2017 Stevenson Comprehensive Plan update. The allowance to increase density is tied to approval of a PUD, which requires public water and sewer. It is intended to create market conditions which encourage the extension of those systems.

Housing Development Barriers

As identified in Table 3 above, regulatory barriers to housing in Stevenson fall into several major categories.

- **Process Barriers:** Conditional use permits are required for certain housing types in some residential or nonresidential but high-density zones. Most commonly, this applies to senior housing, which impacts a known low-income and vulnerable population. Mobile homes are prohibited in all residential zones except for the Mobile Home Residential zone. Requiring conditional use permits or prohibiting certain types of housing is a barrier to the development of these types of housing because applicants must undergo additional process (conditional use review or zone changes) to build restricted housing types. Specific barriers identified by zone include the following.
 - Conditional use permit required or for assisted living and nursing home facilities in zones: R3, MHR, and C1
 - Prohibitions on assisted living and nursing home facilities in zones: R1, R2
 - Prohibitions on mobile homes (but not manufactured or modular homes) in zones: R1, R2, R3, and SR.
 - Live/work housing products are not expressly permitted in zones: C1
- **Lot Size Requirements:** Most of Stevenson’s lot sizes provide reasonable flexibility for project proponents and are comparable to development standards in other urban areas.
 - Minimum lot sizes in the C1 zone provide for maximum flexibility, but the minimum lot sizes for MFR development in the R3 and CR zones are too restrictive. Lot sizes for attached housing (duplex, triplex, townhome, etc.) on individual lots can be as small as 2,000 square feet per unit.
- **Zoning Land Distribution:** The residential zoning designations for vacant and partially vacant land in the Stevenson area are primarily zoned for single family uses (98%). Multi-family zoning applies to less than 2% of these areas. This distribution is out of alignment with the housing mix anticipated in the HNA.

Shoreline Master Program and Critical Area Ordinances

As previously mentioned, certain Skamania County streams, river, and lakes are subject to regulation under the state Shoreline Management Act and the County’s local SMP. These include all streams and rivers with an average annual flow of 20 cubic feet per second and lakes of greater than 20 acres. Land adjacent to shoreline streams, rivers, and lakes generally within 200 feet is also regulated as a “shore land.” Skamania County’s SMP is undergoing a comprehensive update and is in draft form under final review by the Washington Department of Ecology (Ecology), which has final approval authority. The SMP, when adopted, will allow for single-family residential uses in the Rural Conservancy and Shoreline Residential environment designations (similar to zones) but prohibit them in all other designations. Multifamily

residential uses will require conditional use permits in the Shoreline Residential Designation and permitted in the High Intensity Shoreline residential designation. Given that Ecology has final approval authority for the SMP, there is little flexibility or opportunity to revise the draft SMP to allow for greater residential uses. One potential change may be to allow multifamily uses under conditional use permits in the Rural Conservancy designation. The SMP is a processing barrier and additional expense to developers of workforce and affordable housing within shoreline areas of the County.

The County is also updating its critical areas regulations under state mandate. The County's new critical areas regulations, once adopted, are expected to impose additional restrictions than the existing regulations. Generally speaking, there will be larger buffers required on streams and rivers. Submittal requirements for critical areas reports will be much more specific. Because the draft critical areas ordinance (CAO) does not outright prohibit development within critical areas, but requires applicants to demonstrate that impacts are unavoidable and to mitigate for all impacts, the critical areas ordinance imposes additional barriers on the development of housing in the county. The critical areas ordinance must meet best available science for the protection of critical areas, so there is little opportunity to reduce the barriers imposed by the regulations, but the County has reduced process barriers and expense to applicants by reducing critical area report requirements in certain situations.

The City of Stevenson recently completed an update to its CAO and is in the process of updating its SMP. The City's CAO and SMP are typical for Washington cities in that they restrict development located in critical areas and within 200 feet of shoreline water bodies. This should work to offset the barriers these documents create to the development of housing by potentially rezoning areas elsewhere for higher density, such as downtown. In other areas where market conditions prevent development and further division of relatively small lots, the City could consider establishing a program for the creation of local improvement districts to address environmental and infrastructure issues collectively, in advance of development, and in a way that can be paid for over a longer period of time.

Recommendations

This section provides recommendations to modify Skamania County and City of Stevenson codes to eliminate housing barriers.

Skamania County

Skamania County should consider implementing the following recommendations in their zoning code to reduce or eliminate barriers to housing development.

- Eliminate Process Barriers in the Code. Consider making multifamily uses and cluster developments permitted uses rather than requiring conditional use permits or prohibiting these uses outright. County staff will be most knowledgeable about the areas of the County and the corresponding zones where this would be most beneficial; more developed areas, such as Carson and the West End should be considered first.

- The RR zone in Carson and the WERL-2 zones could permit multifamily units outright or some of these areas could be rezoned to allow for more housing. Code amendments should also be considered in commercial zones, such as CC, CR, and C where new housing would have the least impact on surrounding uses and where residents have come to expect greater intensity of use.
- Cluster developments should be more widely considered as permitted uses in some of the higher intensity zones in the County, including R-1, R-2, NWLR-2 and GMA residential zones.
- Mobile and manufactured homes are an important source of affordable housing and should be a permitted use in zones with standards developed for lease lot sizes.
- The County should consider ADUs within GMA residential zones.
- Some counties in the region have maximum ADU sizes of up to 1,500 square feet. Increasing the maximum ADU size from 800 square feet to 900 square feet will provide homeowners more options to buy standard plans from local homebuilders and designers.
- **Lot Size Requirements:** As noted in Attachment A, there are multiple zones throughout the County that require lot sizes larger than necessary to accommodate certain unit types on septic systems. The County should use Attachment A as a starting place to audit their code with the intent of reducing lot size requirements where allowed under septic requirements and where smaller sizes would fit within the existing development patterns. The County is undergoing an update to the septic code in 2020 with larger land area requirements than now exist. The lot size analysis should be updated when new septic land area requirements are known.
- Consider making residential a conditional use in the Rural Conservancy shoreline designation in the draft SMP.
- The County should commission a sewer study that would look at a variety of collection, conveyance, and treatment options to address both long- and intermediate-term sewer needs. The feasibility should discuss parameters, including cost, maintenance, permitting, future effluent flows, and the ability to develop an interim system prior to full buildout of a public system with a sewer treatment plant. There are a variety of systems (vacuum systems, septic-tank effluent systems, local and regional tanks, and a variety of packaged residential to regional treatment technologies) that could pave the way for residential densities exceeding existing limits under septic regulations prior to development of a public system with a sewer treatment plant. Interim sewer treatment would allow the County to begin collecting sewer system development charges in anticipation of a treatment plant. A sewer study may cost on the order of \$75,000 to \$175,000. Grant funds through the Washington Department of Ecology, Department of Commerce and the U.S. Department of Agriculture should be explored to fund the study.

City of Stevenson

The City of Stevenson should consider implementing the following recommendations in their zoning code to reduce or eliminate barriers to housing development.

- Consider adding flexibility to the development of ADUs by:
 - Increasing the number of allowable ADUs from one to one attached and one detached per SFDD
 - Some communities in the region have maximum ADU sizes of up to 1,500 square feet. Increasing the maximum ADU size from 800 square feet to 900 square feet will provide homeowners more options to buy standard plans from local homebuilders and designers.
 - Eliminating the additional parking space requirement
 - Make the owner-occupancy requirement optional for an additional fee to cover enforcement costs.
- Reduce the minimum lot size requirement for TFDs and MFDs in R2, R3, and CR zones. Attached single-family housing products can be located on lots as small as 2,000 square feet.
- Permit senior housing options in R3 zone instead of requiring a conditional use permit
- Allow senior housing options in the R1 and R2 zones through conditional use instead of prohibiting them
- Define Light Industrial Activities and permit retail and artisan manufacturers/cottage industry business owners to operate in live/work spaces in C1 zone
- Consider adopting additional tools and development standards that encourage density and the development of smaller and more affordable housing products. These additional tools and standards may include:
 - Lot-size averaging will allow more individual flexibility for lots in a short plat or subdivision.
 - Reduced front, rear, and side yard setbacks
 - Increased total lot-coverage maximums (in compliance with applicable stormwater standards)
 - Allow large remainder land-division parcels if a shadow plat demonstrates that the remainder parcel is divisible in the future.

Joint County-City Recommendations

Skamania County and the City of Stevenson can work together to more effectively address countywide workforce and affordable housing shortages. Because of its role as the economic heart of Skamania County and availability of commercial services and land, development in

Stevenson and its adjacent urban area may present some of the best opportunities to address the lack of workforce and affordable housing in the County. Within the city, there are opportunities to rezone land for higher density development. Outside the city, in the urban area, there are opportunities to work with Skamania County to provide sewer and water infrastructure that will facilitate orderly development and eventual urbanization.

Perceptions of Development Timelines and Associated Costs:

Many local governments struggle with the public perception that development and permitting processes delay construction and add time to development timelines, therefore increasing associated, time-related costs. There were several ideas mentioned in discussions with the Project Technical Advisory Committee that intended to address this public perception:

- The County and City can take a pro-active stance on public outreach related to development. This could include continuing to participate in community-based outreach, reinvigorating engagement with small, independent property owners, and strengthening open communication methods with local developers, contractors, and real estate professionals.
- Incorporate annual reviews of development timelines into departmental operations and set internal targets to exceed development review timelines specified in code when possible. Use social media, online web pages, and community outreach events to communicate year-end findings and publicly celebrate achievements in departmental operations.
- Provide revised educational and informational material to community members at the permit center, online, and during outreach events. This educational material should use infographics and plain terminology to inform the public on the development process, basic code requirements, and departmental successes in reaching timeline goals.

Additional recommendations include:

- ✓ Consider a city/county intergovernmental agreement (IGA) to support city of Stevenson expansion and potential rezoning that result in additional housing development opportunities.
- ✓ Identify local and state public-owned properties (excluding park/open space areas) that could be developed for a mix of housing types.
- ✓ It is recommended that Skamania County and City of Stevenson enact a policy to obtain the right of first refusal for the purchase of properties (within their boundaries) facing foreclosure based on unpaid tax liens.

- ✓ Pursue use of a Community Land Trust by working with the Columbia Housing Corporation to develop a regional program for acquiring land for public use, environmental stewardship and development of deed-restricted housing.
- ✓ Evaluate the potential for Regional Mitigation Banking by working with state and federal agencies to allow regulated development to occur on environmentally constrained sites.
- ✓ Consider working with the WA state legislature to determine the legality of a homestead property tax program.

Stevenson rezoning opportunities:

Rezone Areas Zoned R2 and R3: The R2 zone allows for single-family and two-family residential uses. The R3 zone allows for a wide variety of residential uses including single-family, townhomes, and multifamily development. Areas north of Vancouver Avenue and west of School Street and immediately adjacent to Frank Johns Road south of Loop Road are zoned R2. If the City rezoned these areas as R3, it would provide an expanded opportunity for the development of multifamily houses in the City in an area already served by sewer and water infrastructure.

Stevenson urban exempt area annexation and development:

Skamania County maintains authority for land in Stevenson’s urban area primarily located north of the city. Land north and east of Aalvik Road in the urban area is zoned R1 and R2 by Skamania County with minimum two-acre lot sizes. Land located immediately north of the city boundary along Kanaka Creek Road is also zoned R1. Both of these areas could be annexed into the City and developed if new sewer infrastructure is extended, including a sewer pump station in the Aalvik Road area and a gravity sewer along Kanaka Creek Road. According to City and County staff, annexation may be a political barrier for these areas with uncertain support. The fiscal impacts to the County’s budgets related to annexation and development within the City are also not well-understood. Performing a fiscal analysis on this topic could help the jurisdictions work toward common goals.

- As an alternative to near-term annexation, the City and County could jointly adopt an intergovernmental agreement (IGA) for the development of the Aalvik Road and Kanaka Creek Road areas that would require that these areas develop under City standards. In order to effectively administer the IGA, the City and County will need to jointly plan for the extension of sewer and water infrastructure. Existing City policies prohibit the extension of sewer infrastructure outside City limits; this prohibition would need to be lifted coupled with a new policy to require property owners to annex prior to sewer connection and to connect when sewer is within a certain distance of their property. The City and County should jointly address infrastructure in these areas including pursuing funding from state sources that would make improvements feasible. Once there is a plan and funding mechanism for sewer, resistance to annexation may decrease as property owners realize the benefits of redeveloping their properties.

The IGA should address zoning standards (lot size, density, setbacks, permitted/conditional/prohibited uses, etc.), infrastructure standards (street widths and improvements), and the development review process. The IGA would ensure that development within the urban area meets City standards so that development is orderly and efficient rather than piecemeal prior to annexation. If advance planning through an IGA does not occur, these areas may develop under low density County standards making it difficult for these areas to redevelop in the near term at urban densities and the opportunity would be lost to add significant numbers of housing units to address countywide shortages.

ATTACHMENTS

A: Comparison of Skamania County Code Lot Size Requirements to Septic Land Size Requirements in Class 5 Soils

SK:ES:llt