

AGENDA
CITY OF STEVENSON COUNCIL MEETING
August 29, 2022
6:00 PM, City Hall and Remote

Call-in numbers 253-215-8782, 669-900-6833, 346-248-7799, 312-626-6799, 929-205-6099 or
301-715-8592, Meeting ID 889 7550 7011, Zoom link
<https://us02web.zoom.us/j/88975507011> or via YouTube at
<https://www.youtube.com/channel/UC4k9bA0IEEvsF6PSoDwjJvA/>

1. CALL TO ORDER/PRESENTATION TO THE FLAG: Mayor to call the meeting to order, lead the group in reciting the pledge of allegiance and conduct roll call.

2. PUBLIC COMMENTS: *[This is an opportunity for members of the audience to address the Council. If you wish to address the Council, please sign in to be recognized by the Mayor. Comments are limited to three minutes per speaker. The Mayor may extend or further limit these time periods at his discretion. The Mayor may allow citizens to comment on individual agenda items outside of the public comment period at his discretion. Please submit written comments to City Hall in person at 7121 E. Loop Rd, via mail to PO Box 371, Stevenson, WA 98648 or via email to leana@ci.stevenson.wa.us by noon the day of the meeting for inclusion in the council packet.]*

3. COUNCIL BUSINESS:

a) Annexation Request 2022-01 - City Administrator Leana Kinley presents the staff memos regarding the annexation request 2022-01 for council discussion. Staff direction is needed on how to move forward with the request, as outlined in the memos, and no final decision is required at this meeting.

4. ADJOURNMENT - Mayor will adjourn the meeting.

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UPCOMING MEETINGS AND EVENTS:

- Thursday, September 8th, 6pm, Special Joint Planning Commission and City Council Workshop on Consent Building
- Monday, September 12th, 6pm, Planning Commission Meeting
 - Capital Improvement Program and Comprehensive Plan Amendment Public Hearing
- Thursday, September 15th, 6pm, Regular Council Meeting
 - Wastewater Moratorium Extension Public Hearing
 - Boundary Line Adjustment Code Revisions Public Hearing
 - Boundary Line Adjustment Moratorium Findings of Fact Public Hearing
 - Capital Improvement Program and Comprehensive Plan Amendment Public Hearing



City of Stevenson

Leana Kinley, City Administrator

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

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

To: City Council
From: Leana Kinley, City Administrator
RE: Goodman Annexation
Meeting Date: August 29, 2022

Executive Summary:

The city received an application for annexation on June 30th and a 10% Notice of Intent to Annex petition on August 19th from John and Julie Goodman for their lot along Frank Johns Rd. Their end goal is to get city water for their proposed 4-lot short plat, which are lots 1-4 in the application.

The council must review and make decision on the petition (specified below) within 60 days. If council decides to move forward with the annexation, as proposed or geographically modified, then a petition signed by the owners representing 60% of the assessed valuation will be drafted and circulated. If a 60% petition is received, then there is a public hearing on the annexation and a review by the Boundary Review Board before anything can be finalized. This is the beginning of the process.

Overview of Items:

Background

The City of Stevenson does not have a policy to guide decisions regarding annexations (as recommended in the MRSC Annexation Handbook found online at <https://mrsc.org/getmedia/f7797a3e-d87b-4875-b70a-229a082d7ef3/Annexation-By-Washington-Cities-And-Towns.pdf.aspx?ext=.pdf>). We are not a fully planning city under the Growth Management Act (GMA) and are not required to have such a policy. In 1978, the Planning Commission recommended council create a policy and no further action appears to have been taken (see attached letter, discussions took place and no agreement was made). One recommendation for the policy was "...that all areas annexed must conform to town ordinances within a reasonable time length to be established at time of annexation." This would mean the roads and utilities would comply with city standards or be brought up to city standards within a period of time. This coincides with the Comprehensive Plan land use designation of Urban Reserve where development is discouraged until the extension of municipal services can be provided.

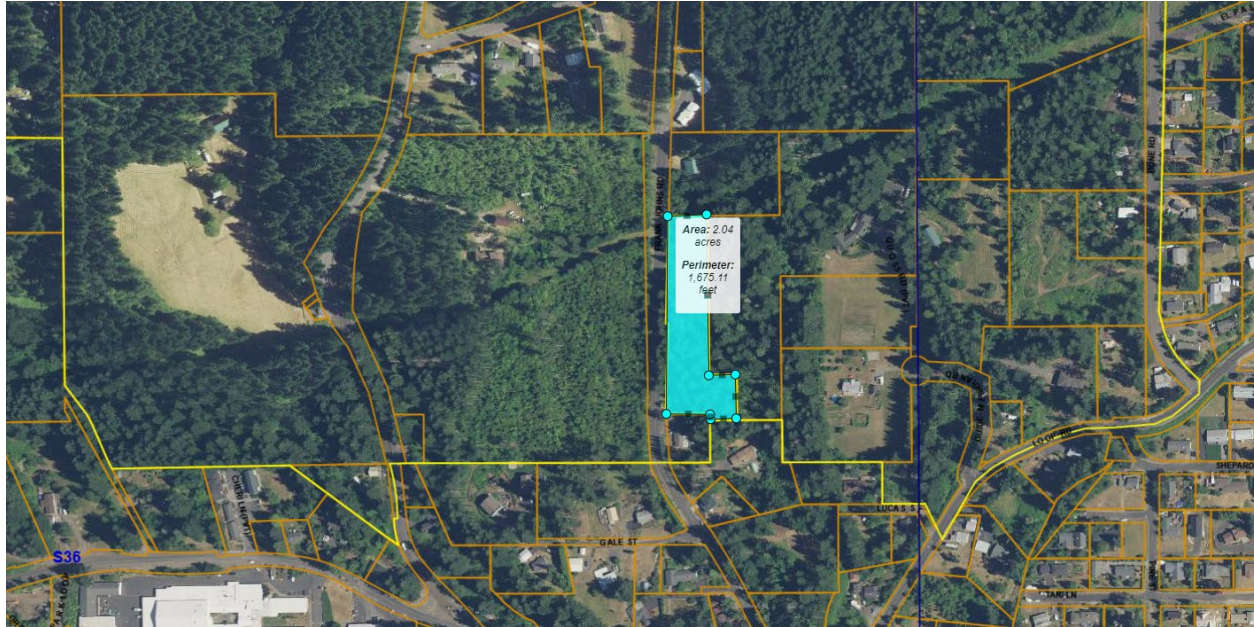
The most recent annexation attempt was in 2016 for properties along Bone Road (see Salvesen-Pauly Annexation Notarized Affidavits). Council approved the initial Intent and required all improvements be made to the area being annexed through a 10-year Agreement for Deferral of Improvement. This agreement required the improvements to be made prior to any short plat or subdivision and the parties would also waive their right to protest any local improvement districts created to pay for the improvements. The annexation never moved forward. Copies of the plan for service and deferral agreement are enclosed. I cannot find where there were any such agreements or requirements for approved annexations (map of recent annexations enclosed).

The decision council needs to make is: does the city want to annex in properties that are substandard yet match the surrounding area to better control development on the outskirts of the city, or is the goal

to bring everything up to standards and newly annexed areas need to be brought up to standards as a condition of approval?

Initial proposal

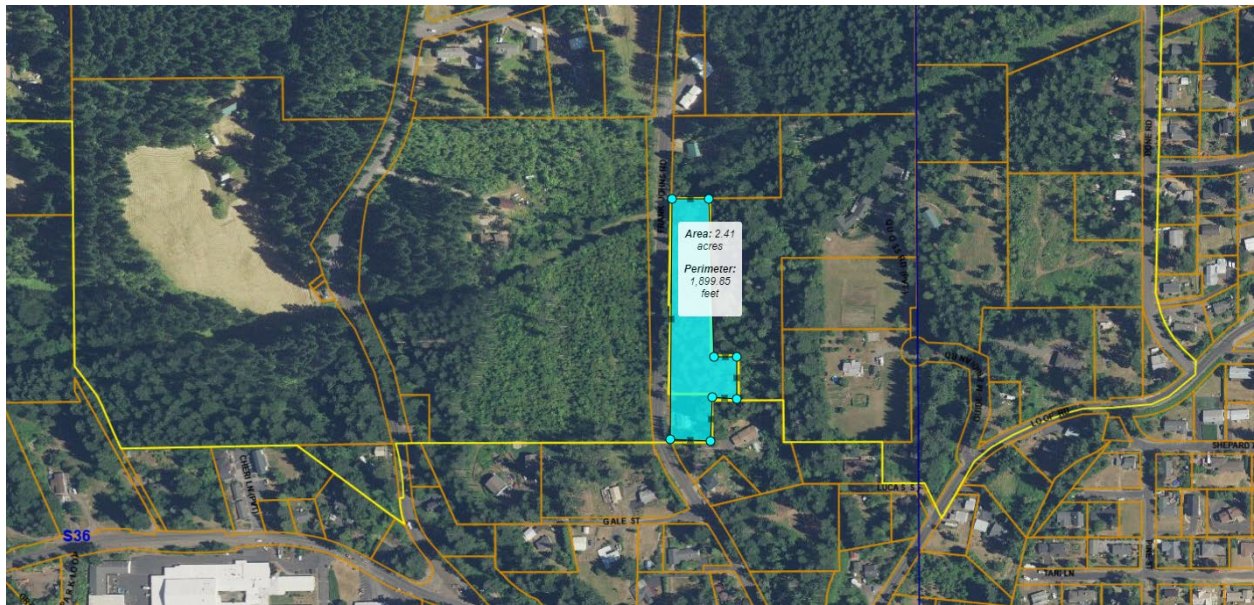
The proposed annexation is the single lot highlighted below. The city limits are outlined in yellow.



Geographic Modifications

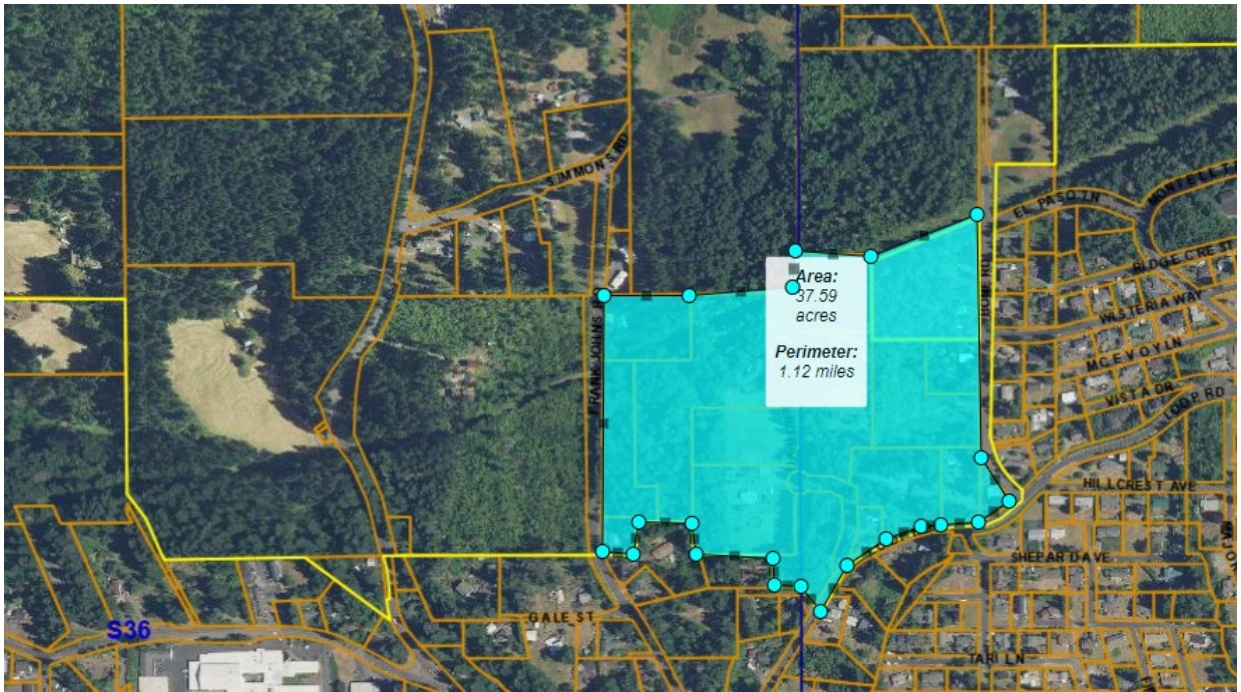
- **Option #1**

Add the single lot to the south for street frontage continuity.



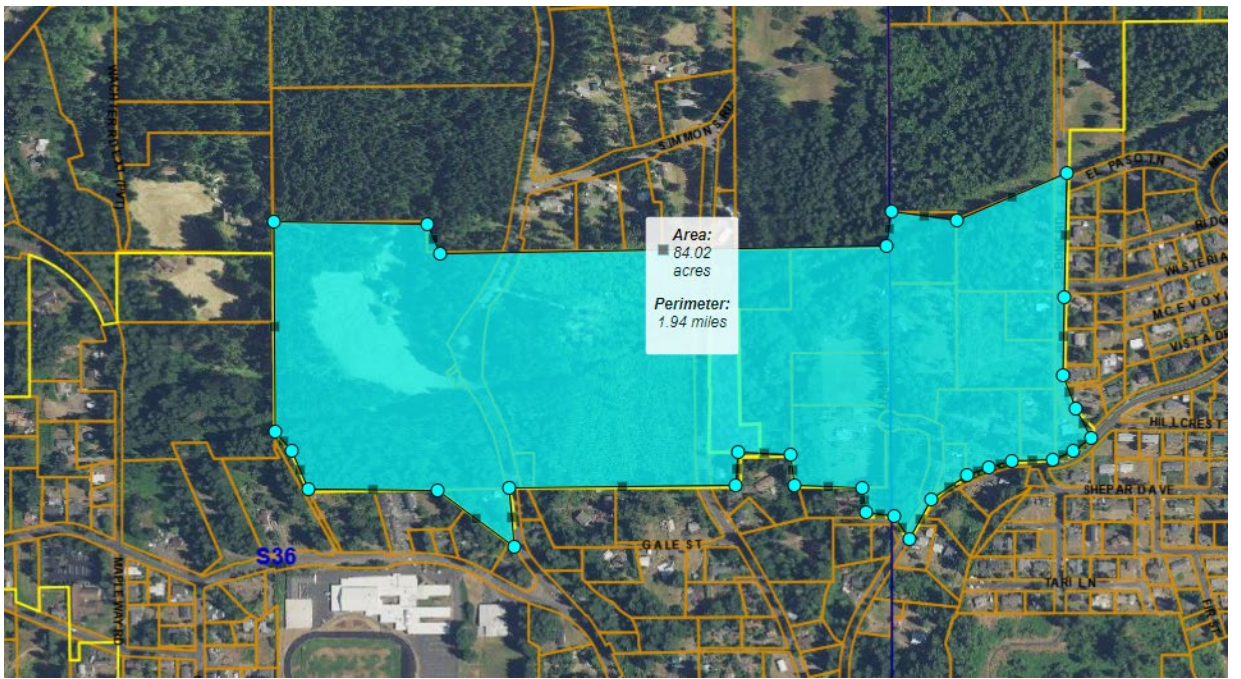
- **Option #2**

Squares up the annexation from Frank Johns to Bone Road, to contain both sides of Bone Rd.



- **Option #3**

Squares up the annexation to the east and west, annexing in both sides of Kanaka, Frank Johns, and Bone Roads.



Financial Analysis

- **General Revenues/Taxes**

The revenue impact of each proposal is explained below:

	Assessed Value	Property Tax	Other District Impacts		Unimproved Lots	Likelihood of passing*
			FD2	County Road		
Initial Proposal	\$100,000	\$177	\$67	\$122	1 (2.17 acres)	100%
Option #1	\$463,000	\$818	\$311	\$563	1 (2.17 acres)	0%
Option #2	\$5,363,100	\$9,470	\$3,597 (4%)	\$6,523 (.3%)	5 (9.86 acres)	75%
Option #3	\$5,958,800	\$10,521	\$3,997 (5%)	\$7,247 (.4%)	5 (9.86 acres)	50%

*with no requirements put on the annexing parties.

Since we know the Goodman’s are planning to subdivide, additional revenue estimates from the four subdivided lots and development include:

- Future Real Estate Excise Tax: \$1,000 (assume \$100k for 4 lots)
- Future Sales Tax with Property Development: \$180k (assume \$600k cost to build for 4 lots)
- Property tax Increase after development: approx. \$5k (2022 levy rate)

There are additional unimproved lots within options 2 and 3, as well as opportunities for properties to subdivide. Additional revenue would be realized upon subdivision or development of those properties.

Sales and utility taxes for developed lots would also be collected and remitted to the city, however the impact of these sources is unknown.

- **Streets**

From the Public Works review (memo attached), the roads in all options do not meet city standards. In addition, Frank Johns Road has a pavement condition index (PCI) of 70-80 (on a scale of 100), which means maintenance is needed to extend the life of the road. The PCI for Kanaka Creek is 95 and Bone Roads is 97. The estimated cost to repair the section of Frank Johns Rd. is \$11,000 for the existing pavement width.

The cost for improvements can vary depending on the type or level of improvements required. Russell Avenue improvements completed in 2020 cost \$2,087.53 per linear foot (road resurfacing and two wide sidewalks).

	Maintenance	Russell Ave. Level Improvements
Initial Proposal	\$11,000 (immediate)	\$1,653,000
Option #1	\$11,000 (immediate)	\$1,653,000
Option #2	\$50,000 (over time)	\$6,834,000
Option #3	\$68,000 (over time)	\$9,147,000

- **Water**

Public Works identifies two fire hydrants being needed along Frank Johns Road and two along Bone Road. The annexation would also add demand on the High Reservoir Zone, which would need deficiencies addressed before additional development could take place. There are no cost estimates at this time.

- **Sewer**

There is no sewer in any of the annexation areas. To meet the vision outlined in the Comprehensive Plan, sewer would need to be extended prior to development. A rough estimated cost for extension based on the recent Main D project is \$400 per linear foot. The cost to extend sewer to the entire service area for option 3 would be \$800,000. If installed via a local improvement district, the cost averages \$35,000 per property.

Zoning

A detailed memo on the zoning decisions for the area is enclosed. The County zoning does not match any current city zoning and there are varying levels of non-conformities depending on the area annexed. The R3 zone would require sewer connections and the increased density allowed in the county zoning, however it only roughly limits the number of units by the size of the lot whereas the county zoning has a cap of 4 units. The Comprehensive Plan Future Land Use Map and current Zoning Map are enclosed to provide additional input.

In Conclusion

There is a lot to decide with this seemingly simple one-lot annexation request. Staff will review this information with council and the applicant at the meeting. After staff direction is provided, the analysis will be refined and presented to council at a future meeting for a possible decision.

Action Needed:

Staff needs the following action from Council:

- Guidance on additional information needed to decide.
- Direction on area of annexation.
- Direction on zoning of the area-R1, R2, a new R2+, or R3?
- Direction on annexation agreements or infrastructure requirements.

NOTICE OF INTENT TO ANNEX



PO Box 371 Stevenson, Washington 98648

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

Proponent/Contact: John F. Goodman

Mailing Address: P.O. Box 1455, Stevenson, WA 98648

Phone: 503-704-0069

Fax: _____

E-Mail Address (Optional): jjgoodmanwa@gmail.com

Property Owner: John F. and Julie B. Goodman

Mailing Address: P.O. Box 1455, Stevenson, WA 98648

Phone: 503-704-0069

Fax: _____

E-Mail Address (Optional): jjgoodmanwa@gmail.com

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

Property Addresses (Or Nearest Intersection): Frank Johns Rd, between 502 and 550

Tax Parcel Number: 0307361010000

Lot Size: _____

Brief Narrative of Request: We are wanting to break this 2.062 acre piece of property into four individual lots.

Current Zoning: _____

Requested Zoning: _____

Water Supply Source: City of Stevenson

Sewage Disposal Method: Septic

As the property owners of the real property described in this proposal, our signatures indicate our approval of this proposal.

I/we hereby provide written authorization for the City to reasonably access to the subject property to examine the proposal and carry out the administrative duties of the Stevenson Municipal Code.

Incomplete notices may not be accepted. • Please ensure that all submittals are included

Signature of Property Owner: _____

Date: 6/30/22

For Official Use Only:

Date Application Received 6/30/2022 • Date Application Complete _____



SUBMIT TO:
 City Hall, PO Box 371
 7121 NE Loop Road

Notice of Intent to Annex

Submittal Requirements

The following information is requested for all annexations initiated under either the Direct Petition Method or the Alternative Direct Petition Method. Applications without the required information will not be accepted.

Application Fee (Amount: _____ Date: _____ Receipt #: _____)

Notice of Intent to Annex Form, Signed Property Owners of at Least 10% of the Assessed Value or Acreage (Depending on which petition method is selected)

Copies of the Titles or Other Proof of Ownership

Existing Legal Description of the Potential Annexation, Prepared by a Professional Surveyor or Title Company

Descriptions of Any Existing Restrictive Covenants or Conditions

An Original and Two (2) Copies of a Site Plan*, Clearly Showing the Following:

- The Name of the Property Owners
- A North Arrow and Scale
- The Area and Dimensions of Each Property
- The Location of All Existing Structures
- The Use of All Existing Structures
- The Location of All Generally Observable Slopes, Bluffs, Streams, Wetlands, Etc.
- The Location and Dimensions of Any Drainfields, Public Utilities, Easements, Rights-of-Way or Streets within or Adjacent to Any Affected Lot

A Signed Affidavit Stating that the Proponent has Contacted Adjacent Unincorporated Property Owners Regarding Their Inclusion in the Proposed Annexation and Describing their Response.

TERRA SURVEYING
GOODMAN SHORT PLAT MAP SP-___-___
 for
JOHN GOODMAN

LOCATION OF SURVEY:
 PORTION OF GOVERNMENT LOT 1, SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST, W.M., SKAMANIA COUNTY, WASHINGTON & PORTION OF GOVERNMENT LOTS 4 & 9, SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 1/2 EAST, W.M., SKAMANIA COUNTY, WASHINGTON.

PAGE 1 OF 2



VACINITY MAP (NOT TO SCALE)

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT TAX PARCEL No. 03073610100000 INTO 4 LOTS. WE RECOVERED AND HELD MONUMENTS FROM SKAMANIA COUNTY RECORD OF SURVEYS, AS NOTED ON THE PLAT.

LEGAL DESCRIPTION:

THE FOLLOWING DESCRIBED TRACT IS LOCATED IN A PORTION OF GOVERNMENT LOT 1, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY AND STATE OF WASHINGTON IS MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT A 5/8" IRON ROD, L.S.15673 MONUMENTING THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1, BEING THE NORTHEAST CORNER OF LOT 1 OF THE ROBERT QUOSS SHORT PLAT AS RECORDED IN BOOK 3 OF THE BOOK OF SHORT PLATS ON PAGE 296 RECORDED APRIL 28TH 1997 IN SKAMANIA COUNTY RECORDS, THENCE NORTH 89°30'58" WEST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 424.87 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00°28'27" WEST ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 222.61 FEET TO A 5/8" IRON ROD, L.S.29288; THENCE SOUTH 00°21'09" WEST A DISTANCE OF 34.63 FEET TO A POINT; THENCE NORTH 89°30'30" WEST A DISTANCE OF 223.96 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT.

THENCE NORTH 89°30'30" WEST A DISTANCE OF 119.40 FEET TO A 5/8" IRON ROD, L.S.18731 MONUMENTING THE EASTERN RIGHT OF WAY OF FRANK JOHNS ROAD; THENCE SOUTH 02°24'34" WEST A DISTANCE OF 332.68 FEET TO A POINT; THENCE NORTH 83°36'10" EAST A DISTANCE OF 5.66 FEET TO A POINT; THENCE SOUTH 02°18'26" WEST A DISTANCE OF 183.46 FEET TO A 5/8" IRON ROD, L.S.15673; THENCE SOUTH 89°06'41" EAST A DISTANCE OF 278.25 FEET TO A 5/8" IRON ROD, L.S.15673; THENCE SOUTH 00°49'05" WEST A DISTANCE OF 19.57 FEET TO A POINT; THENCE SOUTH 89°15'01" EAST A DISTANCE OF 84.23 TO A POINT; THENCE NORTH 00°50'16" EAST A DISTANCE OF 139.72 FEET TO A POINT; THENCE SOUTH 89°47'57" WEST A DISTANCE OF 84.91 FEET TO A POINT; THENCE NORTH 00°18'13" EAST A DISTANCE OF 492.13 FEET TO THE POINT OF BEGINNING.

NOTES:

A. NOTICE; EACH OF THE LOTS WITHIN THE GOODMAN SHORT PLAT MEETS THE MINIMUM ACCEPTABLE STANDARDS FOR SITING AN ONSITE SEWAGE DISPOSAL SYSTEM IN THE REFERENCED TEST PIT LOCATIONS. ANY CHANGES TO THE SITE AND/OR CONDITIONS OF APPROVAL MAY VOID THIS EVALUATION AND APPROVAL. A SATISFACTORY SITE EVALUATION DOES NOT CONSTITUTE AN INDEFINITE APPROVAL FOR A SEWAGE DISPOSAL SYSTEM.

B. THE APPROVED INITIAL, RESERVE, AND/OR EXISTING SEWAGE SYSTEM SITES SHALL BE PROTECTED FROM DAMAGE DUE TO DEVELOPMENT. THESE SITES SHALL BE MAINTAINED SO THEY ARE FREE FROM ENCROACHMENT BY BUILDINGS, ROADS AND OTHER STRUCTURES. THESE AREAS SHALL NOT BE COVERED BY ANY IMPERVIOUS MATERIAL AND NOT BE SUBJECT TO VEHICULAR TRAFFIC OR OTHER ACTIVITY WHICH WOULD ADVERSELY AFFECT THE SOIL.

C. ALL LOTS ARE SERVED BY _____ WATER SYSTEM, OWNED AND OPERATED BY SKAMANIA COUNTY PUD.

D. AN APPROVED STORMWATER MANAGEMENT PLAN IS ON FILE WITH THE COMMUNITY DEVELOPMENT DEPARTMENT. IT IS THE LAND OWNER(S) RESPONSIBILITY TO ENSURE COMPLIANCE WITH THE APPROVED STORM WATER MANAGEMENT PLAN.

E. ALL NEW DRIVEWAYS AND APPROACHES SHALL MEET THE STANDARDS IN THE SKAMANIA COUNTY PRIVATE ROAD MANUAL.

I, THE OWNER OF THE HEREIN SHOWN TRACT OF LAND, HEREBY DECLARE AND CERTIFY THIS SHORT PLAT 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, NOT NOTED AS PRIVATE, TO THE PUBLIC, AND INDIVIDUALS, RELIGIOUS SOCIETY OR SOCIETIES OR TO ANY CORPORATION, PUBLIC OR PRIVATE AS SHOWN ON THE SHORT PLAT AND A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENT AGENCY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROAD. FURTHERMORE, WE GRANT ALL EASEMENTS SHOWN FOR THEIR DESIGNATED PURPOSE.

 JOHN GOODMAN, OWNER (SIGNATURE)

 JOHN GOODMAN, OWNER (PRINT)

Subscribed and sworn to on this ____ day of _____ 20____, personally appeared before me, _____, and who executed this Short Plat by placing signature(s) hereon.

Notary Public in and for the State of _____
 residing at _____, (State)_____.

My Commission expires: _____ Number: _____

WATER SUPPLY METHODS AND SANITARY SEWER DISPOSAL/ON-SITE SEWAGE DISPOSAL SYSTEMS CONTEMPLATED FOR USE IN THIS SHORT SUBDIVISION CONFORM WITH CURRENT STANDARDS. (SHORT PLAT ORD. 17.64.100 (C)(1) AND (2)).

LOCAL HEALTH JURISDICTION _____ DATE _____

I, _____ COUNTY ENGINEER OF SKAMANIA COUNTY, WASHINGTON, CERTIFY THAT THIS PLAT MEETS CURRENT SKAMANIA COUNTY SURVEY REQUIREMENTS; CERTIFY THAT ANY ROADS AND/OR BRIDGES, DEVELOPED IN CONJUNCTION WITH THE APPROVED PLAN, MEET CURRENT SKAMANIA COUNTY DEVELOPMENT STANDARDS FOR ROADS; CERTIFY THAT THE CONSTRUCTION OF ANY STRUCTURES, REQUIRED FOR AN PRIOR TO FINAL APPROVAL MEETS STANDARD ENGINEERING SPECIFICATIONS; APPROVE THE LAYOUT OF ROADS AND EASEMENTS; AND APPROVE THE ROAD NAME(S) AND NUMBER(S) OF SUCH ROADS.

COUNTY ENGINEER _____ DATE _____

ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED THROUGH _____ FOR TAX PARCEL NUMBER 03-07-36-1-0-1000-00.

SKAMANIA COUNTY TREASURER _____ DATE _____

THE LAYOUT OF THIS SHORT PLAT COMPLIES WITH SKAMANIA COUNTY CODE, CHAPTER 17.64 - SHORT PLATS AND SUBDIVISIONS, REQUIREMENTS, AND THE SHORT PLAT IS APPROVED SUBJECT TO RECORDING IN THE SKAMANIA COUNTY AUDITOR'S OFFICE.

COMMUNITY DEVELOPMENT DEPARTMENT _____ DATE _____

SURVEYOR'S CERTIFICATE

I, ERIK M. CARLSON, REGISTERED AS A PROFESSIONAL LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING APRIL, 2021; THAT THE DISTANCES, COURSES AND ANGLES SHOWN THEREON CORRECTLY; AND THE MONUMENTS OTHER THAN THOSE MONUMENTS APPROVED FOR SETTING AT A LATER DATE HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THE PLAT.

 ERIK M. CARLSON, PLS 43141

STATE OF WASHINGTON)
 COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY

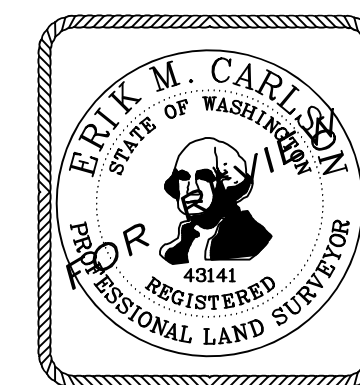
_____ OF _____ AT _____M.

_____ 20____.

AUDITOR'S FILE NUMBER _____

 RECORDER OF SKAMANIA COUNTY, WASHINGTON

 SKAMANIA COUNTY AUDITOR



TERRA SURVEYING

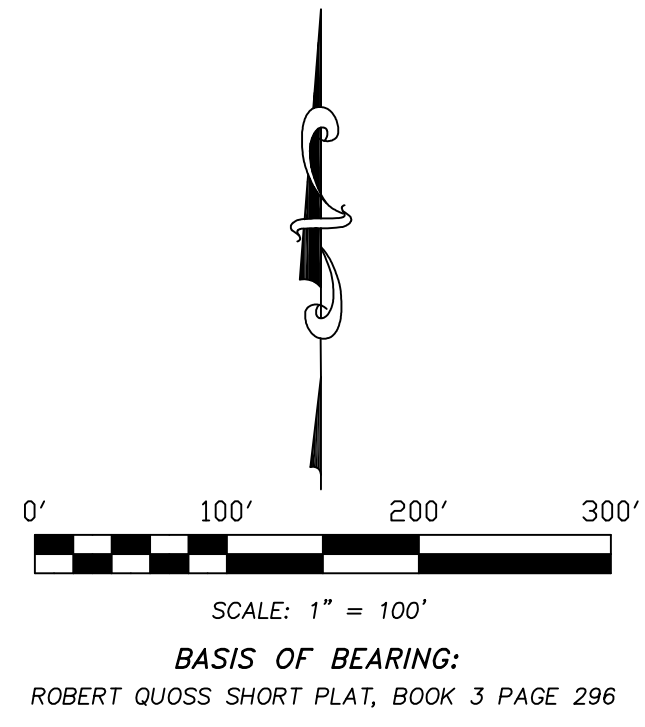
DATE: JUNE 22, 2022
 SCALE: 1" = 100'
 PROJECT: 10029SPLAT
 TAX PARCEL No: 03073610100000
 P.O. BOX 617
 HOOD RIVER, OREGON 97031
 PHONE: (541) 386-4531
 E-Mail: terra@gorge.net

TERRA SURVEYING
GOODMAN SHORT PLAT MAP SP-____-
 for
JOHN GOODMAN

LOCATION OF SURVEY:
 PORTION OF GOVERNMENT LOT 1, SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST, W.M.,
 SKAMANIA COUNTY, WASHINGTON & PORTION OF GOVERNMENT LOTS 4 & 9, SECTION 36,
 TOWNSHIP 3 NORTH, RANGE 7 1/2 EAST, W.M., SKAMANIA COUNTY, WASHINGTON.

PAGE 2 OF 2

OWNER:
 JOHN F. GOODMAN
 102 GUIDE MERIDIAN ROAD
 STEVENSON, WASHINGTON
 98648

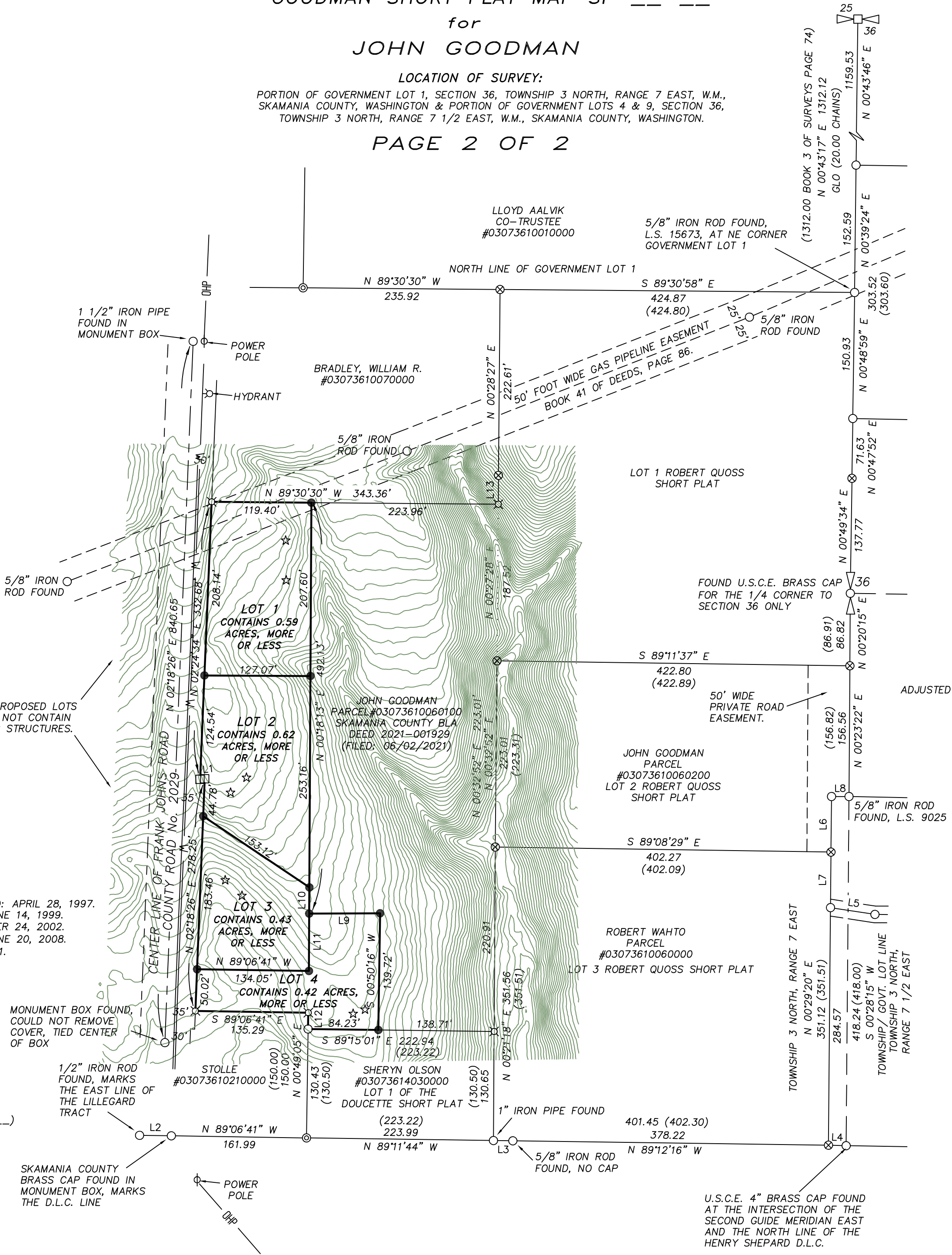


NOTE: PROPOSED LOTS 1-4 DO NOT CONTAIN EXISTING STRUCTURES.

REFERENCES:
 SKAMANIA COUNTY RECORDS BOOK 3 OF SHORT PLATS, PAGE 296; FILED: APRIL 28, 1997.
 SKAMANIA COUNTY RECORDS BOOK 3 OF SURVEYS, PAGE 311; FILED: JUNE 14, 1999.
 SKAMANIA COUNTY RECORDS BOOK 1 OF B.L.A.'S, PAGE 22; FILED: OCTOBER 24, 2002.
 SKAMANIA COUNTY RECORDS AUDITOR'S FILE No. 2008170222; FILED: JUNE 20, 2008.
 SKAMANIA COUNTY RECORDS DEED No. 2021-001929; FILED: 06/02/2021.

EQUIPMENT:
 TOPCON PS-103A TOTAL STATION WITH A 1 SECOND HORIZONTAL ACCURACY. LAST INSPECTED IN AUGUST 2020, BY PORTLAND PRECISION INSTRUMENT COMPANY. TRAVERSE CLOSURES CONTAINED A MAXIMUM 4" ANGULAR ERROR AND A MAXIMUM COMPASS ADJUSTED ERROR OF CLOSURE OF 1:10000.

- LEGEND:**
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP (-----)
 - FOUND MONUMENT OF RECORD AS NOTED ON PLAT
 - ⊗ FOUND 5/8" IRON ROD WITH PLASTIC CAP, L.S. 29288
 - ⊙ FOUND 5/8" IRON ROD WITH PLASTIC CAP, L.S. 15673
 - ⊗ FOUND 5/8" IRON ROD WITH PLASTIC CAP, L.S. 18731
 - CALCULATED, NOT FOUND OR SET
 - ☆ TEST PIT



LINE	BEARING	DISTANCE
L1	S 83°36'10" W	5.66'
L2	S 89°08'48" E	38.07'
L3	S 89°10'28" E	23.23'
L4	N 88°21'46" W	21.17'
L5	S 81°16'49" E	53.88'
L6	N 00°34'38" E	66.52'
L7	N 00°29'20" E	66.55'
L8	N 89°59'16" E	20.93'
L9	S 89°47'57" W	84.91'
L10	N 00°23'46" E	31.37'
L11	S 00°15'08" W	68.74'
L12	S 00°49'05" W	19.57'
L13	N 00°21'09" E	34.63'



TERRA SURVEYING

DATE: JUNE 22, 2022
 SCALE: 1" = 100'
 PROJECT: 10029SPLAT
 TAX PARCEL No: 03073610100000
 P.O. BOX 617
 HOOD RIVER, OREGON 97031
 PHONE: (541) 386-4531
 E-Mail: terra@gorge.net

Town of Stevenson

Stevenson, Washington 98648



1453
Phone 509 427-5970

August 1, 1978

The Stevenson Town Council
Stevenson, Washington

Gentlemen:

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

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

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

Very truly yours,

Louise Hansen

Affidavit of Neighbor Contact

I, Rick Pauly & Kim Salvesen-Pauly, of 81 Bone Rd Stevenson, WA 98642
(Name) (Full Address)

say that I contacted all adjacent, unincorporated property owners to discuss the Notice of Intent to Annex being submitted to the City of Stevenson. When asked whether they would like to be included in the proposed annexation area the property owners responded as follows (Attach Exhibits as necessary):

<u>Tax Lot Number</u>	<u>Property Owner</u>	<u>Yes</u>	<u>No</u>
<u>03753620230000</u>	<u>Don McGill / Kari Fagerross</u>	<input type="checkbox"/> TBD	<input type="checkbox"/>
<u>03753620188000</u>	<u>Hans + Tari Strauss</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>03753620189000</u>	<u>Gary + Janice Marsh</u>	<input type="checkbox"/> TBD	<input type="checkbox"/> * Left vm
<u>03753620186000</u>	<u>Barrick / Pollock</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>03753620139000</u>	<u>Donk by Krohn</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>03753620180000</u>	<u>Byrd / Null</u>	<input type="checkbox"/> TBD	<input type="checkbox"/>

Kim Salvesen-Pauly
 Signature

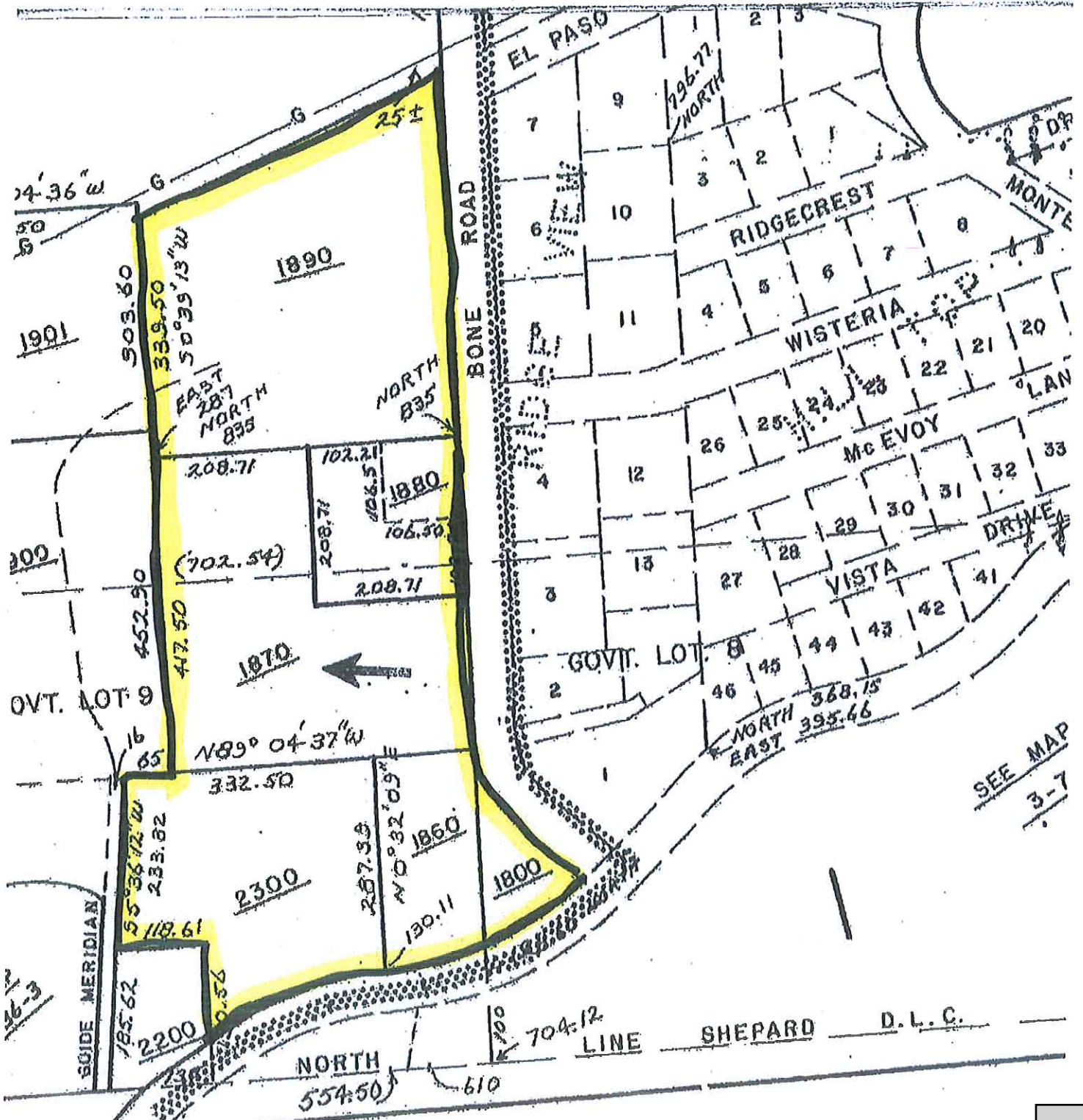
Subscribed and sworn to before me this 11/16 day of July, 2016.



Candace L. Ford
 Notary Public in and for the State of Washington
 Residing at Stevenson
 My commission expires 12/29/2016.



This sketch is not intended to show all matters related to the property including, but not limited to area, dimensions, easements, encroachments or location of boundaries. It is not a part of, nor does it modify, the preliminary report or policy to which it is attached. The company assumes NO LIABILITY for any matter related to this sketch. Reference should be made to an accurate survey for further information.



SEE MAP
3-7

**EXHIBIT “C”
PLAN FOR SERVICE**

The following Plan for Service has been established for the Pauly annexation request along Bone Road (City File ANX2016-01) to addresses improvements to the City fire suppression, road, sewer, storm sewer, and water systems required as a condition of acceptance of a petition for annexation of these properties.

Fire Suppression

1. Fire hydrants shall be installed to meet then-current National Fire Protection Association standards.

Roads

2. Roadways shall be improved to meet then-current City of Stevenson Engineering Standards for Public Works Construction (SES).

Sewer

3. Sewer collection systems shall be installed to meet then-current SES.

Stormwater

4. Stormwater collection and treatment systems shall be installed to meet then-current SES.

Water

5. Water system shall be installed to meet then-current SES.

AFTER RECORDING RETURN TO:

City of Stevenson
PO Box 371
Stevenson, WA 98648

AGREEMENT FOR DEFERRAL OF IMPROVEMENTS

Grantor(s): **[Property Owner Name]**

Grantee: City of Stevenson

Legal Description: ***See Exhibit A***

Tax Parcel Number: **[Parcel Number]**

THIS AGREEMENT is made and entered into this ____ day of _____, 20____, by and between the CITY OF STEVENSON, a municipal corporation of the State of Washington, hereinafter referred to as the “CITY,” and **[LEGAL OWNERS’ NAMES]**, hereinafter referred to as “OWNER.”

WHEREAS, OWNER is the recorded owner of the following described property located within the city of Stevenson, Washington:

See Exhibit “A”

WHEREAS, OWNER’s property is located in the Annexation Area (Exhibit “B”) for an annexation initiated by Rick Pauly and Kim Salveson-Pauly (City file ANX2016-01), and

WHEREAS, the Stevenson City Council authorized a Plan for Service (Exhibit “C”) on May 19, 2016, for municipal fire suppression, road, sewer, storm sewer, and water service to the Annexation Area, and

WHEREAS, OWNER is responsible for a proportionate share of the cost of improvements in the Annexation Area in accordance with this Plan for Service, and

WHEREAS, CITY has authorized deferral of said improvements until after annexation occurs, and

WHEREAS, as a condition of granting deferral of said improvements, the OWNER agrees to participate in any local improvement district, road improvement district, transportation benefit district, or other similar type of district formed by the CITY for the construction of the above mentioned improvements;

NOW, THEREFORE, it is hereby agreed between the parties as follows:

1. The CITY hereby defers the installation of improvements for the Plan of Service associated with the notice of intent to annex filed with the CITY OF STEVENSON under File Number ANX2016-01.

2. In consideration therefore, and pursuant to RCW 35.43.182, OWNER hereby waives any and all right to protest the creation by the CITY of a local improvement district, road improvement district, transportation benefit district, or other similar type of district to construct the above described improvements, insofar as said improvement districts include within its area the above described property and to the extent that said improvements benefit the property above described. OWNER further agrees that if the CITY includes within a project not supported by an improvement district the above described improvements, OWNER, its transferees and successors in interest, hereby agree to participate in said project by paying their fair share thereof. In the latter event, a contract will be developed and executed between the parties which outlines the level of participation by OWNER in said project and the manner in which payment is to be made.
For the purposes of this Agreement, “right to protest” shall mean only those formal rights to protest contained within the local improvement district statutes, except, however, nothing herein shall constitute a waiver by the OWNER of the right to object to the OWNER’s individual assessment amount or to appeal to the Superior Court the decision of the CITY affirming the final assessment role, which rights are specifically preserved.
3. As further consideration for the above, OWNER hereby grants, conveys to CITY, through its City Administrator a special power of attorney to exercise any and all rights held by OWNER, its heirs, assignees, transferees or successors in interest, including any purchaser, mortgage holder, lien holder or other persons who may claim an interest in said property described above, to commit said property to an improvement district which includes within its area the above described property and covers the improvements described above. For the purposes of this Agreement, the term “commit” includes the initiating and/or signing of an improvement district petition and the taking of any and all action necessary to reasonably complete all processes necessary to create said improvement district.
This power of attorney is granted in consideration of the approval hereby given by CITY described above, and shall be a power coupled with an interest which may not be terminated except at such time as the above approval be withdrawn or rescinded by the CITY.
Further, in the event that jurisdictional authority over the improvements in the Plan of Service are transferred to another municipality, the CITY may assign its rights under this Agreement to such municipality.
4. As further consideration of the above, OWNER hereby agrees that no short plat or subdivision application for this property will be accepted as complete by the City until such time as the improvements are installed or an LID for sewer extension is initiated.
5. This Agreement touches and concerns the real property described above and hereby binds OWNER and its assignees, heirs, transferees, donees, and/or successors in interest to said property. This Agreement shall be recorded in the Skamania County Auditor’s Office.
6. This Agreement shall not be construed to waive any requirement under current ordinance, resolution, standards, or other authority of the County or CITY for the immediate or deferred installation upon or in conjunction with the above described property of any improvements not

included herein.

7. If the Plan for Service if in Exhibit “C” is not complete by the expiration of this agreement, then OWNER agrees, at OWNER’s option, to pay to CITY OWNER’s proportional share of the cost of improvements to be made per the Plan for Service, complete the Plan for Service at OWNER’s expense with Latecomer’s rights, or, provide a new 10-year Agreement for Deferral of Improvement under terms identical to this agreement with a new effective date to be upon the termination of this agreement.
8. This Agreement shall be effective for a period of ten (10) years from the date of recording.
9. It is understood and agreed by the parties hereto that if any part, term or provision of this Agreement is held by the courts to be illegal, the validity of the remaining provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular provision held to be invalid.
If it should appear that any provision hereof is in conflict with any statutory provision of the State of Washington, said provision which may conflict therewith shall be deemed inoperative and null and void insofar as it may be in conflict therewith, and shall be deemed modified to conform to such statutory provision.

/ / / / / / [Signatures appear on next page] \ \ \ \ \ \

IN WITNESS WHEREOF the parties hereto have executed this Agreement on the day and year first above written.

CITY OF STEVENSON:

OWNER:

By: _____
Frank Cox, Mayor

By: _____
Property Owner

APPROVED AS TO FORM:

By: _____
Kenneth B Woodrich, PC
City Attorney

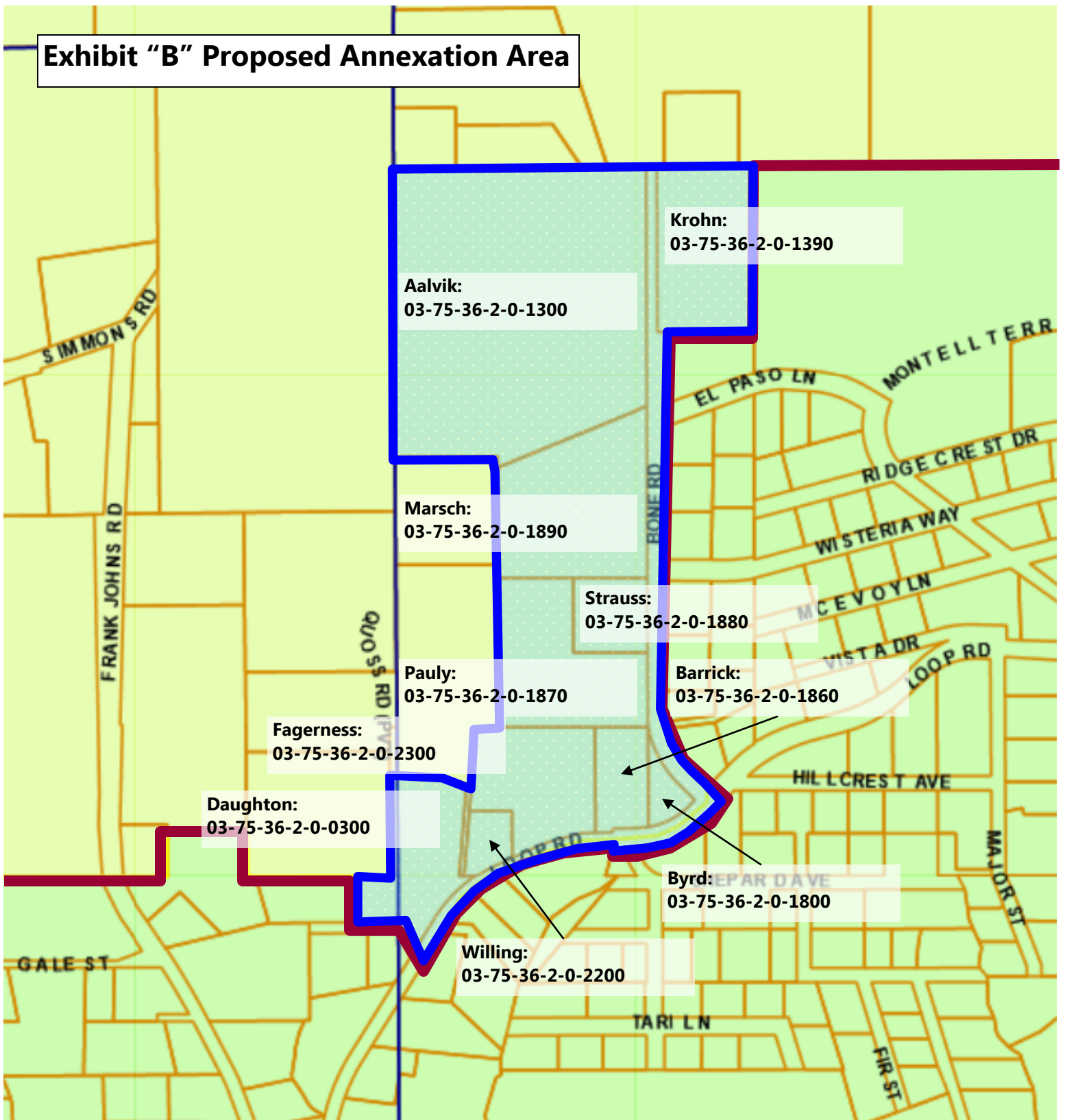
On this ____ day of _____, 20____, personally appeared before me _____ to me known to be the individual(s) and/or corporate officers described herein and who executed the foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed on behalf of themselves or as corporate officers of the named corporation with full authority, for the uses and purposes herein mentioned.

Notary Public in and for the State of Washington,
residing at _____
My commission expires: _____

On this ____ day of _____, 20____, personally appeared before me _____ to me known to be the individual(s) and/or corporate officers described herein and who executed the foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed on behalf of themselves or as corporate officers of the named corporation with full authority, for the uses and purposes herein mentioned.

Notary Public in and for the State of Washington,
residing at _____
My commission expires: _____

Exhibit "B" Proposed Annexation Area



Description

The annexation area includes 10 properties with 10 owners. The area is approximately 30 acres, contains 6 homes, with 13 to 14 people (based on Stevenson's 2010 average household size of 2.25).

**EXHIBIT “C”
PLAN FOR SERVICE**

The following Plan for Service has been established for the Pauly annexation request along Bone Road (City File ANX2016-01) to addresses improvements to the City fire suppression, road, sewer, storm sewer, and water systems required as a condition of acceptance of a petition for annexation of these properties.

Fire Suppression

1. Fire hydrants shall be installed to meet then-current National Fire Protection Association standards.

Roads

2. Roadways shall be improved to meet then-current City of Stevenson Engineering Standards for Public Works Construction (SES).

Sewer

3. Sewer collection systems shall be installed to meet then-current SES.

Stormwater

4. Stormwater collection and treatment systems shall be installed to meet then-current SES.

Water

5. Water system shall be installed to meet then-current SES.



Rick Pauly and Kim Salvesen-Pauly
PO Box 783
Carson, WA 98610

Date: June 3, 2016

RE: Contemplated Improvements for Bone Road Annexation

Dear Kim and Rick,

The Plan for Service approved by City Council in conjunction with the Bone Road annexation request requires that future improvements be made in accordance with the standards in effect at the time of LID creation. This memo is intended to outline the improvements that would be contemplated by today's standards to give you an idea of the scope of improvements that would likely be contemplated in the future (if based on today's standards).

The following improvements would be contemplated under today's standards:

Fire Suppression

1. Two fire hydrants would be installed to close the coverage gap between existing hydrants at Lucas Street and El Paso Lane. The location of the hydrants is to be determined, but total spacing of these hydrants should not exceed 800'.

Roads

2. Where ever the rights-of-way for Bone Road and Loop Road do not meet the City's 60' standard additional right-of-way would be dedicated to the City until the 60' width is achieved.
3. A minimum 5' sidewalk would be constructed along Bone Road from Loop Road at the southern end and extending to El Paso Lane at the northern end. Exact side of Bone Road is to be determined.
4. The 60' private road known as Guide Meridian Road would be dedicated to the City as right-of-way.
5. Prior to acceptance of the Guide Meridian Road right-of-way, the paved width of Guide Meridian would be improved to at least 20'.

Sewer

6. The public sewer system would be extended from the intersection of Loop Road and Kanaka Creek Road at the southern end (current terminus) to the Williams Gas pipeline on the northern end. Exact size and location of the sewer line is to be determined.

Stormwater

7. Where sidewalks are installed adjacent to the roadway, storm sewer infrastructure would also be installed. Infrastructure includes curbs, gutters, catch basins and piping to satisfy City standards.

Water

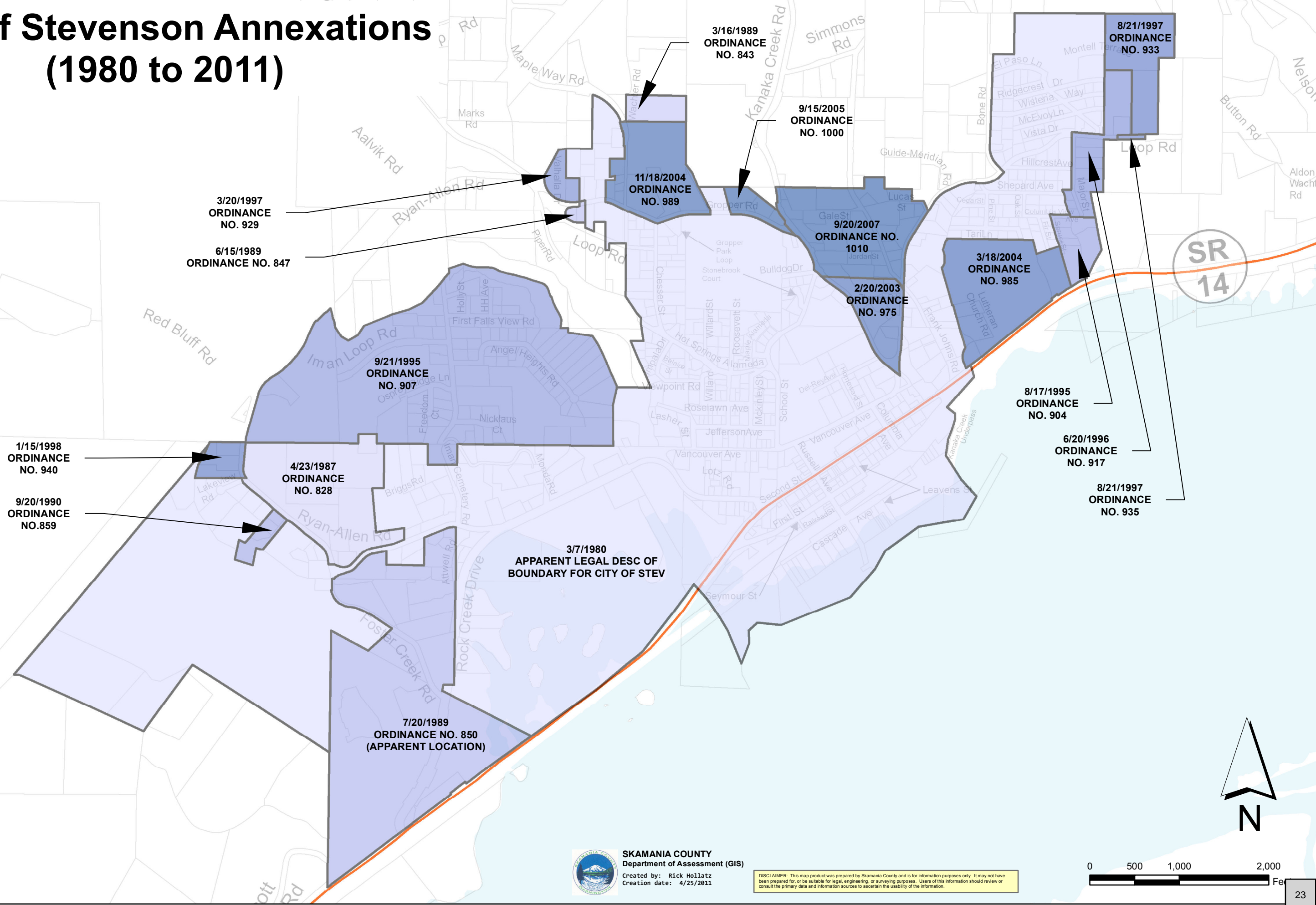
8. The existing 8" AC waterline in Bone Road would be upgraded to a 10" ductile iron pipe including a pressure reducing valve on the new line.
9. The existing 1" PVC waterline in Guide Meridian Road would be upgraded. Exact size of the new line is to be determined.

Sincerely,

Nick Hogan

City Administrator

City of Stevenson Annexations (1980 to 2011)



3/20/1997
ORDINANCE
NO. 929

6/15/1989
ORDINANCE NO. 847

1/15/1998
ORDINANCE
NO. 940

9/20/1990
ORDINANCE
NO. 859

4/23/1987
ORDINANCE
NO. 828

9/21/1995
ORDINANCE
NO. 907

3/7/1980
APPARENT LEGAL DESC OF
BOUNDARY FOR CITY OF STEV

7/20/1989
ORDINANCE NO. 850
(APPARENT LOCATION)

11/18/2004
ORDINANCE
NO. 989

3/16/1989
ORDINANCE
NO. 843

9/15/2005
ORDINANCE
NO. 1000

9/20/2007
ORDINANCE NO.
1010

2/20/2003
ORDINANCE
NO. 975

3/18/2004
ORDINANCE
NO. 985

8/17/1995
ORDINANCE
NO. 904

6/20/1996
ORDINANCE
NO. 917

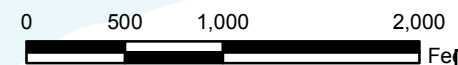
8/21/1997
ORDINANCE
NO. 935

8/21/1997
ORDINANCE
NO. 933



SKAMANIA COUNTY
Department of Assessment (GIS)
Created by: Rick Hollatz
Creation date: 4/25/2011

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.





City of Stevenson

Public Works Department

(509)427-5970

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

TO: City Council
FROM: Carolyn Sourek
DATE: August 29, 2022
SUBJECT: Goodman Annexation Request (ANX2022-01) – Public Works Analysis

Introduction

A Notice of Intent to Annex (tracking number ANX 2022-01) was received by the City of Stevenson on June 30, 2022. As part of the City review of Annexation requests, the Public Works Department evaluates impacts to City infrastructure, including streets, and water, wastewater, and stormwater systems. This may include access to City owned and operated collection, distribution, and/or treatment systems, as well as identifying any infrastructure currently out of compliance with Stevenson Engineering Standards and/or Municipal Code. With any additional area added to the City limits an additional need for utility services, and potential for associated construction and maintenance of new infrastructure may be recognized.

This memo evaluates three scenarios (Figures 1 thru 3) as part of this annexation request:

1. Parcel 03073610100000 Only
2. Parcels 03073610100000 and 03073610210000
3. Greater Vicinity

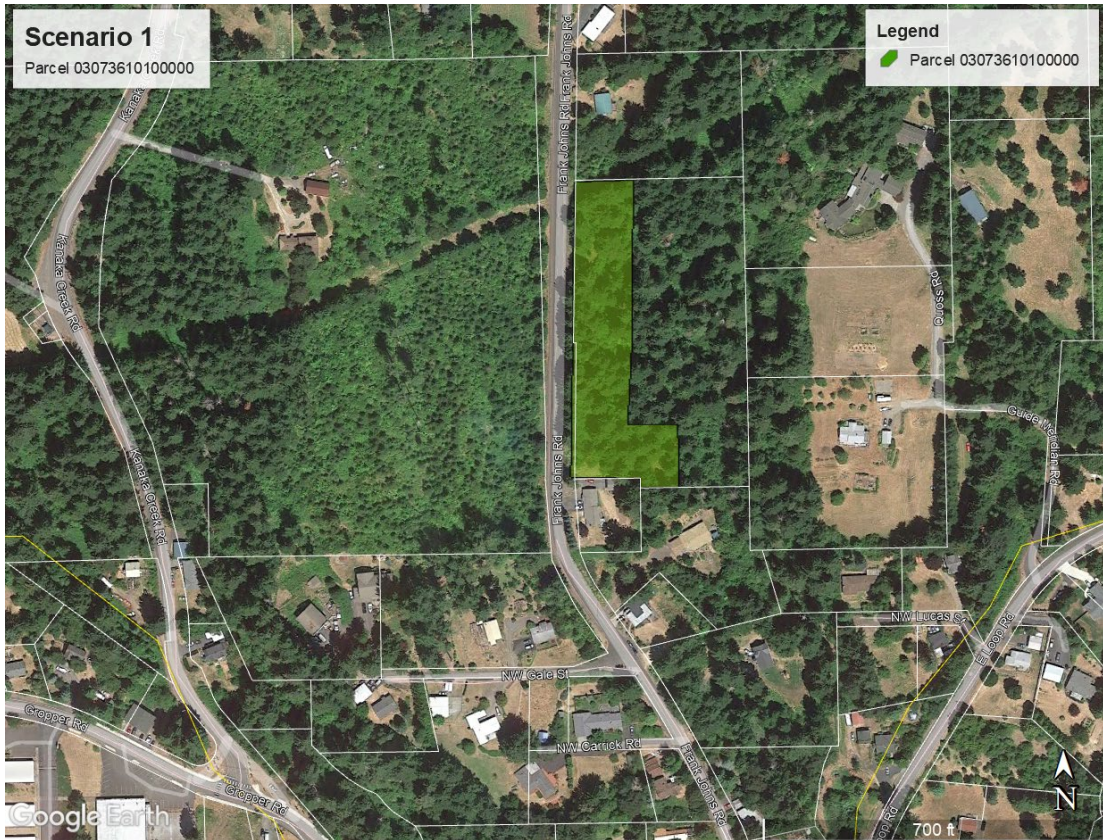


Figure 1 – Scenario 1 – Parcel 0307361010000 Only

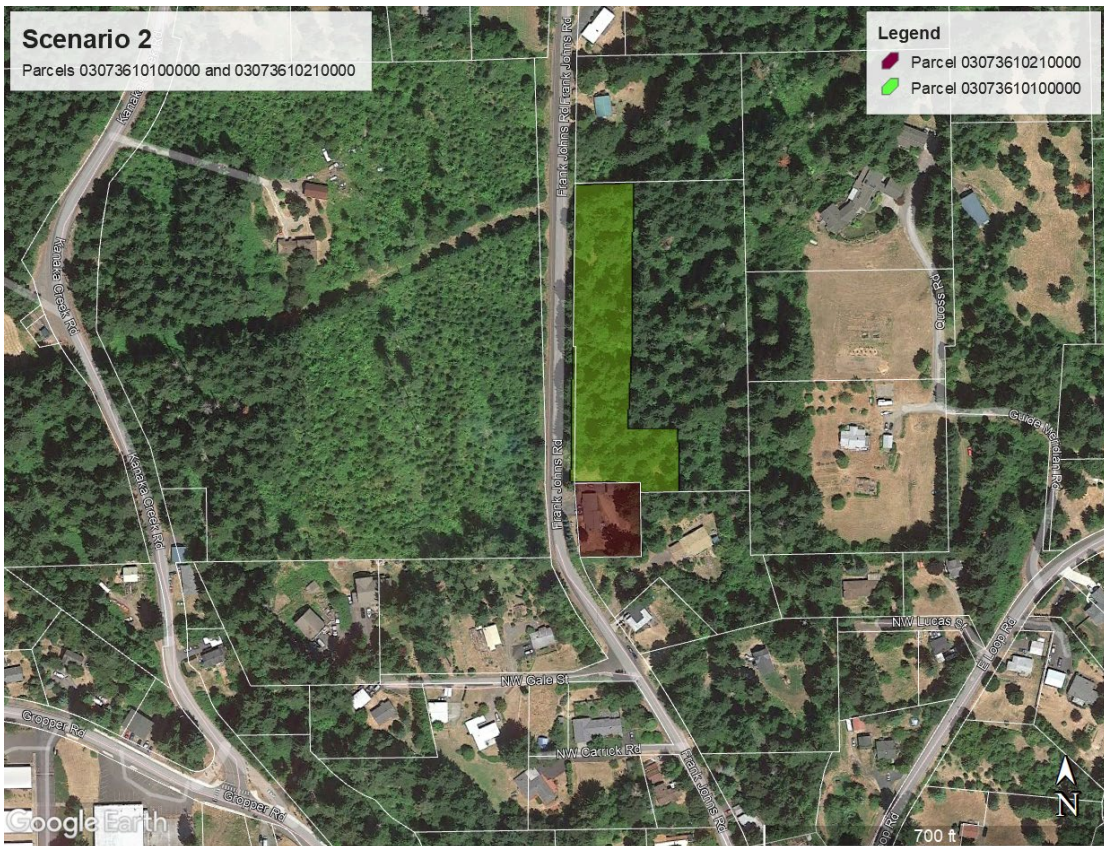


Figure 2 – Scenario 2 - Parcels 0307361010000 and 03073610210000

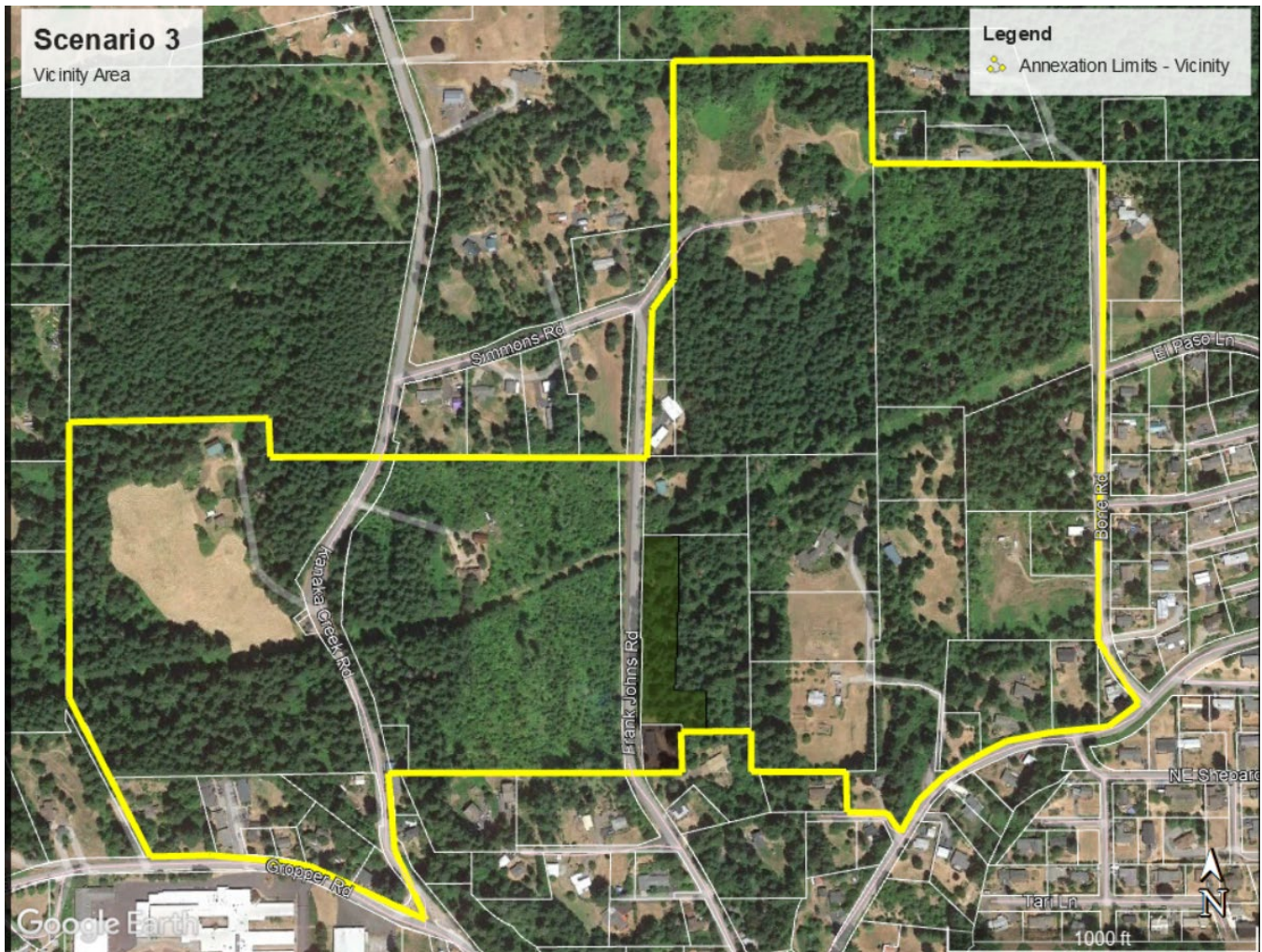


Figure 3 – Scenario 3 – Greater Vicinity

Public Works Infrastructure Analysis

Streets

The City of Stevenson owns and maintains approximately 17.21 miles of street within the city limits. Table 1 Street Mileage part of the Public Works Analysis identifies additional street mileage which would be acquired, given the three scenarios described in the introduction.

Table 1: Additional Street Mileage Acquired by Scenario

Additional Street Mileage					
Scenario	Frank Johns Road	Kanaka Creek Road	Bone Road**	Guide Meridian Road	Total
1	0.15	0	0	0	0.15
2	0.15	0	0	0	0.15
3*	0.28	0.21	0.34	0.1	0.93

* Assume Cheri Lane and Quoss Road remain private

** One half of Bone Road would be acquired as one half is currently within City ROW

An analysis of subject streets in Scenarios 1 through 3 was completed. Table 2 (next page) provides a summary of how existing widths for total pavement, driving lane, parking lane, sidewalk, and planter strips comply with Stevenson Engineering Standards. Though these streets may also not be in compliance within the city limits, it is worth noting that acquisition of these streets only adds to the total street mileage to be brought, with City funding, up to the identified minimum standard.

Subject streets were not evaluated against other engineering criteria in the standards, such as horizontal and vertical alignment, transitions, intersections and curb returns, or sight distances. They were also not evaluated for minor frontage improvements, such as mailbox or addressing compliance, illumination, guardrails, and any other ancillary street structures.

The Stevenson Engineering Standards also provides requirements for surfacing (street pavement structure). Though the specific depths and materials used to surface the subject streets was unknown at the time of this analysis, the condition of these streets were evaluated. In 2022, the City hired a third-party consultant to evaluate pavement surface conditions per ASTM D6 Pavement Condition Index (PCI) standardized procedures. Table 3 provides PCI for subject streets.

The City of Stevenson overall PCI index average is 75. The acquisition of the streets in question would likely not negatively impact the City’s overall PCI rating.

Table 3: Pavement Condition Index for subject streets

Street*	Pavement Condition Index (PCI)*
Frank Johns Road	(70-80)
Kanaka Creek Road	95
Bone Road	97
Guide Meridian Road	(60-70)

*For streets evaluated as more than one segment, a weighted average is provided

**Where a range is provided, the street was not evaluated as part of the StreetScan evaluation

Table 2: Width Compliance Summary

Street		Frank Johns Road	Kanaka Creek Road	Bone Road	Guide Meridian Road
Functional Classification		Minor Collector	Major Collector	Minor Collector	Local
Stevenson Engineering Standards Width Analysis	ROW (ft) Current [Standard]	40 [60]	60 [60]	unknown [60]	unknown [50]
	Total Pavement Width (ft) Current [Standard]	24 [38]	30 [46]	30 [38]	15 [28]
	No. of Drive Lanes Current [Standard]	2 [2]	2 [2]	2 [2]	1 [2]
	Width of Drive Lane (ft) Current [Standard]	11 [11]	12 [11]	11 [11]	NA [10]
	No. of Parking Lane Current [Standard]	0 [2]	0 [2]	0 [2]	0 [1]
	Width of Parking Lanes (ft) Current [Standard]	None [8]	None [8]	None [8]	None [8]
	No. of Sidewalks Current [Standard]	0 [2]	0 [2]	0 [2]	0 [1]
	Width of Sidewalks (ft) Current [Standard]	None [6]	None [6]	None [6]	None [6]
	No. of Planter Strips Current [Standard]	0 [2]	0 [2]	0 [2]	0 [1]
	Width of Planter Strips (ft) Current [Standard]	None [-]	None [-]	None [-]	None [3]

Water

Water is supplied to the City via three surface waterways – Cedar Creek, Labong Creek, and Rock Creek. Additionally, the City owns and operates during emergency conditions, a groundwater well. Source water is routed to the Water Treatment Plant (WTP) for filtration and disinfection prior to distribution. The WTP processes between 200 and 600 thousand gallons per day, depending on season and demand.

The City water system, comprised of four reservoirs and many miles of distribution piping, is broken in three pressure zones – 1, 2, and 3. This annexation would propose to add demand to the High Reservoir Zone. Water models developed and calibrated during the 2016 Water Plan Update indicate a deficiency in this zone, which would need to be addressed prior to full development of all addition parcels within the annexation area.

Of the 26 parcels, approximately 15-20 parcels currently have access to City water. Water is supplied via main lines down Kanaka Creek, Frank Johns, and Bone Roads. Additionally, landowners accessing their properties from Guide Meridian Road also have a small, dead end lateral water main supply. To provide service to all parcels and potential future parcels, additional water lines would need to be added, as well as potential adjustments to the supply.

The majority of the water system within the annexation area is either ductile iron or plastic, however the main line down Bone Road is still asbestos concrete (AC). Replacement of AC pipe is a priority of the department. A capacity analysis was not completed as part of this analysis. It is possible that, if all parcels within the annexation area are divided to the maximum allowable density, additional upsizing will be required of the distribution systems as well as the source.

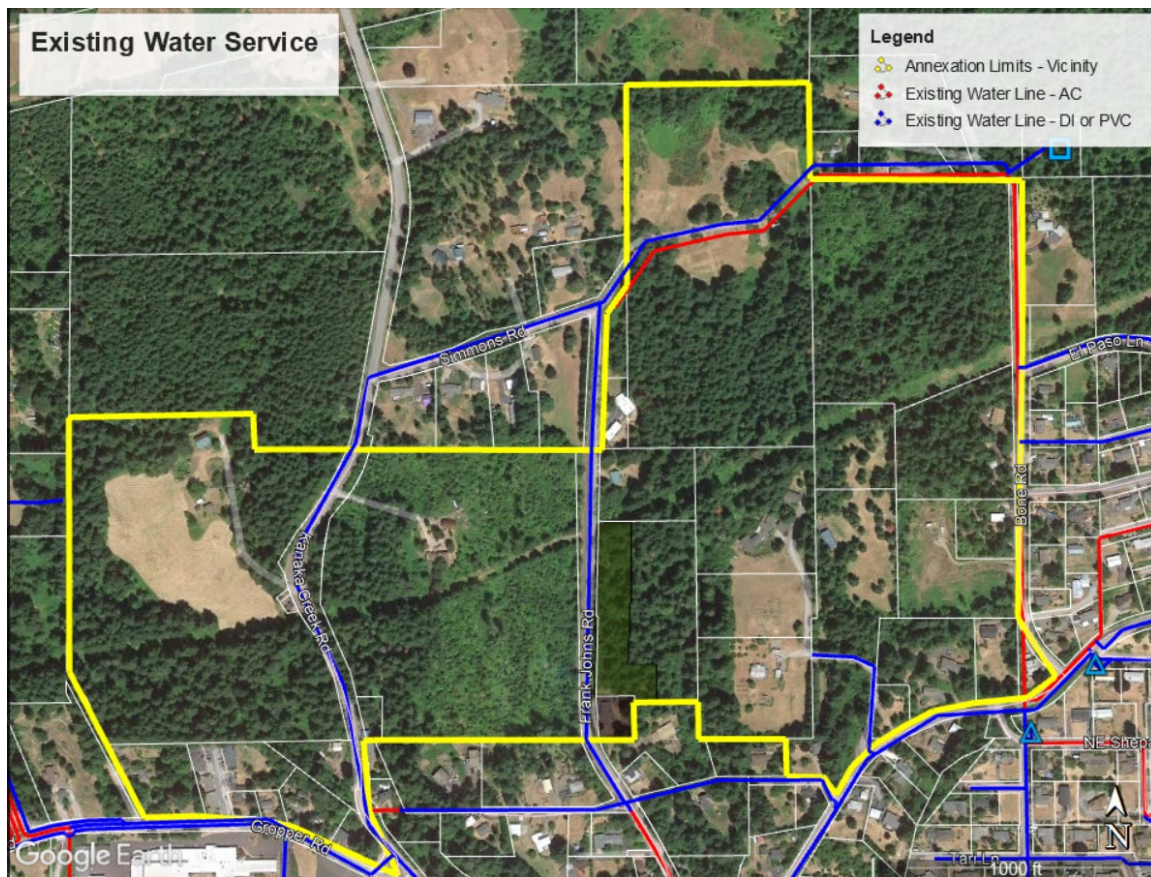


Figure 4 – Existing Water Service

Stevenson Engineering Standards indicate fire hydrants shall be placed at every intersection and within 700 feet of another. By these standards, two fire hydrants are required along Bone Road, and another two along Frank Johns Road. Additional hydrants may be required dependent on how parcels are divided or developed.

Sewer

The City sewer system does not extend to the annexation limits. No parcels are serviced by City sewer infrastructure. A sewer system capacity analysis for a full build out scenario was not completed as part of this analysis, however it appears without question that substantial investment would be required to extend sewer to these parcels indicated as part of this annexation. Almost 2000 feet of sewer main is required to extend service to the extents of the subject parcel independently.

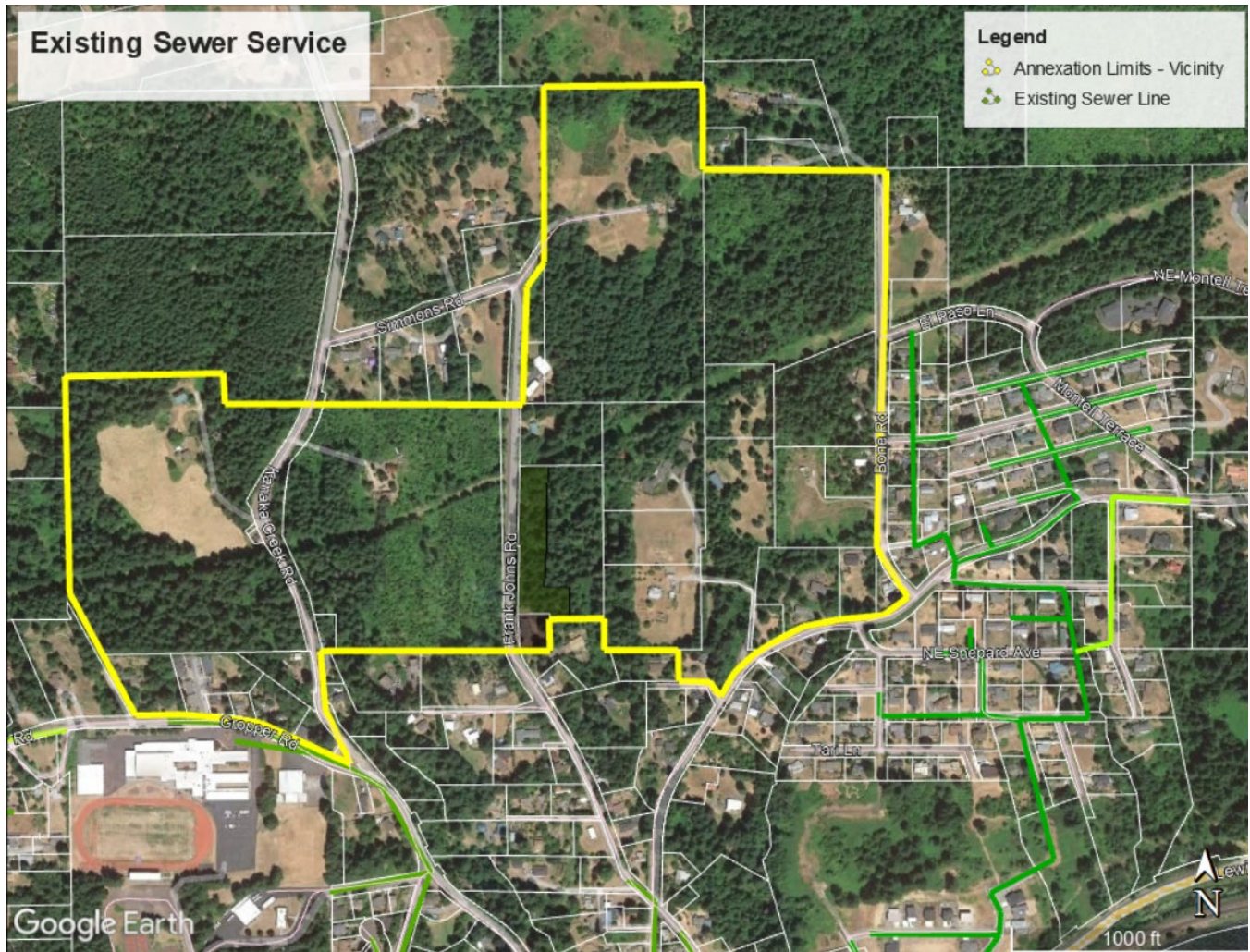


Figure 5 – Existing Sewer Service



City of Stevenson

Planning Department

(509)427-5970

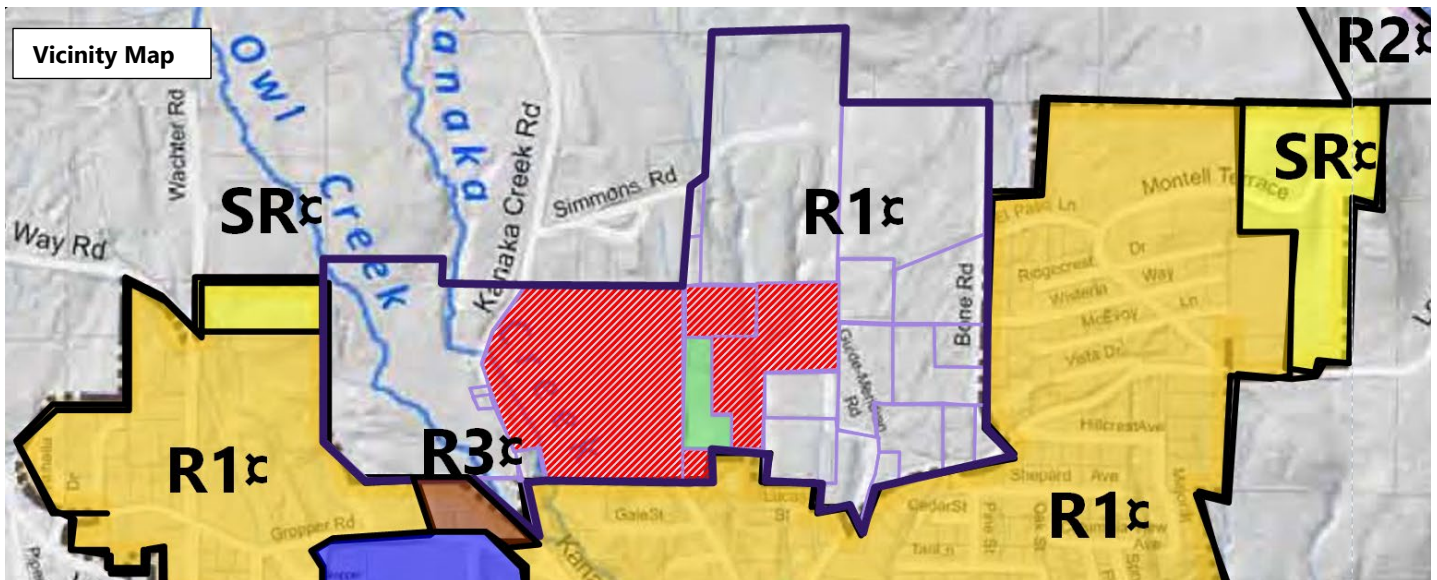
7121 E Loop Road, PO Box 371
Stevenson, Washington 98648

TO: City Council
FROM: Ben Shumaker
DATE: September 15th, 2022
SUBJECT: Goodman Annexation Request (ANX2022-01) – Land Use Analysis

Introduction

This memo provides baseline data for consideration of a Notice of Intent to Annex submitted by John F. and Julie B. Goodman. The notice of intent relates to a single parcel fronting on Frank Johns Road. To more fully understand the context of the proposal as it relates to the vicinity, this memo analyzes all properties containing, or located downhill (south) of, the Williams gas pipeline, and 2 additional properties fronting Frank Johns Road.

Again, only one parcel was included in the notice of intent. Submittal requirements of the notice require communication with adjacent properties regarding their desire to annex. In this case, each of the 4 adjacent properties within County jurisdiction suggest they are uninterested in annexation. To date, none of the other parcels analyzed herein have been involved in this annexation proposal.



Property Characteristics	Requesting Property	Adjacent Properties	Additional Properties	TOTAL
Number of Tax Parcels	1 (03-07-36-1-0-1000-00)	4	21	26
Acreage	2.17 acres	28.79 acres	81.96 Acres	112.92 acres
Number of Legal Lots	1	4	22 (Suspected)	27
Lots per Acre	.46	.33	.47	.44
Number Lots Developed	0	4	16	20
Number of Dwellings	0	6 (Suspected)	11 (Suspected)	17
Lots per Acre	0	.50	.24	.28
Estimated Population	0	12	29	41
Population Density	0	1.00	.62	.67
Assessed Value	\$ 100,000	\$2,054,300	\$4,337,400	\$6,491,700
Annexation Interest	Requesting (Green)	Uninterested (Red Hash)	Unknown (No Shading)	

Zoning Analysis

All properties evaluated carry Skamania County’s Residential 1 zoning designation. The County abbreviates this as R1. Adjacent territory in the City carries the SR Suburban Residential, R1 Single-Family Residential, and R3 Multi-Family Residential zoning designations. Despite the similar abbreviation, the County’s R1 is different than the City’s R1 Single-Family Residential zoning. An important difference is in the County’s allowance of up to 4 dwellings on a lot, where the City only allows 2 dwellings—if one of those is occupied by the property owner.

Impacts of this difference were felt as a result of the 2007 DeGroote annexation, which brought 5 parcels into the City with the R1 Single Family Residential designation. Three of the properties were used for single family uses, 2 were used for multi-family uses. A fire in one of the multi-family uses compelled conformity with the City’s single-family use requirements. A request to rezone followed and was granted subject to the extension of City water and sewer services to the area. With this section of the report, the Planning Department seeks to empower more informed decision making by the City Council.

Comprehensive Plan Future Land Use Map

The entire area analyzed carries the UR- High Density Residential designation. The UR, Urban Reserve designation contemplates extension of municipal services and discouraging further development until such services are provided. The High Density Residential designation envisions a range of residential densities from apartment-style densities to single-family housing on lots smaller than 15,000 square feet. The following table provides the range of possible minimum lot sizes in the Zoning Code. Shaded cells indicate a lack of alignment with the Comprehensive Plan for this area.

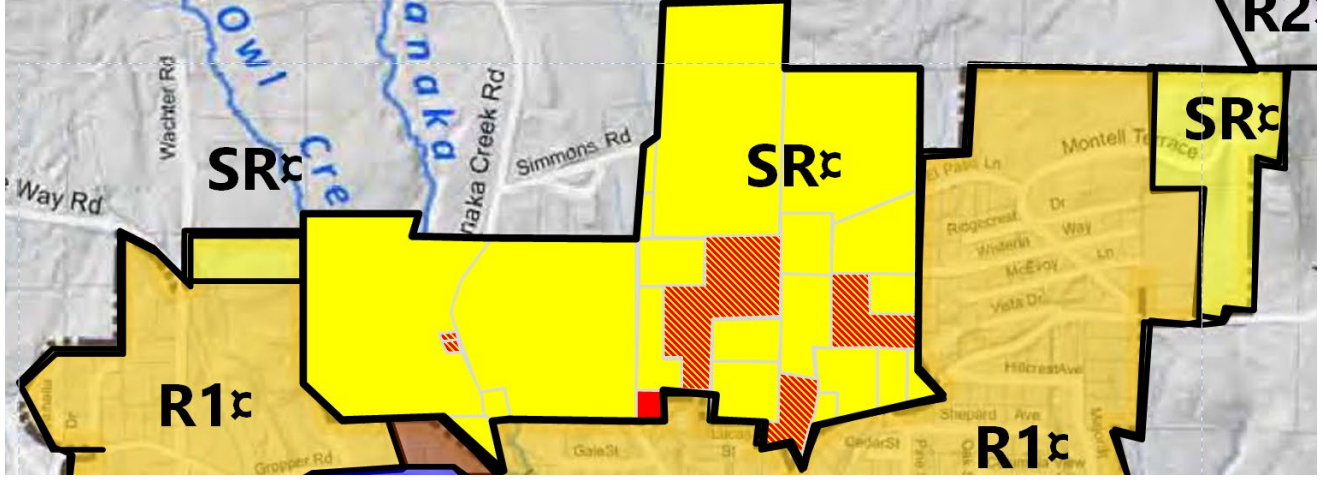
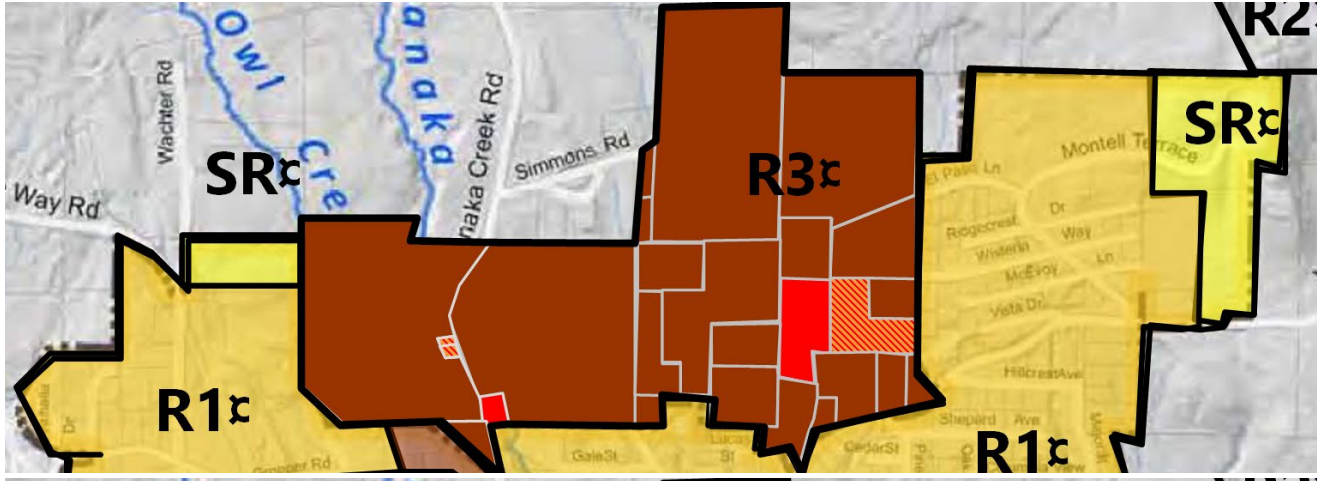
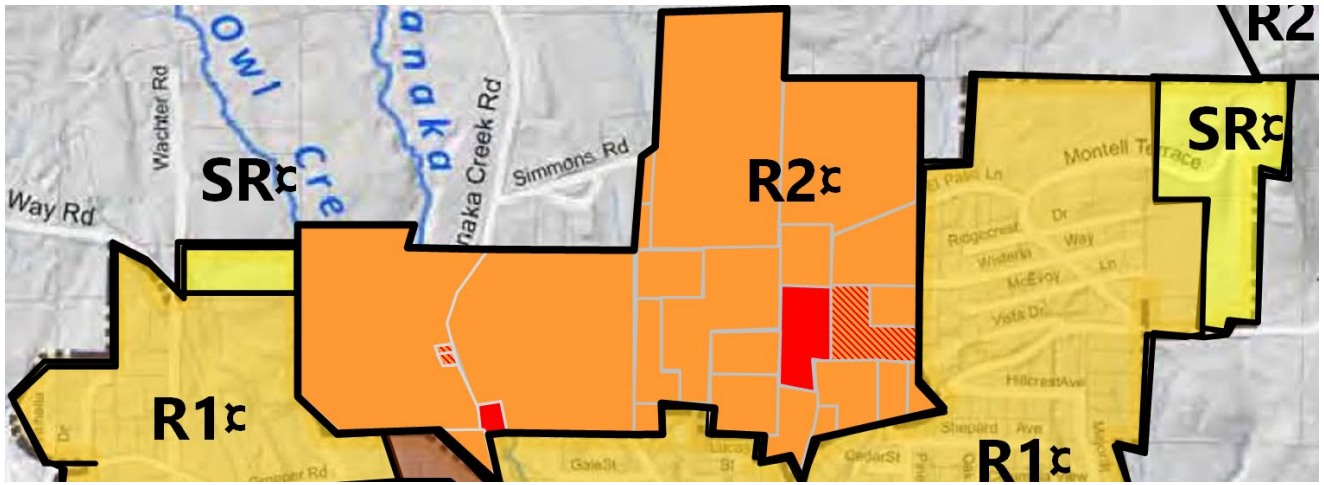
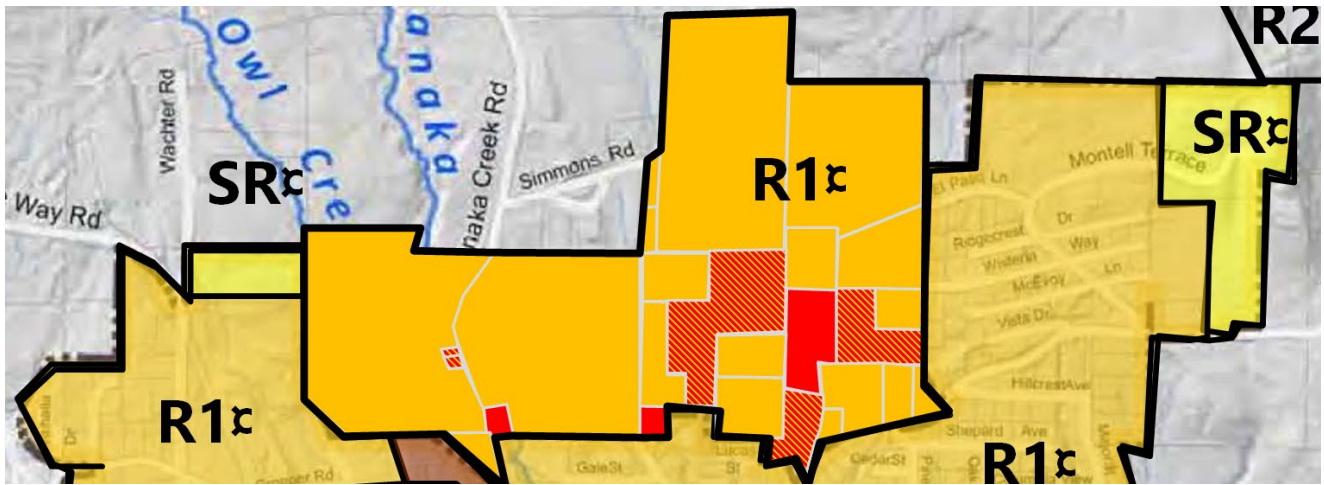
Zone	Services Present	Minimum Lot Area
R1	Water, Sewer	6,000 sf
	Water, Septic	15,000 sf
	Well, Septic	1 acre
R2	Water, Sewer	5,000sf + 2,000 sf per unit over 1
	Water, Septic	15,000 sf
R3	Water, Sewer	2,000 sf per unit
MHR	Water, Sewer	5 ac + 5,000 sf per unit over 40
	Water, Septic	5 ac + 2 acres per unit over 2
	Well, Sewer	5 ac + 2 acres per unit over 2
	Well, Septic	5 ac + 2 acres per unit over 2
SR	Water, Septic	15,000 sf
	Water, Septic	20,000 sf
	Well, Septic	1 acre
*aligned only if actual use involves 2 dwellings		

Implementation of the Comprehensive Plan, will involve designating property in this area as either R1, R2, R3, MHR, or SR. Barring any changes to zoning standards, new utility extension policies, or specific annexation area requirements, full implementation of the Comprehensive Plan can only be guaranteed if the territory is zoned R3 Multi-Family Residential.

Existing Property Usage

The single property proposed for annexation is undeveloped. In the entire area of analysis, 20 of the 26 parcels are developed in some way. Staff assumptions set these uses as including, multi-family dwellings, single-family detached dwellings, residential outbuildings, and utility & communication facilities. Applying existing City zoning to this development will result in nonconforming uses and/or use violations.

The number of nonconformities/violations depends on the zoning designation applied as shown in this series of maps. The maps are ordered based on the table above. The MHR Mobile Home Residential zone is not presented as a map. Solid red indicates a known nonconformity/violation. Hashing indicates one which is suspected.



The least conflicts would arise in the area of analysis if the R2 or R3 zoning designation were applied (5 each). Six conflicts would arise if the SR zoning designation were applied. Application of the R1 designation would result in the most known or suspected conflicts (8) between existing uses and the Zoning Code.

Existing Development Density

The mean parcel size for all 26 parcels analyzed is 4.34 acres. The mean size for parcels developed with residential uses is 5.54 acres. Both are well above the 15,000 sf maximum envisioned by the City.

No parcel is currently served by City sewer. Ten of the parcels are served by City water. These development patterns best align with the City's SR Suburban Residential District. The City's R3 Multi-Family Residential District least aligns with the existing development pattern.

Projected Development Patterns

Barring any changes to zoning standards, new utility extension policies, or specific annexation area requirements, staff expects development of the area analyzed to continue in an uncoordinated fashion with very low density (parcels larger than 2 acres) a strong likelihood and pockets of low density (parcels between 15,000 square feet and 2 acres). Staff guesses a 20 year buildout of the area would increase the number of parcels from 26 to 83 (mean size of 1.36 acres). This projection would not achieve the densities envisioned in the Comprehensive Plan.

Zoning Synthesis

Planning Staff struggles to recommend an appropriate zoning designation for the area analyzed, with R2 and SR being the easiest to rationally justify.

- No existing City zoning designation could be applied which would eliminate known or suspected nonconforming uses or use violations.
- Existing City zoning designations which best align with uses in the analysis area provide the least alignment with the density of existing and projected development in the annexation area.
- The Comprehensive Plan's direction to discourage development of this area until sewer is available.
- The development density envisioned by the City necessitates connection to City sewer.
- The R2 Two-Family designation aligns well with existing uses and Comprehensive Plan densities, but poor alignment with existing densities and the uncontrolled development pattern projected by staff.
- The SR Suburban Residential designation aligns well with existing densities and uncontrolled projects, fairly with existing uses, and poorly with the Comprehensive Plan.

Staff suggests the City Council grapple with what their tolerance for discouraging development, their tolerance for causing neighborhood change, and the ways their preferences would relate to the owners in/adjacent to the annexation area.

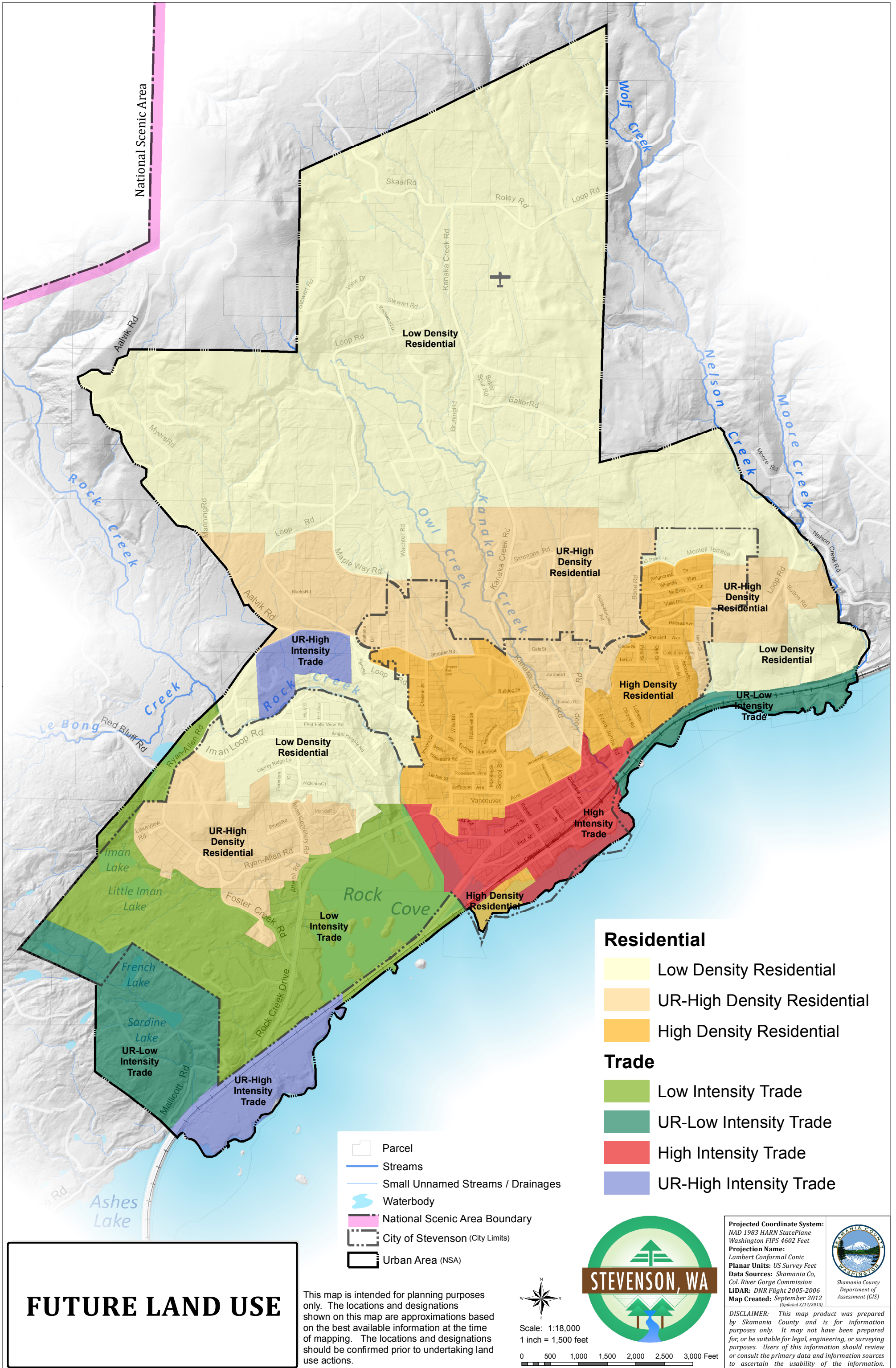
A sewer connection requirement may be a way to achieve both ends. This issue is likely better informed by the Public Works Department memo and plan for service in the area.

Annexation Area

While this analysis was conducted using the most rational boundary possible, the Planning Department staff is not recommending using that area in the petition for annexation. A smaller area is advisable.

Prepared by,

Ben Shumaker

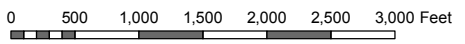


FUTURE LAND USE

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



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: September 2012
(Updated 3/14/2013)

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.

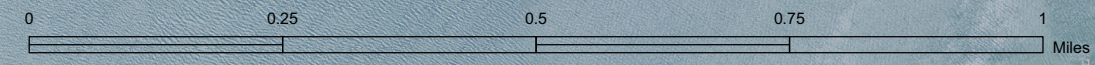


Zoning Map City of Stevenson

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

- City Limits
- Urban Area
- Parcel
- Stream

Mayor _____	Date _____
Clerk - Treasurer _____	Date _____
Attorney _____	Date _____



Notes:
 When Printed to ANSI D (22"x34"): 1 inch = 500 feet
 Absolute scale: 1:5,000
 Aerial Photo Date: 2008
 Projected Coordinate System: NAD 1983 HARN StatePlane
 Washington FIPS 4602 Feet
 Projection Name: Lambert Conformal Conic
 Planar Units: US Survey Feet

Skamania County Dept of Assessment (GIS)
 Created by: Rick Hollatz
 Created date: 7/31/2012

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