

**AGENDA**  
**CITY OF STEVENSON COUNCIL MEETING**  
**April 21, 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/UC4k9bA0IEvsF6PSoDwjJvA/>

Information in parentheses after the agenda item reference the 2021-2022 council goal the item relates to.  
Items with an asterisk (\*) have been added or modified after the initial draft publication of the Agenda.

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**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](mailto:leana@ci.stevenson.wa.us) by noon the day of the meeting for inclusion in the council packet.]*

**3. CHANGES TO THE AGENDA:** *[The Mayor may add agenda items or take agenda items out of order with the concurrence of the majority of the Council].*

a) \* 4/21 changes include:

- Revision of Farmers' Market Contract, Exhibit A for more clarity (item 4i)
- Addition of staff report for sewer plant update (item 6a)
- Removal of facilities maintenance services agreement (item 7a)
- Addition of engineer's recommendation for contract award (item 8c)
- Addition of Sheriff Department 2021 training report (item 9a)
- Addition of Fire Department report (item 9e)
- Addition of City Administrator staff report (item 10c)
- Addition of Vouchers (item 11a)

**4. CONSENT AGENDA:** The following items are presented for Council approval. *[Consent agenda items are intended to be passed by a single motion to approve all listed actions. If discussion of an individual item is requested by a Council member, that item should be removed from the consent agenda and considered separately after approval of the remaining consent agenda items.]*

- a) **Water Adjustment** - Kristopher Wright (meter no. 900024) requests a water adjustment of \$460.86 for a water leak which they have since repaired.
- b) **Liquor License Application** - Columbia Gorge Interpretive Center
- c) **Liquor License Renewals** - Walking Man Brewing, LLC
- d) **Special Occasion Liquor License Application** - Choice Charities at the Skamania County Fairgrounds on June 24 from 5 pm - 11 pm and June 25 from 10 am - 11 pm.
- e) **Special Occasion Liquor License Application** - Skamania County Chamber of Commerce on May 7th from 12 pm-5 pm at: Fairgrounds Exhibit Hall, Farmers Insurance, Moon River Home and Living, North Bank Books, A&J Market, IQ Credit Union, Columbia Hardware and Skamania County Skates.
- f) **Approve Appointment of Tom Sikora to Lodging Tax Advisory Committee** - City Administrator Leana Kinley presents Artbliss Hotel owner Tom Sikora for appointment to the Lodging Tax Advisory Committee.
- g) **Approve Appointment of Valerie Hoy to the Boundary Review Board** - City Administrator Leana Kinley presents former Planning Commission Chairperson Valerie Hoy for appointment to the Boundary Review Board.
- h) **Acknowledge Final SMP Document after Ecology Approval** - Community Development Director Ben Shumaker presents the final Shoreline Management Program document correcting scrivener's errors and including Ecology's final approval. The effective date will be April 18th, 2022.
- i) **\*Approve Contract for Farmers' Market Support** - City Administrator Leana Kinley presents the attached contract with the Stevenson Downtown Association to provide \$10,000 of reimbursable support to the Farmers' Market as discussed during the 2022 budget process.
- j) **Minutes** of March 17, 2022.

MOTION: To approve consent agenda items a-j.

## 5. PRESENTATIONS FROM OUTSIDE AGENCIES:

- a) **Skamania County Public Works** - Skamania County Building Inspector Marlon Morat will update council on building inspection services as per the interlocal agreement.

## 6. SITUATION UPDATES:

- a) **\*Sewer Plant Update (1)** - Staff will present an update on the Stevenson Wastewater System and Compliance Schedule.

## 7. UNFINISHED BUSINESS:

- a) **\*Approve Interlocal Agreement for Facilities Maintenance Services** - The revised contract is not yet ready for council approval. Terms are agreed to by both parties and the agreement is in review with the Port of cascade Locks attorney.

## 8. COUNCIL BUSINESS:

- a) **First Reading Ordinance 2022-1182 Amending Comprehensive Plan** - Community Development Director Ben Shumaker presents the staff memo and draft ordinance 2022-1182 amending the city's comprehensive plan to be in alignment with the updated shorelines management program and critical areas ordinance. Public hearings for this revision are being held at the Planning Commission level.

- b) **Approve Waiving Back-Billing for Billing Discrepancy** - City Administrator Leana Kinley presents a staff memo regarding a back-billing waiver request for properties which were not billed for permitted Accessory Dwelling Units (ADUs) for council review and consideration.

MOTION: To approve waiving the back-billing in relation to unbilled ADUs for the customers listed in the staff memo for a total amount of \$13,285.85.

- c) **\*Award Wastewater Treatment Plant Construction Contract (1)** - City Administrator Leana Kinley presents the apparent low bidder Stellar J for award of the wastewater treatment plant construction contract for an amount of \$10,342,431.00 upon confirmation from the Department of Ecology. A copy of the bid tabulation is enclosed.

MOTION: To award the wastewater treatment plant construction contract to Stellar J for an amount of \$10,342,431.00.

- d) **Approve Change Order 1 for the Main D Extension Project (1)** - City Administrator Leana Kinley presents the Crestline contract change order 1 for the Main D extension project in the amount of \$8,850 excluding sales tax and an additional 12 calendar days for resetting two monuments which may be disturbed, and increasing the number of sewer manholes to correct a discrepancy between the contract plans and the bid schedule for council consideration.

MOTION: To approve change order 1 for the Main D construction project in the amount of \$8,850 excluding sales tax and an extension of 12 calendar days as presented.

- e) **Approve Type D Right of Way Permit for 1030 Ryan Allen Road** - Public Works Director Carolyn Sourek will present the the request for a Type D long-term use of the city right of way for a fence at 1030 Ryan Allen Road for council consideration.

MOTION: To approve the Type D right of way permit for 1030 Ryan Allen.

- f) **Approve Internal Equipment Rates** - City Administrator Leana Kinley presents the attached resolution revising the rates billed internally for vehicle and equipment usage for council consideration.

MOTION: To approve resolution 2022-394 adopting interdepartmental rates for equipment services.

- g) **Select Lower Columbia Fish Recovery Board Candidate** - City Administrator Leana Kinley presents the two candidates for council to choose from to represent the Southwest Washington Cities.

MOTION: To select \_\_\_\_\_ as the City of Stevenson's candidate for Southwest Washington Cities representative to the Lower Columbia Fish Recovery Board.

## 9. INFORMATION ITEMS:

- a) **\*Sheriff's Report** - The Skamania County Sheriff's report for activity within Stevenson city limits for the prior month is presented for council review. Additional detail regarding staff training for 2021 is also enclosed.
- b) **Chamber of Commerce Report** - The report presented describes some of the activities conducted by Skamania County Chamber of Commerce in the prior month.
- c) **Financial Report** - The Treasurer's Report and year-to-date revenues and expenses through the prior month are presented for council review.
- d) **Planning Commission Minutes** - Minutes are attached from the Planning Commission meeting for the prior month.
- e) **\*Fire Department Report** - The report for the prior month on Fire Department activities is enclosed for council information.

## 10. CITY ADMINISTRATOR AND STAFF REPORTS:

- a) Ben Shumaker, Community Development Director
- b) Carolyn Sourek, Public Works Director



c) \*Leana Kinley, City Administrator

**11. VOUCHER APPROVAL:**

a) \*March 2022 payroll and April 2022 AP checks have been audited and are presented for approval. March payroll checks 15890 thru 15895 total \$101,256.85 which includes EFT payments. April 2022 AP checks 15896 thru 15970 total \$254,954.08, which includes EFT payments. The AP check register with fund transaction summary is attached for review.

MOTION: To approve the vouchers as presented.

**12. MAYOR AND COUNCIL REPORTS:**

**13. ISSUES FOR THE NEXT MEETING:** *[This provides Council Members an opportunity to focus the Mayor and Staff's attention on issues they would like to have addressed at the next council meeting.]*

**14. EXECUTIVE SESSION:**

a) Council will convene in Executive Session under RCW 42.30.110(1)(i) to discuss with legal counsel representing the agency matters relating to agency enforcement actions.

**15. ADJOURNMENT** - Mayor will adjourn the meeting.

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*UPCOMING MEETINGS AND EVENTS:*

- Saturday, April 23rd from 9 am - 12 pm at Downtown Stevenson, Spruce Up Stevenson
- Saturday, April 30th from 10 am - 2 pm at Sheriff's Office, Prescription Drug Take-Back Event
- Monday, May 9th at 6 pm at City Hall, Planning Commission Meeting
- Thursday, May 19th at 6 pm at City Hall, City Council Meeting



# 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:** April 21<sup>st</sup>, 2022  
**SUBJECT:** Shoreline Master Program—Ecology Approval

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### **Introduction**

The Stevenson City Council adopted Ordinance 2022-1181 on March 17<sup>th</sup>, 2022. This ordinance contained 2 exhibits. The first identified changes to the Stevenson Municipal Code, Chapter 18.08. The second exhibit provided the Shoreline Master Plan document. The City's approval was forwarded to the Department of Ecology on March 28<sup>th</sup>, 2022, and Ecology issued its final approval (Attachment 1) on April 4<sup>th</sup>, 2022.

### **Process Update**

The City's updated shoreline regulations are effective as of April 18<sup>th</sup>, 2022. Ecology's action is subject to a 30-day appeal period beginning on the date of Ecology's legal advertisement.

As of this writing (April 11<sup>th</sup>, 2022), the City's codification contractors have not yet incorporated the changes to SMC 18.08 (Exhibit 'A' of Ordinance 2022-1181) into the web-based version of the municipal code. This incorporation is expected shortly.

Additionally, the Shoreline Master Plan (Exhibit 'B' of the ordinance) has not yet been published on the City website or on the codification contractor's document portal. This publication is also forthcoming.

### **Shoreline Master Plan Document**

When published the Shoreline Master Plan will reflect the changes from Exhibit 'B', as described below:

- 1- Scrivener's Errors: Ecology's final approval identified scrivener's errors in how Required Changes 1, 2, & 11 and Recommended Changes 18 and 20 were incorporated into Exhibit 'B'.
- 2- Final Approval Letter: Appendix B.2 of the Shoreline Master Plan identifies the need for staff action curating Ecology's final approval letters and adding them to the document.
- 3- Document Headers: "Exhibit 'B'" appeared as a header in the document adopted by City Council. This text is unnecessary for implementation of the Shoreline Master Plan.

The correction of these errors, the inclusion of Ecology's final approval letter, and the removal of the header are shown in Attachment 2, which will be published as the final Shoreline Master Plan document.

Prepared by,

Ben Shumaker  
Community Development Director

### Attachment

- Ecology Final Approval (2 pages)
- Shoreline Master Plan (104 pages)



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

PO Box 47600 • Olympia, WA 98504-7600 • 360-407-6000

711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

April 4, 2022

The Honorable Scott Anderson  
City of Stevenson  
PO Box 371  
Stevenson, Washington 98648

**Re: Final Ecology Approval of City of Stevenson Shoreline Master Program  
Comprehensive Update and Periodic Review**

Dear Mayor Anderson:

The Department of Ecology (Ecology) is pleased to announce final approval of the City of Stevenson (City) Shoreline Master Program (SMP) amendment. Congratulations to you, your staff, and the Stevenson community for completing this combined comprehensive update and periodic review. We know this has been a long and challenging process. We appreciate your commitment to comprehensive land use planning for Washington's unique and valuable shorelines.

As you know, the following correspondence regarding the SMP update took place between Ecology and the City:

- February 14, 2019 – Ecology accepted the City's locally approved SMP amendment as complete for purposes of review (Resolution No. 2018-322).
- January 21, 2022 – Ecology conditionally approved the City's SMP comprehensive update and periodic review with twenty-five (25) specific required changes and thirty-three (33) recommended changes.
- March 28, 2022 – The City sent a response letter agreeing to all of Ecology's required and recommended changes, with one correction (adopted as Ordinance No. 2022-1181).

Ecology therefore approves the City's SMP comprehensive update and periodic review amendments, which includes all the agreed to required and recommended changes. The SMP approved by this action concludes the City's comprehensive update under RCW 90.58.080(2), and the City's periodic review under RCW 90.58.080(4). This action represents Ecology's final decision and there shall be no further modifications to the City's proposal.

The Honorable Scott Anderson  
April 4, 2022  
Page 2

**The effective date of the City's comprehensive SMP update is fourteen days from the date of this letter, Ecology's final approval letter.** This fourteen day period was established by legislative action in 2011 and is intended to provide lead time for the City's to prepare to implement the new SMP.

Ecology is required to promptly publish notice that the City's SMP has received final approval. The notice, in the form of a legal ad, will begin a 30-day appeal period. We will provide a copy of the legal ad to the City for its records.

Finally, if not already completed, please integrate the changes referenced in this correspondence into a final clean copy version of the complete approved SMP, including all appendices, within 30 days. When this is complete, please forward a digital copy of the complete approved SMP to Ecology.

Thank you again for your significant work and leadership in completing this SMP update. If you have any questions, please contact our regional planner, Michelle McConnell, at [Michelle.McConnell@ecy.wa.gov](mailto:Michelle.McConnell@ecy.wa.gov) or (360) 407-6349.

Sincerely,

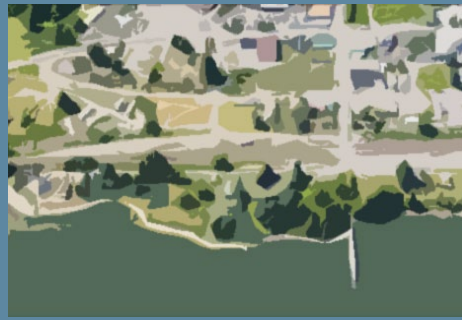


Misty Blair  
Shoreline Management Policy Lead

ec: Ben Shumaker, City of Stevenson  
Maria Sandercock, Ecology  
Michelle McConnell, Ecology

# STEVENSON

## SHORELINE MASTER PROGRAM



### City of Stevenson Shoreline Master Program

March 2022

Ecology Grant #s G1200-044 &  
SEASMP-StevePW-02230





## **Acknowledgements**

### **City Council**

Scott Anderson, Mayor  
Dave Cox  
Paul Hendricks  
Michael D Johnson  
Kristy McCaskell  
Annie McHale

### **Planning Commission**

Mike Beck  
Jeff Breckel, Chair  
David Ray  
Auguste Zettler

### **Local Advisory Committee**

Brian Birkenfeld  
Joe Birkenfeld  
Gerald Doble  
Eran and Gloria Howell  
Mary Repar  
Tim Todd  
Bernard Versari  
Ken Wieman

### **City Staff**

Leana Kinley, City Administrator  
Ben Shumaker, Community Development Director, Primary Author  
Ken Woodrich, City Attorney

### **State Support**

This Shoreline Master Program amendment is made possible by Washington State Department of Ecology Grant G1200-044 and SEASMP-StevPW-02230, with the assistance of Michelle McConnell, Regional Shoreline Planner





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**City of Stevenson**  
**Shoreline Master Program**

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**City of Stevenson**  
**Shoreline Master Program**

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## **Chapter 1 – Introduction & Goals**

### **1.1 Title**

This document shall be known and may be cited as the Stevenson Shoreline Master Program (SMP).

### **1.2 Adoption Authority**

This SMP is adopted under the authority granted by the Shoreline Management Act (SMA) of 1971 embodied in the Revised Code of Washington (RCW) Chapter 90.58 and in compliance with the Shoreline Master Program guidelines contained in Washington Administrative Code (WAC) 173-26 as may be hereafter amended.

### **1.3 Shoreline Jurisdiction**

#### ***1.3.1 Shoreline Management Act Jurisdiction Definition***

As defined by the SMA, “shorelines of the state” include certain waterbodies plus their associated “shorelands.” At a minimum, the waterbodies designated as “shorelines” in Stevenson are streams and rivers whose mean annual flow is 20 cubic feet per second (cfs) or greater and lakes of 20 acres or larger. Streams and rivers with mean annual flow of 1,000 cfs or greater (west of the Cascade Range) are designated as “shorelines of statewide significance.” Collectively, shoreline jurisdiction includes these waters, the lands underlying them, all shorelands extending landward a minimum of 200 feet in all directions, as measured on a horizontal plane from the ordinary high water mark (OHWM); floodways and contiguous floodplain areas landward 200 feet from such floodways; and all wetlands and river deltas associated with the streams and lakes which are subject to the provisions of this chapter. Such associated wetlands may extend beyond the minimum distance. For any streams and rivers partly within shoreline jurisdiction, jurisdiction starts from an upstream point where the mean annual flow is 20 cfs and continues downstream from that point.

#### ***1.3.2 Applicable Shoreline Jurisdiction in Stevenson***

The 2018 city limits of Stevenson includes 3 waterbodies which are regulated by this SMP. The Columbia River is a shoreline of statewide significance. Rock Cove and Rock Creek are also included as shorelines of the state in this SMP as depicted on the Shoreline Environment Designation maps in Appendix A. In addition, shoreline jurisdiction also includes the associated wetlands of these waterbodies, however, the City’s shoreline jurisdiction does not include optional areas of 100-year floodplain or buffers for critical areas.

This SMP also predesignates areas which are located within the City’s Urban Area boundary but currently outside of city limits. Such areas will be considered within Stevenson’s shoreline jurisdiction upon annexation. Predesignated areas include extended reaches along the Columbia River, and Rock Creek, as well as a small reach along Ashes Lake. This SMP does not apply within predesignated areas until the areas are annexed to the City, as consistent with WAC 173-26-150 and -160.

#### ***1.3.3 Shoreline Environment Designation Map***

The approximate shoreline jurisdictional area and the Shoreline Environment Designations (SEDs) are delineated on the map(s), hereby incorporated as a part of this SMP that shall be known as the “Stevenson Shoreline Environment Designation Map” (See Appendix A).

The boundaries of the shoreline jurisdiction on the maps are approximate. The actual extent of shoreline jurisdiction for specific project proposals shall be based upon the actual location of the OHWM, floodway, and the presence and delineated boundaries of associated wetlands as determined after an on-site inspection and in accordance with SMP Sections 1.3.1 and 1.3.2, Chapter 3, Chapter 7, and RCW 90.58.030.

## 1.4 Vision, Goals, & Purpose of the Shoreline Master Program

### 1.4.1 Overall Vision & Goals

As taken from the 2013 Stevenson Comprehensive Plan, Stevenson’s citizens’ hope for the future is to look at their town and honestly say:

“Stevenson is a friendly, welcoming community that values excellent schools and a small town atmosphere. The natural beauty is enjoyed by residents and visitors through a network of recreational opportunities. The strength of Stevenson’s economy is built upon high quality infrastructure and a vibrant downtown that provides for residents daily needs. Stevenson takes advantage of our unique location on the Columbia River by balancing jobs, commerce, housing and recreation along the waterfront.”

This vision is founded on the citizens 4 cornerstone principles: High Quality of Life, Natural/Scenic Beauty, Healthy Economy, and Active Waterfront. This SMP includes 7 goals that tie together each cornerstone principle and advance shoreline jurisdictional areas toward the City’s overall vision.

1. **Economic Development** – The shorelines of Stevenson are used by economically productive businesses that are particularly dependent on their shoreline location.
2. **Public Access & Recreation** – The shorelands and shoreline waterbodies of Stevenson support a network of public access, recreation and navigational opportunities.
3. **Natural Resources & Ecological Functions** – Development within shoreline jurisdiction does not result in a net loss of the ecological functions performed by the City’s shoreline areas.
4. **Historic & Cultural Resources** – Waterfront buildings, sites, and resources having historic, cultural and educational value are protected for future generations.
5. **Public Facilities & Utilities** – Utilities, streets, and public facilities provide a high quality backbone of services that support other shoreline goals.
6. **Property Rights & Single-Family Dwellings** – Single-family homes are located in appropriate places along Stevenson’s shorelines and private property rights are protected consistent with the public interest.
7. **Coordinated Management** – Development and use of Stevenson’s shorelines advance local, state, and national interests.

### 1.4.2 Purpose of this SMP

The purpose of the SMP is to:

1. Guide the balanced development of industrial, commercial, residential, recreational and natural uses of Stevenson’s shorelines in accordance with local goals in compliance with the requirements of the SMA.
2. Support development of improved shoreline access in the Stevenson area.
3. Reduce impediments to attracting waterfront investors.
4. Ensure that use and development under the SMP will result in no net loss of ecological functions.

5. Ensure optimum implementation of the SMA for projects along the Columbia River, a shoreline of statewide significance.
6. Protect, enhance, and maintain natural, scenic, historic, architectural, and recreational qualities along the Columbia River.
7. Provide prompt, predictable, open, and uncomplicated processes for the fair and equitable review of shoreline proposals in Stevenson.

## **1.5 Shoreline Master Program Applicability to Development**

The SMP shall apply to all land and waters under the jurisdiction of Stevenson as identified in SMP Sections 1.3.1, 1.3.2, and 1.3.3 above.

This SMP shall apply to every person (i.e., individual, partnership, corporation, association, organization, cooperative, public or municipal corporation, or agency of the state or local governmental unit however designated) that uses, develops, owns, leases, or administers lands, wetlands, or waters that fall under the jurisdiction of the SMA. The SMP shall not apply to federal agency activities on federal lands.

See SMP Chapter 2 below for more information on when a permit is required. The SMP applies to all review activities (i.e., shoreline uses, development, and modifications) proposed within shoreline jurisdiction. Some review activities under this program do not require a shoreline substantial development permit. However, such activities must continue to demonstrate compliance with the policies and regulations contained in this SMP in accordance with WAC 173-27-040(1)(b) and be authorized by a minor project authorization.

## **1.6 Relationship to Other Plans and Regulations**

In addition to obtaining authority to undertake shoreline use, development, or modification in accordance with the SMP, applicants must also comply with all applicable federal, state, or local statutes or regulations. These may include, but are not limited to, a Section 404 Dredge & Fill Permit by the U.S. Army Corps of Engineers (USACE), Section 401 Water Quality Certification by the Washington Department of Ecology (Ecology), Hydraulic Project Approval (HPA) from the Washington Department of Fish and Wildlife (WDFW), and State Environmental Policy Act (SEPA) approval (RCW Chapter 43.21 and WAC Chapter 197-11). The Stevenson Municipal Code also applies, including Title 15 "Buildings and Construction", Title 17 "Zoning", and Title 18 "Environmental Protection", and all other applicable code provisions. Applicants must also comply with the Stevenson Comprehensive Plan and any applicable subarea plan.

If the provisions of the SMP conflict with other applicable local ordinances, policies, and regulations, the requirement that most supports the provisions of the SMA as stated in RCW 90.58.020 and that provide the greatest protection of shoreline ecological resources shall apply, as determined by the Shoreline Administrator.

The City's Shoreline Administrator or designee should inform applicants for shoreline development of all applicable regulations to the best of the Shoreline Administrator's knowledge, provided that the final responsibility for complying with all statutes and regulations shall rest with the applicant.

## 1.7 Liberal Construction

As provided for in RCW 90.58.900, Liberal Construction, the SMA is exempted from the rule of strict construction; the SMA and this SMP shall therefore be liberally construed to give full effect to the purposes, goals, objectives, and policies for which the SMA and this SMP were enacted and adopted.

## 1.8 Organization of this Shoreline Master Program

This SMP is divided into 7 chapters:

**Chapter 1 – Introduction:** Provides general background Information on the purpose of the SMP and explains shoreline jurisdiction, the SMP’s applicability to development and actions within the shoreline, and the organization of the document.

**Chapter 2 – Administrative Provisions:** Provides a system by which Minor Project Authorizations and Shoreline Permits, (i.e., substantial development, conditional use, and variance) are considered.

**Chapter 3 – Shoreline Environment Designation Provisions:** Defines the environmental designations of all the shorelines of the state in the City’s jurisdiction. Designation criteria and management policies and regulations specific to the 5 designated shoreline environments (Aquatic, Natural, Shoreline Residential, Urban Conservancy, and Active Waterfront) are detailed in this chapter.

**Chapter 4 –General Provisions for All Uses:** Articulates the goals and policies of the SMP that establish the foundation for all other portions of the SMP. In addition, this chapter contains general provisions which are policies and regulations that apply to all shoreline use and development regardless of its location or the Shoreline Environment Designation in which it is located. Topics addressed in this chapter include archaeological and historic resources, critical areas, flood hazards, public access, water quality, and shorelines of statewide significance.

**Chapter 5 – Specific Shoreline Use Provisions:** Details the policies and regulations applicable to specific shoreline use categories (e.g., aquaculture, commercial, industrial, boating facilities and overwater structures, residential, recreation, transportation, utilities), based on the Shoreline Environment Designation in which the use is proposed to locate.

**Chapter 6 – Shoreline Modification Provisions:** Details the policies and regulations applicable to activities that modify the physical configuration or qualities of the land- water interface, including dredging, excavation, fill, restoration, and stabilization.

**Chapter 7 – Definitions:** Provides definitions for words and terms used in the SMP.

## 1.9 Periodic Review & Amendments to the Shoreline Master Program

1. Any provisions of this SMP, including the map adopted in Appendix A, may be amended as provided for in RCW 90.58.120 and .200 and WAC 173-26.
2. This SMP shall be periodically reviewed and amendments shall be made as are necessary to reflect changing local circumstances, new information, or improved data, and changes in state statutes and regulations. Periodic review of this SMP is subject to the process, timeline and frequency adopted in RCW 90.58.080 and WAC 173-26-090.
3. As part of the required SMP periodic review, an evaluation report assessing the effectiveness of the SMP in achieving no net loss shall be prepared and considered in determining whether policies and regulations are adequate in achieving this requirement.



4. The SMP periodic review and amendment process shall be consistent with the requirements of WAC 173-26 or its successor and shall include a local citizen involvement effort and public hearing to obtain the views and comments of the public.
5. Amendments or revisions to the SMP, as provided by law, do not become effective until approved by Ecology.

### **1.10 Effective Date**

This SMP and all amendments thereto shall take effect 14 days from the date of Ecology's written notice of final action (RCW 90.58.090(7)), and shall apply to new applications submitted on or after that date and to applications that have not been determined to be fully complete by that date. Appendix B is provided as a location to curate the dates and text of Ecology's written notices of final action.



## Chapter 2 – Administrative Provisions

### 2.1 Purpose & Applicability

Unless specifically exempted by statute, all uses and development occurring within shoreline jurisdiction must conform to Chapter 90.58 RCW, the SMA and this SMP whether or not a Shoreline Permit (i.e., Shoreline Substantial Development Permit, Shoreline Conditional Use Permit, Shoreline Variance) is required. This Chapter 1) establishes an administrative system assigning responsibilities for implementation of the SMP and shoreline permit review; 2) prescribes an orderly process by which to review proposals and permit applications; and 3) ensures that all persons affected by this SMP are treated in a fair and equitable manner. Where inconsistencies or conflicts with the Stevenson Municipal Code (SMC) exist, this SMP shall prevail. SMP Figure 2.1 – Shoreline Authorizations provides a summary highlighting key information about shoreline permits and authorizations.

**FIGURE 2.1 – SHORELINE AUTHORIZATIONS**

Authorizing Entity	Shoreline Administrator		Planning Commission	Planning Commission & Department of Ecology	
<b>Authorization Type</b> General explanation of when each authorization applies to proposals.	<b>MPA</b> For authorizations of activities listed in WAC 173-27-040. Typically these projects <u>do not</u> exceed the state-established fair market value threshold, involve normal repair of existing uses, are emergencies, or involve other activities in WAC 173-27-040.	<b>SSDP w/ Special Procedures</b> For authorizations of limited utility extensions and bulkheads subject to the procedures in WAC 173-27-120.	<b>SSDP</b> For typical permits involving shoreline uses, developments, and/or modifications which exceed the state-established established fair market value threshold or are otherwise subject to receipt of a SSDP.	<b>SCUP</b> For special permits allowing listed and/or unlisted shoreline uses, developments or modifications..	<b>SVAR</b> For special permits allowing shoreline uses, developments, and/or modifications inconsistent with identified standards related to height, setback, bulk, etc.
<b>SMP Reference</b>	SMP 2.5, SMC 18.08.00, SMC 18.08.185	SMP 2.6, SMC 18.08.100, SMC 18.08.185	SMP 2.6, SMC 18.08.180	SMP 2.7, SMC 18.08.180, SMC 18.08.235	SMP 2.8, SMC 18.08.180, SMC 18.08.235
<b>Timeframe</b>	Varies depending on state specifications. 10-60 days		80 Days	110 Days	
<b>Appeals</b>	Planning Commission		State Shorelines Management Hearings Board	State Shorelines Management Hearings Board	

**At-a-Glance Permits and Authorizations Allowed under this SMP**

Where there is inconsistency between this figure and the text of this SMP or SMC 18.08, the text shall prevail. The decision timeframes begin upon receipt of a complete application and provide an ideal range. Some variation should be expected.

### 2.2 Shoreline Administrator

As provided herein, the Shoreline Administrator is given the authority to interpret and apply, and the responsibility to enforce, this SMP and SMC 18.08 in compliance with the SMA.

### 2.3 Pre-Application Procedures

#### 2.3.1 Pre-Application Conference – Required

A pre-application conference for all proposed review activities within shoreline jurisdiction is required. The Shoreline Administrator may waive this requirement if the applicant requests such in writing and demonstrates that the usefulness of a pre-application meeting is minimal.

### ***2.3.2 Pre-Application Conference – Purpose & Outcomes***

The purpose of the pre-application conference is to review the applicant’s proposal and for the Shoreline Administrator to explain the type of permitting procedures necessary to ensure compliance with this SMP. A written summary of this conference may be prepared to assist the remainder of the review process. This summary should include a description of the proposal, contact information for the applicant and any consultants assisting the applicant, a listing of the permits required, and any special submittal requirements necessary to ensure compliance with this SMP.

### ***2.3.3 Determination of Ordinary High Water Mark***

For any development where a determination of consistency with the applicable regulations requires a precise location of the OHWM, the mark shall be located precisely with assistance from Ecology and City staff, or a qualified professional, and the biological and hydrological basis for the location shall be included in the development plan. Where the OHWM is neither adjacent to or within the boundary of the project, the plan shall indicate the distance and direction to the nearest OHWM of a shoreline.

## **2.4 Permit Process**

### ***2.4.1 Permission Required***

1. Any person wishing to undertake 1) activities requiring a Minor Project Authorization, or 2) activities requiring a Shoreline Permit shall apply to the Shoreline Administrator for appropriate permissions.
2. Activities excepted from obtaining permission under this SMP include projects:
  - a. Covered under an Environmental Excellence Program Agreement entered into under RCW 43.21K. (RCW 90.58.045)
  - b. Involving a certification from the governor pursuant to RCW 80.50. (RCW 90.58.140(9))
  - c. Involving rights established by treaty to which the United States is a party. (RCW 90.58.350)
  - d. Conducting remedial action at a facility pursuant to a consent decree, order, or agreed order issued pursuant to RCW 70.105D. (RCW 90.58.355(1))
  - e. Installing site improvements for stormwater treatment in an existing boatyard facility to meet NPDES permit requirements. (RCW 90.58.355(2))
  - f. Initiated by WSDOT and meeting the conditions of RCW 90.58.356. (RCW 90.58.355(3))
3. All non-exempt activities proposed within the jurisdiction of the SMA, and this SMP shall first obtain a Minor Project Authorization (MPA) or a Shoreline Permit. No such activity shall be undertaken unless permission has been obtained, the appeal period has been completed, any appeals have been resolved and/or the applicant has been given permission to proceed by the proper authority.

### ***2.4.2 Application Contents***

1. Proposals required to obtain a Minor Project Authorization shall submit an application on forms prepared by the Administrator together with such information necessary to determine consistency with SMP Section 2.5, including:
  - a. A narrative stating the applicable provision of WAC 173-27-040 and describing why the project proposed by the applicant qualifies for consideration as a MPA,
  - b. A statement of compliance with applicable sections of this SMP,

- c. Such additional information as the Shoreline Administrator deems necessary in order to determine if the proposal will comply with the requirements of this SMP (e.g., project site plan graphics, building elevation drawings, special studies showing how the project meets applicable sections of this SMP, etc.).
  2. Proposals required to obtain a Shoreline Permit shall submit a Joint Aquatic Resource Permit Application (JARPA) to the City along with the following:
    - a. Complete site plan, including parcel boundary, OHWM, a general indication of the character of vegetation found on the site, and dimensions and locations of all existing and proposed structures and improvements.
    - b. A narrative describing the proposal in detail including how the proposal is consistent with this SMP.
    - c. Identification of all critical areas on the subject property.
    - d. All appropriate project and construction details (e.g., building elevations, construction timelines, grading plans, (re)vegetation plans, etc.).
    - e. Technical assessments prepared by a qualified professional. The City may require the applicant to submit a technical assessment addressing how the proposal incorporates the most current, accurate, and complete scientific or technical information available. The technical assessment shall be adequate for the Shoreline Administrator to evaluate the development proposal and all probable adverse impacts to critical areas regulated by this SMP. If adequate factual information exists to facilitate such evaluation, the Shoreline Administrator may determine that a technical assessment is not necessary. The Shoreline Administrator will advise the applicant of existing technical information that may be pertinent to their property. Technical assessments shall be attached to the development permit application package.
    - f. Fish and wildlife management plan, if applicable.
    - g. Proposed mitigation for unavoidable impacts, if necessary.
    - h. If the proposal will require a shoreline variance permit, the applicant's plans shall clearly indicate where development could occur without approval of a variance, the physical features and circumstances on the property that provide a basis for the request, and the location of adjacent structures and uses. To enhance the City's review of the variance proposals, a 3D, SketchUp-compatible model of the proposal is required when proposed at or adjacent to any development for which the city can provide a 3D model.
  3. If it is determined that the information presented is not sufficient to adequately evaluate a proposal, the Shoreline Administrator shall notify the applicant that additional studies as specified herein shall be provided.

#### ***2.4.3 Application Review & Processing***

1. When an application is deemed complete, the Administrator may request third-party peer review of any report, assessment, delineation, or mitigation plan by a qualified professional and/or state or federal resource management agency. Such request shall be accompanied by findings supporting the Administrator's decision, which is appealable to the City Council. The City may incorporate recommendations from such third-party reports in findings approving or denying an application. In general, the cost of any third-party review will be the responsibility of the

- applicant; however, where a project would provide a beneficial public amenity or service, on a case-by-case basis by City Council action, costs may be shared by the City.
2. The Shoreline Administrator shall review the information submitted by the applicant and, after an optional site visit shall determine the category of project proposed according to SMC 18.08.100.
  3. Applications shall be processed according to the timelines and notice procedures listed in SMC 18.08.100 through SMC 18.08.190, the review criteria of this Chapter, and WAC 173-27.
  4. The City shall use an existing, or establish a new, mechanism for tracking all project review actions in shoreline areas, and a process to evaluate the cumulative effects of all authorized development on shoreline conditions.

## **2.5 Minor Project Authorizations (MPA)**

### ***2.5.1 Minor Project Authorizations – Interpretation & Guidelines***

The SMA and the SMP Guidelines contemplate a cooperative program between the City and the state. In this cooperation, the state requires local involvement during the review of all review activities; however, the state is only involved during the review of Shoreline Permits (i.e., Shoreline Substantial Development Permits, Shoreline Conditional Use Permits, and Shoreline Variances). Where the SMP Guidelines designate the former as “exemptions” from the SSDP permit process, this SMP designates them as Minor Project Authorizations to reflect that the project is not exempt from compliance with this SMP. The following guidelines shall assist in determining whether or not a proposed review activity is exempt from the SSDP permit process during its review and therefore may be approved through a Minor Project Authorization:

1. Exemptions—as required by State law—shall be construed narrowly. Only those developments meeting the precise terms of one or more of the state-process exemptions listed in WAC 173-27-040 may be reviewed as a Minor Project Authorization instead of as a SSDP.
2. If any part of a proposed development is not eligible for exemption from the state process, then a SSDP is required for the entire proposed development project, per WAC 173-27-040(1)(d).
3. A development or use that is listed as a conditional use pursuant to this SMP or is an unlisted use, must obtain a Shoreline Conditional Use Permit (SCUP) even if the development or use is exempt from a SSDP.
4. When a development or use is proposed that does not comply with the bulk, dimension and performance standards of this SMP, such development or use can only be authorized by approval of a Shoreline Variance (SVAR).
5. An exemption from the state’s SSDP process is not an exemption from compliance with the SMA (RCW 90.58), this SMP, or any other regulatory requirements. To be authorized, all uses and developments must be consistent with the policies and provisions of this SMP and the SMA. Exemptions must still achieve no net loss of ecological functions, which may require mitigation even though the review activity is exempt from the state process.
6. As determined by 2.5.1(1) – (5) above, only the exemptions as fully described and listed in WAC 173-27-040 shall be authorized. Some common examples include:
  - Low Cost or Fair Market Value
  - Normal Maintenance or Repair
  - Single-family Home; Residential Dock
  - Watershed Restoration; Habitat & Fish Passage Improvement

- ADA Retrofits.

### **2.5.2 Minor Project Authorization Process**

1. The burden of proof that a development or use is exempt from the need to obtain a SSDP is on the applicant.
2. Proposals for MPAs are subject to the City's procedures articulated in SMC 18.08 – Shoreline Management and the State's permit procedures articulated in WAC 173-27 – Shoreline Management Permit and Enforcement Procedures.
3. In authorizing a MPA, the City may attach conditions to assure the project is consistent with all applicable standards of the SMA and this SMP.
4. All activities requiring a MPA, except for emergency development pursuant to WAC 173-27-040(2)(d), require that a Letter of Exemption be issued by the Shoreline Administrator. Letters of Exemption will:
  - a. Be addressed to the applicant and Ecology.
  - b. Indicate the specific provision from WAC 173-27-040 that is being applied to the proposal.
  - c. Provide a summary of the City's analysis of the consistency of the project with this SMP and the SMA.
5. The same measures used to calculate time periods for Shoreline Permits as set forth in WAC 173-27-090(4) shall be used for MPAs.
6. A denial of a MPA shall be in writing and shall identify the reason(s) for the denial.

## **2.6 Shoreline Substantial Development Permits**

### **2.6.1 Shoreline Substantial Development Permits – Purpose – Applicability – Criteria**

The purpose of a Shoreline Substantial Development Permit (SSDP) is to assure consistency with the provisions of the SMA and this SMP. In authorizing a SSDP, the City may attach conditions to the approval as necessary to assure the project is consistent with all applicable standards of the SMA and this SMP. The following criteria shall assist in reviewing proposed SSDPs:

1. SSDPs may not be used to authorize any use that is listed as conditional or prohibited in a shoreline designation.
2. SSDPs may not be used to authorize any development and/or use which does not conform to the specific bulk, dimensional, and performance standards set forth in this SMP.
3. SSDPs may be used to authorize uses which are listed or set forth in this SMP as permitted uses.
4. To obtain a SSDP, the applicant must demonstrate compliance with all of the following review criteria as listed in WAC 173.27.150:
  - a. That the proposal is consistent with the SMA;
  - b. That the proposal is consistent with WAC 173-27 – Shoreline Management Permit and Enforcement Procedures; and
  - c. That the proposal is consistent with this SMP and SMC 18.08 – Shoreline Management.

### **2.6.2 Substantial Development Permits – Permit Process**

Proposals for SSDPs are subject to the City's permit procedures articulated in SMC 18.08 – Shoreline Management and the State's permit procedures articulated in WAC 173-27 – Shoreline Management Permit and Enforcement Procedures.

## 2.7 Shoreline Conditional Use Permits

### 2.7.1 Conditional Use Permits – Purpose – Applicability – Criteria

The purpose of a Shoreline Conditional Use Permit (SCUP) is to provide a system within the SMP which allows flexibility in the application of use regulations in a manner consistent with the policies of RCW 90.58.020. In authorizing a SCUP, special conditions may be attached to the permit by the City or by Ecology to prevent nuisances, hazards, and undesirable effects of the proposed use and/or to assure consistency of the project with the SMA and this SMP. The following criteria shall assist in reviewing proposed SCUPs:

1. SCUPs may not be used to authorize a use that is specifically prohibited in a shoreline designation.
2. SCUPs may be used to authorize uses which are listed or set forth in this SMP as conditional uses. SCUPs may be used to authorize uses which are unlisted or not set forth in this SMP provided the applicant can demonstrate consistency with the requirements of this section, SMP Section 5.4.13, and WAC 173-27-160.
3. In the granting of all SCUPs, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example if SCUPs were granted to other developments in the area where similar circumstances exist, the total of the conditional uses shall also remain consistent with the policies of RCW 90.58.020 and shall not cause substantial adverse effects to the shoreline environment.
4. To obtain a SCUP, the applicant must demonstrate compliance with all of the following review criteria as listed in WAC 173-27-160:
  - a. That the proposed use is consistent with the policies of RCW 90.58.020 and this SMP;
  - b. That the proposed use will not interfere with the normal public use of public shorelines;
  - c. That the proposed use of the site and design of the project is compatible with other authorized uses within the area and with uses planned for the area under the Comprehensive Plan and this SMP;
  - d. That the proposed use will cause no significant adverse effects to the shoreline environment in which it is to be located; and
  - e. That the public interest suffers no substantial detrimental effect.

### 2.7.2 Conditional Use Permits – Permit Process

Proposals for SCUPs are subject to the City's permit procedures articulated in SMC 18.08 – Shoreline Management and the State's permit procedures articulated in WAC 173-27 – Shoreline Management Permit and Enforcement Procedures.

## 2.8 Shoreline Variances

### 2.8.1 Variances – Purpose – Applicability – Criteria

The purpose of a Shoreline Variance (SVAR) is strictly limited to granting relief to specific bulk, dimensional, or performance standards set forth in this SMP where there are extraordinary or unique circumstances relating to the property such that the strict implementation of this SMP would impose unnecessary hardship on the applicant or thwart the policies set forth in the SMA. The following criteria shall assist in reviewing proposed SVARs:

1. SVARs to the use regulations of this SMP are prohibited.



2. SVARs should be granted in circumstances where denial of the permit would result in a thwarting of the policies set forth in RCW 90.58.020. In all instances the applicant must demonstrate that extraordinary circumstances shall be shown and the public interest shall suffer no detrimental effect.
3. In the granting of all SVARs, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example if variances were granted to other developments and/or uses in the area where similar circumstances exist, the total of the variances shall also remain consistent with the policies of RCW 90.58.020 and shall not cause substantial adverse effects to the shoreline environment.
4. To obtain a SVAR for development and/or uses landward of the OHWM or wetland, the applicant must demonstrate compliance with the following review criteria as listed in WAC 173-27-170:
  - a. That the strict application of the bulk, dimensional, or performance standards set forth in this SMP precludes, or significantly interferes with, reasonable use of the property;
  - b. That the hardship described in (a) above is specifically related to the property, and is the result of unique conditions (e.g., irregular lot shape, size, natural features, etc.) and the application of this SMP and not, for example, from deed restrictions or the applicant's own actions;
  - c. That the design of the project is compatible with other authorized uses within the area and with uses planned for the area under the Comprehensive Plan and this SMP and will not cause adverse impacts to the shoreline environment;
  - d. That the variance will not constitute a grant of special privilege not enjoyed by the other properties in the area;
  - e. That the variance requested is the minimum necessary to afford relief; and
  - f. That the public interest will suffer no substantial detrimental effect.
5. To obtain a SVAR for development and/or uses waterward of the OHWM or within any wetland, the applicant must demonstrate compliance with the following review criteria as listed in WAC 173-27-170:
  - a. That the strict application of the bulk, dimensional, or performance standards set forth in this SMP precludes all reasonable use of the property;
  - b. That the proposal is consistent with the criteria established in 4(b) through (f) above; and
  - c. That the public rights of navigation and use of the shorelines will not be adversely affected.

### ***2.8.2 Variances – Permit Process***

Proposals for SVARs are subject to the City's permit procedures articulated in SMC 18.08 – Shoreline Management and the State's permit procedures articulated in WAC 173-27 – Shoreline Management Permit and Enforcement Procedures.

## **2.9 Nonconforming Use & Development**

### ***2.9.1 Nonconforming Use & Development – Purpose – Applicability – Criteria***

The purpose of nonconforming use and development provisions is to recognize uses and development that have previously been established within shoreline jurisdiction. Where those uses & development were lawfully established according to the standards in place prior to the effective date of this SMP, these provisions are intended to allow the use or development to continue— or be “grandfathered”—

until a later date when conformity to this SMP can be achieved. The following policies shall assist in reviewing proposals involving nonconforming use and/or development:

1. Nonconforming Use is defined herein.
2. Nonconforming uses and developments on Stevenson’s shorelines shall meet the standards of the City of Stevenson Zoning Code, SMC 17.44 – Nonconforming Uses (Said provisions include all amendments adopted through February 27<sup>th</sup>, 2017, the effective date of Ordinance 2017-1103.), with the following exceptions:
  - a. A building or structure conforming as to use but nonconforming as to the shoreline setback, critical area buffer, and/or height provisions of the environment designation in which said building or structure is located may be maintained, repaired, or altered by expansion or enlargement, provided, that the alteration meets all applicable provisions of this SMP and does not further exceed or violate the appropriate shoreline setback, critical area buffer, and height provisions. (For example, a building or structure encroaching in a shoreline setback area shall not further encroach into the shoreline setback area as a result of the alteration.)
  - b. For the purposes of this SMP, any strengthening or restoring to a safe condition permitted under SMC 17.44.090(B) shall not further exceed or violate the appropriate shoreline bulk or dimensional standards of this SMP.
  - c. Proposed uses and structures that are appurtenant or accessory to nonconforming dwelling units must conform to all applicable requirements of this SMP.
  - d. A structure for which a shoreline variance (SVAR) has been issued shall be considered a legal nonconforming structure and the requirements of this section shall apply as they apply to preexisting nonconformities.
  - e. A structure that is being or has been used for a nonconforming use may be used for a different nonconforming use only upon the approval of a SCUP. A SCUP may be approved only upon a finding that:
    - i. No reasonable alternative conforming use is practical; and
    - ii. The proposed use will be at least as consistent with the policies and provisions of the SMA and this SMP and as compatible with the uses in the area as the preexisting use.
  - f. A nonconforming structure which is moved any distance must be brought into conformance with this SMP and the SMA unless a SVAR is approved.
  - g. For the purposes of this SMP, SMC 17.44.100 applies; provided, that application is made for the permits necessary to restore the structure within one year of the date the damage occurred, all permits are obtained, and that the restoration is completed within 2 years of permit issuance.

## **2.10 Shoreline Permit Revisions**

A permit revision is required whenever the applicant proposes substantive changes to the design, terms or conditions of a project from that which is approved in the permit. Changes are substantive if they materially alter the project in a manner that relates to its conformance to the terms and conditions of the permit, this SMP and/or the policies and provisions of Chapter 90.58 RCW. Changes which are not substantive in effect do not require approval of a revision and may be authorized through a Minor Project Authorization. When a revision of a Shoreline Permit is sought, the applicant

shall submit detailed plans and text describing the proposed changes and must demonstrate compliance with the following guidelines and standards as articulated in WAC 173-27-100:

1. If the City determines that the proposed changes are within the scope and intent of the original permit, and are consistent with this SMP and the SMA, the City may approve a revision.
2. "Within the scope and intent of the original permit" means all of the following:
  - a. No additional over water construction is involved except that pier, dock, or float construction may be increased by 500 square feet or 10% from the provisions of the original permit, whichever is less;
  - b. Ground area coverage and height may be increased a maximum of 10% from the provisions of the original permit;
  - c. The revised permit does not authorize development to exceed height, lot coverage, setback, or any other requirements of this SMP except as authorized under a variance granted as the original permit or part thereof;
  - d. Additional revised landscaping is consistent with any conditions attached to the original permit and with this SMP;
  - e. The use authorized pursuant to the original permit is not changed; and
  - f. No adverse environmental impact will be caused by the project revision.
3. Revisions to permits that have already expired (RCW 90.58.143) may be allowed only if the changes:
  - a. Are consistent with this section;
  - b. Would not otherwise require a Shoreline Permit per the SMA, WAC 173-27-100, or this SMP. If the proposed change constitutes substantial development then a new permit is required; and
  - c. The revision does not extend the time requirements of the original permit or authorize substantial development beyond the time limits of the original permit.
4. If the revision, or the sum of the revision and any previously approved revisions, cannot satisfy all the provisions itemized in subsection 2 of this section, the applicant shall be required to apply for a new Shoreline Permit.
5. Revision approval, including revised site plans and text necessary to clearly indicate the authorized changes and the final consistency ruling, shall be subject to the notice and filing procedures of SMC 18.08.190; provided, that the timelines stated in WAC 173-27-100 are to be followed in the event of any discrepancy.
6. The revised permit is effective immediately upon final decision by the City or, when appropriate, upon final action by Ecology.
7. Appeals to permit revisions shall be in accordance with SMC 18.08.200 and shall be based only upon contentions of noncompliance with the provisions of subsection 2 of this section. Construction undertaken pursuant to that portion of a revised permit not authorized under the original permit is at the applicant's own risk until the expiration of the appeals deadline. If an appeal is successful in proving that a revision is not within the scope and intent of the original permit, the decision shall have no bearing on the original permit.



## **Chapter 3 – Shoreline Environment Designation Provisions**

### **3.1 Introduction**

The state SMP guidelines require that Shoreline Environment Designations be assigned to shoreline areas according to their function, existing land uses, and the goals and aspirations of the community. For those unfamiliar with the Shoreline Management Act (SMA), a Shoreline Environment Designation (SED) is similar to the more common concept of a zoning district. Consistent with the City's requirements under the SMA, this chapter provides a system SEDs which mirror those outlined in the SMP guidelines and overlay other zoning district requirements. The locations of the City's SEDs are described in and depicted on the map of shoreline jurisdiction and environment designations in Appendix A including descriptions of parallel environments, waterbody-specific interpretations, a parcel guide, and criteria to clarify boundary interpretations.

### **3.2 Environment Designations**

#### ***3.2.1 Aquatic Environment***

1. Purpose: The purpose of the Aquatic Environment is to protect, restore, and manage the unique characteristics and resources of the areas waterward of the Ordinary High-Water Mark (OHWM).
2. Location Criteria: The Aquatic SED may only apply to lands waterward of the OHWM and wetlands.
3. Management Policies:
  - a. Allow new overwater structures only for water-dependent uses, public access, or ecological restoration.
  - b. Limit the size of new overwater structures to the minimum necessary to support the structure's intended use.
  - c. Encourage multiple use of overwater facilities to reduce the impacts of shoreline development and increase effective use of water resources.
  - d. Locate and design all developments and uses on navigable waters or their beds to i) minimize interference with surface navigation, ii) consider impacts to public views, iii) allow for the safe, unobstructed passage of fish and wildlife, particularly those species dependent on migration.
  - e. Limit uses that adversely impact the ecological functions of critical freshwater habitats, except where necessary to achieve the objectives of RCW 90.58.020, and then only when their impacts are mitigated according to the sequence described in WAC 173-26-201(2)(e) as necessary to assure no net loss of ecological functions.
  - f. Design and manage shoreline uses and modifications to prevent degradation of water quality and alteration of natural hydrographic conditions.
  - g. Reserve shoreline space for preferred uses. Such planning should consider upland and in-water uses, water quality, navigation, presence of aquatic vegetation, existing shellfish protection districts and critical habitats, aesthetics, public access and views.

### 3.2.2 *Natural Environment*

1. Purpose: The purpose of the Natural Environment is to protect those shoreline areas that are relatively free of human influence or that include intact or minimally degraded shoreline functions intolerant of human use. These systems require that only very low intensity uses be allowed in order to maintain the ecological functions and ecosystem-wide processes. Consistent with the policies of this designation, the City should include planning for restoration of degraded shorelines within this environment.
2. Location Criteria:
  - a. The Natural SED may apply to shorelands that:
    - i. Are ecologically intact and therefore currently performing an important, irreplaceable function or ecosystem-wide process that would be damaged by human activity;
    - ii. Is considered to represent ecosystems and geologic types that are of particular scientific and educational interest; or
    - iii. Is unable to support new development or uses without significant adverse impacts to ecological functions or risk to human safety.
  - b. The Natural SED may not apply to shorelands with significant existing agricultural lands, except where the existing agricultural activities involve very low intensity uses where there is no significant impact on natural ecological functions, and where the intensity or impacts associated with such agricultural activities is unlikely to expand in a manner inconsistent with the Natural SED.
3. Management Policies:
  - a. Prohibit any use that would substantially degrade the ecological functions or natural character of the shoreline area.
  - b. Prohibit the following new uses:
    - i. Commercial uses.
    - ii. Industrial Uses.
    - iii. Non-water-oriented recreation.
    - iv. Roads, utility corridors, and parking areas that can be located outside of the Natural SED.
  - c. Prohibit new development or significant vegetation removal that would reduce the capability of vegetation to perform normal ecological functions. This includes subdivision of property in a configuration that, to achieve its intended purpose, will require significant vegetation removal or shoreline modification that adversely impacts ecological functions. That is, each new parcel must be able to support its intended development without significant ecological impacts to the shoreline ecological functions.
  - d. Allow single-family residential development as a conditional use when the density and intensity of such use is limited as necessary to protect ecological functions and consistent with the purpose of this SED.
  - e. Allow commercial forestry as a conditional use provided it meets the State Forest Practices Act and its implementing rules and is conducted in a manner consistent with the purpose of this SED.

- f. Allow agricultural uses of a very low intensity nature consistent with this SED when such use is subject to appropriate limitations or conditions to assure that the use does not expand or alter practices in a manner inconsistent with the purpose of this SED.
- g. Allow scientific, historical, cultural, educational research uses, and low-intensity water-oriented recreational access uses provided that no significant ecological impact on the area will result.

### **3.2.3 Shoreline Residential Environment**

- 1. Purpose: The purpose of the Shoreline Residential Environment is to accommodate residential development and appurtenant structures that are consistent with WAC 173-26. An additional purpose is to provide appropriate public access and recreational uses.
- 2. Location Criteria: The Shoreline Residential SED may apply to shorelands that have predominantly single-family or multi-family residential development or are planned and platted for residential development.
- 3. Management Policies:
  - a. Set standards for density or minimum frontage width, setbacks, lot coverage limitations, buffers, shoreline stabilization, vegetation conservation, critical area protection, and water quality to assure no net loss of shoreline ecological functions, taking into account the environmental limitations and sensitivity of the shoreline area, the level of infrastructure and services available, and other comprehensive planning considerations.
  - b. Require multi-family and multi-lot residential and recreational developments to provide public access and joint use for community recreational facilities.
  - c. Ensure access, utilities, and public services are available to serve existing needs and/or planned future development.
  - d. Limit commercial development to water-oriented uses.

### **3.2.4 Urban Conservancy Environment**

- 1. Purpose: The purpose of the Urban Conservancy Environment is to protect and restore ecological functions of open space, flood plain and other sensitive lands where they exist in urban and developed settings, while allowing a variety of compatible uses.
- 2. Location Criteria: The Urban Conservancy SED may apply to shorelands that 1) are suitable for water-related or water-enjoyment uses; 2) are open space, flood plain or other sensitive areas that should not be more intensively developed; 3) have potential for ecological restoration; 4) retain important ecological functions, even though partially developed, or 5) have the potential for development that is compatible with ecological restoration.
- 3. Management Policies:
  - a. Primarily allow uses that preserve the natural character of the area or promote preservation of open space, flood plain or sensitive lands either directly or over the long term. Uses that result in restoration of ecological functions should be allowed if the use is otherwise compatible with the purpose of the environment and setting.
  - b. Ensure that new development does not result in a net loss of ecological functions or further degrade other shoreline values through established standards for shoreline stabilization measures, vegetation conservation, water quality, and shoreline modifications within the Urban Conservancy SED.

- c. Implement public access and public recreation objectives whenever feasible and whenever significant ecological impacts can be mitigated.
- d. Give priority to water-oriented uses over nonwater-oriented uses. For shoreline areas adjacent to commercially navigable waters, water-dependent uses should be given highest priority.

### **3.2.5 Active Waterfront Environment**

1. Purpose: The purpose of the Active Waterfront Environment is to recognize the existing pattern of mixed-use development and to accommodate new water-oriented commercial, transportation, recreation, and industrial uses while protecting existing ecological functions of open space, floodplain, and other sensitive lands and restoring ecological functions in areas that have been previously degraded.
2. Location Criteria: The Active Waterfront SED may apply to shorelands that 1) currently support or 2) are appropriate and planned for water-oriented commercial, transportation, recreation, and industrial development that is compatible with protecting or restoring of the ecological functions of the area.
3. Management Policies:
  - a. Prefer uses that preserve the natural character of the area or promote preservation of open spaces and sensitive lands, either directly or over the long term. Allow uses that result in restoration of ecological functions if the use is otherwise compatible with the purpose of the environment and the setting.
  - b. Give priority to water-oriented uses, with first priority to water-dependent, then second priority to water-related and water-enjoyment uses. For shoreline areas adjacent to commercially navigable waters, give highest priority to water-dependent uses.
  - c. Prohibit new non-water-oriented uses, except:
    - i. As part of mixed use development;
    - ii. In limited situations where they do not conflict with or limit opportunities for water-oriented uses;
    - iii. On sites where there is no direct access to the shoreline;
    - iv. As part of a proposal that result in a disproportionately high amount of restoration of ecological functions.
  - d. Assure no net loss of shoreline ecological functions as a result of new development through shoreline policies and regulations. Where applicable, new development shall include environmental cleanup and restoration of the shoreline to comply in accordance with any relevant state and federal law.
  - e. Require public visual and physical access and implement public recreation objectives whenever feasible and where significant ecological impacts can be mitigated.



## **Chapter 4 – General Provisions for All Shoreline Activities**

### **4.1 Introduction**

The provisions of this Chapter apply generally to all review activities in shoreline jurisdiction without regard to environment designation, as appropriate. For example, all sites that contain critical areas or archaeological resources where a review activity is proposed are required to meet the corresponding sections of this chapter. These provisions address certain elements as required by RCW 90.58.100(2) and implement the principles as established in WAC 173-26-186.

### **4.2 Cultural Resources**

#### ***4.2.1 Applicability***

All sites which contain documented archaeological, cultural, and historic resources (e.g., archaeological sites, buildings, structures, districts, objects, traditional cultural places, landscapes that are 50 years of age and older, etc.) that 1) are recorded at the state historic preservation office and/or by the City, 2) have been identified in consultation with a Tribal Historic Preservation Officer, or 3) have been discovered inadvertently during development are subject to the provisions of this section. In addition to complying with the provisions of this chapter, archaeological sites are subject to RCW Chapter 27.44 (Indian Graves and Records) and RCW Chapter 27.53 (Archaeological Sites and Records). Developments or uses that may impact archaeological sites are subject to WAC Chapter 25-48.

#### ***4.2.2 Policies***

1. Archaeological, cultural, or historic sites should be protected from the impacts of development proposed within the shoreline due to the limited and irreplaceable nature of these resources.
2. Protection of archaeological, cultural, and historic resources should occur in collaboration with appropriate, tribal, state, federal and local governments. Cooperation among public and private parties is encouraged for the identification, protection and management of such resources.
3. Any proposed site development and/or associated site demolition work should be planned and carried out to avoid impacts to archaeological, cultural, and historic resources.
4. Owners of property containing previously identified archaeological, cultural, or historic sites are encouraged to coordinate with the City and other appropriate agencies (e.g., the Yakama, Nez Perce, Warm Springs, Umatilla, and Cowlitz tribes, the Washington State Department of Archaeology and Historic Preservation (DAHP), etc.) well before permit application. The intent is to allow these parties ample time to review the proposal, assess impacts, and arrive at recommendations to avoid, minimize, or mitigate for impacts to the affected resource(s).
5. If development or demolition is proposed adjacent to an identified archaeological, cultural, or historic site, then the proposed development should be designed and operated to be compatible with continued protection of the archaeological, cultural, or historic resource.

#### ***4.2.3 Regulations***

1. Site Inspections, Evaluations, and Surveys – Required When:
  - a. When a shoreline use or development is within 500 feet of an area documented to contain, or likely to contain, archaeological, cultural, or historic resources based on information from DAHP, a prior archaeological report/survey, or a state or federal register, the applicant shall

provide a site inspection and evaluation report prepared by a qualified cultural resource professional prior to issuance of any Shoreline Permit or approval, including a Minor Project Authorization. Work may not begin until the inspection and evaluation have been completed, and the City has issued its permit or approval.

- b. A survey to identify archaeological, cultural, and historic resources 50 years of age and older may be required to be conducted based on the recommendations of a cultural resources professional contained in the site inspection and evaluation report. The cultural resource survey process shall conform to the most recent update of DAHP's Standards for Cultural Resource Reporting found at this link:  
<https://dahp.wa.gov/sites/default/files/CR%20Update%20August%202018%20final.pdf>.
2. Cultural Resources Avoidance. If an archaeological site inspection or evaluation identifies the presence of significant archaeological, cultural, or historic resources at the site, the applicant shall first seek to avoid impacts to the resource.
3. Cultural Resources Management Plan. If an archaeological site inspection or evaluation identifies the presence of significant archaeological, cultural, or historic resources that will be impacted by a project and if recommended by a qualified cultural resource professional, a cultural resource management plan shall be prepared prior to the City's approval of the project. A qualified cultural resource professional(s) shall prepare the cultural resource management plan. Cultural resource management plans shall be developed in consultation with DAHP and affected Tribes. In addition, a permit or other requirement administered by DAHP pursuant to RCW 27.44 and RCW 27.53 may apply. If the cultural resource professional determines that impacts to an archaeological, cultural, or historic resource can be adequately avoided by establishing a work limit area within which no project work or ground disturbance may occur, then a cultural resources management plan is not required.
4. Inadvertent discovery. If any item of possible archaeological interest (including human skeletal remains) is discovered on site during construction or site work, all the following steps shall occur:
  - a. Stop all work in the immediate area (initially allowing for a 100' buffer, this number may vary by circumstance) immediately;
  - b. Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering;
  - c. Take reasonable steps to ensure the confidentiality of the discovery site;
  - d. Take reasonable steps to restrict access to the site of discovery;
  - e. Notify the City, DAHP, and Yakama, Nez Perce, Warm Springs, Umatilla, and Cowlitz tribes of the discovery.
  - f. A stop-work order will be issued.
  - g. The Shoreline Permit will be temporarily suspended.
  - h. All applicable state and federal permits shall be secured prior to commencement of the activities they regulate and as a condition for resumption of development activities.
  - i. Development activities may resume only upon receipt of City approval.
  - j. If the discovery includes human skeletal remains, the Skamania County Coroner and local law enforcement shall be notified in the most expeditious manner possible. The County Coroner will assume jurisdiction over the site and the human skeletal remains, and will make a determination of whether they are crime-related. If they are not, DAHP will take jurisdiction

over the remains and report them to the appropriate parties. The State Physical Anthropologist will make a determination of whether the remains are Native American and report that finding to the affected parties. DAHP will handle all consultation with the affected parties as to the preservation, excavation, and disposition of the remains.

### 4.3 Environmental Protection & No Net Loss

#### 4.3.1 Policies

1. This SMP establishes a policy and regulatory framework designed to achieve no net loss of shoreline ecological functions. This is achieved using a combination of the following:
  - a. Chapter 4 General Provisions for All Shoreline Activities and incorporated critical areas provisions with established critical area protection standards including buffers. The Critical Area Buffer establishes the area that must meet mitigation sequencing and compensation for unavoidable adverse impacts.
  - b. Chapter 5 Shoreline Use Regulations with established allowed, conditional, and prohibited uses. This section also determines the Shoreline Setback for each foreseeable use based upon shoreline environment designation and water-orientation. Setbacks establish the area that excludes new development or uses, except as expressly allowed.
  - c. Chapter 6 Shoreline Modification Provisions with established allowed modifications table and vegetation removal policies, regulations, and mitigation standards.
2. Uses, developments, and modifications on Stevenson's shorelines should be designed, located, sized, constructed and maintained to achieve no net loss of shoreline ecological functions necessary to sustain shoreline natural resources.
3. New uses and developments should not have an unmitigated adverse impact on other shoreline functions fostered by this SMP.

#### 4.3.2 Regulations

1. Mitigation Sequence. In order to ensure that review activities contribute to meeting the no net loss provisions by avoiding, minimizing, and mitigating for adverse impacts to ecological functions or ecosystem-wide processes, applicants shall describe how the proposal will follow the sequence of mitigation as defined below:
  - a. Avoid the impact altogether by not taking a certain action or parts of an action;
  - b. Minimize the impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology or by taking affirmative steps (e.g., project redesign, relocation, timing to avoid or reduce impacts, etc.);
  - c. Rectify the impact by repairing, rehabilitating, or restoring the affected environment to the conditions existing at the time of the initiation of the project or activity;
  - d. Reduce or eliminate the impact over time by preservation and maintenance operations during the life of the action;
  - e. Compensate for the impact by replacing, enhancing, or providing substitute resources or environments; and
  - f. Monitor the impact and the compensation projects and take remedial or corrective measures when necessary.

2. The mitigation sequence is listed in the order of priority. Applicants shall consider and apply lower priority measures only where higher priority measures are determined to be infeasible or inapplicable.
3. SEPA Compliance. To the extent SEPA applies to a proposal, the analysis of environmental impacts and mitigation related to the proposal shall be conducted consistent with WAC 197-11—SEPA Rules and SMC 18.04—Environmental Policy.
4. Cumulative Impacts. As part of the assessment of environmental impacts subject to this SMP, new uses, developments, and modifications shall evaluate and consider cumulative impacts of reasonably foreseeable future development on shoreline ecological functions. Evaluation of cumulative impacts shall consider:
  - a. Current circumstances affecting the shorelines and relevant natural processes;
  - b. Reasonably foreseeable future development and use of the shoreline; and
  - c. Beneficial effects of any established regulatory programs under other local, state, and federal laws.
5. Mitigating for Impacts. When impacts related to a proposal require mitigation, the following shall apply:
  - a. The proposal shall achieve no net loss of ecological functions.
  - b. The City shall not require mitigation in excess of that necessary to assure the proposal 1) results in no net loss of ecological function and 2) does not have a significant adverse impact on other shoreline functions fostered by this SMP.
  - c. Compensatory mitigation shall give preference to measures that replace the impacted function directly and in the immediate vicinity of the impact. However, alternative compensatory mitigation located elsewhere in the same reach or watershed that addresses limiting factors or identified critical needs for shoreline resource conservation may be authorized, including appropriate actions identified in the Restoration Plan.
  - d. Unless waived by the City, authorization of compensatory mitigation shall require appropriate safeguards, terms or conditions (e.g. performance bonding, monitoring, conservation covenants) as approved by the City Attorney and necessary to ensure no net loss of ecological functions.
6. Environmental protection and no net loss shall be achieved by complying with the combination of use regulations, shoreline setbacks, critical area buffers, and vegetation removal restrictions:
  - a. Shoreline Allowances & Setbacks – Table 5.1 establishes a list of permitted, conditional, and prohibited uses in each shoreline environment designation (SED). This table also establishes the minimum shoreline setback applicable to each use, activity, or development within each SED where development cannot occur; and
  - b. Critical Areas Buffers – Section 4.4 Critical Area provisions, including separately incorporated SMC 18.13 provisions that establish Wetland and Riparian buffer standards as additional areas where mitigation sequencing must be applied and unavoidable impacts must be mitigated; and
  - c. Modifications & Vegetation – Shoreline modification standards, vegetation standards, and prescriptive mitigation measures of Chapter 6 apply to all vegetation impacts occurring within shoreline jurisdiction.

## 4.4 Critical Areas

### 4.4.1 *Applicability*

1. The provisions of SMC Chapter 18.13 – Critical Areas and Natural Resource Lands (Ordinance #2018-1123, dated October 1, 2018) are hereby incorporated into this SMP, with exception of the following provisions that do not apply in shoreline jurisdiction:
  - a. 18.13.015 Administrative Provisions;
  - b. 18.13.025 Exemptions, Exceptions & Expedited Review—Subsections A, B, and C; and D.2-6;
  - c. 18.13.035 Critical Areas Permit—Application – Subsections A-C, and E-G;
  - d. 18.13.040 Critical Areas Permit—Review & Approval;
  - e. 18.13.065 Appeals;
  - f. 18.13.100 Wetlands – Subsection B.4; and
  - g. Any provision based upon reasonable use, permit types or requirements, and appeals process or procedures that is inconsistent with the requirements of the SMP or WAC 173-27.
2. Critical areas located within shoreline jurisdiction shall be regulated by this SMP. The incorporated critical areas provisions shall be liberally construed together with the SMP to give full effect to the objectives and purposes of the provisions of the SMP and the Shoreline Management Act (SMA). These provisions apply to all lands and all review activities in shoreline jurisdiction, whether or not a Shoreline Permit or authorization is required.
3. These provisions apply to all persons proposing a review activity on shoreline properties containing or likely to affect critical areas (i.e., wetlands, geologic hazards, flood hazards, critical aquifer recharge areas, and fish and wildlife habitat conservation areas) or their buffers, unless the proposed activity and its effects lie wholly outside any critical area or buffer.
4. This section supplements SMC 18.13 provisions for Geologically Hazardous Areas, Fish & Wildlife Habitat Conservation Areas, and Wetlands

### 4.4.2 *Policies*

The Critical Areas protections of this SMP should:

1. Implement all applicable provisions of SMC 18.13 – Critical Areas and Natural Resource Lands. The review of critical areas provisions should be conducted in concert with the review of shoreline provisions, and proposals should be subject to a single application, fee, and permit.
2. Protect critical areas, as defined by this SMP and consistent with the SMA and RCW 36.70A.170 and 36.70A.050, to meet no net loss for the functions (e.g., water quality; flood hazard reduction; habitat; endangered, threatened and sensitive species protection; water supply; erosion control, etc.) and values (e.g., recreation; aesthetic enjoyment; prevention of property and habitat damage; preservation of natural character, etc.) they provide to humans and the environment.
3. Protect critical freshwater habitats (i.e., streams, rivers, wetlands, and lakes, their associated channel migration zones (CMZs), hyporheic zones, and floodplains) consistent with WAC 173-26-221(2)(c)(iv). The standard critical area categories designated and protected by the City overlap to a large extent with critical freshwater habitats. Protections for critical areas are also protections for critical freshwater habitats.
4. Promote appropriate human uses of critical areas within shoreline jurisdiction, which further the objectives of the SMA, and which are compatible with the protection of critical areas (e.g., public access and low-intensity recreational uses).

5. Establish riparian area buffers based upon the performance of functions. Despite any reduced buffer, significant trees and Oregon White Oak trees within shoreline jurisdiction shall be managed consistent with SMP Section 6.4.1.

#### **4.4.3 General Critical Area Regulations**

1. The City of Stevenson shall not issue any Shoreline Permit (i.e., SSDP, SCUP, shoreline variance) or Minor Project Authorization (MPA), or otherwise issue any authorization to alter the condition of any land, water, or vegetation, or to construct or alter any structure or improvement in, over, or on a shoreline critical area or associated buffer, without first assuring compliance with the requirements of this section and SMC 18.13, as applicable.
2. Early Disclosure and Verification. When an applicant submits an application for any development proposal, it shall indicate whether any critical areas or buffers are located on or within 300 feet of the site. The presence of critical areas may require additional studies and time for review. However, the City shall review proposals involving critical areas protection under a single application, timeline, fee, and permit as the required Shoreline Permit or MPA. Early disclosure of critical areas will reduce delays during the permit review process. If the applicant states there are no known critical areas, the City should review and confirm whether critical areas exist, and, if critical areas are present, require the applicant to complete a critical areas report.
3. Studies generated as part other federal or state permit processes (e.g., SEPA submittals, biological opinions, biological evaluations, etc.) shall be provided and may be determined by the Administrator as adequate to satisfy the critical areas report requirements of this SMP if the project has been developed in enough detail to have evaluated site-specific impacts and mitigation measures.
4. New development and the creation of new lots are prohibited in all SEDs when they would cause foreseeable risk from geological conditions, or require structural flood hazard reduction measures in the floodway or CMZ, during the life of the development, consistent with SMP Section 5.4.8 Land Division, and other provisions of this Program.

#### **4.4.4 Fish & Wildlife Habitat Conservation Area Regulations**

1. Any use, development, or modification proposed within or adjacent to an FWHCA with which state or federally endangered, threatened, or sensitive species have a primary association, shall ensure the FWHCA is protected as required by this SMP. If the Shoreline Administrator determines that a proposal is likely to impact an FWHCA adversely, additional protective measures (e.g., protective buffer standards, mitigation, and monitoring programs under SMC 18.13) may be required.
2. Applicants shall provide a preliminary FWHCA assessment for all proposals involving riparian areas. The assessment must recognize the buffer necessary to ensure no net loss of ecological functions occurring at the reach-scale for the riparian area in question.
3. The City shall condition the approval of activities located in the FWHCA or its buffer as necessary. Approval conditions shall require the applicant to mitigate any potential adverse impacts according to the approved critical area report, mitigation, and monitoring plans.
4. Structures that prevent the migration of salmonids shall not be allowed in the portion of water bodies currently or historically used by anadromous fish. Fish bypass facilities shall be provided,

as necessary, to allow the upstream and downstream migration of all salmonid life stages and shall prevent juveniles migrating downstream from being trapped or harmed.

#### **4.4.5 Wetlands Regulations**

1. All wetland review activities, as defined, shall be subject to these regulations.
2. No net loss of wetland area, functions and values, including lost time when the wetland does not perform the function, shall occur as a result of the overall project's wetland review activities. Only unavoidable wetland impacts will be authorized. In addition to the requirements in SMP Section 4.3, the following mitigation measures to minimize and reduce wetland impacts shall be required:
  - a. Mitigation shall achieve equivalent or greater biological functions.
  - b. Mitigation actions shall rely on the order of preference in SMC 18.13.100, however, wetland preservation alone shall not be considered as achieving the no net loss standard of this SMP.

## **4.5 Flood Hazard Reduction**

### **4.5.1 Applicability**

1. The provisions of this section and the critical areas protections above apply in addition to the regulations for frequently flooded areas in SMC 18.13 and the floodplain management regulations in SMC 15.24, including reliance on the established FEMA FIRMs, as amended.
2. The provisions of this section apply to all Frequently Flooded Areas designated in SMC 18.13 and all preliminary channel migration zones (pCMZs) mapped in ICR Appendix C.0.

### **4.5.2 Policies**

1. Limit new uses and development in flood hazard and channel migration zone (CMZ) areas and avoid impacting CMZs where alternatives for avoidance exist. Development in the CMZ has the potential to impact downstream properties by affecting the path and intensity of flooding downstream. In addition, development in the CMZ can lead to net loss of ecological functions.
2. Encourage removal of artificial restrictions (e.g., dams, shoreline stabilization, channel barriers, etc.) where hydrologic studies indicate that it would be possible to do so without negatively impacting public safety, property, or structures.

### **4.5.3 Frequently Flooded Area and CMZ Regulations**

1. New or enlarged structural flood hazard reduction measures shall be allowed only by a shoreline conditional use permit and only when:
  - a. It can be demonstrated by a scientific and engineering analysis that they are necessary to protect existing development;
  - b. Nonstructural measures are not feasible;
  - c. Impacts to ecological functions and priority species and habitats can be successfully mitigated so as to ensure no net loss;
  - d. Vegetation standards consistent with SMP Section 6.4.1 are implemented; and
  - e. Located landward of associated wetlands and buffer areas, except for actions that increase ecological functions, such as wetland restoration, where no alternative exists as documented in a geotechnical analysis.
2. New publicly funded dikes or levees shall dedicate and improve public access to the shoreline. This requirement may be waived if public access improvements would cause:

- a. Unavoidable health or safety hazards to the public;
  - b. Inherent and unavoidable security problems;
  - c. Unacceptable and unmitigable significant ecological impacts,
  - d. Unavoidable conflict with the proposed use; or
  - e. A cost that is disproportionate and unreasonable to the total long-term cost of the development.
3. Only the following new uses and development activities may be appropriate and/or necessary within the channel migration zone or floodway:
- a. Actions that protect or restore the ecosystem-wide processes or ecological functions.
  - b. Forest practices in compliance with the Washington State Forest Practices Act and its implementing rules.
  - c. Existing and ongoing agricultural practices, provided that no new restrictions to channel movement occur.
  - d. Mining when conducted in a manner consistent with the environment designation and with the provisions of WAC 173-26-241(3)(h).
  - e. Bridges, utility lines, and other public utility and transportation structures where no other feasible alternative exists or the alternative would result in unreasonable and disproportionate cost. Where such structures are allowed, mitigation shall address impacted functions and processes in the affected section of watershed or drift cell.
  - f. Repair and maintenance of an existing legal use, provided that such actions do not cause significant ecological impacts or increase flood hazards to other uses.
  - g. Development with a primary purpose of protecting or restoring ecological functions and ecosystem-wide processes.
  - h. Modifications or additions to an existing nonagricultural legal use, provided that channel migration is not further limited and that the new development includes appropriate protection of ecological functions.
  - i. Development in incorporated municipalities and designated urban growth areas, as defined in chapter 36.70A RCW, where existing structures prevent active channel movement and flooding.
  - j. Measures to reduce shoreline erosion, provided that it is demonstrated that the erosion rate exceeds that which would normally occur in a natural condition, that the measure does not interfere with fluvial hydrological and geomorphological processes normally acting in natural conditions, and that the measure includes appropriate mitigation of impacts to ecological functions associated with the river or stream.

**Critical Area Report – Channel Migration Zones**

4. Review activities proposed within a pCMZ, as mapped in ICR Appendix C.0, should first seek to relocate to an area outside of the pCMZ.
5. For proposals which are not relocated to an area outside of a mapped pCMZ, applicants shall prepare a CMZ desk analysis report. The Administrator may waive this requirement after consultation with resource management agencies (e.g., WDFW, WDNR, etc.) to determine its necessity. A CMZ desk analysis report shall be prepared by a qualified professional hydrogeologist/hydrologist and shall consider the following after reviewing aerial photos, maps, GIS, LiDAR data and/or USGS topographic maps:



- a. Whether channel movement has occurred between aerial photo/data acquisition years.
  - b. Whether valley confinement is present. If the valley floor is significantly wider than the channel, migration may be occurring. If the valley floor is very narrow as compared with the width of the stream/river channel (less than twice as wide as the channel), it is unlikely channel migration is occurring.
  - c. Whether any of the following are present in reviewing aerial photographs: side channels, large gravel bars, eroding banks, new channels occurring between photo years (avulsion), multiple channels (braiding), wood jams, and/or high sinuosity or sharp channel bends.
6. If the desk analysis report determines that a CMZ is not likely to be present at the proposal site based on a review of aerial photos maps, GIS and/or LiDAR data then no field assessment is required.
  7. If the desk analysis report determines that channel migration is likely to be present at the project site based on the factors above, a field assessment report prepared by a qualified professional is required to confirm the presence of a CMZ, and field observations shall be documented in the report. Field observation findings shall include:
    - a. Date of the site visit;
    - b. Who conducted the field review and their title/position;
    - c. Distance of channel walked;
    - d. Length of CMZ boundary delineated;
    - e. Presence of avulsion hazard and/or erosion hazard areas;
    - f. Description of method(s) used to determine CMZ presence, CMZ outer edge delineation and marking (flagging, paint, etc.);
    - g. Other applicable information.

**Channel Migration Zone Standards**

8. When development is proposed in a CMZ, the applicant shall obtain a flood certificate demonstrating whether the proposed development is within the flood hazard area and, if so, is required to comply with all applicable CMZ provisions in this SMP.
9. Hydrogeomorphological study shall be performed for all proposals within a CMZ demonstrating that the proposal does not cause significant impacts to adjacent or downstream properties.

## **4.6 Public Access**

### **4.6.1 Applicability**

Public access includes the ability of the general public to reach, touch, and enjoy the water's edge, to travel on the waters of the state, and to view the water and the shoreline from adjacent locations. All properties within shoreline jurisdiction have the potential to protect or enhance public access in some form, and all proposed review activities on shorelines are subject to the following policies and regulations.

### **4.6.2 Policies**

1. Continuous public pedestrian access should be provided along the City's shorelines, especially the Columbia River, Rock Cove, and Lower Rock Creek.
2. The system of public physical and visual access to Stevenson's shorelines should be maintained, enhanced, and protected over time on both private and public lands.

3. Public access and recreational facilities should be located in a manner that will preserve the natural characteristics and functions of the shoreline.
4. Private property rights, public safety, and navigational rights should be considered when providing public access opportunities.
5. New development should identify and preserve key shoreline views and avoid obstructing such views from public areas.
6. The City's should develop a comprehensive and integrated public access and trail plan (consistent with WAC 173-26-221(4)) that identifies specific public access needs and opportunities to replace these site-by-site requirements. Such plan should identify a preference for pervious over impervious surfaces, where feasible.

#### **4.6.3 Regulations**

1. Consistent with legal/constitutional limitations, provisions for adequate public access shall be incorporated into all proposals for Shoreline Permits that have one or more of the following characteristics:
  - a. The proposed development or use will create a demand for, or increase demand for public access;
  - b. The proposed use is water-enjoyment, water-related, or non water-dependent, except for individual single-family residences not part of a development planned for 5 or more parcels;
  - c. The proposed use involves the subdivision of land into 5 or more parcels;
  - d. The proposed development or use will interfere with existing access by blocking access or discouraging use of existing access;
  - e. The proposed development or use will interfere with public use of waters of the state;
  - f. The proposed development or use will involve public funding or occur on public lands, provided that such access would not result in a net loss of ecological function. Public funding includes any funds from federal, state, municipal or local taxation districts.
2. Additional public access will not be required where suitable public access is already provided by an existing public facility on or adjacent to the site and the Planning Commission makes a finding that the proposed development would not negatively impact existing visual or physical public access nor create a demand for shoreline public access that could not be accommodated by the existing public access system and existing public recreational facilities in the immediate vicinity.
3. Public access will not be required where the applicant demonstrates it is infeasible due to at least one of the following:
  - a. Unavoidable health or safety hazards to the public exist that cannot be prevented by any practical means;
  - b. Inherent security requirements of the use cannot be satisfied through the application of alternative design features or other solutions;
  - c. The cost of providing the access, easement, or an alternative amenity are unreasonably disproportionate to the total long-term cost of the proposed development or other legal/constitutional limitations preclude public access;
  - d. Unacceptable environmental harm will result from the public access which cannot be mitigated;

- e. Significant unavoidable conflict between the proposed access and adjacent uses would occur and cannot be mitigated.
4. To meet any of the conditions under Regulation 3 above, the applicant must first demonstrate to the satisfaction of the Planning Commission that all reasonable alternatives have been exhausted including, but not limited to, the following:
  - a. Regulating access by such means as maintaining a gate and/or limiting hours of use;
  - b. Designing separation of uses and activities (e.g., fences, terracing, use of one-way glazings, hedges, landscaping);
  - c. Provisions for access at a site geographically separated from the proposal such as a street end, vista or trail system;
  - d. Sharing the cost of providing and maintaining public access between public and private entities.
5. For projects that meet the criteria of Regulation 3 above, the City may consider off-site public access or, if approved by the Planning Commission and agreed to by the applicant, the applicant may contribute a proportional fee to the local public access fund (payment in lieu).
6. If the City determines that public access is required pursuant to Regulation 1 above, the City shall impose permit conditions requiring the provision of public access that is roughly proportional to the impacts caused by the proposed development or use. The City shall demonstrate in its permit decision document that any such public access has a nexus with the impacts of the proposed development and is consistent with the rough proportionality standard.
7. When required, public access shall:
  - a. Consist of a dedication of land or a physical improvement in the form of a walkway, trail, bikeway, corridor, viewpoint, park, deck, observation tower, pier, boat launch, dock or pier area, or other area serving as a means of view and/or physical approach to public waters and may include interpretive centers and displays, view easements, and/or decreased building bulk through height, setback, or façade limitations;
  - b. Include features for protecting adjacent properties from trespass and other possible adverse impacts;
  - c. Be fully developed and available for public use at the time of occupancy of the proposed use or activity;
  - d. Result in no net loss of shoreline ecological functions.
8. When required, physical public access shall be constructed to meet the following requirements for location, design, operation and maintenance:
  - a. Public access sites shall be connected directly to the nearest public street or non-motorized trail through a parcel boundary, tract, or easement, wherever feasible;
  - b. Signs indicating the public's right of access to shoreline areas shall be installed and maintained in conspicuous locations.
  - c. Public access easements and permit conditions shall be recorded on the deed of title and/or on the face of a plat or short plat as a condition running in perpetuity with the land, provided, that the Planning Commission may authorize a conveyance that that runs contemporaneous with the authorized land use for any form of public access other than parallel pedestrian access. Said recording with the County Auditor's Office shall occur at the time of permit approval.

- d. Maintenance of the public access facility shall be the responsibility of the owner unless otherwise accepted by a public or nonprofit agency through a formal agreement approved by the City and recorded with the County Auditor's Office.
  - e. Public access sites shall be made barrier-free for the physically disabled where feasible, and in accordance with the ADA.
  - f. Any trail constructed shall meet the conditions described for shoreline areas in any trail or parks plan officially adopted by the City Council.
9. Views of the shoreline from public properties or substantial numbers of residences shall be protected through adherence to height and setback limits specified in this SMP. Where new development would completely obstruct or significantly reduce the aesthetic quality of views from public properties or substantial numbers of residences, mitigation shall be required as follows:
- a. The City may require administrative modifications to standard setbacks, clustering of proposed structures, and modifications to landscaping and building massing when the Planning Commission determines that such modifications are necessary to maintain public views of the shoreline.
  - b. The City shall work with the applicant to minimize the economic impacts of view mitigation. While upper story setbacks and other changes to building placement and form may be required to provide view corridors, in no case shall the applicant be required to reduce the maximum building height for more than 30% of the building's width.
  - c. The City may require specific public access improvements (e.g., public viewing decks, etc.) as mitigation in lieu of more significant modifications to site and building design when the Planning Commission finds such modifications would be an unreasonable financial burden on the applicant.
10. Where there is a conflict between water-dependent shoreline uses or physical public access and maintenance of views from public properties or substantial numbers of residences that cannot be resolved using the techniques in Regulation 9 above, the water-dependent uses and physical public access shall have priority, unless the Planning Commission finds a compelling reason to the contrary.
11. Future actions by the applicant, successors in interest, or other parties shall not diminish the usefulness or value of the public access provided.

## **4.7 Water Quality & Non-Point Source Pollution**

### **4.7.1 Applicability**

This section shall apply to all projects which have the potential to affect the water quality or quantity of Stevenson shorelines by either changing the flow of surface waters or creating new discharges to Stevenson's shoreline waterbodies.

### **4.7.2 Policies**

1. The quality of water in Stevenson's rivers, streams, lakes and their associated wetlands should be maintained and improved for the beneficial use of the City's citizens and aquatic & terrestrial wildlife.

2. All shoreline use and development should protect against adverse impacts to public health, to the land and its vegetation and wildlife, to the waters of the state and their aquatic life, and to stormwater and water quality.
3. New developments, expansions, or retrofits of existing developments should be required to assess the effects of additional stormwater runoff volumes and velocities, and mitigate potential adverse effects on shorelines through design and implementation of appropriate stormwater management measures.
4. Property owners should be encouraged to voluntarily install new, or retrofit existing, stormwater features per the most current edition of Ecology's Stormwater Management Manual for Western Washington, including using low impact development techniques.

#### **4.7.3 Regulations**

1. Design, construction and operation of shoreline uses and developments shall incorporate measures to protect and maintain surface and groundwater quality in accordance with all applicable laws, so that there is no net loss of ecological functions.
2. Design, construction and operation of shoreline uses and developments shall incorporate measures to protect and maintain surface and groundwater quantity and quality in accordance with all applicable laws, so that significant impacts to aesthetic qualities or recreational opportunities do not occur. A significant impact to aesthetics or recreation would occur if a stormwater facility and accessory structures (e.g., fences or other features) have the potential to block or impair a view of shoreline waters from public land or from a substantial number of residences per RCW 90.58.320, or if water quality were degraded so as to discourage normal uses (e.g., swimming, fishing, boating, viewing, etc.).
3. Shoreline development and uses shall adhere to all required setbacks, buffers, and standards for stormwater facilities.
4. All review activities shall comply with the applicable requirements of all applicable City stormwater, drinking water protection, and public health regulations and the *Stormwater Management Manual for Western Washington*, including using low impact development techniques whenever feasible.
5. Sewage management. To avoid water quality degradation, sewer service is subject to the requirements outlined below.
  - a. Any existing septic system or other on-site system that fails or malfunctions will be required to connect to the City sewer system if feasible, or make system corrections approved by Skamania County Community Development Department.
  - b. Any new development, business, or multifamily unit shall connect to the City sewer system if feasible, or install an on-site septic system approved by Skamania County Community Development Department.
6. Materials requirements. All materials that may come in contact with water shall be untreated or treated wood, concrete, plastic composites or steel as approved by the USACE or WDFW, that will not adversely affect water quality or aquatic plants or animals.

## 4.8 Shorelines of Statewide Significance

### 4.8.1 *Applicability*

This section shall apply to all projects located along the Columbia River, the only shoreline of statewide significance in Stevenson.

### 4.8.2 *Regulations*

1. When determining allowable uses and resolving use conflicts for shorelines of statewide significance, the following preferences and priorities shall apply in the following order of preference and in addition to those listed above:
  - a. Recognize and protect statewide interest over local interest;
  - b. Preserve the natural character of the shoreline;
  - c. Result in long-term over short-term benefit;
  - d. Protect the resources and ecology of the shoreline;
  - e. Increase public access to publicly owned areas of the shoreline;
  - f. Increase recreational opportunities for the public in the shoreline;
  - g. Provide for any other element as defined in RCW 90.58.100 deemed appropriate or necessary.

## **Chapter 5 – Shoreline Use Regulations**

### **5.1 Introduction**

The provisions in this chapter apply to specific uses and types of development that typically occur in shoreline areas. Provisions in other sections of this SMP may also apply to the uses and types of development identified in this chapter. Shoreline uses are allowed only if permitted by the underlying zoning. A use that occurs on both uplands and in-water/overwater must meet the requirements of both the upland and aquatic environment designations. Refer to specific use policies and regulations below.

### **5.2 Provisions Applicable to All Uses**

1. When determining allowable uses and resolving use conflicts within the City’s shoreline jurisdiction, the following preferences shall apply in the order listed below:
  - a. Reserve appropriate areas for protecting and restoring ecological functions to control pollution and prevent damage to the natural environment and public health.
  - b. Reserve shoreline areas for water-dependent and associated water-related uses.
  - c. Allow mixed uses projects that include or support water-dependent uses.
  - d. Reserve shoreline areas for other water-related and water-enjoyment uses that are compatible with ecological protection and restoration objectives.
  - e. Located single-family residential uses where they are appropriate and can be developed without significant impact to ecological functions or displacement of water-dependent uses.
  - f. Limit nonwater-oriented uses to those locations where the above described uses are inappropriate or where nonwater-oriented uses demonstrably contribute to the objectives of the SMA.
2. New use and development shall be subject to the setback requirements and height limitations contained in Section 5.3 Shoreline Use Table, including Table 5.1 – Shoreline Use & Setback Standards.

### **5.3 Shoreline Use Table**

1. Types of Uses: For the purposes of this SMP, there are 3 kinds of use:
  - a. A Permitted (P) use is one that may be authorized through a Minor Project Authorization or Shoreline Substantial Development Permit subject to all the applicable provisions of this SMP.
  - b. A Conditional (C) use is a discretionary use reviewed according to the process and criteria in SMP Section 2.7.
  - c. A Prohibited (X) use is one that is not permitted in a Shoreline Environment Designation.
  - d. When a letter or use category is not listed in this section, an interpretation may be initiated under SMP Section 5.4.13.
2. Use Table: A list of permitted, conditional and prohibited uses in each Shoreline Environment Designation (SED) is presented in Table 5.1 – Shoreline Use & Dimensional Standards. The table also lists the minimum shoreline setbacks applicable to the use, activity, or development categories within each SED. This table is intended to work in concert with the specific use policies

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and regulations that following, however, where there is a discrepancy between this table and the text of the SMP, the text shall take precedence.

<b>TABLE 5.1 – SHORELINE USE &amp; SETBACK STANDARDS</b>												
	<b>Shoreline Environment Designation</b>											
	<b>AQUATIC</b>		<b>NATURAL</b>		<b>SHORELINE RESIDENTIAL</b>		<b>URBAN CONSERVANCY</b>		<b>ACTIVE WATERFRONT</b>			
	<b>Allowance</b>	<b>Setbacks (ft)</b>	<b>Allowance</b>	<b>Setbacks (ft)</b>	<b>Allowance</b>	<b>Setbacks (ft)</b>	<b>Allowance</b>	<b>Setbacks (ft)</b>	<b>Allowance</b>	<b>Setbacks (ft)</b>		
P= Permitted, C=Conditional Use, X= Not Permitted, n/a= Not Applicable												
<b>Agriculture &amp; Mining</b>												
Agriculture	X	n/a	X	n/a	X	n/a	X	n/a	X	n/a		
Mining	X	n/a	X	n/a	X	n/a	X	n/a	X	n/a		
<b>Aquaculture</b>												
Water-Oriented	C	n/a	X	n/a	X	n/a	C	0	C	0		
Non-Water Oriented	X	n/a	X	n/a	X	n/a	X	n/a	C	150		
<b>Boating Facilities &amp; Overwater Structures</b>												
Non-motorized Boat Launch	See Adjacent Upland Environment		C		P		P		P			
Motorized Boat Launch			X		C		C		P			
Mooring Buoy			C		C		P		P			
Float			X		C		C		P			
Private Leisure Deck			X	n/a	X	n/a	X	n/a	X	n/a	X	n/a
Public Leisure Pier			X		C		C		P		P	
Single-User Residential Dock			X		C		C		C		P	
Joint-Use Moorage			X		X		P		P		P	
Marina			X		X		X		C		P	
<b>Commercial &amp; Industrial</b>												
Water-Dependent	P				X <sup>1</sup>	0	P	0	P	0		
Water-Related, Water Enjoyment	C	n/a	X	n/a	X <sup>1</sup>	75	P	50	P	33		
Nonwater-Oriented	X				X	-	C <sup>2</sup>	150	C <sup>2</sup>	100		
<b>Forest Practices</b>												
All	X	n/a	C	50	P	50	P	50	P	25		
<b>Institutional</b>												
Water-Dependent	C		C	0	C	0	P	0	P	0		
Water-Related	X	n/a	X	n/a	C	100	P	75	P	50		
Non-Water-Oriented	X		X	n/a	C	100	C	100	P	100		
Cemetery	X		X	n/a	X	n/a	P	50	X	n/a		
<b>Instream Structures</b>												
All	C	n/a	C	0	C	0	C	0	C	0		

**TABLE 5.1 – SHORELINE USE & SETBACK STANDARDS, CONT.**



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	Shoreline Environment Designation									
	AQUATIC		NATURAL		SHORELINE RESIDENTIAL		URBAN CONSERVANCY		ACTIVE WATERFRONT	
	Allowance	Setbacks (ft)	Allowance	Setbacks (ft)	Allowance	Setbacks (ft)	Allowance	Setbacks (ft)	Allowance	Setbacks (ft)
P= Permitted, C=Conditional Use, X= Not Permitted, n/a= Not Applicable										
<b>Land Division</b>										
All	C	n/a	C	n/a	P	n/a	P	n/a	P	n/a
<b>Recreational</b>										
Water-Dependent	P		P	0	P	0	P	0	P	0
Water-Related/Water-Enjoyment Trail Parallel to the Shoreline, View Platform	X		C	100	P	50	P	50	P	50
Dirt or Gravel Public Access Trail to the Water	C	n/a	P	50	P	50	P	33	P	25
Non-Water-Oriented (golf course, sports field)	X		X	n/a	X	n/a	C	150	C	100
<b>Residential</b>										
Single-Family	X		X		P	50	C	50	X	N/A
Multi-Family	X	n/a	X	n/a	P	50	P	50	P	50
Over-Water Residence	X		X		X	n/a	X	n/a	X	n/a
<b>Transportation &amp; Parking Facilities</b>										
Highway/Arterial Road	C		X	n/a	C	100	P	50	P	50
Access & Collector Road	X		C	100	P	100	P	50	P	50
Private Road	X		C	100	P	50	C	50	C	50
Bridge	C		C	0	C	0	P	0	P	0
Railroad	C	n/a	C	100	C	100	P	50	P	50
Airport	X		X	n/a	X	n/a	C	150	C	150
Primary Parking Facility	X		X	n/a	X	n/a	X	n/a	X	n/a
Accessory Parking (On-Site Parking Serving another Use, Including Recreation/Vista Uses)	X		P	100	P	100	P	50	P	33
<b>Utilities</b>										
Water-Oriented	P	n/a	C	0	C	0	P	0	P	0
Non-Water-Oriented (Parallel)	X	n/a	C	100	C	50	P	50	P	33
Non-water-Oriented (Perpendicular)	C	n/a	C	0	C	0	C	0	P	0
<p>1 – All Industrial uses are prohibited, however, a Water-Oriented Commercial use may be allowed as a conditional use in the Shoreline Residential SED.</p> <p>2 – Non-water oriented Commercial &amp; Industrial uses conditionally allowed only when a) the site is physically separated from the shoreline by another property or public right-of-way or b) the project provides a significant public benefit with respect to SMA objectives (e.g., providing public access and ecological restoration) and i) is part of a mixed-use project that includes water-dependent uses or ii) navigability is severely limited.</p>										

3. Maximum Building Height: There shall be a 35' maximum height for all structures, except there shall be a 50' maximum height for the following when located in the Active Waterfront SED: Marinas, Water-Oriented Commercial, Industrial, Institutional, and Recreational, and Multi-Family Residential. For a structure to exceed the maximum heights above, the proponent must apply for a Shoreline Variance, and comply with the following criteria in addition to the standard Shoreline Variance Criteria in SMP 2.8:
  - a. Demonstrate that overriding considerations of the public interest will be served, and
  - b. Demonstrate that the proposal will not obstruct the view of a substantial number of residences on areas adjoining such shorelines.

## **5.4 Specific Shoreline Use Policies & Provisions**

### ***5.4.1 Agriculture & Mining***

1. Location Description. Agricultural and mining uses are limited and largely inappropriate within Stevenson's shorelines.
2. Applicability.
  - a. In accordance with the provisions of WAC 173-26-241(3)(a)(ii), this SMP applies only to new agricultural activities.
  - b. This SMP applies only to new mining uses.
  - c. Existing agricultural and mining uses, if present, are subject to the nonconforming use provisions of SMP Section 2.9.
3. Policies:
  - a. New agricultural uses should not be permitted on Stevenson's shorelines.
  - b. New mining uses are not appropriate within Stevenson should not be permitted on Stevenson's shorelines.
  - c. Existing agricultural uses should be allowed to continue until the property owner seeks to convert the land to some other use.
4. Regulations:
  - a. Conversion of agricultural land to non-agricultural uses shall be consistent with the applicable Shoreline Environment Designation, the environmental protection and no net loss provisions of SMP Section 4.3, and all appropriate regulations for the new use.

### ***5.4.2 Aquaculture***

1. Location Description. Aquaculture uses do not currently exist along Stevenson's shorelines.
2. Applicability. This SMP applies to all proposed aquaculture uses. Aquaculture is the culture of farming of fish, shellfish, or other aquatic plants and animals. Upland finfish rearing facilities as defined in this SMP meet the definition of "agricultural facilities/equipment." Nevertheless, these facilities are regulated as non-water oriented aquaculture by the provisions of this section and not SMP Section 5.4.1.
3. Policies:
  - a. Because aquaculture is an activity of statewide interest, aquaculture may be considered as a Shoreline Conditional Use Permit (SCUP) within appropriate shoreline environment designations and when consistent with control of pollution and prevention of damage to the environment.

- b. The selection of potential locations for aquaculture facilities should take into account specific requirements for water quality, temperature, flows, oxygen content, and adjacent land use compatibility, wind protection, and commercial navigation.
4. Regulations:
  - a. The development of aquacultural uses shall control pollution and prevent damage to the shoreline environment, consistent with the mitigation sequencing policies of SMP Section 4.3 and other policies of this SMP related to no net loss of shoreline ecological function. In particular, aquaculture shall not be permitted if it would spread disease to native aquatic life or would establish new non-native species, which cause significant ecological impacts.
  - b. New aquaculture uses that use new or experimental technologies may be allowed.
  - c. Aquaculture uses shall consider the impacts on adjacent and nearby water-dependent uses, – especially recreational uses – and shall not be permitted if, after mitigations are applied, they would negatively affect the viability of other water-dependent uses.
  - d. Aquaculture facilities shall not significantly conflict with water-based navigation.
  - e. The aesthetic impacts of new, expanded, or altered aquaculture facilities shall be addressed by using colors and materials that blend with the surrounding environment and locating facilities where they are naturally concealed from view.
  - f. Non-water-oriented portions of aquaculture facilities (e.g., parking lots, offices, storage, dorm or sleeping quarters, etc.) shall be placed upland of water-oriented aquaculture uses. Such upland areas must be appropriate for accessory development, including necessary infrastructure.
  - g. New finfish rearing facilities required to offset the impacts of hydroelectric facilities under a FERC license shall obtain first obtain a SCUP. Commercial rearing facilities are prohibited.

#### ***5.4.3 Boating Facilities & Overwater Structures***

1. Location Description. Boating facilities and overwater structures 1) serve an important role in providing recreational access to the City's shoreline waterbodies, 2) bring tourists to the City, and 3) have the potential to generate economic development in conjunction with port and shipping activity. Boating facilities and overwater structures are limited in Stevenson's shoreline areas. The Columbia River within the current shoreline jurisdiction includes public motorized and nonmotorized boating facilities operated by the Port of Skamania County and limited private facilities related to residential uses. Rock Cove and lower Rock Creek are home to informal non-motorized boating facilities on public lands and deteriorating private facilities where some change is expected. In the predesignated area along the Columbia River, there are additional boating facilities and over water structures related to private residential and industrial uses.
2. Applicability. This section applies to all boating facilities and overwater structures having as their primary purpose launching or mooring vessels, serving some other water- dependent purpose, or providing public access.
3. Policies:
  - a. Boating facilities and overwater structures only for water-dependent uses or for public access should be allowed, provided they can be located, designed, and constructed in a way that results in no net loss of shoreline ecological functions. Docks associated with single-family

- residences are defined as water-dependent uses only when they are designed and intended as a facility for access to watercraft.
- b. In addition to achieving no net loss, boating facilities and overwater structures should locate where they will be compatible with neighboring uses, including navigational and aesthetic considerations and tribal treaty fisheries.
  - c. Boating facilities and overwater structures should be restricted to the minimum size necessary to meet the needs of the proposed use. The length, width, and height of overwater structures and other developments regulated by this section should be no greater than that required for safety and practicality for the primary use.
  - d. Boating facilities and overwater structures should be constructed of materials that will not adversely affect water quality or aquatic plants and animals in the long term, and have been approved by applicable state agencies.
  - e. Boating facilities and overwater structures should be spaced and oriented in a manner that minimizes hazards and obstructions to public navigation rights and corollary rights thereto (e.g., fishing, swimming, pleasure boating, etc.).
  - f. To limit the number and extent of overwater structures and minimize potential long-term impacts associated with those structures, mooring buoys should be preferred over docks; boating facilities and overwater structures that serve many (e.g., joint- use moorages, marinas, public leisure piers, etc.) should be preferred over private, single-user facilities and structures.
  - g. Piers should be preferred over floating docks where significant river or stream current does not occur.
4. Regulations:
- a. All boating facilities and overwater structures shall be designed to be consistent with federal and state regulations, including design criteria established by the WDFW, the USACE, and the Washington State Department of Health.
  - b. Boating facilities and overwater structures shall be designed, constructed, and maintained so as not to interfere with or impair the navigational use of shorelines.
  - c. Boating facilities and overwater structures shall only be permitted where it can be demonstrated that:
    - i. The use is water-dependent or public access;
    - ii. The proposed site has the flushing capacity required to maintain water quality;
    - iii. They will not interfere with exercise of tribal treaty fisheries;
    - iv. Adequate facilities for the prevention and control of fuel spillage are incorporated into the proposal;
    - v. The proposal is engineered or uses proven methods to maximize human safety and minimize potential for flood- or wind-related detachment of the facility from shore;
    - vi. There shall be no net loss of ecological functions as a result of the development and associated recreational opportunities;
    - vii. The proposed design will minimize impediments to fish migration; and
    - viii. The proposed design allows light penetration to support aquatic vegetation and prevent the increase of predation on salmonids as a result of overwater structures.
  - d. New boating facilities and overwater structures shall not be located:

- i. Where unassociated with water-dependent uses or public access.
- ii. Along braided or meandering river channels where the channel is subject to change in alignment.
- iii. On point bars or other accretion beaches.
- iv. In areas with important habitat for aquatic species or where wave action caused by boating use would increase bank erosion rates.
- v. Along a shoreline of Rock Cove if the facility is intended for motorized boats
- e. Facilities and structures for use by motorized boats (including personal watercraft) shall be located far enough from public swimming beaches, fishing and aquaculture harvest areas, and waterways used for commercial navigation to alleviate any adverse impacts, safety concerns, and potential use conflicts.
- f. Installation of boat waste disposal facilities (e.g., pump-outs, portable dump stations, etc.) shall be required at all marinas and shall be provided at public boat launches to the extent possible. In addition, wash stations to remove noxious weeds shall be provided, where feasible. The locations of such facilities shall be considered on an individual basis in consultation with the state departments of Ecology, Fish & Wildlife, Health, Natural Resources, and Parks, as necessary.
- g. Boating facilities and overwater structures shall be marked with reflectors, or otherwise identified to prevent unnecessarily hazardous conditions for surface-water users during the day or night.
- h. Floating and other overwater homes, including liveaboard vessels, are prohibited.
- i. Boating facilities and overwater structures shall be constructed of materials that will not adversely affect water quality or aquatic plants and animals over the long term. Materials used for submerged portions, decking, and other components that may come in contact with water shall be approved by applicable state agencies for use in water to avoid discharge of pollutants from wave splash, rain, or runoff. Wood treated with creosote, copper chromium, arsenic, pentachlorophenol, or other similar toxic materials is prohibited for use in moorage facilities.
- j. Exterior finish of all boating facilities and overwater structures shall be generally non-reflective, to reduce glare.
- k. When required under SMP Section 4.6, public access providing overwater viewing opportunities shall be prioritized for inclusion with boating facilities and overwater structures.
- l. Extended moorage of vessels on waters of the state shall be restricted, except as allowed by applicable state regulations and unless a lease or permission is obtained from the state and impacts to navigation and public access are mitigated.
- m. Single-user residential docks are water-dependent uses only when demonstrated they are to be designed and intended as a facility for access to watercraft. New residential piers or docks for two (2) or more dwellings shall provide joint-use or community dock facilities, when feasible, rather than allow individual docks for each residence.

#### *5.4.4 Commercial & Industrial*

1. Location Description. Commercial and industrial uses within Stevenson shoreline jurisdiction currently occur on land owned by the Port of Skamania County where future changes and additions are likely. Addition of new commercial uses are likely on vacant lands adjacent to Rock Cove and lower Rock Creek. Addition of new industrial uses are likely on vacant lands adjacent to upper Rock Creek. Redevelopment of the Stevenson Co-Ply mill site and adjacent properties is likely and could include new commercial and industrial development.
2. Applicability. This section applies:
  - a. During the review of Shoreline Permits (i.e., SSDPs, SCUPs, SVARs) for new, altered, or expanded commercial and industrial uses.
  - b. During the review of Minor Project Authorizations (MPA) for commercial and industrial uses.
  - c. In conjunction with all applicable shoreline use and modification provisions of this SMP (e.g., some commercial or industrial developments are often associated with a variety of uses and modifications, such as parking and dredging that are identified separately in this SMP. Each shoreline use and every type of shoreline modification should be carefully identified and reviewed individually for compliance with all applicable sections.).
3. Policies:
  - a. Give first preference to water-dependent commercial and industrial uses over non-water-dependent commercial and industrial uses; and second, to water-related commercial and industrial uses over non- water-oriented commercial industrial uses. Existing non-water-oriented commercial and industrial uses should phase out over time.
  - b. Prohibit new non-water-oriented industrial development on shorelines, unless the circumstances in WAC 173-26-241(3)(f) are found to exist.
  - c. Ensure shoreline commercial development provides public access to the shoreline where opportunities exist, provided that such access would not pose a health or safety hazard.
  - d. Encourage industrial development to incorporate public access as mitigation for impacts to shoreline resources and values unless public access cannot be provided in a manner that does not result in significant interference with operations or hazards to life or property.
  - e. Limit overwater commercial development to that which is water-dependent, or if not water-dependent, that which is accessory and subordinate as necessary to support a water-dependent use.
  - f. Locate and design industrial development in shoreline areas to avoid significant adverse impacts to other shoreline uses, resources, and values, including shoreline geomorphic processes, water quality, fish and wildlife habitat, and the aquatic food web. However, some industrial facilities are intensive and have the potential to negatively impact the shoreline environment. When impacts cannot be avoided, they should be mitigated to assure no net loss of the ecological functions necessary to sustain shoreline resources.
  - g. Encourage restoration of impaired shoreline ecological functions and processes as part of new or expanded commercial development, especially for non-water-oriented uses.
  - h. Give priority to industrial facilities proposed in areas of the shoreline already characterized by industrial development over such facilities proposed in shoreline areas not currently developed for industrial or port uses.

- i. Locate industrial development where restoration of impaired shoreline ecological functions and processes and environmental cleanup can be included in the design of the project.
4. Regulations:
  - a. Water-dependent commercial and industrial uses shall be given preference over water-related and water-enjoyment commercial and industrial uses. Second preference shall be given to water-related and water-enjoyment commercial and industrial uses over non-water-oriented commercial and industrial uses.
  - b. Prior to approval of water-dependent uses, the City shall review a proposal for design, layout and operation of the use and shall make specific findings that the use qualifies as a water-dependent use.
  - c. When allowed, industrial development shall be located, designed and constructed in a manner that assures no net loss of shoreline ecological functions.
  - d. Commercial development that is not water-dependent shall not be allowed over water except where it is located within the same existing building and is necessary to support a water-dependent use.
  - e. Overwater and in-water construction of non-water-oriented industrial uses is prohibited. This provision is not intended to preclude the development of docks, piers, or boating facilities, or water-related uses that must be located in or over water (e.g., security worker booths, etc. that are necessary for the operation of the water-dependent or water-related use).
  - f. Only those portions of water-oriented industrial uses that require over or in-water facilities shall be permitted to locate waterward of the OHWM, provided they are located on piling or other open-work structures, and they are limited to the minimum size necessary to support the structure's intended use.
  - g. Water-related and water-enjoyment uses shall avoid impacts to existing navigation, recreation, and public access.
  - h. Non-water-oriented commercial and industrial development shall not be allowed unless:
    - i. The use is part of a mixed-use project that includes water-dependent uses, and provides a significant public benefit with respect to provisions of public access or ecological restoration; or
    - ii. Navigability is severely limited at the proposed site, and the commercial use provides a significant public benefit with respect to provision of public access or ecological restoration; or
    - iii. The site is designated for commercial use and is physically separated from the shoreline by another property or a public right-of-way.
  - i. New commercial and industrial developments shall provide public access to the shorelines, subject to SMP Section 4.6.
  - j. Public access and ecological restoration shall be considered as potential mitigation of impacts to shoreline resources and values for all water-related or water dependent development unless such improvements are demonstrated to be infeasible or inappropriate.
  - k. New industrial developments shall mitigate for the impacts of the use's intensity by providing shoreline restoration consistent with the shoreline restoration plan adopted by the City.

#### 5.4.5 Forest Practices

1. Location Description. Forested lands currently exist along Rock Creek and forest practices are expected in that and other areas within Stevenson's shoreline jurisdiction.
2. Applicability.
  - a. This section applies to any forest practice that includes activities other than timber cutting permitted under the Forest Practices Act.
  - b. This section applies to forest practice conversions and other Class IV-General forest practices where there is a likelihood, in the opinion of the Administrator, of conversion to nonforest uses.
  - c. This section does not apply to any other permitted forest practices for which the City relies on the Forest Practices Act, rules implementing that act, and the *Forest and Fish Report* to provide adequate management of commercial forest uses within Stevenson's shoreline jurisdiction.
3. Policies:
  - a. Given the importance of the forest industry to Skamania County's economy, the viability of this industry should be protected while also protecting the City's shorelines from incompatible forest practices that would harm shoreline ecology or negatively impact other uses especially recreation and public access.
  - b. Proposed forest practices regulated by this SMP should result in no net loss of shoreline ecological functions.
  - c. Non-harvest forest practices (e.g., creation of roads, stream crossings, forestry structures and buildings, log storage, etc.) should comply with the regulations of this section and result in no net loss.
  - d. Forest practices should comply with regulations established by the Washington State Forest Practices Act, including coordination with the DNR for Class IV forest practices conversions to non-forest uses and should also comply with selective timber harvesting requirements on shorelines of statewide significance contained in RCW 90.58.150.
4. Regulations:
  - a. Commercial harvest of timber undertaken on shorelines shall comply with the applicable policies and provisions of the *Forests and Fish Report* (U.S. Fish and Wildlife Service, et al., 1999) and the Forest Practices Act, RCW 76.09 as amended, and any regulations adopted pursuant thereto (WAC 222), as administered by DNR, but is not subject to this SMP
  - b. Along the Columbia River, a shoreline of statewide significance, no more than 30% of the merchantable trees located within 200 feet of the OHWM may be harvested within any 10-year period unless approved through a shoreline conditional use permit. Other timber harvesting methods may be permitted in those limited instances where the topography, soil conditions, or silviculture practices necessary for regeneration render selective logging ecologically detrimental.
  - c. For the purposes of this SMP, preparatory work (e.g., grading, installation of utilities, vegetation removal, clear cutting, etc.) associated with the conversion of land to non-forestry uses and/or developments including conversion timber harvests shall not be considered a forest practice regulated by this SMP and shall be reviewed in accordance with the provisions for the proposed non-forestry use, modification provisions, and the general provisions of this



SMP, including vegetation conservation. The conversion of forest land to non-forestry uses and/or developments shall result in no net loss of ecological functions and avoid impacts to other shoreline resources, values, or other shoreline uses (e.g., navigation, recreation, public access, etc.).

- d. Non-harvest forest practices (e.g., construction of roads, stream crossings, log storage, buildings to assist with forest practices activities regulated by RCW 76.09) are considered development under this SMP and shall adhere to the requirements of this section including demonstrating no net loss of shoreline ecological function and the applicable requirements below:
  - i. All forest practices subject to this SMP shall meet the setbacks in SMP Table 5-1.
  - ii. Roads. Roads shall be constructed outside of shoreline jurisdiction unless demonstrated not to be feasible.
  - iii. Roads. If constructed within shoreline jurisdiction, roads shall be the minimum width necessary to for the forest practice activity and shall be maintained (e.g., regular placement of gravel) to prevent erosion to nearby streams.
  - iv. Roads. Roads shall follow the contour of the land to avoid the necessity for deep cuts or placement fill to stabilize roads.
  - v. Stream Crossings. Bridges are preferred over culverts in streams to prevent impacts to aquatic life and habitats.
  - vi. Stream Crossings. If culverts are proposed, they shall be designed to minimize impacts to aquatic life (e.g., allowing for passage of fish in streams).
  - vii. Log Storage. Log storage shall occur outside of shoreline jurisdiction whenever other areas are demonstrated to be feasible. Log storage may occur at industrial sawmill operations at previously cleared and improved industrial sites for the purposes of shipment and storage for milling, provided that erosion and sediment control BMPs are implemented in compliance with the *Stormwater Management Manual for Western Washington* (2014 or as amended).
  - viii. Temporary Structures. Temporary structures associated with forestry uses are non-harvest forest practices, which are regulated by this SMP. These structures, at a minimum, are subject to the general provisions of this SMP.

#### 5.4.6 Institutional

1. Location Description. Institutional uses include land uses and/or related structures for the provision of educational, medical, cultural, public safety, social and/or governmental services to the community. Cemeteries are located within the shoreline jurisdiction for Rock Creek and the pre-designated shoreline area along the Columbia River. The Columbia River, Rock Cove, and lower Rock Creek contain institutional uses for Skamania County, the Port of Skamania County, and non-profit service providers. These uses are subject to change overtime.
2. Applicability.
  - a. This section applies to all new, expanded, or altered institutional uses within Stevenson's shoreline jurisdiction.
  - b. This section does not apply to existing cemeteries which are not expanded or altered, however, existing cemeteries are not exempt from the general provisions, the bulk and

dimensional standards of SMP Table 5.1 and shoreline modification provisions of this SMP, as applicable.

3. Policies:
  - a. Preference should be given to institutional developments which include water-dependent and water-related uses and activities as primary uses within shoreline areas.
  - b. New institutional development along shorelines should use innovative designs, including low impact development approaches, Leadership in Energy and Environmental Design or other sustainable development measures to serve as an example of optimal shoreline development.
  - c. Institutional development should be designed and located so as to avoid or minimize impacts to shoreline ecological functions and achieve no net loss in compliance with SMP Section 4.3.
  - d. Institutional developments abutting the water's edge should provide physical and/or visual public access to the shoreline consistent with SMP Section 4.6.
4. Regulations
  - a. Institutional uses shall be designed to prioritize uses such that water-dependent uses have preferred shoreline location, followed by water-related and water enjoyment uses, with non-water-oriented uses having least priority. This includes, where feasible locating water-related uses landward of water-dependent and water enjoyment uses, and non-water-oriented uses landward of all water-oriented uses.
  - b. Where institutional uses are allowed as a conditional use, the following must be demonstrated:
    - i. A water dependent use is not reasonably expected to locate on the proposed site due to topography, surrounding land uses, physical features of the site, or the site's separation from the water;
    - ii. The proposed use does not displace a current water-oriented use and will not interfere with adjacent water-oriented uses; and
    - iii. The proposed use will be of substantial public benefit by increasing the public use, enjoyment, and/or access to the shoreline consistent with protection of shoreline ecological functions.
  - c. Where allowed, non-water-oriented institutional uses may be permitted as part of a mixed use development provided that a significant public benefit such as public access and/or ecological restoration are provided.
  - d. In no case shall loading, service areas, and other accessory uses be located waterward of the structure. Loading and service areas shall be screened from view with native plants.

#### ***5.4.7 Instream Structures***

1. Location Description. Instream structures include dams, irrigation facilities, hydroelectric facilities, utilities, and flood control facilities. Instream structures are important because they provide specific benefits to humans, but also can impact the environment by impeding fish migrations, disrupting waterbody substrate, and changing the flow of waters.
2. Applicability. This section applies to all instream structures placed by humans within a stream or river waterward of the OHWM that causes or has the potential to cause water impoundment or

- diversion, obstruction, or modification of water flow. Docks, marinas, piers, shoreline stabilization, and boating facilities, although located instream, are not regulated by this section and are not instream structures for the purposes of this section.
3. Policies:
    - a. The location, design, construction and maintenance of instream structures should give due consideration to the full range of public interests, watershed functions and processes, and environmental concerns, with special emphasis on protecting and restoring priority habitats and species.
    - b. Non-structural and non-regulatory approaches should be encouraged as an alternative to instream structures. Non-regulatory and nonstructural approaches may include public facility and resource planning, land or easement acquisition, education, voluntary protection and enhancement projects, or incentive programs.
  4. Regulations
    - a. New instream structures shall obtain approvals through other agencies (e.g., USACE, Ecology, WDFW, DNR, etc.) where applicable.
    - b. New instream structures shall not interfere with existing water-dependent uses, including recreation.
    - c. Instream structures shall allow for natural surface water movement and surface water runoff.
    - d. Instream structures shall not be a safety hazard or obstruct water navigation.
    - e. Instream structures shall be designed by a qualified professional.
    - f. Instream structures shall provide for the protection, preservation, and restoration of ecosystem- wide processes, ecological functions, and cultural resources (e.g., fish and fish passage, wildlife and water resources, hydrogeological processes, natural scenic vistas, etc.).

#### **5.4.8 Land Division**

1. Location Description. Land division is an accepted outcome of urban development and occurs in all areas of Stevenson's shoreline jurisdiction.
2. Applicability. This section applies to all proposed land division within shoreline jurisdiction.
3. Policies
  - a. Land division should not result in a net loss of ecological functions.
  - b. Land division should not complicate efforts to maintain or restore shoreline ecological functions.
  - c. Land division involving the subdivision of land into more than 4 parcels should provide community and/or public access in conformance with SMP Section 4.6
4. Regulations:
  - a. Plats and subdivisions shall be designed, configured and developed in a manner that assures no net loss of ecological functions results from the plat or subdivision at full build-out of all lots.
  - b. The layout of lots within 1) new plats and subdivisions, 2) plat amendments, or 3) boundary line adjustments shall:
    - i. Prevent the need for new shoreline stabilization or flood hazard reduction measures that would cause significant impacts to other properties or public improvements or a net loss of shoreline ecological functions.

- ii. Not result in lots containing inadequate buildable space due to critical areas and/or their buffers.
- c. To ensure the success of restoration and long-term maintenance, the City may require that critical areas and/or aquatic lands be placed in a separate tract which may be held by an appropriate natural land resource manager (e.g., homeowner's association, land trust, natural resource agency, etc.).

#### **5.4.9 Recreational**

1. Location Description. Recreational uses are an important part of Skamania County's economy, and the increase in recreational opportunities was a key goal of City leaders during the economic decline of the forestry and milling industries. According to information from the Washington State Employment Security Department, the "Leisure and Hospitality Category" makes up approximately one quarter of Skamania County's economy which is a reflection of the importance of tourism in the County and the success of the City in making recreation part of its foundation. Currently the Columbia River, Rock Cove, and lower Rock Creek shorelines are developed with recreational amenities, and all shorelines have the potential for additional recreation.
2. Applicability. This section applies to all new, expanded, or altered recreational uses and facilities which include public and private (commercial) facilities for recreational activities (e.g., camping, hiking, fishing, photography, viewing, birdwatching, concession stands) and more intensive uses (e.g., parks with sports facilities, other outdoor recreation areas).
3. Policies:
  - a. The City should develop a parks and recreation master plan that is mutually consistent with this SMP and consistent with the public access planning guidelines of WAC 173-26-221(4)(c).
  - b. Water-oriented recreational uses are a priority use category under the SMA and for development of the City's shorelines and economy and should be promoted. Non-water-oriented uses are not preferred and should be allowed only if it can be demonstrated that they do not displace water-oriented recreational opportunities.
  - c. Public access should be incorporated into all recreational projects consistent with SMP Section 4.6 and consistent with constitutional limitations, safety, and environment provisions of that section.
  - d. The City should work with BNSF Railway and WSDOT to expand recreational access to the Columbia River and connections between the Columbia River and lower Rock Creek.
  - e. The City should work with private property owners and developers adjacent to recreational uses to help fund improvements which will draw people to shorelines and benefit adjacent businesses.
4. Regulations:
  - a. Water-oriented recreational development shall be given priority and shall be primarily related to access, enjoyment, and use of the water and shorelines.
  - b. Non-water-oriented recreational developments may be permitted only where it can be demonstrated that:

- i. A water-oriented use cannot feasibly locate on the proposed site due to topography and/or other physical features, surrounding land uses, or the site's separation from the water;
  - ii. The proposed use does not usurp or displace land currently occupied by a water-oriented use and will not interfere with adjacent water-oriented uses;
  - iii. The proposed use will be of appreciable public benefit by increasing ecological functions together with public use, enjoyment, or access to the shoreline.
- c. Non-water-oriented accessory uses (e.g., offices and parking areas that are part of recreational facilities) should be located landward of water-oriented facilities.
- d. Recreational facilities shall include features such as buffer strips, screening, fences, and signs, if needed to protect the value and enjoyment of adjacent or nearby private properties and natural areas from trespass, overflow and other possible adverse impacts.
- e. Recreation facilities shall demonstrate that they are located, designed, and operated in a manner consistent with the purpose of the shoreline environment designation in which they are located and will result in no net loss of shoreline ecological functions.
- f. Where fertilizers and pesticides are used in recreational developments, waters in and adjacent to such developments shall be protected from drainage and surface runoff.

#### **5.4.10 Residential Development**

1. Location Description. Single-Family and Multi-Family residential development exists and is planned for several areas of Stevenson's shoreline jurisdiction. The SMA considers single-family residences and their appurtenant structures to be priority uses similar to water-dependent uses (e.g., ports, recreational uses, public access, commercial and industrial developments). Single-Family uses are mainly considered for areas of upper Rock Creek, along certain areas of the Columbia River and in areas that are separated from the OHWM by road or rail. Multi-Family development is considered along parts of Rock Cove, lower Rock Creek, and the Columbia River, and as part of mixed use projects.
2. Applicability. This section applies:
  - a. During the review of Shoreline Permits (i.e., SSDPs, SCUPs, SVARs) for new, altered, or expanded residential uses including new subdivisions and multifamily developments.
  - b. During the review of Minor Project Authorizations (MPA) for development of one single-family dwelling.
3. Policies:
  - a. Development of single-family residential homes and appurtenant structures are priority uses under the SMA only when consistent with the control of pollution and prevention of damage to natural resources, and should be encouraged in appropriate Shoreline Environment Designations provided they meet the standards of this program to achieve no net loss.
  - b. New single-family residential uses should limit shoreline environmental impacts through implementation of the setback and shoreline modification standards of this SMP, as well as provision of stormwater control and adherence to City building, public works, and zoning standards.
  - c. New residential development of more than 4 units should provide public access consistent with SMP Section 4.6.

- d. New floating homes should be prohibited due to their resulting increases in overwater coverage which can increase juvenile salmon predation and associated pollution from uncontrolled stormwater runoff, sewage and graywater releases.
  - e. New residential development should be subject to the general provisions and environment designation provisions of SMP Chapters 3 and 4 and specific use regulations below.
  - f. Existing residential structures and their appurtenant structures that were legally established, but which do not meet setback or height requirements in this SMP should be considered conforming under this SMP. Redevelopment, expansion, or change of the class of occupancy, of the residential structure may be allowed as consistent with applicable provisions of this SMP, including requirements for no net loss of shoreline ecological functions.
4. Regulations:
- a. New single-family homes are prohibited within the Aquatic, Natural, and Active Waterfront SED.
  - b. New over-water residences, floating homes, and liveaboard vessels are prohibited.
  - c. Home occupation businesses, as described in SMC Table 17.13.020-1, which are accessory to residential uses are permitted provided all other provisions of this SMP are met.
  - d. Setbacks: New, expanded, or altered residential uses and development and appurtenant and accessory uses shall adhere to the setback standards in SMP Table 5-1.
    - i. Minor Setback Adjustments, Views. The Shoreline Administrator may approve a minor adjustment in setback standards for a single-family residential primary structure, up to a maximum of 10% provided that:
      - 1. A single family dwelling exists on an adjacent property, and has a setback measurement that is closer than current requirements;
      - 2. The adjustment area does not contain native vegetation;
      - 3. Critical areas or buffers are not present, would not be impacted, or will be mitigated on site to achieve no net loss; and
      - 4. The applicant demonstrates that reducing the setback using this approach would improve views from the proposed single-family residence that would otherwise be obstructed by the adjacent home. This setback adjustment is intended to provide equitable treatment between properties but does not guarantee equal or equivalent views.
    - ii. Minor Setback Adjustments, Buildable Lots of Record. Adjustments available under SMC 18.13.025(C)(2) shall be available for residential setbacks identified in SMP Table 5.1.
    - iii. Setback Variances. Variances to setback standards that do not qualify for the minor adjustments above may be approved as consistent with the provisions of SMP Chapter 2.
    - iv. Water-oriented residential uses (e.g., stairs, walkways, unimproved/natural shoreline access trails, piers, docks, bridges, stabilization, and shoreline ecological restoration projects) may be allowed within the setback provided that:
      - 1. The total impervious surface coverage by all uses within the setback does not exceed 2,000 square feet or 10% of the area within shoreline setbacks of the subject property, whichever is less;

2. When the impact on shoreline vegetation can be mitigated according to SMP 6.4.1; and
  3. When no net loss of shoreline ecological functions can be demonstrated.
- e. Impervious Surface Coverage. Within the Shoreline Residential designation, impervious surface coverage shall be limited to 50% of the lot or parcel area within shoreline jurisdiction.
  - f. Vegetation conservation and shoreline stabilization. New, expanded, or altered residential uses shall adhere to the vegetation conservation requirements of SMP Section 6.4.1 and the shoreline stabilization requirements of SMP Section 6.4.3.
  - g. Joint-use Docks. For new residential development of more than 2 dwellings , single-user residential docks shall not be permitted. Joint-use moorages may be allowed for such development pursuant to SMP Section 5.4.3.

#### **5.4.11 Transportation & Parking Facilities**

1. Location Description. Transportation and parking facilities are necessarily associated with many shoreline uses, and the location of these facilities currently occurs in many areas of Stevenson shoreline jurisdiction regardless of the shoreline environment designation.
2. Applicability. This section applies to all new and redeveloped transportation and parking facilities.
3. Policies.
  - a. New non-water-oriented transportation facilities should be located outside shoreline jurisdiction unless there is no reasonably feasible alternative alignment or location as determined by an alternatives analysis.
  - b. When it is necessary to locate transportation facilities in shoreline areas, they should be located where routes will have the least impact to shoreline ecological functions, will not result in a net loss of shoreline ecological functions, and will not adversely impact existing or planned water-dependent uses. Where feasible, a perpendicular alignment to shoreline should be preferred for transportation facilities over a parallel alignment which uses more shoreline area.
  - c. Given that the City's Columbia River Shoreline is bisected by the BNSF railroad and the SR 14, the City should explore opportunities for pedestrian over- and underpasses linking upland areas with the waterfront.
  - d. Pursuant to RCW 47.01.485, the City should review and act on WSDOT proposals within 90 days.
  - e. Public visual and physical access areas should be encouraged as part of new transportation facilities (e.g., viewpoints, rest areas, picnic facilities, trail/bike systems adjacent to roads or railroads, etc.) where feasible and safe to do so. For bridges, public pedestrian access should be considered 1) on the bridge over the waterbody and 2) under or over the bridge parallel to the waterbody.
  - f. The City should consider adopting special standards to ensure public and private roads within shoreline jurisdiction do not result in net loss of shoreline ecological functions.
  - g. Parking is not a preferred shoreline use and should be allowed only to support a use authorized under the SMP.

- h. Parking facilities should be located outside of shoreline jurisdiction or as far landward from the OHWM as feasible. Parking facilities serving individual buildings on the shoreline should be located landward, adjacent, beneath, or within the principal building being served. When located within shoreline jurisdiction, the location and design of parking facilities should:
    - i. Minimize visual and environmental impacts to adjacent shoreline and critical areas including provision of adequate stormwater runoff and treatment facilities. Parking areas should be adequately fenced and/or screened along the waterward edges of parking facilities and along the sides of such facilities when they abut differing land uses; and
    - ii. Provide for pedestrian access through the facility to the shoreline.
4. Regulations.
- a. Applications for redevelopment of transportation facilities in shoreline jurisdiction shall include:
    - i. Analysis of alternative alignments or routes, including, where feasible, alignments or routes outside of shoreline jurisdiction;
    - ii. Description of construction, including location, construction type, and materials; and, if needed,
    - iii. Description of mitigation and restoration measures.
  - b. Proposed transportation projects shall plan, design, and locate where routes:
    - i. Will have the least possible adverse effect on unique or fragile shoreline features,
    - ii. Will not result in a net loss of shoreline ecological functions, and
    - iii. Will not adversely impact existing or planned water-dependent uses.
  - c. Alternative designs for transportation facilities that have less impact on shoreline resources (i.e., narrower rights-of-way, realignment) shall be considered in compliance with the SMC.
  - d. Roads and railroads of all types shall cross shoreline jurisdiction by the most direct route feasible, unless such a route would result in greater impacts on wetlands and fish and wildlife habitat conservation areas, or channel migration than a less direct route.
  - e. Wherever feasible and in compliance with the SMC, transportation facilities, including local access roads and surface parking facilities, shall be shared across shoreline uses to reduce the need for redundant facilities.
  - f. New, replacement and enlarged transportation facilities shall provide public access pursuant to SMP Section 4.6.
  - g. The City shall seek opportunities to obtain public easements and construct pedestrian connections over or under the railroad and state highway. The City shall place the pedestrian connection in its capital improvement plan and may require it as a condition of approval for Shoreline Permits, including permits involving new or replacement bridges and other transportation facilities.
  - h. Primary parking facilities (pay parking lots, park-and-rides) are not allowed within shoreline jurisdiction. Accessory parking (including parking for vista purposes) and loading facilities necessary to support an authorized shoreline use are permitted.
  - i. All of the following conditions shall be met when an accessory parking facility is proposed in the shoreline jurisdiction:



- i. The facilities shall be located landward, adjacent to, beneath or within the building being served..
- ii. Upland parking facilities shall provide safe and convenient pedestrian circulation from the parking area to the shoreline.
- iii. Loading spaces for development in the shoreline jurisdiction shall be located on the landward or side wall of non-water-dependent uses or activities.
- iv. All facilities shall provide parking suitable to the expected usage of the facility, with preference given to pavement or other dust-free all-weather surfaces.
- v. All facilities shall be screened from adjacent, dissimilar uses through the use of perimeter landscaping, fencing, or some other approved material.

#### **5.4.12 Utilities**

1. Location Description. Like transportation and parking facilities, utilities are necessarily associated with many shoreline uses, and the location of these facilities currently occurs in many areas of Stevenson shoreline jurisdiction regardless of the shoreline environment designation.
2. Applicability.
  - a. This section applies to primary uses and activities (e.g., such as solid waste handling and disposal, sewage treatment plants and outfalls, public high-tension utility lines on public property or easements, power generating or transfer facilities, gas distribution lines and storage facilities, wireless telecommunications, etc.).
  - b. This section does not apply to on-site utility features serving a primary use (e.g., a water, sewer or gas line to a residence or other approved use) which are considered "accessory utilities" and part of the primary use.
3. Policies.
  - a. Non-water-oriented utility facilities should be located outside shoreline jurisdiction to the maximum extent feasible.
  - b. Utility facilities should be located within existing transportation and utility rights-of-way, easements, or existing cleared areas to the greatest extent feasible.
  - c. Utility facilities should be designed, located and maintained to achieve no net loss of shoreline ecological functions.
  - d. Existing and new overhead utilities along the Columbia River shoreline should be brought underground whenever feasible.
  - e. The City should incorporate existing major transmission line rights-of-way on shorelines into its program for public access to and along water bodies.
4. Regulations.
  - a. All utility facilities shall be designed and located to minimize harm to shoreline ecological functions, preserve the natural landscape, and minimize conflicts with present and planned land and shoreline uses while meeting the needs of future populations in areas planned to accommodate growth.
  - b. Infrastructure plans shall be reviewed for compatibility with this SMP, and utility service availability in shoreline jurisdiction shall not be the sole cause justifying more intense development.

- c. Primary utility production and processing facilities that are non-water-oriented shall not be allowed in shoreline areas unless it can be demonstrated that no other feasible option is available.
- d. Transmission facilities shall be located to cause minimal harm to the shoreline and shall be located outside of shoreline jurisdiction whenever feasible. When located within the Columbia River shoreline, utility facilities shall be brought underground.
- e. Transmission facilities shall be located in existing rights-of-way whenever possible, cross shoreline jurisdiction by the most direct route feasible, and generally be located perpendicular to the shoreline, unless an alternative route would result in less impact on shoreline ecological functions;
- f. Where environmental impacts are less significant, utility transmission lines, pipes, and wires shall be bored under a river, stream, or CMZ, or permanently affixed to a bridge or other existing above-ground structure, where feasible;
- g. Restoration of ecological functions shall be a condition of new and expanded non-water-dependent utility facilities.

#### **5.4.13 Unlisted Uses**

1. Purpose. It is not possible to contemplate all of the various uses that will be compatible within a shoreline environment designation. Therefore, unintentional omissions occur. The purpose of these provisions is to establish a procedure for determining whether certain specific uses would have been permitted in a shoreline environment designation had they been contemplated and whether such unlisted uses are compatible with the listed uses.
2. Process. To the extent practicable, the interpretation of uses under this SMP shall be guided by the Zoning Code's provisions related to interpretation of uses at SMC 17.12.020 (Said provisions include all amendments adopted through February 27<sup>th</sup>, 2017, the effective date of Ordinance 2017-1103.), provided that prior to establishing any unlisted use within shoreline jurisdiction, the applicant shall first obtain a Shoreline Conditional Use Permit under SMP Section 2.7 and WAC 173-27-160.

## **Chapter 6 – Shoreline Modification Provisions**

### **6.1 Introduction**

The policies and provisions in this chapter apply to all new, altered, or expanded shoreline modifications. While shoreline uses typically occur on a permanent or ongoing basis, shoreline modifications are typically temporary or one-time activities undertaken in support of or in preparation for a shoreline use. Shoreline modifications include construction-related activities such as a dike, breakwater or shoreline stabilization, but also include activities such as dredging, filling, clearing, grading, and vegetation removal. For example: vegetation removal and grading (shoreline modifications) may be necessary to prepare for a boat launch (shoreline use).

### **6.2 General Provisions for All Shoreline Modifications**

Shoreline modifications are expected to implement the following principles:

1. Policies: The environmental impacts of new shoreline modifications should be consistent with the following:
  - a. Limit the number and physical extent of shoreline modifications,
  - b. Consider the site-specific conditions which inform the need for and type of modification which is appropriate, with a preference for lesser ecological impacts, and non-structural modifications over structural,
  - c. Allow structural shoreline modifications only where they i) are demonstrated to be necessary to support or protect an allowed primary structure or a legally existing shoreline use that is in danger of loss or substantial damage or ii) are necessary for reconfiguration of the shoreline for mitigation or enhancement purposes,
  - d. Incorporate all feasible measures to protect, restore, and enhance ecological functions and ecosystem-wide processes as modifications occur.
2. Regulations: All proposed shoreline modifications shall:
  - a. Meet the mitigation sequencing requirements in SMP Section 4.3.
  - b. Satisfy all specific shoreline modification provisions of this chapter.

### **6.3 Shoreline Modifications Table**

The shoreline modification table below determines whether a specific shoreline modification is allowed within each of the shoreline environments. This table is intended to work in concert with the specific modification policies and regulations that follow, however, where there is a discrepancy between this table and the text of the SMP, the text shall take precedence.

TABLE 6.1 – ALLOWED SHORELINE MODIFICATIONS						
	Most Restrictive to Least Restrictive					
	AQUATIC	NATURAL	SHORELINE RESIDENTIAL	URBAN CONSERVANCY	ACTIVE WATERFRONT	
P= Permitted, C=Conditional Use, X= Not Permitted, N/A= Not Applicable						
Vegetation Removal	See Adjacent Upland Environment					
All		P	P	P	P	
Fill						
Fill Upland of OHWM		C	P	P	P	
Fill Waterward of OHWM		C	C	C	C	
Shoreline Stabilization						
Soft Stabilization		P	P	P	P	
Hard Stabilization		X	C	C	C	
Shoreline Restoration						
All		P	P	P	C	
Dredging <sup>1</sup>						
New Channel or Basin		X	C	P	P	
Maintenance Dredging		P	P	P	P	
Dredge Disposal w/i a Channel Migration Zone		X	C	C	C	
Dredge Disposal for Ecological Restoration/Enhancement		X	C	C	C	
Breakwaters, Jetties, Groins & Weirs						
All		C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	
<p>1 – Dredging for fill is generally prohibited except for a Model Toxics Control Act (MTCA), Comprehensive Environmental Response Compensation and Liability (CERCLA), or habitat restoration project approved by a shoreline conditional use permit (SCUP).</p> <p>2 – A SCUP is not required when those structures are installed to protect or restore ecological functions (e.g., large woody material installed in streams, etc.).</p>						

## 6.4 Specific Shoreline Modification Provisions

### 6.4.1 Vegetation Removal

1. Applicability:
  - a. This section applies to any removal of or impact to shoreline vegetation, whether or not that activity requires a Shoreline Permit. Such activities include clearing, grading, grubbing, and trimming of vegetation.
  - b. This section does not apply retroactively to existing legally established uses and developments and the ongoing maintenance of lawns, gardens, or landscaping. This section does not apply to activities associated with a Forest Practices Permit, unless the permit involves conversion to non-forestry uses.

- c. The provisions of SMC 18.13.025(D)(1) apply to vegetation removal within shoreline jurisdiction.
  - d. The provisions of this section and SMC 18.13.095 apply to all vegetation removal within 150 ft of the OHWM or such other buffer as established in SMP Section 4.4.
2. Policies:
- a. Native shoreline vegetation should be conserved where new developments, uses, or shoreline modifications are proposed.
  - b. Vegetation removal and conservation should not prevent shoreline uses but should provide for management in a manner that assures no net loss of shoreline ecological functions.
  - c. Shade-providing vegetation, especially on the south and west banks of waterbodies, should be prioritized.
  - d. Management and control of noxious and invasive weeds should be achieved in a manner that retains onsite native vegetation, provides for erosion control, and protects water quality.
  - e. Voluntary enhancement of native shoreline vegetation should be encouraged.
  - f. Public education on the benefits of native vegetation, the adverse impacts of lawn chemicals and fertilizers, and participation in the Skamania County Master Gardeners training should be encouraged.
  - g. Vegetation conservation should not apply retroactively to existing legally established uses and developments where the removal of vegetation is consistent with a previously-approved landscaping, mitigation, and/or restoration plan.
3. Regulations:
- General**
- a. Vegetation removal shall be limited to the minimum necessary to accommodate approved shoreline development that is consistent with all other provisions of this SMP. This includes the design, location, and operation of the structure or development, including septic drain fields, which shall minimize vegetation removal and meet all applicable requirements.
  - b. If removal of shoreline vegetation is unavoidable, vegetation removal shall be mitigated in accordance with the requirements in SMP Table 6.2 – Mitigation for Vegetation Removal within Shoreline Jurisdiction. Exceptions:
    - i. The removal of native vegetation within established gardens, landscaping that serve a horticultural purpose shall not require mitigation under SMP Table 6.2.
    - ii. Mitigation plans prepared by a qualified professional may establish mitigation ratios that deviate from SMP Table 6.2.
  - c. No tree containing an active nest of an eagle, osprey, or other protected bird (as defined by WDFW or the Bald and Golden Eagle Protection Act) shall be removed and the nest shall not be disturbed unless the applicant obtains approval from WDFW.
  - d. Vegetation removal conducted for the purposes outlined in SMC 18.13.025(D)(1)(a through d) shall comply with the regulations therein.
  - e. Aquatic weed control shall be allowed only where the presence of aquatic weeds will affect native plant communities, fish and wildlife habitats, or an existing water dependent use adversely. Aquatic weed control efforts shall comply with all applicable laws and standards.

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<b>TABLE 6.2 – MITIGATION FOR VEGETATION REMOVAL WITHIN SHORELINE JURISDICTION</b>		
<b>Location of Vegetation Removal</b>	<b>Type of Vegetation Removal</b>	<b>Mitigation Action Required<sup>1,2,3,4</sup></b>
Anywhere	Invasive or noxious vegetation	Native or non-native vegetation planting at 1:1 area ratio
	Hazard Tree	Native or non-native replacement planting at 2:1 replacement ratio
50 Feet or Less from OHWM	Grass, pasture, non-woody, or non-native vegetation (excluding invasive or noxious vegetation)	Native or non-native vegetation planting at 1:1 mitigation ratio
	Native groundcover and understory	Native replacement planting at 2:1 mitigation ratio
	Native tree <12 inches DBH	Native, woody vegetation replacement planting at 2:1 mitigation ratio
	Significant tree ≥12 inches DBH	Native tree replacement planting at 3:1 mitigation ratio
More than 50 Feet from OHWM	Any non-native vegetation	Native or non-native replacement planting at 1:1 mitigation ratio
	Native groundcover or understory	Native replacement planting at a 1:1 mitigation ratio
	Any native tree	Native tree replacement planting at 2:1 mitigation ratio
Outside Oregon White Oak Woodland Dripline	Any removal of native or non-native vegetation within shoreline jurisdiction	Temporary tree protection fencing required prior to ground disturbance. No clearing, grading, trenching staging, boring, or any other activity is allowed within the dripline of the oak woodlands. Conservation covenant or other mechanism may be required if future development is likely to impact mitigation area.
Inside, Entirely or Partially, Oregon White Oak Woodland Dripline	No oak removal and no significant damage to health of the oak trees as demonstrated by arborist's report.	Install temporary tree protection fencing required prior to ground disturbance at the extent of proposed activity to ensure that no clearing, grading, trenching, staging, boring or any other activity will occur within the dripline of oak woodlands beyond what has been recommended by an arborist. Require mitigation for lost scrub/shrub vegetation, if appropriate. Conservation covenant or other mechanism is required to protect the oak woodland from future development.
	Oak removal or significant damage to the health of oak trees as demonstrated by arborist's report.	At a minimum, replace oak trees based on area impacted with new Oregon white oak trees and contact WDFW for additional mitigation.
<p>1 – Impact area is based on the cumulative total of all unmitigated impacts from the effective date of this SMP and is defined as the area of cleared vegetation as measured on the ground.</p> <p>2 – The standards listed in SMC 18.13.057 apply to activities undertaken based on this table. However, for project involving vegetation removal that are not associated with a Shoreline Permit, the Administrator may waive requirements of that section related to deed notices and permanent demarcation for the mitigation area.</p> <p>3 – Replacement planting involves like-for-like replacement of either 1) the species removed or 2) the vegetative layer (strata) as that removed. No invasive vegetation shall be used for replacement purposes.</p> <p>4 – To assist applicants with in determining appropriate mitigation, the City may maintain a list of native vegetation that provide groundcover, understory, and tree canopy cover functions in riparian areas.</p>		

- f. Mitigation Area, Location. The location of the mitigation area shall:
  - i. Be on site unless there is insufficient area on site;
  - ii. Improve an area of low habitat functionality;
  - iii. Be within 50 feet of the OHWM or as close as possible to the shoreline waterbody;  
and
  - iv. Prioritize south and west banks of waterbodies to provide shade.
- g. Mitigation Area, Monitoring.
  - i. The project shall be monitored annually for 5 years to document plant survivorship.
  - ii. Monitoring reports shall be provided to the Administrator once per year.
  - iii. The planted mitigation area shall achieve a plant survival standard of 80% at the end of 5 years.
  - iv. Monitoring results may require additional/replacement planting to meet the survival standard. If the survival standard is not met, then additional planting may be required and the monitoring period extended.
  - v. A conservation covenant may be established which prevents future development or alteration within the mitigation area.

#### **6.4.2 Fill**

- 1. Applicability: Any fill activity conducted within shoreline jurisdiction must comply with the policies and provisions herein.
- 2. Policies:
  - a. Allow fill when it is demonstrated to be the minimum extent necessary to accommodate an allowed shoreline use or development or when associated with a shoreline restoration project and with assurance of no net loss of shoreline ecological functions and processes.
- 3. Regulations:
  - a. All fills shall be located, designed and constructed to protect shoreline ecological functions and ecosystem-wide processes, including channel migration.
  - b. All fills, except fills for the purpose of shoreline restoration, shall be designed:
    - i. To be the minimum size necessary to implement the allowed use or modification.
    - ii. To fit the topography so that minimum alterations of natural conditions will be necessary.
    - iii. To not adversely affect hydrologic conditions or increase the risk of slope failure, if applicable.
    - iv. To include a temporary erosion and sediment control (TESC) plan, identifying BMPs. Disturbed areas shall be immediately protected from erosion using mulches, hydroseed, or similar methods, and revegetated, as applicable.
  - c. Fills in wetlands, floodways, CMZs or waterward of the OHWM may be allowed only when necessary to support one or more of the following:
    - i. Water-dependent uses.
    - ii. Public Access.
    - iii. Cleanup and disposal of contaminated sediments as part of an interagency environmental clean-up plan.

- iv. Disposal of dredged material considered suitable under, and conducted in accordance with WDNR's Dredged Material Management Program and/or the Dredged Material Management Office of the USACE.
  - v. Expansion or alteration of transportation facilities of statewide significance currently located on the shoreline where alternatives to fill are infeasible.
  - vi. Mitigation action (environmental or hazard), ecological restoration, beach nourishment, or enhancement project consistent with an approved mitigation or restoration plan.
- d. Unless site characteristics dictate otherwise, fill material within surface waters or wetlands shall be sand, gravel, rock, or other clean material with a minimum potential to degrade water quality and shall be obtained from a state-authorized source.
  - e. Upland fills not located within wetlands, floodways, or CMZs may be allowed provided they are:
    - i. Part of an allowed shoreline use or modification, or necessary to provide protection to cultural resources.
    - ii. Located outside applicable setbacks, unless specifically allowed in setbacks.

#### **6.4.3 Shoreline Stabilization**

- 1. Applicability: This section applies to all new, enlarged, or replacement shoreline stabilization as defined in SMP Chapter 7.
- 2. Policies:
  - a. Locate and design new development to avoid the need for future shoreline stabilization to the extent feasible.
  - b. Use structural shoreline stabilization measures only when nonstructural methods are infeasible.
  - c. Ensure soft structural shoreline stabilization measures are used prior to hard stabilization measures unless demonstrated to be insufficient.
  - d. Ensure that the cumulative impacts of existing, new, or enlarged hard shoreline stabilization (e.g., beach starvation, habitat degradation, sediment impoundment, exacerbation of erosion, groundwater impacts, hydraulic impacts, loss of shoreline vegetation, loss of large woody material, restriction of channel movement and creation of side channels, etc.) do not result in a net loss of shoreline ecological functions.
  - e. Allow new or enlarged structural shoreline stabilization only where demonstrated to be necessary to support or protect an allowed primary structure or a legally existing shoreline use that is in danger of loss or substantial damage, or for reconfiguration of the shoreline for mitigation or enhancement purposes.
  - f. Ensure all proposals for structural shoreline stabilization, both individually and cumulatively, do not result in a net loss of ecological functions.
- 3. Regulations:
  - General**
    - a. New development shall be designed to avoid the need for future shoreline stabilization where feasible, including the following specific requirements:
      - i. Land divisions shall be designed to ensure that lots created will not require stabilization using a geotechnical analysis of the site and shoreline characteristics.



- ii. New development shall be adequately setback from steep slopes or bluffs to ensure that stabilization is unnecessary during the life the structure(s).
  - iii. New development that requires shoreline stabilization that causes significant impacts to adjacent or downstream properties is not permitted.
  - iv. Shoreline stabilization structures, both individually and cumulatively, shall not result in a net loss of ecological functions, and shall be the minimum size necessary. Soft approaches shall be used whenever feasible unless demonstrated not to be sufficient to protect primary structures, dwellings, and businesses.
- b. If construction or repair of a shoreline stabilization measure entails vegetation clearing or ground disturbance within the shoreline setback, such disturbance shall be restored according to SMP Section 6.4.1 as quickly as feasible.
- c. A geotechnical report shall be prepared for all new, enlarged, and replacement structural stabilization. The report shall address the need to prevent damage to a primary structure shall meet the following requirements:
- i. Address the necessity for shoreline stabilization by estimated time frames and rates of erosion and report on the urgency associated with the specific situation. As a general matter, hard armoring solutions should not be authorized except when a report confirms that 1) there is a significant possibility that such a structure will be damaged within 3 years as a result of shoreline erosion in the absence of such hard armoring measures, or 2) waiting until the need is immediate would foreclose the opportunity to use measures that avoid impacts on ecological functions.
  - ii. Where the geotechnical report confirms a need to prevent potential damage to a primary structure, but the need is not as immediate as the 3 years, that report may still be used to justify more immediate authorization to protect against erosion using soft or nonstructural measures.
- d. When new, enlarged, or replacement structural shoreline stabilization is demonstrated to be necessary per the requirements of subsections e and f below, it shall:
- i. Be the minimum size necessary and shall meet no net loss. Soft stabilization measures shall be implemented unless demonstrated not to be sufficient to protect the primary structures, dwellings or businesses.
  - ii. Ensure that publicly financed or subsidized shoreline erosion control measures do not restrict public access except where such access is demonstrated to be infeasible for reasons stated in SMP Section 4.6.3. Ecological restoration and public access improvements shall be incorporated into the stabilization measure, where feasible.
  - iii. Mitigate new erosion control measures, including replacement structures, on feeder bluffs or other actions that affect sediment-producing areas to avoid or, if that is not possible, to minimize adverse impacts to sediment conveyance systems. Where sediment conveyance systems cross jurisdictional boundaries, the City will coordinate shoreline management efforts with Skamania County. If shoreline erosion is threatening existing development, the City will consider formation of a management district or other institutional mechanism to provide comprehensive mitigation for the adverse impacts of erosion control measures.

- iv. For residential primary structures in a geologically hazardous area or its buffer, demonstrate no alternatives (including relocation or reconstruction of existing structures) are feasible and less expensive than the proposed stabilization measure.

**New or Enlarged Structural Stabilization**

- e. New or enlarged structural shoreline stabilization measures shall not be allowed, except when the following subsections (i through iv), as applicable, are met.
  - i. For existing primary structures:
    - 1. The need to protect primary structures from damage due to erosion is conclusively demonstrated through a geotechnical report.
    - 2. The erosion control structure will not result in a net loss of shoreline ecological functions.
  - ii. In support of new non-water-dependent development, including single-family residences, when all of the conditions below apply:
    - 1. The erosion is not being caused by upland conditions, such as drainage or loss of vegetation;
    - 2. Nonstructural measures, such as placing the development farther from the shoreline, planting vegetation, or installing on-site drainage improvements, are not feasible or not sufficient; and
    - 3. The need to protect primary structures from damage due to erosion is demonstrated through a geotechnical report. The damage must be caused by natural processes (e.g., tidal action, currents, wind, waves, etc.).
  - iii. In support of water-dependent development when all of the conditions below apply:
    - 1. The erosion is not being caused by upland conditions (e.g., loss of vegetation, drainage, etc.);
    - 2. Nonstructural measures (e.g., planting vegetation, installing on-site drainage improvements, etc.) are not feasible or not sufficient; and
    - 3. The need to protect primary structures from damage due to erosion is demonstrated through a geotechnical report.
  - iv. To protect projects for the restoration of ecological functions or for hazardous substance remediation projects pursuant to Chapter 70.105D RCW when nonstructural measures, planting vegetation, or installing on-site drainage improvements, are not feasible or not sufficient to adequately address erosion causes or impacts.

**Replacement Structural Stabilization**

- f. For the purposes of this section, replacement means the construction of a new structure to perform a shoreline stabilization function of an existing structure that can no longer adequately serve its purpose. Additions to or increases in size of existing shoreline stabilization measures shall be considered new structures. An existing shoreline stabilization structure may be replaced with a similar structure if there is a demonstrated need to protect principal uses or structures from erosion caused by currents, tidal action, wind or waves provided the following provisions (i through iv) are met:
  - i. There is a demonstrated need to protect principal uses or structures from erosion caused by currents, tidal action, wind or waves. For replacement stabilization

structures, a geotechnical report is recommended but not required. At a minimum, applicants must demonstrate need by addressing the following:

1. The structure or use will be at risk from currents, tidal action, wind or waves if the stabilization structure is not replaced;
  2. No feasible options exist to move the at-risk structure out of harm's way;
  3. The primary structure is well-built and will be viable for a long time after stabilization is provided.
  4. The primary structure is not otherwise at risk because of its location in a flood or geotechnical hazard area and replacing the stabilization structure would not assure the long-term safety of the structure.
- ii. The replacement structure should be designed, located, sized, and constructed to assure no net loss of ecological functions.
  - iii. Replacement walls or bulkheads shall not encroach waterward of the OHWM or existing structure unless the residence was occupied prior to January 1, 1992 and there are overriding safety or environmental concerns. In such cases, the replacement structure shall abut the existing shoreline stabilization structure.
  - iv. Soft shoreline stabilization measures that provide restoration of shoreline ecological functions may be permitted waterward of the OHWM.

#### **Repair of Shoreline Stabilization**

- g. Normal repair and maintenance of shoreline stabilization is an activity which is authorized under WAC 173-27-040(2)(b). However, for the purposes of this section, repair of a shoreline stabilization measures that exceeds the state-established threshold qualifies as a replacement and is subject to the standards for replacement of stabilization structures, above. A repair to a portion of an existing stabilization structure that has collapsed, eroded away or otherwise demonstrated a loss of structural integrity, and the repair is 50% or greater of the value of the shoreline stabilization measure shall constitute replacement.

#### **6.4.4 Shoreline Restoration**

1. Applicability: This section applies to all shoreline habitat and natural systems enhancement projects. These projects include those activities proposed and conducted specifically for the purpose of establishing, restoring, or enhancing habitat for priority species in the shoreline.
2. Policies:
  - a. The ecological enhancement and restoration measures projects identified in the Stevenson Shoreline Restoration Plan should be implemented, and all other shoreline habitat and natural systems enhancement projects should be consistent with that plan wherever feasible.
3. Regulations:
  - a. Shoreline habitat and natural systems enhancement projects may be permitted in all shoreline environments, provided:
    - i. The project's purpose is the restoration or enhancement of the natural character and ecological functions of the shoreline; and
    - ii. It is consistent with the implementation of an approved comprehensive restoration plan, or the project will provide a proven ecological benefit and is consistent with this SMP.

- b. To the extent possible, restoration and enhancement shall be integrated and coordinated with other parallel natural resource management efforts.
- c. Implementation of restoration projects identified in the Stevenson Shoreline Restoration Plan that are focused on restoring degraded habitat in shoreline jurisdiction shall take precedence over other restoration projects.
- d. The provisions of this SMP shall not apply where a shoreline restoration project causes or would cause a landward shift in the OHWM that results in 1) land that had not been regulated under this SMP prior to construction of the restoration project being brought under shoreline jurisdiction or 2) additional regulatory requirements applying due to a landward shift in required shoreline buffers or other regulations of this SMP. To obtain this relief, projects shall satisfy the substantive and procedural requirements of WAC 173-27-215.

#### **6.4.5 Dredging**

1. Applicability:
  - a. This section applies to new or maintenance dredging activities and disposal of dredge materials from these activities.
  - b. This section is not intended to cover dredging that is incidental to the construction of an otherwise authorized use or modification (e.g., shoreline crossings, bulkhead replacements). These in-water substrate modifications should be conducted pursuant to applicable general and specific use and modification regulations of this SMP.
2. Policies: Dredging and dredge material disposal should be done in a manner that avoids or minimizes significant ecological impacts, and impacts that cannot be avoided should be mitigated in a manner that assures no net loss of shoreline ecological functions.
3. Dredging Regulations:
  - a. New development shall be located and designed to avoid or minimize the need for new and maintenance dredging.
  - b. Dredging shall only be permitted:
    - i. In conjunction with a water-dependent use of water bodies or adjacent shorelands.
    - ii. As part of the development of utilities or essential public facilities when there are no feasible alternatives;
    - iii. To establish, expand, relocate or reconfigure navigation channels for existing navigational uses, only where necessary for assuring safe and efficient accommodation of existing navigational uses and then only when significant ecological impacts are minimized and when mitigation is provided.
    - iv. As maintenance dredging of established navigation channels and basins, restricted to a previously dredged area and/or an existing authorized dredge prism (specified location, depth, and width).
    - v. For projects associated with MTCA or CERCLA project or with a significant habitat restoration project approved by a Shoreline Conditional Use Permit (SCUP), otherwise dredging for fill materials is prohibited. Disposal of such dredged materials are subject to the requirements below.
  - c. Removal of gravel for flood control shall only be allowed if i) biological and geomorphological study demonstrates a long-term benefit to flood hazard reduction, ii) no

net loss of ecological functions occurs, and iii) extraction is part of a comprehensive flood management solution.

4. Dredge Disposal Regulations:
  - i. When a dredge activity is conducted for the primary purpose of obtaining fill material, the disposal of dredged materials shall be waterward of the OHWM.
  - ii. Disposal of dredged materials on shorelands or associated wetlands shall first obtain a SCUP and must demonstrate the suitability of the material for a beneficial use identified in a regional interagency dredge material management plan or watershed management plan.
  - iii. When located within a channel migration zone, disposal of dredged materials shall be discouraged and shall only be allowed with a SCUP.

#### **6.4.6 Breakwaters, Jetties, Groins, and Weirs**

1. Applicability: This section applies to new, expanded or replacement breakwaters, jetties, groins, and weirs as those are defined in SMP Chapter 7.
2. Policies:
  - a. Allow breakwaters, jetties, groins, and weirs to be located waterward of the OHWM only where necessary to support water-dependent uses, public access, shoreline stabilization, or other specific public purpose.
  - b. Consider alternative structures with less impact where physical conditions make such alternatives feasible.
3. Regulations:
  - a. Except when for ecological protection/restoration, new, expanded or replacement structures shall only be allowed with a SCUP.
  - b. New expanded or replacement structures shall demonstrate that they will protect critical areas, will not result in a net loss of shoreline ecological functions, and will support water-dependent uses, public access, shoreline stabilization, or other specific public purpose.
  - c. Breakwaters, jetties, groins, and weirs shall be limited to the minimum size necessary.
  - d. Breakwaters, jetties, groins, and weirs shall be designed to protect critical areas.
  - e. Proposed designs for new, expanded or replacement structures shall be designed by qualified professionals, including both an engineer and a biologist.



## **Chapter 7 – Definitions**

As used in this SMP, the words below have the meaning given here unless the context clearly dictates otherwise. The definitions and concepts set forth under RCW 90.58.030, WAC 173-26-020, WAC 173-20, WAC 173-22, and WAC 173-27-030 also apply, and in the event of conflict the established definitions of statute and rule shall prevail.

### **7.1 Abbreviations & Acronyms**

**ANSI** – American National Standards Institute

**BMP** – Best Management Practice

**CERCLA** – The Comprehensive Environmental Response, Compensation, and Liability Act (“Superfund”); 1986 amendments are known as Superfund Amendments and Reauthorization Act or SARA

**CMZ** – Channel Migration Zone

**DBH** – Diameter at breast height, 4.5 feet above existing grade

**FEMA** – Federal Emergency Management Agency

**MTCA** – The Model Toxics Control Act

**OFM** – Washington Office of Financial Management

**OHWM** – Ordinary High Water Mark

**RCW** – Revised Code of Washington

**SEPA** – Washington State Environmental Policy Act, Chapter 43.21C RCW.

**SMA** – The Shoreline Management Act, Chapter 90.58 RCW, as amended

**SMP** – Shoreline Master Program

**WAC** – Washington Administrative Code

**WDFW** – Washington Department of Fish & Wildlife

**WDNR** – Washington Department of Natural Resources

**USACE** – United States Army Corps of Engineers

### **7.2 Words & Phrases**

**Accessory Use** or **Accessory Structure** – A use incidental and subordinate to the principal use and located on the same lot or in the same building as the principal use, but is not an appurtenance use as defined in this Chapter.

**Adjacent** – Immediately adjoining (in contact with the boundary of the influence area) or within a distance less than that needed to separate activities from critical areas to ensure protection of the functions and values of the critical areas. Adjacent shall mean any activity or development located: 1) on site immediately adjoining a critical area; or 2) a distance equal to or less than the required critical area buffer width and building setback.

**Agricultural Activities** – See WAC 173-26-020 – Definitions. Agricultural uses and practices including, but not limited to: Producing, breeding, or increasing agricultural products; rotating and changing agricultural crops; allowing land used for agricultural activities to lie fallow in which it is plowed and tilled but left unseeded; allowing land used for agricultural activities to lie dormant as a result of adverse agricultural market conditions; allowing land used for agricultural activities to lie dormant

because the land is enrolled in a local, state, or federal conservation program, or the land is subject to a conservation easement; conducting agricultural operations; maintaining, repairing, and replacing agricultural equipment; maintaining, repairing, and replacing agricultural facilities, provided that the replacement facility is no closer to the shoreline than the original facility; and maintaining agricultural lands under production or cultivation.

**Agricultural Equipment and Agricultural Facilities** – See WAC 173-26-020 – Definitions. A term including but not limited to: (a) the following used in agricultural operations: Equipment; machinery; constructed shelter, buildings, and ponds; fences; upland finfish rearing facilities; water diversion, withdrawal, conveyance, and use equipment and facilities including, but not limited to pumps, pipes, tapes, canals, ditches, and drains; (b) corridors and facilities for transporting personnel, livestock, and equipment to, from, and within agricultural lands; (c) farm residences and associated equipment, lands, and facilities; and (d) roadside stands and on-farm markets for marketing fruit or vegetables.

**Agricultural Land** – See WAC 173-26-020 – Definitions. Those specific land areas on which agriculture activities are conducted.

**Alteration** – See SMC 18.13.010 – Definitions.

**Anadromous Fish** – See SMC 18.13.010 – Definitions.

**Applicant** – A person who files an application for a permit and who is either the owner of the land on which that proposed activity would be located, a contract purchaser, or the authorized agent of such a person.

**Appurtenance** – A structure or development which is necessarily connected to the use and enjoyment of a single-family residence and is located landward of the OHWM and also of the perimeter of any wetland. On a statewide basis, normal appurtenances include a garage, deck, driveway, utilities, fences, installation of a septic tank and drain field, and grading which does not exceed 250 cubic yards, except to construct a conventional drain field, and which does not involve placement of fill in any wetland or waterward of the OHWM (WAC 173-27-040(2)(g)). Residential appurtenances do not include bulkheads, other shoreline modifications or overwater structures.

**Aquaculture** – See WAC 173-26-020 – Definitions. The culture or farming of fish, shellfish, or other aquatic plants and animals. Aquaculture does not include the harvest of wild geoduck associated with the state managed wildstock geoduck fishery.

**Archaeological** – Having to do with the systematic, scientific study of past human life and activities through material remains.

**Archaeological Artifact** – An object that comprises the physical evidence of an indigenous and subsequent culture, including material remains of past human life, including monuments, symbols, tools, facilities, graves, skeletal remains, and technological byproducts.

**Archaeological Resource/Site** – A geographic locality in Washington, including, but not limited to, submerged and submersible lands and the bed of the sea within the state's jurisdiction, that contains archaeological artifacts.

**Archaeological Site Inspection** – A preliminary archaeological investigation of a project area which includes, but is not limited to, archaeological databases, walking the site in a series of transects, and



shovel test probes of the subsurface as necessary. When archaeological deposits are identified, sufficient shovel test probe examination shall be conducted to determine whether the discovery meets the definition of an archaeological site in RCW 27.53.030. A Washington State Archaeological Site Inventory form shall be completed and submitted for the identified site. Site inspection reports shall be professionally reasoned and sufficiently detailed to allow another archaeologist to repeat the investigation and reach a similar conclusion.

**Archaeological Survey** – A formal archaeological study that includes background research and adheres to the Washington State Department of Archaeology and Historic Preservation (DAHP).

**Associated Wetland** – See WAC 173-22-030 – Definitions. Those wetlands which are in proximity to and either influence or are influenced by tidal waters or a lake or stream subject to the SMA.

**Average Grade Level** – See WAC 173-27-030 – Definitions. The average of the natural or existing topography of the portion of the lot, parcel, or tract of real property which will be directly under the proposed building or structure: In the case of structures to be built over water, average grade level shall be the elevation of the ordinary high water mark. Calculation of the average grade level shall be made by averaging the ground elevations at the midpoint of all exterior walls of the proposed building or structure.

**Beach** – The area of unconsolidated material at the interface between a waterbody and dry land.

**Best Management Practice or BMP** – A conservation practice or system of practices and management measures that: (a) control soil loss and reduce water quality degradation caused by high concentrations of nutrients, animal waste, toxics, or sediment; (b) minimize adverse impacts to surface water and ground water flow and circulation patterns and to the chemical, physical, and biological characteristics of wetlands; (c) protect trees, vegetation, and soils designated to be retained during and following site construction and use native plant species appropriate to the site for revegetation of disturbed areas; and (d) provide standards for proper use of chemical herbicides within critical areas.

**Boat Launch or Boat Ramp** – A graded slope, slab, pad, plank, or rails providing access in and out of the water for boats or other watercraft by means of a trailer, hand, or mechanical device. Boat launches are categorized based upon whether the access they provide accommodates motorized watercraft.

**Boating Facility** – Uses and structures (e.g., marinas, moorages, floats, mooring buoys, boat launches, etc.) designed and intended to support boats and water craft. This definition includes components related to the above uses (e.g., docks, piers, gangways, ells, etc.).

**Breakwater** – An offshore structure generally built parallel to the shore that may or may not be connected to land. Its primary purpose is to protect a harbor, moorage, or navigational activity from wave and wind action by creating a still-water area along the shore. A secondary purpose is to protect the shoreline from wave- caused erosion.

**Buffer** – See SMC 18.13.010 – Definitions.

**Canopy Cover** – See SMC 18.13.010 – Definitions.

**Channel Migration Zone (CMZ)** – See WAC 173-26-020 – Definitions. The area along a river within which the channel(s) can be reasonably predicted to migrate over time as a result of natural and

normally occurring hydrological and related processes when considered with the characteristics of the river and its surroundings.

**City** – The City of Stevenson or the City designee or authorized agent.

**Clearing** – The destruction or removal of vegetation (e.g., ground cover, shrubs and trees) including but not limited to, root material removal and/or topsoil removal.

**Commercial Development** – Those uses that are involved in business trade (e.g., occupied building space used for the conducting of retail, office, artisan, restaurant, lodging, childcare, professional business, government services, entertainment, privately operated recreational uses, etc.).

**Commercial Use** – A business use or activity involving retail or wholesale marketing of goods and services (e.g., restaurants, offices, retail shops, etc.).

**Comprehensive Plan** – The document, including maps adopted by the City Council that outlines the City's goals and policies relating to management of land use and development.

**Conditional Use** – See WAC 173-27-030 – Definitions. A use, development, or substantial development which is classified as a conditional use or is not classified within this SMP.

**Critical Areas** – See SMC 18.13.010 – Definitions and WAC 173-26-020 – Definitions.

**Critical Freshwater Habitat** – Designated under chapter 36.70A RCW, including streams, rivers, wetlands, and lakes, their associated CMZs, and floodplains.

**Cumulative Impact** – The combined, incremental effects of human activity on ecological or critical areas functions and values. Cumulative impacts result when the effects of an action are added to or interact with the effects of other actions in a particular place and within a particular time. It is the combination of these effects, and any resulting environmental degradation, that should be the focus of cumulative impact analysis and changes to policies and permitting decisions.

**Cultural Resources** – Archeological and historical sites and artifacts, and traditional areas or items of religious, ceremonial and social uses for tribal members and citizens of Washington.

**Degrade** – To scale down in desirability or salability, to impair in respect to some physical property or to reduce in structure or function.

**Development** – See RCW 90.58.030 – Definitions and Concepts and WAC 173-27-030 – Definitions. A use consisting of the construction or exterior alteration of structures; dredging; drilling; dumping; filling; removal of any sand, gravel, or minerals; bulkheading; driving of piling; placing of obstructions; or any project of a permanent or temporary nature which interferes with the normal public use of the surface of the waters overlying lands subject to the SMA at any state of water level. "Development" does not include dismantling or removing structures if there is no other associated development or redevelopment.

**Dock** – A landing or moorage facility for watercraft. Private leisure decks, storage facilities or other appurtenances are not included in this definition.

**Dock, Single User Residential** – A dock that is used for non-commercial use and enjoyment of a single-family residential lot.

If a dock is 1) used for commercial use or 2) by more than one single-family residential lot it is a joint-use moorage.

**Dredging** – The removal or displacement of earth or sediment (gravel, sand, mud, silt and/or other material or debris) from a river, stream, or associated wetland. “Maintenance dredging” includes the removal of earth or sediment within established navigation channels and basins.

**Ecological Function or Shoreline Function** – See WAC 173-26-020 – Definitions. The work performed or the role played by the physical, chemical, and biological processes that contribute to the maintenance of the aquatic and terrestrial environments that constitute the shoreline’s natural ecosystem.

**Ecologically Intact Shorelines** – Those shoreline areas that retain the majority of their natural shoreline functions, as evidenced by the shoreline configuration and the presence of native vegetation. Generally, but not necessarily, ecologically intact shorelines are free of structural shoreline modifications, structures, and intensive human uses. In forested areas, they generally include native vegetation with diverse plant communities, multiple canopy layers, and the presence of large woody debris available for recruitment to adjacent water bodies. Recognizing that there is a continuum of ecological conditions ranging from near natural conditions to totally degraded contaminated sites, this term is intended to delineate those shoreline areas that provide valuable functions for the larger aquatic and terrestrial environments which could be lost or significantly reduced by human development. Whether or not a shoreline is ecologically intact is determined on a case-by-case basis, and the term may apply to all shoreline areas meeting the above criteria ranging from larger reaches that may include multiple properties to small areas located within a single property.

**Ecosystem-wide Processes** – See WAC 173-26-020 – Definitions. The suite of naturally occurring physical and geologic processes of erosion, transport, and deposition; and specific chemical processes that shape landforms within a specific shoreline ecosystem and determine both the types of habitat and the associated ecological functions.

**Emergency** – An unanticipated and imminent threat to public health, safety, or the environment which requires immediate action within a time too short to allow full compliance with the master program. Emergency construction is construed narrowly as that which is necessary to protect property from the elements (RCW 90.58.030(3eiii) and WAC 173-27-040(2d)).

**EII** – Extensions of piers, often in a U-shape or L shape, to provide additional space for mooring watercraft.

**Enhancement** – Alteration of an existing resource to improve or increase its characteristics and processes without degrading other existing functions. Enhancements are to be distinguished from resource creation or restoration projects.

**Erosion** – The wearing away of land by the action of natural forces.

**Erosion Hazard Area** – Those areas that, because of natural characteristics, including vegetative cover, soil texture, slope gradient, and rainfall patterns, or human-induced changes to such characteristics, are vulnerable to erosion.

**Fair Market Value** – See WAC 173-27-030 – Definitions. The open market bid price for conducting the work, using the equipment and facilities, and purchase of the goods, services and materials necessary to accomplish the development. This would normally equate to the cost of hiring a contractor to undertake the development from start to finish, including the cost of labor, materials, equipment and facility usage, transportation and contractor overhead and profit. The fair market value of the development shall include the fair market value of any donated, contributed or found labor, equipment or materials.

**Feasible** – See WAC 173-26-020 – Definitions. For the purpose of this SMP, that an action (e.g., a development project, mitigation, or preservation requirement, etc.) meets all of the following conditions: (a) the action can be accomplished with technologies and methods that have been used in the past in similar circumstances, or studies or tests have demonstrated in similar circumstances that such approaches are currently available and likely to achieve the intended results; (b) the action provides a reasonable likelihood of achieving its intended purpose; and (c) the action does not physically preclude achieving the project's primary intended legal use. In cases where this SMP requires certain actions unless they are infeasible, the burden of proving infeasibility is on the applicant. In determining an action's infeasibility, the City and State may weigh the action's relative public costs and public benefits, considered in the short- and long-term time frames.

**Fill** – See WAC 173-26-020 – Definitions. The addition of soil, sand, rock, gravel, sediment, earth retaining structure, or other material to an area waterward of the OHWM, in wetlands, or on shorelands in a manner that raises the elevation or creates dry land.

**Fish Acclimation Facility** – A pond, net pen, tank, raceway, or other natural feature or artificial structure used for rearing and imprinting juvenile fish to a body of water before their release.

**Fish and Wildlife Habitat Conservation Areas** – See SMC 18.13.010 – Definitions.

**Fish Hatchery** – A facility designed for the artificial breeding, hatching and rearing through the early life stages of finfish.

**Float** – A floating structure that is moored, anchored, or otherwise secured in the water offshore, and that provides a landing for water dependent recreation (e.g., a platform used for swimming and diving) or as a moorage for watercraft.

**Floating Home** – See WAC 173-26-020 – Definitions. A single-family dwelling unit constructed on a float, that is moored, anchored, or otherwise secured in waters, and is not a vessel, even though it may be capable of being towed.

**Flood or Flooding** – See SMC 18.13.010 – Definitions.

**Flood Insurance Rate Map** or **FIRM** – The official map on which the Federal Insurance Administration has delineated many areas of flood hazard, floodways, and the risk premium zones (CFR 44 Part 59).

**Floodplain** or **Flood Plain**– See WAC 173-22-030 – Definitions and WAC 173-26-020 – Definitions. A term synonymous with 100-year floodplain and means the land area susceptible to inundation with a 1 percent chance of being equaled or exceeded in any given year. The limit of this area is based on flood regulation ordinance maps or a reasonable method which meets the objectives of the SMA.

**Floodway** – The area that has been established in effective FEMA flood insurance rate maps or floodway maps. The floodway does not include those lands that can reasonably be expected to be protected from flood waters by flood control devices maintained by or maintained under license from the federal government, the state, or a political subdivision of the state.

**Forest Practices** – Any activity conducted on or directly related to forest land and relating to growing, harvesting, or processing timber. These activities include but are not limited to: road and trail construction, final and intermediate harvesting, precommercial thinning, reforestation, fertilization, prevention and suppression of disease and insects, salvage of trees, and brush control (WAC 222-16-010(21)). Forest practices do not include forest species seed orchard operations and intensive forest nursery operations; or preparatory work (e.g., tree marking, surveying, road flagging, etc.); or removal or harvest of incidental vegetation from forest lands (e.g., berries, ferns, greenery, mistletoe, herbs, mushrooms, and other products which cannot normally be expected to result in damage to forest soils, timber or public resources).

**Functions and Values** – See SMC 18.13.010 – Definitions.

**Gangway** – A walkway that connects a pier to a dock, often used in areas where the water level changes because of tidal or seasonal variations.

**Garden** – An area devoted to the cultivation of soil or production of crops in a manner incidental and subordinate to the principal use of the property (e.g., private residential gardens, community gardens, pea patches associated with a public park, etc.).

**Geologically Hazardous Areas** – See SMC 18.13.010 – Definitions.

**Geotechnical Report** or **Geotechnical Analysis** – See WAC 173-26-020 – Definitions. A scientific study or evaluation conducted by a qualified expert that includes a description of the ground and surface hydrology and geology, the affected land form and its susceptibility to mass wasting, erosion, and other geologic hazards or processes, conclusions and recommendations regarding the effect of the proposed development on geologic conditions, the adequacy of the site to be developed, the impacts of the proposed development, alternative approaches to the proposed development, and measures to mitigate potential site-specific and cumulative geological and hydrological impacts of the proposed development, including the potential adverse impacts to adjacent and down-current properties. Geotechnical reports shall conform to accepted technical standards and must be prepared by qualified professional engineers or geologists who have professional expertise about the regional and local shoreline geology and processes.

**Grading** – See WAC 173-26-020 – Definitions. The movement or redistribution of the soil, sand, rock, gravel, sediment or other material on a site in a manner that alters the natural contour of the land.

**Groin** – A barrier-type structure extending from the backshore or stream bank into a water body. Its purpose is to protect a shoreline and adjacent upland by influencing the movement of water and/or deposition of materials. This is accomplished by building or preserving an accretion beach on its up drift side by trapping littoral drift. A groin is relatively narrow in width but varies greatly in length. A groin is sometimes built in a series as a system and may be permeable or impermeable, high or low, and fixed or adjustable.

**Ground Water** – Water in a saturated zone or stratum beneath the surface of land or a surface water body.

**Groundcover** – See SMC 18.13.010 – Definitions.

**Habitat** – The place or type of site where a plant or animal naturally or normally lives and grows.

**Hazard Tree** – See SMC 18.13.010 – Definitions.

**Height** – See WAC 173-27-030 – Definitions. A measurement from average grade level to the highest point of a structure: Provided, That television antennas, chimneys, and similar appurtenances shall not be used in calculating height, except where such appurtenances obstruct the view of the shoreline of a substantial number of residences on areas adjoining such shorelines; Provided further, That temporary construction equipment is excluded in this calculation.

**Historic Site** – Those sites that are eligible or listed on the Washington Heritage Register, National Register of Historic Places, or any locally developed historic register formally adopted by the City Council.

**Horticulture or Horticultural Purposes** – The cultivation of a garden, orchard, or nursery; the cultivation of flowers, fruits, vegetables or ornamental plants.

**Hydroelectric Facilities** – Facilities, uses, or structures and associated infrastructure having electrical generation using the energy of water as their primary purpose. Facilities typically include, but are not limited to: dams; spillways; electrical lines and poles; powerhouses; electrical substations; roads for access and maintenance; debris or navigational booms; buoys; fish collection, diversion, and exclusion structures and nets; and public safety infrastructure such as signs.

**Hyporheic Zone** – An area under or beside a stream channel or floodplain that contributes water to the stream and performs ecological functions (e.g., removing excessive nutrients and toxic compounds, water storage, support of vegetation, sediment storage, maintenance of base flows, etc.).

**Impervious Surface Coverage** – Any non-vertical surface artificially covered or hardened so as to prevent or impede the percolation of water into the soil mantle including, but not limited to, roof tops, swimming pools, paved or graveled roads and walkways or parking areas and excluding landscaping and surface water retention/detention facilities.

**Industrial Use** – A use involving the production, processing, manufacturing, or fabrication of goods or materials. Warehousing and storage of materials or production is considered part of the industrial process. Water-oriented industrial uses include port areas that ship and receive products along the water and adjacent upland uses which benefit from proximity to the water.

**Institutional Use** – A use and/or related structure(s) for the provision of educational, medical, cultural, public safety, social and/or governmental services to the community (e.g., cemeteries, schools, colleges, museums, community centers, etc.).

**Instream Structure** – A structure placed by humans within a stream or river waterward of the OHWM that either causes or has the potential to cause water impoundment or the diversion, obstruction, or modification of water flow. Instream structures may include those for hydroelectric generation, irrigation, water supply, flood control, transportation, utility service transmission, fish habitat

enhancement, or other purpose. Overwater structures as defined herein and stormwater and wastewater outfalls are not instream structures.

**Jetty** – A structure usually projecting out into the water for the purpose of protecting a navigation channel, a harbor, or to influence water currents.

**Joint-Use Moorage** – A moorage constructed and utilized by more than one waterfront property owner, homeowner’s association or other public or quasi-public agency. Joint-use moorage includes moorage for pleasure craft and/or landing for water sports for use in common by shoreline residents or for use by patrons of a public park or quasi public recreation area.

If a joint-use moorage 1) is used for storing, berthing and securing more than 10 motorized boats or watercraft or 2) includes a swinging boom or davit-style hoist, then it is a marina.

**Lake** – See WAC 173-20-030 – Definitions and WAC 173-22-030 – Definitions. A body of standing water in a depression of land or expanded part of a river, including reservoirs, of 20 acres or greater in total area. A lake is bounded by the OHWM or, where a stream enters a lake, the extension of the elevation of the lake’s OHWM within the stream.

**Leisure Deck, Private** – An overwater structure associated with a private, typically single-family residential, use of the shoreline. Private leisure decks are designed or intended for uses that are unnecessary for the moorage of a boat or watercraft (e.g., seating, cooking, viewing, storage, etc.).

**Leisure Pier, Public** – An overwater or nearshore structure that is 1) accessible to the public and 2) designed or intended for uses that are unnecessary for the moorage of a boat or watercraft (e.g., seating, pedestrian travel, viewing, etc.). Public leisure piers typically support view platforms, fishing and other water-dependent shoreline activities.

**Livaboard Vessel** – A licensed vessel used primarily as a residence; if the vessel is used as a means of transportation or recreation, those are secondary or subsidiary uses. Vessels shall be considered a residence if used for overnight accommodation for more than 15 nights in a 1-month period, or when the occupant or occupants identify the vessel or the facility where it is moored as the residence for voting, mail, tax, or similar purposes.

**Marina** – A private or public facility providing the purchase or lease of a slip for storing, berthing and securing more than 10 motorized boats or watercraft, including both long-term and transient moorage. Marinas may include accessory facilities for providing incidental services to users of the marina (e.g., waste collection, boat sales or rental activities, retail establishments providing fuel service, repair or service of boat, etc.).

**May** – See WAC 173-26-020 – Definitions. The action is acceptable, provided it conforms to the provisions of this SMP.

**Mining** – The removal of sand, gravel, soil, minerals, and other earth materials for commercial and other uses (WAC 173-26-241).

**Minor Project Authorization** – An approval generated by the Shoreline Administrator documenting a project’s 1) exemption from the SSDP process pursuant to WAC 173-27-040 and 2) acknowledging the applicant’s compliance with the SMP.

**Mitigation** – The process of avoiding, minimizing or compensating for adverse environmental impact(s) of a proposal on a critical area. The type(s) of mitigation required is dependent on the mitigation sequence in SMP Section 4.3.

**Modification** or **Shoreline Modification** – See WAC 173-26-020 – Definitions. Those actions that modify the physical configuration or qualities of the shoreline area, usually through the construction of a physical element (e.g., dike, breakwater, pier, weir, dredged basin, fill, bulkhead, other shoreline structure, etc.) or other actions (e.g., clearing, grading, application of chemicals, etc.).

**Monitoring** – The collection of data by various methods for the purpose of understanding natural systems and features, evaluating the impact of development proposals on such systems, and/or assessing the performance of mitigation measures imposed as conditions of development.

**Moorage Facility**– In-water, over-water, or nearshore structures used by a ship, boat, or other watercraft to secure the watercraft or keep it from floating away. These structures typically include, but are not limited to: piers and docks and portions thereof (such as ell, floats, and gangways); mooring buoys; boathouses; mooring piles; lifts or boat lifts; canopies; boat launch; launch/moorage rails or railways; jet ski floats; boat dry docks; and boat tie downs.

See also marina, joint-use moorage, single-user residential dock, boat launch, and mooring buoy.

**Mooring Buoy** – A floating object anchored to the bottom of a waterbody to provide tie up capabilities for boats or watercraft.

**Must** – See WAC 173-26-020 – Definitions. A mandate; the action is required.

**Native**– See SMC 18.13.010 – Definitions.

**Natural or Existing Topography** – See WAC 173-27-030 – Definitions. The topography of the lot, parcel, or tract of real property immediately prior to any site preparation or grading, including excavation or filling.

**Nonconforming Use** – A shoreline use or development which was lawfully constructed or established prior to the effective date of the SMA or this SMP, or amendments thereto, but which does not now conform to the use and development standards contained in this SMP. A nonconforming use is also one which is listed as a conditional use in this SMP but which existed prior to the adoption of this SMP or any relevant amendments and for which a Shoreline Conditional Use Permit has not been obtained. For the purposes of this SMP, existing roads which do not meet the setback standards of this SMP (whether asphalt, gravel, or dirt) are considered nonconforming uses.

**Nonwater-Oriented Use** – See WAC 173-26-020 – Definitions. Those uses that are not water-dependent, water-related, or water enjoyment. Examples include professional offices, automobile sales or repair shops, mini-storage facilities, multifamily residential development, department stores and gas stations.

**Ordinary High Water Mark** or **OHWM** – See RCW 90.58.030 – Definitions and Concepts and WAC 173-22-030 – Definitions. That mark that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation as that condition existed on June 1, 1971, as it may have naturally changed



thereafter, or as it may change thereafter in accordance with permits issued by a local government or Ecology: provided that in any area where the OHWM cannot be found, the OHWM adjoining salt water shall be the line of mean higher high tide and the OHWM adjoining fresh water shall be the line of mean high water.

**Oregon White Oak Woodland** – A priority habitat involving stands of pure oak or oak/conifer associations where canopy coverage of the oak component of the stand is 25 percent; or where total canopy coverage of the stand is less than 25 percent, but oak accounts for at least 50 percent of the canopy coverage present. The latter is often referred to as an oak savanna.

**Overwater Structure** – A structure or other construction located waterward of the OHWM or a structure or other construction erected on piling above the surface of the water, or upon a float. Overwater structures include many boating facilities (e.g., piers, docks, mooring buoys, etc.) as well as components related to those facilities (e.g., gangways, ells, floats, etc.)

**Pier** – An overwater structure adjoining the shoreline built on a fixed platform to provide access and a landing or moorage place for commercial, industrial and pleasure watercraft.

**Port** – A center for waterborne commerce and traffic. This term is distinct from the Port of Skamania County which is a municipal corporation of the State of Washington.

**Priority Habitat** – See WAC 173-26-020 – Definitions. A habitat type with unique or significant value to one or more species. An area classified and mapped as priority habitat must have one or more of the following attributes (a) comparatively high fish or wildlife density; (b) comparatively high fish or wildlife species diversity; (c) fish spawning habitat; (d) important wildlife habitat; (e) important fish or wildlife seasonal range; (f) important fish or wildlife movement corridor; (g) rearing or foraging habitat; (h) important marine mammal haul-out; (i) refugia habitat; (j) limited availability; (k) high vulnerability to habitat alteration; (l) unique or dependent species; or (m) shellfish bed. A priority habitat may be described by a unique vegetation type or by a dominant plant species that is of primary importance to fish and wildlife (such as oak woodlands or eelgrass meadows). A priority habitat may also be described by a successional stage (such as, old growth and mature forests). Alternatively, a priority habitat may consist of a specific habitat element (such as a consolidated marine/estuarine shoreline, talus slopes, caves, snags) of key value to fish and wildlife. A priority habitat may contain priority and/or nonpriority fish and wildlife.

**Priority Species** – See WAC 173-26-020 – Definitions. Species requiring protective measures and/or management guidelines to ensure their persistence at genetically viable population levels. Priority species are those that meet any of the criteria listed in WAC 173-26.020(31).

**Public Access** – The ability of the general public to reach, touch, and enjoy the water's edge, to travel on the waters of the state, and to view the water and the shoreline from adjacent locations. Refer to WAC 173-26-221(4). In the context of shoreline regulation, public access also includes the ability to view the water from adjacent locations.

**Public Interest** – See WAC 173-27-030 – Definitions. The interest shared by the citizens of the state or community at large in the affairs of government, or some interest by which their rights or liabilities are affected including, but not limited to, an effect on public property or on health, safety or general welfare resulting from a use or development.

**Public Use** – To be made available daily to the general public on a first-come, first-served basis, and may not be leased to private parties on any more than a day use basis. Refer to WAC 332- 30-106.

**Qualified Professional** – See SMC 18.13.010 – Definitions.

**Reasonable Use** – A legal concept articulated by federal and state courts in regulatory taking cases.

**Recreational Uses** – Public or private facilities meant for the enjoyment of the public and can include community or commercial facilities for recreational activities (e.g., hiking, fishing, photography, viewing, birdwatching, etc.) and more intensive uses (e.g., parks with sports facilities and other outdoor recreation areas).

**Residential Development** – Development which is primarily devoted to or designed for use as a dwelling(s). Residential development includes single-family development, multi-family development and the creation of new residential lots through land division.

**Restore, Restoration or Ecological Restoration** – See WAC 173-26-020 – Definitions. The re-establishment or upgrading of impaired ecological shoreline processes or functions. This may be accomplished through measures including, but not limited to, re-vegetation, removal of intrusive shoreline structures and removal or treatment of toxic materials. Restoration does not imply a requirement for returning the shoreline area to aboriginal or pre- European settlement conditions.

**Review Activity-** Those activities that would be subject to review by the City. This definition includes a) new or expanded shoreline developments, modifications, and uses, b) the subdivision and short subdivision of real property, c) application of pesticides, fertilizers and/or other chemicals, d) normal maintenance or repair of existing shoreline development, modifications, and uses, and e) other activities as specifically described in this SMP. This definition does not include activities occurring as an inherent result of an approved or nonconforming shoreline development, modification, and/or use (e.g. delivery and sales in commercial and industrial developments, eating and sleeping in residential developments, recreational activities on recreational lands, etc.).

**Review Activity, Wetland** – Those activities identified in WAC 173-26-221(2.c.i.A) (i.e., the dumping, discharging or filling with any material, including discharges of stormwater and domestic, commercial, or industrial wastewater; the draining, flooding, or disturbing of the water level, duration of inundation, or water table; the driving of pilings; the placing of obstructions; the construction, reconstruction, demolition, or expansion of any structure; significant vegetation removal, provided that these activities are not part of a forest practice governed under chapter 76.09 RCW and its rules; other uses or developments that results in an ecological impact to the physical, chemical, or biological characteristics of wetlands; or activities reducing the functions of buffers described in WAC 173-26-221(2.c.i.D)).

**Riparian** – Of, on, or pertaining to the banks of a river, stream or lake.

**Riprap** – A layer, facing, or protective mound of stones placed to prevent erosion, scour, or sloughing of a structure or embankment; also, the stone so used.

**River Delta** – See WAC 173-22-030 – Definitions. Those lands formed as an aggradational feature by stratified clay, silt, sand and gravel deposited at the mouths of streams where they enter a quieter body of water. The upstream extent of a river delta is that limit where it no longer forms distributary channels.

**Runoff** – Water that is not absorbed into the soil but rather flows along the ground surface following the topography.

**Salmonid** –A member of the fish family Salmonidae (e.g., chinook, Coho, chum, sockeye, and pink salmon; cutthroat, brook, brown, rainbow, and steelhead trout; kokanee; native char [bull trout and Dolly Varden], etc.).

**Sediment** – The fine grained material deposited by water or wind.

**Setback** – A required distance separating shoreline uses, developments, or activities from the shoreline measured horizontally upland from and perpendicular to the OHWM. Setbacks help assure that development is located a safe distance from bluffs, river banks, and other natural features, including buffers.

**Shall** – See WAC 173-26-020 – Definitions. A mandate; the action must be done.

**Shorelands** or **Shoreland Area** – Those lands extending landward for 200 feet in all directions as measured on a horizontal plane from the OHWM; floodways and contiguous floodplain areas landward 200 feet from such floodways; and all wetlands and river deltas associated with the streams, lakes, and tidal waters which are subject to the provisions of this chapter; the same to be designated as to location by Ecology. Optional areas allowed by RCW 90.58.030 are not included by the City.

**Shoreline Administrator** or **Administrator** – The person appointed by the Mayor or the Mayor’s designee to administer the provisions this SMP.

**Shoreline Habitat and Natural Systems Enhancement Projects** – Those activities proposed and conducted specifically for the primary purpose of establishing, restoring, or enhancing habitat for priority species in the shoreline.

**Shoreline Jurisdiction** – All of the geographic areas covered by the SMA, related rules, and this SMP. Also, such areas within a specified local government’s authority under the SMA.

**Shoreline Permit** – A shoreline substantial development, shoreline conditional use, or shoreline variance permit or any combination or revision thereof.

**Shoreline Stabilization** – Actions taken to address erosion impacts to property and dwellings, businesses, or structures caused by natural processes (e.g., current, flood, tides, wind, wave action, etc.). These actions include structural and nonstructural methods.

**Shoreline Stabilization , Nonstructural** – Shoreline stabilization methods including building setbacks, relocation of the structure to be protected, ground water management, and/or planning and regulatory measures to avoid the need for structural stabilization.

**Shoreline Stabilization, Structural** – Shoreline stabilization methods including “hard” or “soft types. Hard structural stabilization measures refer to those with solid, hard surfaces, such as concrete bulkheads. These static structures are traditionally constructed of rock, concrete, wood, metal, or other materials that deflect, rather than absorb, wave energy. Soft structural measures rely on softer materials (e.g., vegetation, drift logs, gravel, etc.). They are intended to absorb wave energy, mimicking the function of a natural beach. Examples of soft and hard stabilization techniques are listed below.

<b>Soft Shoreline Stabilization</b>	<b>Hard Shoreline Stabilization</b>
-------------------------------------	-------------------------------------

Vegetation enhancement	Riprap and rock revetments
Upland drainage control	Gabions
Bioengineering/biotechnical measures	Groins
Beach enhancement	Retaining walls and bluff walls
Anchor trees	Bulkheads
Natural channel design methods	Seawalls

**Shorelines** – See RCW 90.58.030 – Definitions and Concepts. All of the water areas of the state, including reservoirs and their associated shorelands, together with the lands underlying them, except those areas excluded under RCW 90.58.030(2)(d).

**Shorelines of Statewide Significance** – See RCW 90.58.030 – Definitions and Concepts. A select category of shorelines of the state, defined in RCW 90.58.030(2)(f), including larger lakes and rivers with higher flow.

**Shorelines of the State** – See RCW 90.58.030 – Definitions and Concepts. The total of all “shorelines” and “shorelines of statewide significance” within the state.

**Should** – See WAC 173-26-020 – Definitions. A particular action is required unless there is a demonstrated, compelling reason, based on policy of the SMA, the Guidelines and this SMP, against taking the action.

**Significant Tree** – See SMC 18.13.010 – Definitions.

**Significant Vegetation Removal** – See WAC 173-26-020 – Definitions. The removal or alteration of trees, shrubs, and/or ground cover by clearing, grading, cutting, burning, chemical means, or other activity that causes significant ecological impacts to functions provided by such vegetation. The removal of invasive or noxious weeds does not constitute significant vegetation removal. Tree pruning, not including tree topping, where it does not affect ecological functions, does not constitute significant vegetation removal.

**Single-Family Residence** – A detached dwelling designed for and occupied by one family and including those structures and developments within a contiguous ownership which are ordinary appurtenances.

**Solid Waste** – All garbage, rubbish trash, refuse, debris, scrap, waste materials and discarded materials of all types whatsoever, whether the sources be residential or commercial, exclusive of hazardous wastes, and including any and all source-separated recyclable materials and yard waste.

**Steep Slope** – Any slope 30 percent or steeper within a vertical elevation change of at least 10 feet. A slope is defined by establishing its toe and top and is measured by averaging the inclination over at least 10 feet of vertical relief.

**Stream** – See SMC 18.13.010 – Definitions and WAC 173-22-030 – Definitions.

**Structure** – See WAC 173-27-030 – Definitions. A permanent or temporary edifice or building, or any piece of work artificially built or composed of parts joined together in some definite manner, whether installed on, above, or below the surface of the ground or water, except for vessels.

**Substantial Development** – See RCW 90.58.030 – Definitions and Concepts. Any development of which the total cost or fair market value exceeds \$7,047, or any development which materially interferes with the normal public use of the water or shorelines of the state. The dollar threshold established here is adjusted for inflation by OFM every five years, beginning July 1, 2007, based upon changes in the consumer price index during that time period, as defined by RCW 90.58.030(3)(e). Some activities shall not be considered substantial developments for the purpose of this SMP; see also SMP Chapter 2.

**Substantially Degrade** – See WAC 173-26-020 – Definitions. To cause significant ecological impact.

**Terrestrial** – Of or relating to land as distinct from air or water.

**Transportation Facilities** – Those structures and developments aiding in land and water surface movement of people, goods, and services (e.g., roads, highways, bridges, causeways, bikeways, trails, railroad facilities, etc.).

**Unavoidable** – Adverse impacts that remain after all appropriate and practicable avoidance and minimization has been achieved.

**Understory** – See SMC 18.13.010 – Definitions.

**Upland** – Generally described as the dry land area above and landward of the OHWM.

**Upland Finfish Rearing Facilities** – Those private facilities not located within waters of the state where finfish are hatched, fed, nurtured, held, maintained, or reared to reach the size of commercial market sale. This definition shall include fish hatcheries, rearing ponds, spawning channels, and other similarly constructed or fabricated facilities. (Upland finfish-rearing facilities are included in the SMA definition of agricultural equipment and agricultural facilities, not aquaculture [RCW 90.58.065]). Upland finfish and upland finfish rearing facilities are not defined in the SMA or implementing WAC.

**Use or Shoreline Use** – The activities, functions, and/or structures for which a shoreline property is designed, arranged or intended, or for which it is occupied or maintained, let or leased. For the purposes of this SMP, activities, functions, and structures may also be referred to as uses, developments, and/or modifications.

**Utilities** – Services and facilities that produce, convey, store, process or dispose of electric power, oil, gas, water, stormwater, sewage, waste, communications, and similar.

**Utilities, Accessory** – Utilities composed of small-scale distribution and collection facilities connected directly to development within the shoreline area (e.g., power, telephone, cable, gas, water, sewer, stormwater service lines, etc.).

**Utilities, Primary** – Utilities comprising trunk lines or mains that serve neighborhoods, areas and cities (e.g., solid waste handling and disposal sites, water transmission lines, sewage treatment facilities, sewage lift stations and mains, power generating or transmission facilities, gas storage and transmission facilities, stormwater mains and regional facilities, etc.).

**Variance** – See WAC 173-27-030 – Definitions. A means to grant relief from the specific bulk, dimensional or performance standards set forth in this SMP and not a means to vary a use of a shoreline.

**Vegetation** – See SMC 18.13.010 – Definitions.

**Vessel** – See WAC 173-27-030 – Definitions. Ships, boats, barges, or any other floating craft which are designed and used for navigation and do not interfere with the normal public use of the water.

**Water Quality** –The physical characteristics of water within shoreline jurisdiction, including water quantity, hydrological, physical, chemical, aesthetic, recreation-related, and biological characteristics. Where used in this chapter, the term “water quantity” refers only to development and uses regulated under this chapter and affecting water quantity, such as impermeable surfaces and stormwater handling practices. Water quantity, for purposes of this chapter, does not mean the withdrawal of ground water or diversion of surface water pursuant to RCW 90.03.250 through RCW 90.03.340.

**Water-Dependent Use** – See WAC 173-26-020 – Definitions. A use or a portion of a use which cannot exist in a location that is not adjacent to the water and which is dependent on the water by reason of the intrinsic nature of its operations. Examples of water-dependent uses may include moorage structures (including those associated with residential properties), ship cargo terminal loading areas, ferry and passenger terminals, barge loading facilities, ship building and dry docking, marinas, aquaculture, float plane facilities and sewer outfalls.

**Water-Enjoyment Use** – See WAC 173-26-020 – Definitions. A recreational use or other use that facilitates public access to the shoreline as a primary characteristic of the use; or a use that provides for recreational use or aesthetic enjoyment of the shoreline for a substantial number of people as a general characteristic of the use and which through location, design, and operation ensures the public’s ability to enjoy the physical and aesthetic qualities of the shoreline. In order to qualify as a water-enjoyment use, the use must be open to the general public and the shoreline-oriented space within the project must be devoted to the specific aspects of the use that fosters shoreline enjoyment.

**Water-Oriented Use** – See WAC 173-26-020 – Definitions. A use that is water-dependent, water-related, or water enjoyment or a combination of such uses

**Water Quality** – See WAC 173-26-020 – Definitions. The physical characteristics of water within shoreline jurisdiction, including water quantity, hydrological, physical, chemical, aesthetic, recreation-related, and biological characteristics. Where used in this SMP, the term “water quality” refers only to development and uses regulated under this SMP and affecting water quantity, such as impermeable surfaces and stormwater handling practices. Water quality, for the purposes of this SMP, does not mean the withdrawal of ground water or diversion of surface water pursuant to RCW 90.03.250 through 90.03.340.

**Water-Related Use** – See WAC 173-26-020 – Definitions. A use or portion of a use which is not intrinsically dependent on a waterfront location but whose economic viability is dependent upon a waterfront location because: (a) The use has a functional requirement for a waterfront location such as the arrival or shipment of materials by water or the need for large quantities of water; or (b) The use provides a necessary service supportive of the water-dependent uses and the proximity of the use to its customers makes its services less expensive and/or more convenient.

**Weir** – A structure in a stream or river for measuring or regulating stream flow.

**Wetlands or Wetland Areas** – See SMC 18.13.010 – Definitions, RCW 90.58.030 – Definitions and Concepts, and WAC 173-22-030 – Definitions. Areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from non-wetland in order to mitigate conversion of wetlands.





## **Appendix A – Shoreline Environment Designation Map**

### **A.1 Introduction**

The “Stevenson Shoreline Environment Designation Map” contained is contained in SMP Section A.4, below and indicates the shoreline jurisdiction as it exists when this SMP is adopted. The City has elected to predesignate areas within the Stevenson Urban Area, and the shoreline environment designations (SEDs) of those areas will take effect immediately upon annexation.

### **A.2 Parallel Environments & Specific Interpretations**

To address different conditions between the area immediately adjacent to the OHWM and upland areas closer to the shoreline jurisdiction boundary, this SMP selectively applies two or more SEDs to single stretches of shoreline. These Parallel Environments and other specific boundaries are described below.

#### ***A.2.1 Ashes Lake***

1. Road Rights-of-Way – For all road rights-of-way (Ash Lake, Mallicott, SR-14, BNSF) within this reach, the Urban Conservancy SED applies. The Natural SED applies to all other shorelands in this reach.

#### ***A.2.2 Columbia River***

1. BNSF Railroad, West Urban Area – For road rights-of-way (SR-14, BNSF) west of the centerline of Rock Creek, the Urban Conservancy SED applies. Where the Shoreline Residential designation applies it applies to lands southeast of that line.
2. BNSF Railroad, Downtown Area – For areas east of the centerline of Rock Creek, the Active Waterfront SED applies to all lands northwest of the railroad’s southeastern right-of-way line. Where the Shoreline Residential designation applies it applies to lands southeast of that line.
3. BNSF Railroad, East Urban Area, A – For all areas east of the centerline of Kanaka Creek, the Urban Conservancy SED applies, except as designated in 4, 5 and 6, below.
4. Peninsulas – For all peninsulas/outcroppings into the Columbia River from road rights-of-way, the Natural SED applies. This includes the peninsula formed along the Columbia River and the east bank of Kanaka Creek.
5. Private Parcel #03-75-36-3-0-0400, et. al.—For the private property(ies) located upland from the SR-14 road right-of-way in the East Urban Area, the Shoreline Residential SED applies.
6. Private Parcel #03-75-36-4-0-1803, et. al. – Beginning with parcel 03-75-36-4-0-1803 and continuing eastward, all private, non right-of-way properties along the Columbia River are predesignated as Shoreline Residential.

#### ***A.2.3 Rock Cove***

1. Parcel #02-07-01-0-0-1300, 1303, 1304 – For these 3 parcels, the Active Waterfront SED applies. For shorelands outside of these 3 parcel boundaries and as designated in 2, below, the Urban Conservancy SED applies.
2. Peninsulas – For all peninsulas/outcroppings into Rock Cove from the SR-14 right-of-way, the Natural SED applies.

**A.2.4 Rock Creek**

1. Ryan Allen & BPA Rights-of-Way – For all areas within the rights-of-way for Ryan Allen Road and the BPA powerline, the Urban Conservancy SED applies.
2. Williams Northwest Pipeline – For parcels #03-07-35-1-4-0100 (County Transfer Site), #03-07-36-2-3-0100, and #03-07-36-2-3-0101, the Natural SED applies to all areas waterward of the south or waterward edge of the easement and/or right-of-way controlled by the utility for operation of the gas transmission pipeline. The Urban designation applies landward of that line.
3. Iman Cemetery – For Tax Parcel #03-07-36-2-3-0300 owned by the Skmania County Cemetery District, the Urban Conservancy SED applies.
4. Skamania County Parcel #03-07-36-2-3-0104 – The Natural SED applies to this entire strip of land along Rock Creek. The Shoreline Residential designation applies to the properties landward of this publicly-owned parcel.
5. Angel Heights Conservation Easement – The Natural SED applies to all areas within the conservation easement depicted on the plat of Angel Heights Subdivision-Phase 1, recorded at AFN 2005158873 and described in the easement recorded at AFN 2005158874. The Shoreline Residential designation applies to all areas landward of the area encumbered by that easement.

**A.3 Parcel Guide**

This SMP relies on the shoreline jurisdiction map and site-specific investigation to determine the location of shoreline jurisdiction and shoreline environment designations. The table below is intended as a tool to assist site-specific investigation; however, the usefulness of this tool will decline over time as 1) legal actions related to annexation, land division, consolidation, segregation, etc. change the boundaries of parcels and 2) natural actions change the location of the Ordinary High Water Mark (OHWM). Therefore, the listings below should not be considered definitive and are secondary to the maps and remaining text of this SMP.

<b>ACTIVE WATERFRONT</b>				
<b>Parcels in 2018 Stevenson’s Shoreline Jurisdiction</b>			<b>Pre-Designation Parcels</b>	
02-07-01-0-0-1301	02-07-01-1-1-5600	02-07-01-2-0-0200	02-07-01-0-0-1500	03-07-36-2-3-0100
02-07-01-0-0-1302	02-07-01-1-1-5700	02-07-01-2-0-0600	02-07-11-0-0-0400	03-07-36-2-3-0101
02-07-01-0-0-1303	02-07-01-1-1-5800	02-07-01-2-0-1201	03-07-35-1-4-0100	03-75-36-3-3-0501
02-07-01-0-0-1304	02-07-01-1-1-6100	02-75-06-2-2-0100		
02-07-01-1-0-2000	02-07-01-1-1-6200	02-75-06-2-2-0500		
02-07-01-1-0-2001	02-07-01-1-1-6300	03-07-36-4-3-1901		
02-07-01-1-0-2600	02-07-01-1-1-6301	03-07-36-4-3-2300		
02-07-01-1-0-2700	02-07-01-1-1-6800	03-75-36-3-3-0501		
02-07-01-1-0-2800	02-07-01-1-1-6900	03-75-36-3-3-0600		
02-07-01-1-0-3000	02-07-01-1-1-7000	03-75-36-3-3-0700		
02-07-01-1-0-3700	02-07-01-1-1-7100			
02-07-01-1-1-5400	02-07-01-2-0-0100			
<b>URBAN CONSERVANCY</b>				
<b>Parcels in 2018 Stevenson’s Shoreline Jurisdiction</b>			<b>Pre-Designation Parcels</b>	
02-07-01-0-0-1300	02-07-01-2-0-1001	02-07-02-4-1-0600	03-07-35-0-0-0200	
02-07-01-0-0-1301	02-07-01-2-0-1100	02-07-02-4-1-0601	03-75-36-3-0-1000	

City of Stevenson  
Shoreline Master Program

<b>URBAN CONSERVANCY, Continued</b>				
<b>Parcels in 2018 Stevenson's Shoreline Jurisdiction</b>			<b>Pre-Designation Parcels</b>	
02-07-01-2-0-0400	02-07-01-2-0-1200	02-07-02-4-1-0700	03-75-36-3-0-1090	
02-07-01-2-0-0402	02-07-01-2-0-1202	03-07-36-2-3-0300	03-75-36-4-0-1600	
02-07-01-2-0-0700	02-7-02-0-0-3100	03-75-36-3-0-1290	03-75-36-4-0-1900	
02-07-01-2-0-1000	02-07-02-4-1-0100	03-75-36-3-3-2000		
<b>SHORELINE RESIDENTIAL</b>				
<b>Parcels in 2018 Stevenson's Shoreline Jurisdiction</b>			<b>Pre-Designation Parcels</b>	
02-07-01-1-0-3600	03-07-35-1-4-0700	03-07-36-3-3-0111	03-07-35-0-0-0200	03-75-36-4-0-1600
02-07-01-1-0-3601	03-07-35-1-4-0800	03-07-36-3-3-0112	03-07-35-1-4-0100	03-75-36-4-0-1800
02-07-01-1-1-7200	03-07-35-1-4-0900	03-07-36-3-3-0113	03-07-35-1-4-0400	03-75-36-4-0-1801
02-07-01-1-1-7201	03-07-35-4-4-0811	03-07-36-3-3-0114	03-07-35-1-4-0401	03-75-36-4-0-1802
02-07-01-1-1-7300	03-07-35-4-4-0812	03-07-36-3-3-0115	03-07-35-1-4-0403	03-75-36-4-0-1803
02-07-01-1-1-7302	03-07-36-2-3-0200	03-07-36-3-3-0116	03-75-36-3-0-0400	
02-07-01-1-1-7303	03-07-36-2-3-0400	03-07-36-4-3-1900		
03-07-35-0-0-0204	03-07-36-2-3-0405	03-07-36-4-3-1901		
03-07-35-1-4-0500	03-07-36-2-3-0408			
03-07-35-1-4-0600	03-07-36-2-3-0600			
<b>NATURAL</b>				
<b>Parcels in 2018 Stevenson's Shoreline Jurisdiction</b>			<b>Pre-Designation Parcels</b>	
02-07-01-0-0-1301	03-07-36-3-3-0116		02-07-01-0-0-1500	03-07-36-2-3-0101
03-07-36-2-3-0101	03-07-36-3-3-0117		02-07-02-0-0-4600	03-07-36-2-3-0103
03-07-36-2-3-0104	03-07-36-3-3-0118		02-07-02-0-0-4700	03-07-36-3-3-0113
03-07-36-3-3-0111	03-07-36-3-3-0119		02-07-11-0-0-0400	03-07-36-3-3-0114
03-07-36-3-3-0112	03-07-36-3-3-0120		02-07-11-0-0-0800	03-07-36-3-3-0115
03-07-36-3-3-0113	03-07-36-3-3-0121		02-07-11-0-0-0900	03-07-36-4-3-0180
03-07-36-3-3-0114	03-07-36-3-3-0199		02-07-11-0-0-0901	03-07-36-4-3-0181
03-07-36-3-3-0115	03-07-36-4-3-0180		03-07-36-1-3-1100	03-75-36-3-0-0900
			03-07-36-1-3-1101	03-75-36-3-3-0500
			03-07-36-2-3-0100	
<b>AQUATIC</b>				
<b>Parcels in 2018 Stevenson's Shoreline Jurisdiction</b>			<b>Pre-Designation Parcels</b>	
02-07-01-0-0-1300	02-07-01-1-1-6900	03-07-35-4-4-0812	02-07-01-0-0-1301	03-07-36-3-3-0119
02-07-01-0-0-1301	02-07-01-1-1-7000	03-07-36-2-3-0102	02-07-01-0-0-1500	03-07-36-3-3-0120
02-07-01-0-0-1302	02-07-01-1-1-7100	03-07-36-2-3-0104	02-07-01-1-0-2700	03-07-36-4-3-0180
02-07-01-0-0-1303	02-07-01-1-1-7200	03-07-36-2-3-0200	02-07-01-1-0-2701	03-07-36-4-3-1900
02-07-01-0-0-1304	02-07-01-1-1-7201	03-07-36-3-3-0112	02-07-01-1-0-2801	03-75-36-3-0-0900
02-07-01-1-0-2700	02-07-01-1-1-7300	03-07-36-3-3-0113	02-07-01-1-0-3600	03-75-36-3-0-1000
02-07-01-1-0-2701	02-07-01-1-1-7302	03-07-36-3-3-0114	02-07-11-1-0-0400	03-75-36-3-0-1090
02-07-01-1-0-2800	02-07-01-1-1-7303	03-07-36-3-3-0115	02-75-06-2-2-0500	03-75-36-3-0-1100
02-07-01-1-0-2801	02-07-01-2-0-0100	03-07-36-3-3-0116	02-75-06-2-2-0600	03-75-36-3-3-0500
02-07-01-1-0-3000	02-07-01-2-0-0200	03-07-36-3-3-0117	03-07-35-0-0-0200	03-75-36-3-3-0501
02-07-01-1-0-3600	02-07-01-2-0-0600	03-07-36-3-3-0118	03-07-35-1-4-0100	03-75-36-4-0-1600

AQUATIC, Continued				
Parcels in 2018 Stevenson’s Shoreline Jurisdiction			Pre-Designation Parcels	
02-07-01-1-0-3601	02-07-01-2-0-1200	03-07-36-3-3-0119	03-07-35-1-4-0400	03-75-36-4-0-1700
02-07-01-1-0-3700	02-07-01-2-0-1201	03-07-36-3-3-0120	03-07-35-1-4-0401	03-75-36-4-0-1800
02-07-01-1-0-3800	02-07-01-2-0-1202	03-07-36-3-3-0121	03-07-35-1-4-0403	03-75-36-4-0-1801
02-07-01-1-1-5400	02-75-06-2-2-0100	03-07-36-3-3-0199	03-07-36-2-3-0101	03-75-36-4-0-1802
02-07-01-1-1-5800	02-75-06-2-2-0500	03-07-36-4-3-0180	03-07-36-3-3-0115	03-75-36-4-0-1803
02-07-01-1-1-6100	02-75-06-2-2-0600	03-07-36-4-3-1900	03-07-36-3-3-0116	03-75-36-4-0-1900
02-07-01-1-1-6200	03-07-35-0-0-0204	03-07-36-4-3-1901	03-07-36-3-3-0117	03-75-36-4-0-2000
02-07-01-1-1-6300	03-07-35-1-4-0500	03-75-36-3-3-0500	03-07-36-3-3-0118	
02-07-01-1-1-6301	03-07-35-1-4-0600	03-75-36-3-3-0501		
02-07-01-1-1-6800	03-07-35-1-4-0900			

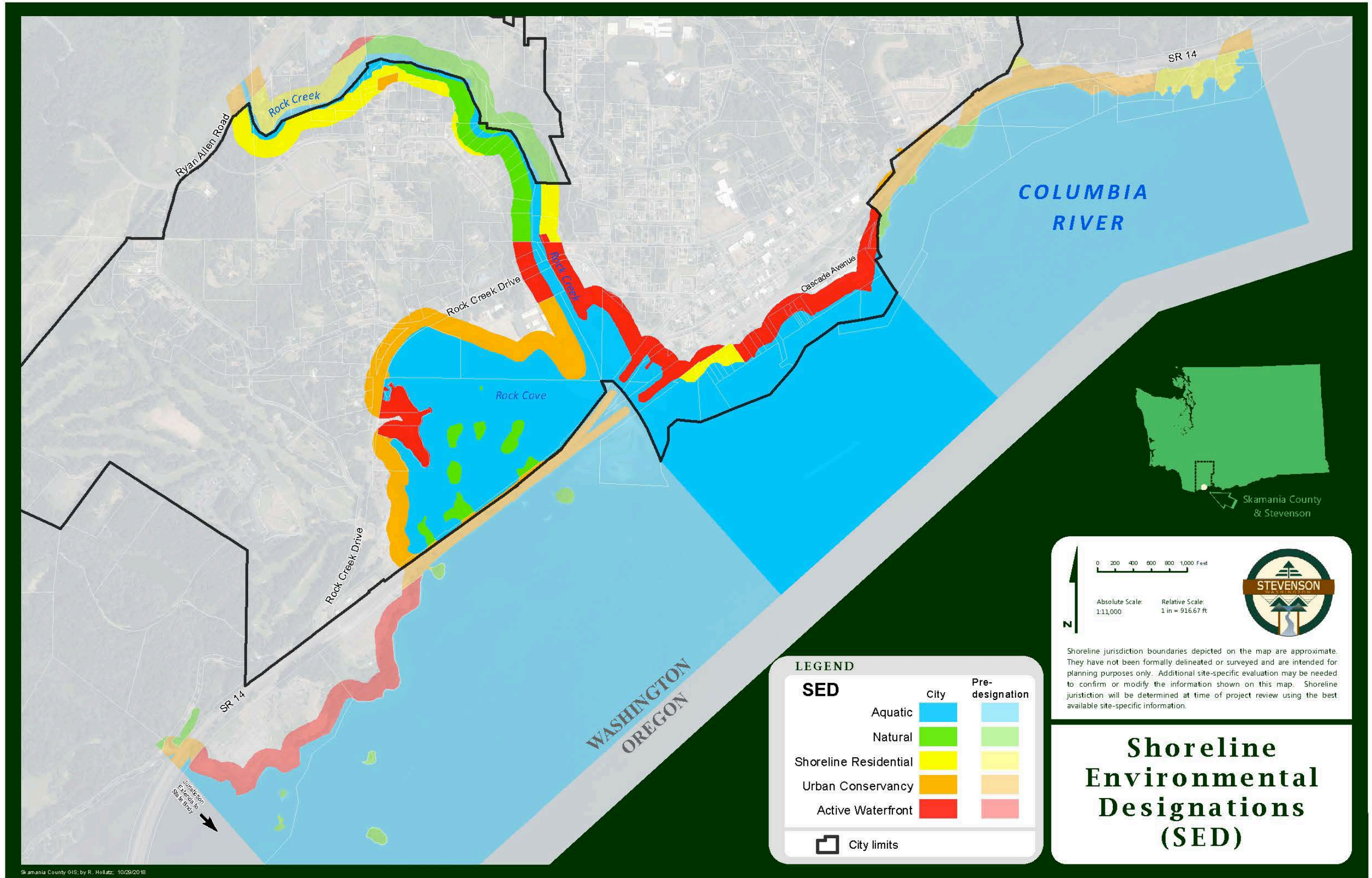
### A.4 Stevenson Shoreline Environment Designation Map

The Shoreline Environment Designation Map appears on the following 11x17” page.

### A.5 Boundary Interpretation

1. If disagreement develops as to the exact location of the boundary line of a Shoreline Environment Designation (SED) that is shown on the map in Appendix A, the following rules shall apply:
  - a. Boundaries indicated as approximately following lot, tract, or section lines shall be so construed.
  - b. Boundaries indicated as approximately following streets, alleys, or railways shall be respectively construed to follow the right-of-way centerlines.
  - c. Boundaries indicated as approximately parallel to or extensions of features indicated in a) or b) above shall be so construed.
2. Whenever existing physical features (including stream centerlines) are inconsistent with the boundaries on the Shoreline Environment Designation Map, the Shoreline Administrator shall interpret the boundaries with deference to actual conditions.
3. In the event of a mapping error, the City will rely upon common boundary descriptions and the criteria contained in RCW 90.58.030(2) and chapter 173-22 WAC pertaining to determinations of shorelands, as amended, rather than the incorrect or outdated map.
4. Where a SED boundary line divides a lot in single ownership at the effective date of this SMP and any amendment thereto, the use permitted on the least restrictive portion of such lot may extend to the portion lying in the more restrictive SED a distance of not more than 50 feet beyond the SED boundary line.
5. If disagreement remains after applying the preceding rules, the City shall interpret the boundary during review of the underlying application.
6. If an area is found to be within shoreline jurisdiction that is not mapped and/or designated in this SMP, the City shall apply the “Urban Conservancy” designation as it is written in WAC 173-26-211(5)(e) until re-designated through a master program amendment process.









## **B.2 Ecology Approval Letters**

The effective date of the Stevenson Shoreline Master Program is dependent on approval by the Department of Ecology. Table A.2 is provided to catalogue each letter the City receives as notification of approval. This table will be amended by staff action when approval is obtained, and each letter will be added to this appendix at that time.

<b>TABLE A.2 – ECOLOGY APPROVAL LETTERS</b>			
<b>Change Number</b>	<b>Approval Letter Date</b>	<b>Effective Date</b>	<b>Notes</b>
null	4/4/2022	4/18/2022	Comprehensive Update and Periodic Review





STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

PO Box 47600 • Olympia, WA 98504-7600 • 360-407-6000

711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

April 4, 2022

The Honorable Scott Anderson  
City of Stevenson  
PO Box 371  
Stevenson, Washington 98648

**Re: Final Ecology Approval of City of Stevenson Shoreline Master Program  
Comprehensive Update and Periodic Review**

Dear Mayor Anderson:

The Department of Ecology (Ecology) is pleased to announce final approval of the City of Stevenson (City) Shoreline Master Program (SMP) amendment. Congratulations to you, your staff, and the Stevenson community for completing this combined comprehensive update and periodic review. We know this has been a long and challenging process. We appreciate your commitment to comprehensive land use planning for Washington's unique and valuable shorelines.

As you know, the following correspondence regarding the SMP update took place between Ecology and the City:

- February 14, 2019 – Ecology accepted the City's locally approved SMP amendment as complete for purposes of review (Resolution No. 2018-322).
- January 21, 2022 – Ecology conditionally approved the City's SMP comprehensive update and periodic review with twenty-five (25) specific required changes and thirty-three (33) recommended changes.
- March 28, 2022 – The City sent a response letter agreeing to all of Ecology's required and recommended changes, with one correction (adopted as Ordinance No. 2022-1181).

Ecology therefore approves the City's SMP comprehensive update and periodic review amendments, which includes all the agreed to required and recommended changes. The SMP approved by this action concludes the City's comprehensive update under RCW 90.58.080(2), and the City's periodic review under RCW 90.58.080(4). This action represents Ecology's final decision and there shall be no further modifications to the City's proposal.

The Honorable Scott Anderson  
April 4, 2022  
Page 2

**The effective date of the City's comprehensive SMP update is fourteen days from the date of this letter, Ecology's final approval letter.** This fourteen day period was established by legislative action in 2011 and is intended to provide lead time for the City's to prepare to implement the new SMP.

Ecology is required to promptly publish notice that the City's SMP has received final approval. The notice, in the form of a legal ad, will begin a 30-day appeal period. We will provide a copy of the legal ad to the City for its records.

Finally, if not already completed, please integrate the changes referenced in this correspondence into a final clean copy version of the complete approved SMP, including all appendices, within 30 days. When this is complete, please forward a digital copy of the complete approved SMP to Ecology.

Thank you again for your significant work and leadership in completing this SMP update. If you have any questions, please contact our regional planner, Michelle McConnell, at [Michelle.McConnell@ecy.wa.gov](mailto:Michelle.McConnell@ecy.wa.gov) or (360) 407-6349.

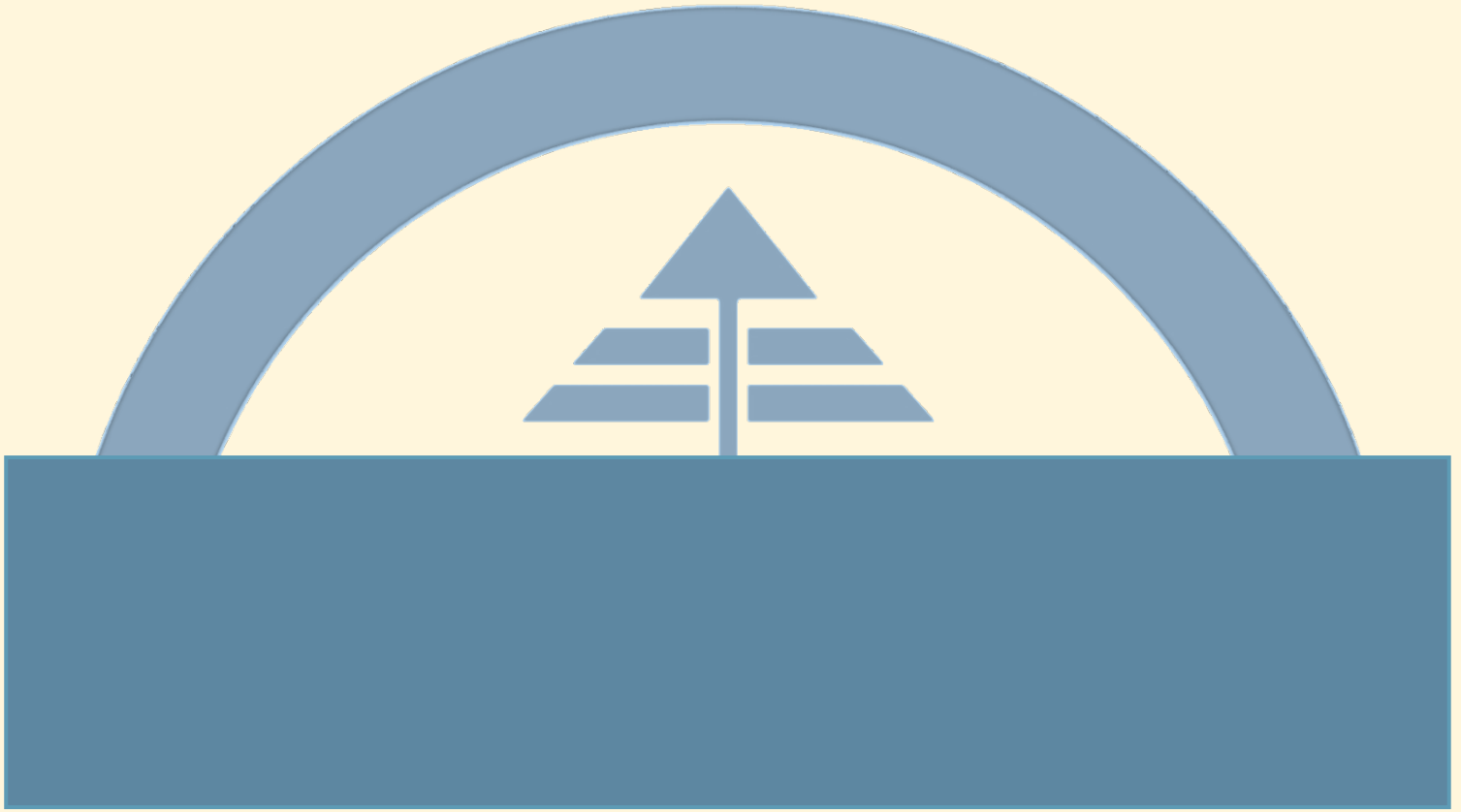
Sincerely,



Misty Blair  
Shoreline Management Policy Lead

ec: Ben Shumaker, City of Stevenson  
Maria Sandercock, Ecology  
Michelle McConnell, Ecology





Stevenson Planning Department  
PO Box 371  
Stevenson, WA 98648  
[www.ci.stevenson.wa.us](http://www.ci.stevenson.wa.us)

## AGREEMENT

This agreement made and entered into this 21<sup>st</sup> day of April, 2022 between the **City of Stevenson**, a municipal corporation of the State of Washington, hereinafter referred to as “City”, and the Stevenson Downtown Association, hereinafter referred to as “SDA”.

### Recitals

1. The City of Stevenson desires to increase the distribution of fresh, nutritious food to the community, including the low-income population and those using Supplemental Nutrition Assistance Program (SNAP) benefits (or Basic Food benefits in Washington State).
2. Farmer’s markets support healthy communities through education on how the food is grown and how to prepare food.
3. The American Fitness Index includes the number of farmers’ markets per capita as a factor contributing to community health, using it as an indicator for community members’ access to fresh fruits and vegetables.
4. In the past two years, the Stevenson Farmers’ Market provided children with \$1,355 of free veggies with their Power of Produce (POP) program, cultivating healthy habits.
5. The Stevenson Farmers’ Market gave \$563 in additional food to community members, doubling the spending power of SNAP benefits. In the past 4 years, \$3,400 of free food has been given to community members.
6. The City of Stevenson does not have qualified staff to manage a Farmers’ Market.
7. SDA is uniquely qualified to manage a Farmers’ Market, to meet the requirements specified herein, and to provide such services with the degree of reasonable skill and diligence normally required to manage such events.
8. It is in the City’s interest to contract with SDA to perform certain activities relating to the design and management of this event that will encourage increased health and wellness of the community and those using SNAP benefits.

Now, therefore, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. Performance. SDA will perform the work set forth below and submit requests for payment within forty-five days of each accepted task:
  - a. SDA will plan and operate a Farmers’ Market as described on Exhibit A, incorporated herein by reference.
2. Completion. SDA shall complete the work and provide the services to be performed under this agreement on or before December 31, 2022.
3. Term. The term of this agreement shall begin January 1, 2022 and end upon the completion of the project, but no later than December 31, 2022.
4. Payment.

- a. The City will reimburse SDA up to \$10,000 for services performed under this agreement. Payments will be made on a reimbursement basis only, following submittal of detailed invoices with back up documentation to the City.
- b. Final invoice for this agreement must be received by the City on or before January 17, 2023. **INVOICES RECEIVED AFTER THIS DATE WILL NOT BE PAID.**
5. Default. Upon default by either party of any of the terms of this agreement, the non-defaulting party may terminate the agreement after written notice to the defaulting party. Failure by the non-defaulting party to exercise the right to terminate or take any action upon default shall not constitute a waiver of any rights of the non-defaulting party hereunder and shall not excuse any such default. However, upon default and termination, the non-defaulting party is excused from further performance hereunder.
6. Termination. This agreement may be terminated by either party giving the other party written notice of its intent to terminate at least thirty (30) days prior to the effective date of termination. Reimbursement for work completed prior to the effective date of termination shall be made in accordance with the terms of this agreement.
7. Financial Records. SDA shall maintain financial records of all transactions related to this agreement for six (6) years after contract completion. The financial records shall be made available at all times for auditing by any City, State of Washington or federal auditors.
8. Status of "Stevenson Downtown Association". It is hereby understood, agreed and declared that SDA is an independent contractor and not the agent or employee of City and that no liability shall attach to City by reason of entering into this agreement, except as may be provided herein.
9. Insurance and Liability. SDA shall indemnify and save harmless City from any and all liability arising hereunder, including costs, damages, expenses and legal fees incurred by City in connection therewith, for injury (including death) to persons or damage to or loss of property (including equipment) caused by or arising out of the work performed under this agreement.

SDA further agrees, and has specifically negotiated, to waive its immunity under the State Industrial Insurance Act (RCW Title 51) and to indemnify and hold the city harmless from any claims made against the City by SDA employees, agents, contractors, subcontractors or other representatives.

10. Assignment. This agreement shall not be transferred, assigned, or sublet by either party without prior written consent of the other party.
11. Completeness of Agreement and Modification. This document contains all of the terms and conditions of this agreement, and any alterations or variation of the terms of this agreement shall be invalid unless made in writing and signed by both of the parties hereto. There are no other understandings, representations, or agreements, written or

oral, not incorporated herein.

- 12. Equal Opportunity and Compliance With Laws. SDA shall not discriminate against any employee employed under this agreement because of race, color, religion, age, sex or national origin. Further, SDA shall comply with all local, state and federal laws and regulations in all aspects of fulfilling this agreement.
- 13. Governing Law and Venue. The laws of the State of Washington shall govern the construction of this agreement and any dispute arising hereunder. The parties agree that the Superior Court of Skamania County shall be the venue for any litigation brought in relation to this agreement.
- 14. Costs and Attorney Fees. If either party shall be in default under this contract, the non-defaulting party shall have the right, at the defaulting party's expense, to retain an attorney to make any demand, enforce any remedy, or otherwise protect or enforce its rights under this contract. The defaulting party hereby promises to pay all costs and expenses so incurred by the non-defaulting party, including, without limitation, reasonable attorneys' costs and fees. The failure of the defaulting party to promptly pay the same shall constitute a further and additional default. In the event either party hereto institutes, defends, or is involved with any action to enforce the provisions of this contract, the prevailing party in such action shall be entitled to reimbursement by the losing party for its court costs and reasonable attorney costs and fees at trial and on appeal.
- 15. Certification of Authority. The undersigned certify that the persons executing this agreement on behalf of City and SDA have legal authority to enter into this agreement on behalf of City and SDA respectively and have full authority to bind City and SDA in a valid Agreement on the terms herein.

**IN WITNESS WHEREOF**, the parties hereto have executed this agreement as of the day and year first above written.

CITY OF STEVENSON

STEVENSON DOWNTOWN ASSOCIATION

\_\_\_\_\_  
Scott Anderson, Mayor

\_\_\_\_\_  
Kelly O'Malley-McKee, Director

ATTEST

\_\_\_\_\_  
Leana Kinley, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_

Kenneth B Woodrich, PC  
City Attorney



## Exhibit A

The Stevenson Farmers' Market is an association of independent local farmers and crafters operating through the Stevenson Downtown Association (SDA). The mission of the Farmers' Market is to enhance the quality of life in Skamania County and the City of Stevenson by providing access to fresh, locally grown produce for all income levels, provide alternative marketing opportunities to local agricultural and cottage industries, foster food education, and social gathering/interaction within our community. The market's services function to attract and retain visitors, promote exploration of our city and foster a sense of community friendliness.

The Farmers' Market is an ongoing activity operating every Saturday from mid-June through mid-October each year, **managed by a part-time market manager and supporting staff**. It operates on the Stevenson Waterfront through partnership with the Port of Skamania. This grassy location, **new as of 2020, provides ample space** to accommodate gathering and shopping along with additional vendors. The Stevenson Waterfront has **convenient** parking for a stress-free shopping experience. The Stevenson Farmers' Market pulls in local musicians that can be enjoyed by sitting at one of the picnic tables dabbled throughout **the waterfront or while perusing vendor booths**.

The Stevenson Farmers' Market also doubles the spending power of Women Infant and Children's (WIC) and Senior Farmers Market Nutrition Program (SFMNP) vouchers for additional food assistance for those who need it most. The Stevenson Farmers' Market is a part of the Department of Health's new branding of the SNAP Market Match Program where food stamp funds will be matched at the market up to \$10. For every \$10 withdrawn at the market using EBT 10 additional dollars will be awarded.

These food assistance programs take state funding and put food in struggling people's hands at the same time, that money for the food goes directly to the local farmers in the community instead of big agriculture corporations.

The Power of Produce program will be continuing for the 4th year! This program provides children who attend the market with a \$2 token to spend on the produce of their choice each visit.

**The market's attendance has grown 116% since the move to the waterfront, driving both local and outside visitation to downtown Stevenson, with over 6,000 market customers in the 2021 season alone. A planned increased investment in advertising budget and operational support in 2022 allows for the market to grow and thrive, while providing needed food security and family-friendly activities in the community.**

**MINUTES**  
**CITY OF STEVENSON COUNCIL MEETING**  
**March 17, 2022**  
**6:00 PM, City Hall and Remote**

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1. **CALL TO ORDER/PRESENTATION TO THE FLAG:** Mayor Anderson called the meeting to order at 6:00 p.m., led the group in reciting the pledge of allegiance and conducted roll call.

Attending: Mayor Scott Anderson; Councilmembers Dave Cox, Michael Johnson, Kristy McCaskell, Annie McHale, Paul Hendricks.

Staff attending: City Administrator Leana Kinley, Community Development Director Ben Shumaker, Public Works Director Carolyn Sourek, City Attorney Ken Woodrich.

Public attendees: Anne Keesee, Katie Simpson, Betty Simpson, Chuck Oldfield, Robert Muth, Mary Repar, and other members of the public.

2. **CHANGES TO THE AGENDA:**

- a) **3/15 changes include:** Addition of Planning Commissioner Recommendation for Appointment (item 7c); Addition of Shoreline Management Program Documents (item 7e); Addition of Sheriff's monthly report (item 8a), Addition of Housing Programs Report (item 8d); Addition of Planning Commission Minutes (item 8e); Addition of Vouchers (item 10a)

3. **CONSENT AGENDA:** The following items were presented for Council approval.

- a) **Water Adjustment** - Tom Pochardt (meter No. 506560) requests a water adjustment of \$351.28 for a leak which they have since repaired.
- b) **Water Adjustment** - Robert Ehrgood (meter No. 612100) requests a water adjustment of \$54.75 for a leak which they have since repaired.
- c) **Liquor License Renewals** - Fraternal Order of Eagles and the Stevenson Farmers' Market
- d) **Minutes** of the February 17, 2022 regular council meeting and the March 1, 2022 special council meeting.

**MOTION** to approve consent agenda items a-d was made by **Councilmember Johnson**, seconded by **Councilmember Hendricks**.

Voting aye: **Councilmembers Cox, Johnson, Hendricks, McCaskell, McHale**.

4. **PUBLIC COMMENTS:**

None.

5. **PRESENTATIONS FROM OUTSIDE AGENCIES:**

None.

**6. SITUATION UPDATES:**

- a) **Sewer Plant Update (1) – City Administrator Kinley** presented an update on the Stevenson Wastewater System and Compliance Schedule. She provided information on changes in bid submission dates, work schedules for construction projects and planned road closures along Loop Road.

The city has received a \$2.5M federal grant for wastewater projects and she is working on acquiring the funds. Future upgrades to the plant may be possible use of funds.

The Department of Ecology paid a visit to the WWTP and was encouraged with the positive changes in place. Lifting the administrative order was discussed.

**7. COUNCIL BUSINESS:**

- a) **Ratification of Contract with Aquarius Technologies LLC** - City Administrator Leana Kinley presented the contract with Aquarius Technologies for the procurement of Fine Bubble Diffusers at the wastewater treatment plant for council review and ratification as discussed at the February 17, 2022 council meeting.

**City Administrator Kinley** noted the details in the contract were now in place. As part of the agreement the City will pay the sales tax for Aquarius on purchases.

**MOTION** to ratify the contract with Aquarius Technologies, LLC in the amount of \$83,600 with sales tax of \$6,437.20 to be paid by the City for a total cost of \$90,037.20 as presented was made by **Councilmember McCaskell**, seconded by **Councilmember Hendricks**.

Voting aye: **Councilmembers Cox, McHale, Johnson, Hendricks, McCaskell**.

- b) **Approve Interlocal Agreement for Facilities Maintenance Services - City Administrator Leana Kinley** presented and provided details on an interlocal agreement with the City of Stevenson, the Port of Cascade Locks and the Port of Skamania to provide facilities maintenance services for council consideration.

**Kinley** noted it has been difficult to recruit personnel, and this agreement would essentially create a facilities maintenance position shared between the three agencies. More discussions are planned to finalize details. No motion was called for as the agreement is not complete.

- c) **Appointment of Planning Commissioner - Community Development Director Ben Shumaker** presented Anne Keese as the Planning Commission's recommendation to fill the vacant seat on the Commission. She introduced herself and provided details on her interests and reasons for wanting to serve on the Commission.

**MOTION** to appoint Anne Keesee to Planning Commission position #1 was made by **Councilmember McHale**, seconded by **Councilmember Hendricks**.

Voting aye: **Councilmembers Cox, McHale, Johnson, Hendricks, McCaskell**.

- d) **Second Reading - SR Zoning Code Amendments - Community Development Director Ben Shumaker** presented and explained the staff memo and ordinance regarding requested zoning code amendments in the SR district for setback caveats for council consideration.

**Mayor Anderson** invited audience members to speak. He advised it was not a public hearing.

>Mary Repar, Robert Muth and Chuck Oldfield spoke or provided written comments against passage of the ordinance. Robert Muth suggested variances were the better tool to use for changes to land usage.

>Anne Keesee, Betty Simpson, Katie Simpson and other members of the public spoke in favor of amending the zoning rules to change where sheds could be located on properties. Many pointed out the lots had been created prior to utilities coming in, and they were requesting the SR district zoning be aligned with others in the area to provide flexibility regarding setbacks.

**Community Development Director Ben Shumaker** provided information on which property owners were notified of the potential change. He pointed out the revision, if adopted, would also include a prohibition on the use of self-storage units.

After additional discussion took place, the following action occurred:

**MOTION** to approve ordinance 2022-1180 amending the Stevenson Zoning Code (Stevenson Municipal Code title 17); relaxing restrictions on the siting of small accessory structures and prohibiting self-storage units in the SR Suburban Residential district was made by **Councilmember Hendricks**, seconded by **Councilmember McCaskell**.

Voting aye: **McHale, Johnson, Hendricks, McCaskell**.

Voting nay: **Councilmembers Cox**.

- e) **Second Reading - Shoreline Master Program Amendments – Community Development Director Ben Shumaker** presented and explained the required and recommended changes to the Shoreline Master Program as submitted by Ecology (see council packet for February 17, 2022 for detailed information.) The Planning Commission made a recommendation at their March 14<sup>th</sup>, 2022 meeting to have the City Council adopt the SMP's updates.

**MOTION** to approve ordinance 2022-1181 concerning the Shoreline Master Program comprehensive update and periodic review required by RCW 90-58.080 was made by **Councilmember Cox**, seconded by **Councilmember Johnson**.

Voting aye: **Councilmembers Cox, McHale, Johnson, Hendricks, McCaskell**.

#### **8. INFORMATION ITEMS:**

- a) **The Skamania County Sheriff's monthly report** for February 2022 and the report on "...training provided, to include hours of training and title of training..." for 2021, as outlined in the agreement, was presented.
- b) **Skamania County Chamber of Commerce report** of activities in the prior month.
- c) **Financial Report** - The Treasurer's Report and year-to-date revenues and expenses through the prior month were presented for council review.
- d) **\*Housing Programs Report** for services provided in Skamania County by Washington Gorge Action Programs.
- e) **\*Planning Commission Meeting Minutes** for December 13, 2021, February 14, 2022 and the March 7, 2022 Special Meeting.

**Councilmember Cox** requested the Sheriff's Office provide the City Council with a 2022 training schedule to ensure a comprehensive legislative update is included on new laws that affect Washington state's law enforcement agencies. Information on mental health support, de-escalation techniques and diversity training were asked to be included.

#### **9. CITY ADMINISTRATOR AND STAFF REPORTS:**

- b) **\*Mayor Anderson** moved the order of the agenda to present the new **Stevenson Public Works Director Carolyn Sourek**.

**Carolyn** introduced herself and provided a brief history of her education and experience. She noted the road closures along Loop Road will only be during the day.

- a) **Ben Shumaker, Community Development Director**  
He thanked the Council for adopting the SMP, noting it was a massive amount of work and he was glad to see it finalized.

He advised there will be a need to update the Comprehensive Plan and sections of the zoning code use tables to align with the new SMP requirements. He will be presenting the updates to the Planning Commission to initiate the changes. Another item the Planning Commission will be reviewing is setback rules in the public use and recreation district. Currently the Planning Commission is looking at a request submitted in 2019 to amend the current Comprehensive Plan. Covid-19 delayed the work. There are eighteen areas that are being reviewed and he demonstrated examples of the 'dot' process being used. Once the scope is narrowed down the Planning Commission will invite public engagement and review.

The Planning Commission vacancy was filled tonight. A new vacancy has recently opened with the resignation of Commissioner Mike Beck.

Development review/pre-application discussions are taking place.

**c) Leana Kinley, City Administrator**

She announced Dave Bennet has submitted his resignation from the Boundary Review Board, so recruitment will be taking place to find a replacement.

Pushback of contract bid acceptance timeline for the WWTP may result in a special Council meeting in April after the regular Council meeting. Getting all the documents in, reviewing the bids and then awarding the bid is taking time.

A section of the new sidewalk on Russell St. by the Post Office is deteriorating. A temporary fix will be provided, with a full panel repair done when weather allows.

April 1<sup>st</sup> is the deadline for applications for summer interns from University of Washington. The city will apply again.

She has sent out a Doodle poll regarding a meeting on the Bridge of The Gods presentation. A date and time will be determined once enough people respond. She will also send a poll to Council members to plan a retreat.

The City of Stevenson, the Skamania County Sheriff's Office and the Skamania County Chamber of Commerce will be offering a presentation to individuals and businesses victimized by false and negative reviews online. The presentation will take place on either April 4<sup>th</sup>, 5<sup>th</sup>, or 7<sup>th</sup> from 5-6 p.m.

A local homeless encampment was recently cleaned up using a contractor selected from a list provided by Washington State.

**10. VOUCHER APPROVAL:**

- a) \*February 2022 payroll and March 2022 AP checks have been audited and are presented for approval. February payroll checks 15823 thru 15828 total \$88,188.59 which includes EFT payments. March 2022 AP checks 15829 thru 15889 total \$182,026.73, which includes EFT payments. The AP check register with fund transaction summary was attached for review.

**MOTION** to approve vouchers as presented was made by **Councilmember McHale** seconded by **Councilmember McCaskell**.

Voting aye: **Councilmembers Cox, McHale, Johnson, Hendricks, McCaskell**.

**11. MAYOR AND COUNCIL REPORTS:**

**Mayor Anderson** provided information on the following:

April 23<sup>rd</sup> will be the next annual city clean-up day from 9 a.m. until noon. The Stevenson Downtown Association is overseeing. The city of Stevenson will provide a truck and two employees to help. \$10 food vouchers will be provided for volunteers.

The Streatery 2.0 is returning. Stevenson High School students will make the tables again. Higher quality wood will be used for the fencing surrounds.

MSTCI (Main Street Tax Credit Incentive) program provides Business & Occupation (B & O) tax or Public Utility Tax (PUT) credits worth up to 75% of the contributions given by local businesses that pay B & O tax to officially designated downtown revitalization initiatives in Washington State.

**Councilmember Cox** reported communications he had recently with Skamania County Commissioner Hamlin and County Public Works Director Elsea regarding additional water testing for the seepage occurring along Rock Creek Drive. PWD Elsea is reportedly apprehensive about spending additional money on testing due to the possibility other contaminants may be present resulting from homeowner activities the county has no control over. It was agreed to contact the County Commissioners office to determine what decisions are being made.

**Councilmember McHale** asked for information on re-scheduling diversity training.

**City Administrator Kinley** noted a meeting regarding utility services was also needing to be scheduled. Timing of the Diversity, Equity and Inclusion training to align with school calendars was discussed. **City Administrator Kinley** will check with the facilitation team regarding availability.

**Ben Shumaker, Community Development Director** advised the Planning Commission was interested in holding a joint meeting with the City Council to discuss affordable housing. It was agreed a joint meeting would be worthwhile. A meeting date and agenda will be determined later.

**12. ISSUES FOR THE NEXT MEETING:**

None presented

**13. ADJOURNMENT** - Mayor Anderson adjourned the meeting at 7:57 p.m.

---

Scott Anderson, Mayor

Date



# 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: Stevenson City Council  
From: Leana Kinley, City Administrator  
RE: Sewer Plant Update  
Meeting Date: April 21, 2022

### Executive Summary:

This is an overview of items staff has been working on over the past month in line with the direction council gave to staff.

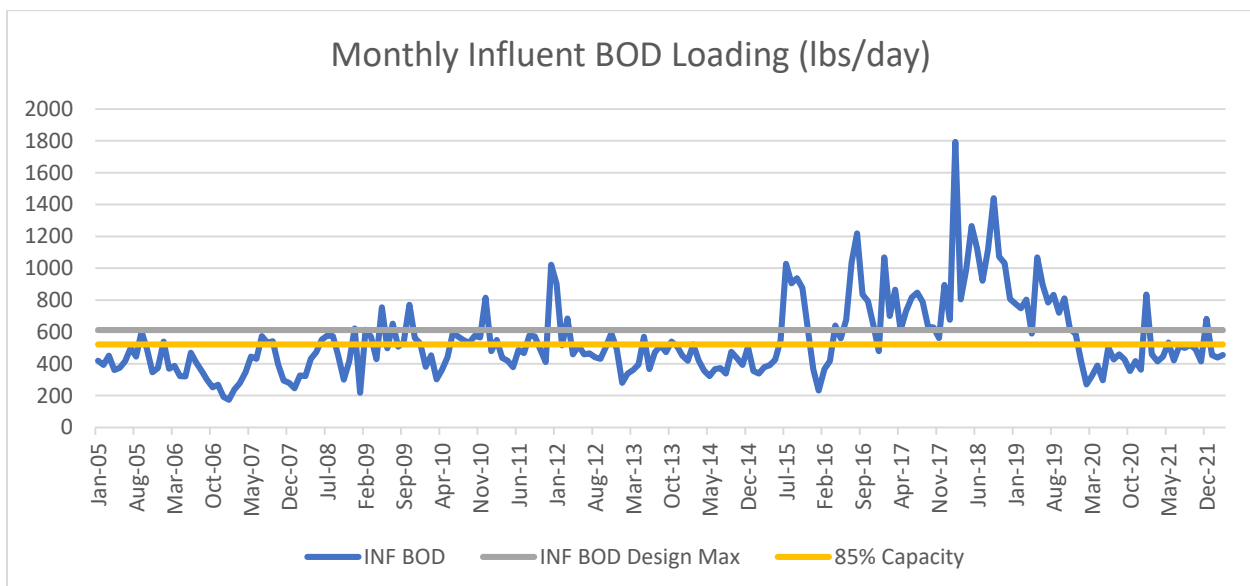
### Overview of Items:

Staff continues to troubleshoot challenges at the plant. Biosolids volume is down, and staff is working to keep the level low through dewatering and improving processes. The report on the site visit by Ecology is attached, which states our system is in fair condition. The last site visit did not result in such a favorable report and identified safety issues which the city was fined for. Staff has done a great job in improving the plant condition.

Instapipe has completed slip lining of the sewer collection system along School Street (originally planned/budgeted for 2021) as well as a section of line in the Montell Terrace area. There will be a budget amendment for the 2021 project slip.

### Plant Operations:

The average monthly Influent BOD load since 2005 is in the chart below.





The current permit limit for Influent is 612 lbs/day and the current upgrades in the adopted General Sewer Plan call for a design max monthly BOD loading of 1,611 lbs/day.

WWTP Design:

Construction has begun for both the Main D Extension and the Phase 1 Collection System Improvements projects. More detailed updates can be found online at ci.stevenson.wa.us.

The Wastewater Treatment Plant Upgrade construction bids were opened on April 13<sup>th</sup> and the apparent low bidder was Stellar J with a bid of \$10.3M, 7.7% higher than the engineer’s estimate of \$9.6M. Prior to the bid we talked with DOE regarding options in the event the bids were high. If the \$2.5M in direct federal appropriations cannot be spent on this phase of the project, there is a possibility of increasing the loan amount to finance the difference.

All equipment contracts have been signed and Notice to Proceeds have been issued. Designs and specs for the 7 pieces of equipment are being reviewed and everything remains on schedule. The equipment storage will be the requirement of the construction contractor.

Funding:

The \$2.5M in direct federal appropriations requested last spring has finally been approved. There is no update on when these funds can be used and the process. The breakdown on all funding received for the project to date is below.

	Budget	Loan	Forgivable Principal	Grant
WW Upgrades Design	2,000,000	960,000	400,000	
WW Collection System Upgrades	5,100,000	873,000		4,125,000
WW Treatment Plant Construction	9,600,000	8,700,000	900,000	2,500,000*
Main D Extension	300,000	270,000	30,000	
<b>Totals:</b>	<b>17,000,000</b>	<b>10,803,000</b>	<b>1,330,000</b>	<b>6,625,000</b>
Amount of Funding:	42% Grant and Forgivable Principal			
*\$2.5M direct federal grant applied for to reduce the \$8.7M loan, or be applied to other WWTP phases				
Loan terms:	DOE Loan 1: 2.0% interest, 20-years, \$61k est. annual payment DOE Loan 2: 1.5% interest, 30-years, \$375k est. annual payment USDA Loan: 1.375% interest, 40-years, \$29k est. annual payment			

Action Needed:

None.



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300  
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

April 18, 2022

The Honorable Scott Anderson, Mayor  
City of Stevenson  
PO Box 371  
Stevenson, WA 98321

Re: 2022 Inspection, Stevenson Water Resource Recovery Facility – WA0020672

Dear Mayor Anderson:

On March 15, 2022, the Department of Ecology (Ecology) conducted an inspection of the Stevenson Water Resource Recovery Facility. We have enclosed a copy of our inspection report for your records, and would like to express our thanks to Devon Groom for the courtesy extended during the inspection.

The water resource recovery facility seemed to be in fair condition and maintained to the best of the operator's abilities at the time of our inspection. We appreciate the City's efforts and attention in caring for the treatment facility. And, we look forward to watching the construction projects move forward later this year.

If you have any questions regarding this letter, or if I can be of any service to you, please contact me directly by email at [eleanor.ott@ecy.wa.gov](mailto:eleanor.ott@ecy.wa.gov) or at (360) 280-5624.

Sincerely,

A handwritten signature in blue ink, appearing to read "E. Ott".

M. Eleanor Ott, P.E.  
Small Communities Engineer  
Southwest Regional Office  
Water Quality Program

Enclosure: Inspection Report

cc: Leana Kinley, City Administrator (w/enclosure)  
Permit File, Stevenson STP



# Water Compliance Inspection Report

## Section A: National Data System Coding (i.e., PCS)

Transaction Code 1 N	NPDES 2 5	yr/mo/day 3 W A 0 0 2 0 6 7 2 11	Inspection Type 12 2 2 3 15 17	Inspector 18 C	Fac Type 19 A	20 1
Remarks 21 ..... 66						
Inspection Work Days 67 _ _ 69	Facility Self-Monitoring Evaluation Rating 70 _	BI 71 _	QA 72 _	-----Reserved-----		73 _ _ 74
75 _ _ _ _ 80						

## Section B: Facility Data

Name and Location of Facility Inspected (For industrial users discharging to POTW, also include POTW name and NPDES permit number) <b>Stevenson STP</b> 686 SW Rock Creek Drive Stevenson, WA 98648	Entry Time/Date <b>3/15/22, 11:10 a.m.</b>	Permit Effective Date <b>Nov. 1, 2008</b>
	Exit Time/Date <b>3/15/22, 12:45 p.m.</b>	Permit Expiration Date <b>Oct. 31, 2013 (under admin extension)</b>
Name(s) of On-Site Representative(s)/Title(s)/Phone and Fax Number(s) <b>Devon Groom, Operator in Responsible Charge</b> (253) 380-1964 (cell)	Other Facility Data	
Name, Address of Responsible Official/Title/Phone and Fax Number. <b>Scott Anderson, Mayor</b> 7121 East Loop Road (PO Box 371) Stevenson, WA 98648 Telephone #: (360) 829-1921 FAX #: (360) 829-2659	Contacted <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## Section C: Areas Evaluated During Inspection (Check only those areas evaluated)

<input checked="" type="checkbox"/> Permit	<input checked="" type="checkbox"/> Flow Measurement	<input checked="" type="checkbox"/> Operations & Maintenance	<input checked="" type="checkbox"/> CSO/SSO (Sewer Overflow)
<input type="checkbox"/> Records/Reports	<input type="checkbox"/> Self-Monitoring Program	<input checked="" type="checkbox"/> Sludge Handling/Disposal	<input type="checkbox"/> Pollution Prevention
<input checked="" type="checkbox"/> Facility Site Review	<input type="checkbox"/> Compliance Schedules	<input type="checkbox"/> Pretreatment	<input type="checkbox"/> Multimedia
<input type="checkbox"/> Effluent/Receiving Waters	<input type="checkbox"/> Laboratory	<input type="checkbox"/> Storm Water	<input type="checkbox"/> Other:

## Section D: Summary of Findings/Comments (Attach additional sheets of narrative and checklists as necessary)

See attached Section D Narrative

Name(s) and Signature(s) of Inspector(s)	Agency/Office/Phone and Fax Numbers	Date
Eleanor Ott, P.E.	Ecology/SWRO (360) 280-5624	3/16/2022
Signature of Management QA Reviewer	Agency/Office/Phone and Fax Numbers	Date
Steven Ogle, P.E.	Ecology/SWRO (564) 999-3591	4/18/2022

## Section D Narrative

Ecology inspector/Permit Manager, Eleanor Ott, arrived onsite at the Stevenson WWTF a little after 11 a.m. on Tuesday morning, March 15, 2022. Access was provided by Devon Groom, Operator in Responsible Charge for the City of Stevenson, WA. Gordon (“Gordy”) Rosander has been providing backup operations assistance and signing DMRs as Devon has not yet received WQWebDMR permissions. Leana Kinley (City Administrator), Jane Vail (new City Engineer) and Carolyn [no last name available] (new Public Works Director) also visited the treatment plant while Ecology was onsite.

The inspection started at the headworks and followed the liquid stream flow through the secondary treatment and disinfection. At the headworks, a single fine screen removes inorganics which get transferred manually to a roll-off dumpster. Grit must be manually removed from the system with a shovel (or other method) as the plant does not have a grit classifier. The facility upgrade will relocate the headworks and also add a grit classifier which will help make daily operations smoother. Influent sampling occurs via automatic compositor and samples are pulled after screening.

Devon indicated that he has had recent trouble with both his dissolved oxygen (DO) and pH meters. The existing DO meter controls air delivery to the oxidation ditch through set points and the PLC. A working, calibrated DO meter is essential for proper aeration basin function. Devon has worked with Ecology’s technical assistance operator, Shane Cooper, and also HACH’s help desk to troubleshoot the meter issues. He’s also placed an order for a portable DO/pH meter so he can conduct side by side analyses to verify calibration. The upgrade currently in design will improve air delivery. The associated SCADA system and automated controls will provide more reliable air delivery and operational reliability. At present, rotor depth is the only mechanism available for changing DO in the aeration basin.

From the oxidation ditch, flows enter a distribution box which splits partially treated effluent to secondary clarifiers #1 and #2. When Devon started operating the plant in late January 2022, sludge blanket depth in both clarifiers was approximately 9-10 feet. He’s been working diligently to reduce the sludge blanket depth. Blanket depths are now around three-feet and five-feet for clarifiers #1 and #2, respectively. Clarified effluent received UV disinfection prior to discharge into the Columbia River. No outfall inspection occurred given location/position in the channel. Facility upgrades will add redundancy to the UV disinfection system by adding an extra bank of lights. Devon produced the bench sheets he and Gordy keep to track UV intensity and RAS flows on a daily basis. UV light cleaning occurs regularly and is not governed by UV intensity outputs unless the operators observe a dramatic decrease. Operators bump the onsite generator weekly and transfer power loads to ensure backup power reliability.

The plant does not have much flexibility in solids handling. Duplex RAS pumps remove solids from the secondary clarifiers and return the biomass to middle of the oxidation ditch. The existing RAS pumps have a set volumetric flow with little turndown ability. RAS pump controls and a RAS meter will be part of the facility upgrade – both are necessary for more robust process control. A single WAS pump directs waste sludge from the clarifiers to the aerobic digester. This digester, constructed with the original plant in 1973 appears to be near the end of its useful life and offers very little operational flexibility. The City produces Class B biosolids and Tribeca Transport hauls digested solids 2-3x/ week for disposal in Hood River. Solids content is approximately 1.3%

Ecology visited both lift stations that the City had to bypass in January due to a rain on snow event. The City has pursued funding for collection system improvements which includes upgrades to the Rock Creek lift station. The lift station downtown, near LDB Beverage had a sweet, fruity odor indicating discharge from the production facility. As reported, the City has continued difficulty with this industrial discharger. Ecology will follow up on any compliance issues with this user as the City continues to document high pH (>11) in their influent along with color/odor issues. The spike in influent BOD loading experienced during the summer may be related to this industrial user.

Overall, the City continues to operate the plant as well as can be expected. Anticipated upgrades will assist the City in maintaining consistent treatment performance. Devon continues to work towards this Group 2 certification and is knowledgeable and responsive. The only findings from the inspection relate to deficiencies with the influent and effluent flow meter calibration. The City needs to procure services for calibration as soon as possible and send notification to Ecology once complete.

Ecology left the site around 12:45 p.m.

## INSTRUCTIONS

### Section A: National Data System Coding (i.e., PCS)

**Column 1: Transaction Code:** Use N, C, or D for New, Change, or Delete. All inspections will be *new* unless there is an error in the data entered.

**Column 3 - 11: NPDES Permit No.:** Enter the facility's NPDES permit number – third character in permit number indicates permit type for U=unpermitted, G=general permit, etc.. (Use the Remarks columns to record the State permit number, if necessary.)

**Columns 12 - 17: Inspection Date:** Insert the date entry was made into the facility. Use the year/month/day format (e.g., 94/06/30 = June 30, 1994).

**Column 18: Inspection Type\*:** Use one of the codes listed below to describe the type of inspection:

A	Performance Audit	U	IU Inspection with Pretreatment Audit	!	Pretreatment Compliance (Oversight)
B	Compliance Biomonitoring	X	Toxics Inspection	@	Follow-up (enforcement)
C	Compliance Evaluation (non-sampling)	Z	Sludge – Biosolids	{	Stormwater-Construction-Sampling
D	Diagnostic	#	Combined Sewer Overflow-Sampling	}	Stormwater-Construction-Non-Sampling
F	Pretreatment Follow-up	\$	Combined Sewer Overflow-Non-Sampling	:	Stormwater-Non-Construction-Sampling
G	Pretreatment (Audit)	+	Sanitary Sewer Overflow-Sampling	~	Stormwater-Non-Construction-Non-Sampling
I	Industrial User (IU) Inspection	&	Sanitary Sewer Overflow-Non-Sampling	<	Stormwater-MS4-Sampling
M	Multimedia	\	CAFO-Sampling	-	Stormwater-MS4-Non-Sampling
N	Spill	=	CAFO-Non-Sampling	>	Stormwater-MS4-Audit
O	Compliance Evaluation (Oversight)	2	IU Sampling Inspection		
P	Pretreatment Compliance Inspection	3	IU Non-Sampling Inspection		
R	Reconnaissance	4	IU Toxics Inspections		
S	Compliance Sampling	5	IU Sampling Inspection With Pretreatment		
		6	IU Non-Sampling Inspection with Pretreatment		
		7	IU Toxics With Pretreatment		

P

**Column 19: Inspector Code:** Use one of the codes listed below to describe the *lead agency* in the inspection

A - State (Contractor)	O - Other Inspectors, Federal/EPA (Specify in Remarks columns)
B - EPA (Contractor)	P - Other Inspectors, State (Specify in Remarks columns)
E - Corps of Engineers	R – EPA Regional Inspector
J - Joint EPA/State Inspectors-EPA Lead	S – State Inspector
L - Local Health Department (State)	T – Joint State/EPA Inspectors-State Lead
N - NEIC Inspectors	

**Column 20: Facility Type:** Use one of the codes below to describe the facility.

- 1 - Municipal. Publicly Owned Treatment Works (POTWs) with 1987 Standard Industrial Code (SIC) 4952.
- 2 - Industrial. Other than municipal, agricultural, and Federal facilities.
- 3 - Agricultural. Facilities classified with 1987 SIC 0111 to 0971.
- 4 - Federal. Facilities identified as Federal by the EPA Regional Office.
- 5 – Oil & Gas. Facilities classified with 1987 SIC 1311 to 1389

**Columns 21-66: Remarks:** These columns are reserved for remarks at the discretion of the Region.

**Columns 67-69: Inspection Work Days:** Estimate the total work effort (to the nearest 0.1 work day), up to 99.9 days, that were used to complete the inspection and submit a QA reviewed report of findings. This estimate includes the accumulative effort participating inspectors; any effort for laboratory analyses, testing, and remote sensing; and the billed payroll time for travel and pre and post inspection preparation. This estimate does not require detailed documentation.

**Column 70: Facility Evaluation Rating:** Use information gathered during the inspection (regardless of inspection type) to evaluate the quality of the facility self-monitoring program. Grade the program using a scale of 1 to 5 with a score of 5 being used for very reliable self-monitoring programs, 3 being satisfactory, and 1 being used for very unreliable programs.

**Column 71: Biomonitoring Information:** Enter D for static testing. Enter F for flow through testing. Enter N for no biomonitoring.

**Column 72: Quality Assurance Data Inspection:** Enter Q if the inspection was conducted as follow-up on quality assurance sample results. Enter N otherwise.

**Columns 73-80:** These columns are reserved for regionally defined information.

### Section B: Facility Data

This section is self-explanatory except for "Other Facility Data," which may include new information not in the permit or PCS (e.g., new outfalls, names of receiving waters, new ownership, and other updates to the record).

### Section C: Areas Evaluated During Inspection

Check only those areas evaluated by marking the appropriate box. Use Section D and additional sheets as necessary. Support the findings, as necessary, in a brief narrative report. Use the headings given on the report form (e.g., Permit, Records/Reports) when discussing the areas evaluated during the inspection.

### Section D: Summary of Findings/Comments

Briefly summarize the inspection findings. This summary should abstract the pertinent inspection findings, not replace the narrative report. Reference a list of attachments, such as completed checklists taken from the NPDES Compliance Inspection Manuals and pretreatment guidance documents, including effluent data when sampling has been done. Use extra sheets as necessary.

\*Footnote: In addition to the inspection types listed above under column 18, a state may continue to use the following wet weather and CAFO inspection types until the state is brought into ICIS-NPDES: K-CAFO, V-SSO, Y-COS, W-Stormwater, 9-MS4. States may also use the new wet weather CAFO and MS4 inspection types show in column 19 of this form. The EPA regions are required to use the new wet weather CAFO and MS4 inspection types for inspections with an inspection date (DTIN) on or after July 1, 2005.



# 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:** April 21<sup>st</sup>, 2022  
**SUBJECT:** Shoreline Master Program—Comp Plan/Zoning Integration, Periodic Zoning Review

---

### **Introduction**

The City Council is asked to review a Comprehensive Plan amendment and zoning code text amendment. The proposal was submitted by City staff to 1) integrate the new Shoreline Master Plan (SMP) with the existing programs, 2) consolidate overlapping zoning use categories, 3) incorporate zoning use interpretations, and 4) better align PR Public Use & Recreation District setbacks with existing development. This memo assists with the City Council's "first touch" of the ordinance; no action is possible at tonight's meeting.

### **Recommendation**

The Planning Commission has not yet made a recommendation on this proposal

### **Comprehensive Plan**

Attachment 1 provides detailed draft findings related to the proposed Comprehensive Plan amendment (Attachment A). These changes involve 21 pages within the Comprehensive Plan, removing references to the old SMP, aligning text with the new SMP, and maintaining the document to reflect the changes.

### **Zoning Code**

Attachment 2 provides a draft adopting ordinance for the proposed changes and attachments B through F contain draft changes to the Zoning Code. The drafts reflect changes requested by the Planning Commission at their April 11<sup>th</sup> meeting, but additional changes are possible based on their next review in May.

- Attachment B would **add a definition** of Shoreline Master Plan (SMP).
- Attachment C would update the use descriptions for Transportation, Communication, Information, and Utility Uses in 17.13.040. The update aligns categories with the SMP, **consolidates redundant use categories and incorporates a 2012 use interpretation**.
- Attachment D would amend the Use Table for Residential Districts to 1) **reflect the changes** made in Attachment C and 2) **incorporate a 2022 use interpretation**.
- Attachment E would amend the Use Table for Commercial Districts to 1) **reflect the changes** made in Attachment C and 2) **incorporate a 2020 use interpretation**.
- Attachment F would amend the Use Table for Public Districts to **reflect the changes** made in Attachment C. It would also **amend the dimensional standards** of the PR District to 1) reduce the required front setback from 25 ft to 10 ft while also 2) **prohibiting construction related to driveways and** the pedestrian visibility areas within front and street side yards.

### **Policy Rationale**

The colored text above indicates whether each component of staff's drafts is proposed to **integrate the SMP**, **incorporate Use Interpretations**, or **accomplish other objectives**. Attachment 2 provides a draft adopting ordinance for the proposed changes and attachments B through F demonstrate the staff proposed changes to the Zoning Code.

### **Integrate the SMP**

This staff report will forego detailed descriptions of this rationale and only reference the state law (RCW 90.58.080(4)(a)(ii) requiring consistency between the SMP, the Comprehensive Plan, and our development regulations. All attachments include changes based on this directive.

### **Incorporate Use Interpretations**

SMC 17.12.020 – Interpretation of Uses—Record of Interpretations acknowledges the impossibility of anticipating all potential uses of property and provides a process to review specific uses as they are identified over time. For 7 of the City’s 10 zones, the Planning Commission performs the interpretation. For the City’s 3 most permissive zones, the Zoning Administrator performs the interpretations. In all cases, a record of interpretations is kept to facilitate consistent administration of and periodic amendments to the Zoning Code. The proposal incorporates the following interpretations: ZON2012-05 related to Cable Pull Systems and Marinas in the PR District; ZON2020-03 related to Residential Outbuildings in the C1 District; and ZON2022-01 related to Travel Trailers in the R2 District. These changes occur in Attachment C, D, and E.

### **Other Objectives**

The other objectives being reviewed in detail by the Planning Commission include:

- Consolidating Use Categories. Prior to the reformat, the Zoning Code contemplated ~270 use categories. The City has systematically made this list more manageable and rational, with a series of amendments to reduce this number to ~110. As a next step within this series, the current proposal reduces the number by another 9 uses. Amendments related to this objective occur in Attachments C, D, E, and F.
- PR District Setbacks: The Public Use & Recreation Districts establishes setbacks from property lines along streets. If the street happens to be along the front yard, then the setback is 25 ft. If it is along the side yard, then the setback is shorter, 10 feet. The proposal to reduce is based on the following rationales: Rock Creek Drive width; Adjacent/Abutting Setbacks; Grange Building; Appropriate Development; Pedestrian Safety. These changes are shown in Attachment F.

### **Conscientious Public Involvement**

The Planning Commission established public involvement expectations for this proposal involving 1) direct email communication with stewards of all PR District properties, 2) a public hearing, and 3) a comment period associated with a SEPA threshold determination. At this time, one member of the public provided written comments on the proposal and participated in the Public Hearing. No comments have been submitted related to the SEPA determination.

### **Next Steps**

Staff anticipates the Planning Commission could make a recommendation at its May meeting, clearing the City Council to adopt the changes at its May meeting.

Prepared by,

Ben Shumaker  
Community Development Director

### **Attachment**

- 1- Draft Comprehensive Plan Amendment Recommendation
- 2- Draft Amending Ordinance
  - A. Draft Comprehensive Plan Amendment
  - B. Draft Amendment to SMC 17.10 – Definitions
  - C. Draft Amendment to SMC 17.13 – Use Classifications and Descriptions
  - D. Draft Amendment to SMC 17.15 – Residential Districts
  - E. Draft Amendment to SMC 17.25 – Trade Districts
  - F. Draft Amendment to SMC 17.35 – Public Districts



# City of Stevenson

## Planning Department

(509)427-5970

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

### Planning Commission Recommendation

### Comprehensive Plan Amendment – SMP Integration

#### Proposal:

Staff submitted a proposal to amend the 2013 Comprehensive Plan amendment to integrate it with the 2022 Shoreline Master Plan. The proposal asks to 1) remove references to the 1975 shoreline plan, 2) alter objectives in Goals 2, 4A, and 9, and 3) make several changes to maintain the comprehensive document based on these changes.

#### Guiding Policy

This recommendation is guided by SMC 17.11. This chapter establishes a biennial amendment cycle for the review of comprehensive plan and excepts amendments which “would amend or adopt a new shoreline master program under Chapter 90.58 RCW”. Such amendments are not excepted from the approval criteria of SMC 17.11.070. Depending on the proposal, up to 4 criteria must be met before an amendment is made.

- 1) SMC 17.11.070(A) – Each amendment:
  1. Shall be consistent with Chapter 35A.63 RCW, shall further and be internally consistent with the comprehensive plan (a change to a particular goal or policy not included), and shall be consistent with any interlocal planning agreements;

AND

2. Shall serve the public interest. (6 factors are listed for consideration)

AND IF A COMPREHENSIVE PLAN MAP OR SPECIFIC REAL PROPERTY IS INVOLVED

3. SMC 17.11.070(B)(1) – Shall have a similar or compatible designation to adjacent areas of the city;

OR

4. SMC 17.11.070(B)(2) – Shall be subject to conditions that will ensure compatibility with surrounding areas.

#### Discussion

**Consistency with RCW 35A.63:** The state’s planning enabling legislation for Code Cities discusses the general structure of comprehensive plans. Plans are required to have land-use and circulation elements, and may have additional elements as are specifically listed or otherwise desired by the City. The legislation also sets forth processes by which comprehensive plans are adopted and amended.

Analysis: The proposed amendments do not affect the required comprehensive plan elements as they are adopted by the City in Chapter 4’s Future Land Use Map nor the Circulation Element



adopted via Goal 7. The modified objectives of the plan supplement the factors required to be considered in the Land Use Element. They also address components of optional elements without officially adopting any specific optional element.

**Internal Consistency:** The policies of the comprehensive plan are guided by 4 cornerstone principles and appear as a future land use map and as objectives within 9 distinct goals.

Analysis: The proposed amendments affect objectives in Goals 2, 4A, and 9. The most extensive updates are proposed for Goal 4A-Downtown & Waterfront and ensure consistency between the plans' policies for access to and management of shoreline areas. The proposed changes to Goals 2 and 9 help ensure internal consistency by considering all shoreline areas, not just those along the downtown waterfront.

**Consistency with Interlocal Planning Agreements:** The City is not a party to any interlocal planning agreements.

Analysis: Until such agreement is made, any proposed amendments will satisfy this criterion.

**Public Interest:** Demonstrating public interest involves consideration of budgetary impacts, provisions of services, environmental impacts, impact to the public welfare, changes in community values, and the need for new plan elements or subarea plans.

Analysis: The proposed amendments better-identify the way public facilities and services should be provided over longer terms. This provides greater ability to budget for publicly funded activities, and savings can be realized through the coordination. The level of service standards will allow better identification of service needs when property is developed and ensures other plan objectives related to development can be achieved.

**Compatibility with Adjacent Areas:** The 2 criteria related to this topic are only necessary when map amendments are proposed or specific real property is identified in some way for inclusion in the plan.

Analysis: The proposed amendments does not propose a Future Land Use Map amendment nor involve a specific real property.

### **Findings**

Based on the discussion above, the following findings are made:

- 1) The recommended amendment is consistent with Chapter 35A.63 RCW.
- 2) The recommended amendment is internally consistent with the remainder of the comprehensive plan.
- 3) The recommended amendment is consistent with any interlocal planning agreements.
- 4) The recommended amendment serves the public interest.
- 5) The recommended amendment does not involve the comprehensive plan map or specific real property.

### **Recommendation:**

After review, and public hearing, the Planning Commission recommends City Council Adoption of the amendments shown in Exhibit 'A'.

For the Planning Commission:

---

Chair

Date

**CITY OF STEVENSON  
ORDINANCE 2022-1182**

**AMENDING THE STEVENSON ZONING CODE (SMC TITLE 17); AMENDING THE STEVENSON COMPREHENSIVE PLAN BASED ON THE 2022 SHORELINE ~~MASTER—MANAGEMENT~~ PROGRAM; CLARIFYING USE CATEGORIES WITHIN SMC 17.13.040; ALLIGNING THE ZONING CODE WITH THE SHORELINE ~~MASTER—MANAGEMENT~~ PROGRAM; AND RECONCILING PR DISTRICT SETBACK REQUIREMENTS WITH EXISTING DEVELOPMENT.**

**WHEREAS**, on March 17, 2022, the City of Stevenson adopted a comprehensive update and periodic review of its Shoreline ~~Master-Management~~ Program in accordance with RCW 90.58; and

**WHEREAS**, the Stevenson Comprehensive Plan, adopted April, 2013, embraces the 1975 Skamania County Shorelines Management Program as an area plan and contains objectives and tactics which do not align with the 2022 Shoreline ~~Master-Management~~ Program; and

**WHEREAS**, RCW 90.58 requires consistency between the City’s Comprehensive Plan and Shoreline Master Plan; and

**WHEREAS**, the RCW 35A.63 and SMC 17.11 control the creation and amendment of comprehensive plans and authorize their implementation through such means as zoning and design standards; and

**WHEREAS**, the City of Stevenson regulates land use through both the Zoning Code and the Shoreline Master Program and the City Council seeks to reduce confusion between the overlapping regulations; and

**WHEREAS**, the following use interpretations conducted under SMC 17.12.020 have been reviewed for inclusion in the periodic amendment included in this ordinance:

- ZON2012-05 related to Cable Pull Systems in the PR Public Use & Recreation District;
- ZON2020-03 related to Residential Outbuildings in the C1 Commercial District;
- ZON2022-01 related to Travel Trailers in the R2 Two-Family District; and

**WHEREAS**, the minimum front setback requirement of the PR Public Use & Recreation District unacceptably renders approximately 32% of the District’s buildings nonconforming; and

**WHEREAS**, this ordinance implements 1.4, 1.5, 2.14, ~~4A.2, 7.11, 7.12, 8.4,~~ and 9.10 of the Stevenson Comprehensive Plan; and

**WHEREAS**, the ~~Planning Commission and~~ City Council provided notice and held a public hearing prior to adoption of this ordinance pursuant to RCW 35A.63.070 ~~and SMC 17.11;~~ and

**WHEREAS**, the City has reviewed the provisions of this ordinance according to the State Environmental Policy Act and determined it is not likely to have a significant adverse environmental impact; and

**AND WHEREAS**, the Stevenson City Council finds that the best interests of the public health, safety and welfare would be served by the amendments herein,

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STEVENSON, STATE OF WASHINGTON DO ORDAIN AS FOLLOWS:**

**Section 1** – The Stevenson Comprehensive Plan, April, 2013 shall be amended by deleting the ~~struck through~~ text and adding the underlined text as shown in Exhibit 'A' ~~and as SMC 17.10.729~~. All other provisions of the Stevenson Comprehensive Plan Chapter 17.10 shall remain in effect without amendment.

**Section 1-2** – Chapter 17.10 – “Definitions” shall be amended by adding the underlined text as shown in Exhibit 'B' as SMC 17.10.729. All other provisions of Chapter 17.10 shall remain in effect without amendment.

**Section 2-3** – Chapter 17.13 – “Use Classifications and Descriptions” shall be amended by deleting the ~~struck through~~ text and adding the underlined text as shown in Exhibit 'C'. The amendments update the “Miscellaneous Incidental Uses” category of SMC Table 17.13.010-1: “Residence or Accommodation Uses” and SMC Table 17.13.040-1: “Transportation, Communication, and Utility Uses”. All other provisions of Chapter 17.13 shall remain in effect without amendment.

**Section 3-4** – Chapter 17.15 – “Residential Districts” shall be amended by deleting the ~~struck through~~ text and adding the underlined text as shown in Exhibit 'D'. The amendments occur in the Residence or Accommodation Uses and the Transportation, Communication, and Utility Uses portion of SMC Table 17.15.040-1: “Residential Districts Use Table”. All other provisions of Chapter 17.15 shall remain in effect without amendment.

**Section 4-5** – Chapter 17.25 – “Trade Districts” shall be amended by deleting the ~~struck through~~ text and adding the underlined text as shown in Exhibit 'E'. The amendments occur in the Residence or Accommodation Uses and the Transportation, Communication, and Utility Uses portion of SMC Table 17.25.040-1: “Trade Districts Use Table”. All other provisions of Chapter 17.25 shall remain in effect without amendment.

**Section 5-6** – Chapter 17.35 – “Public Districts” shall be amended by deleting the ~~struck through~~ text and adding the underlined text as shown in Exhibit 'F'. The amendments occur in the Transportation, Communication, and Utility Uses portion of SMC Table 17.15.040-1: “Residential Districts Use Table”, ~~and~~ in the Minimum Setbacks columns of SMC Table 17.35.060 – 1: Public Dimensional Standards, and in subsection A of SMC 17.35.130 – Public Districts Parking and Loading. All other provisions of Chapter 17.15 shall remain in effect without amendment.

**Section 6-7** – This ordinance affects the Stevenson Comprehensive Plan and Title 17 of the Stevenson Municipal Code only insofar as set forth herein. All other provisions of

the Stevenson Comprehensive Plan and Title 17 shall remain in full force and effect, and that where the provisions of this ordinance are the same as the provisions they replace, the provisions of this ordinance shall be interpreted as a continuation of those previous provisions and not as a new enactment.

**Section 7.8** – If any section, subsection, sentence, clause, phrase, or other portion of this Ordinance, or its application to any person, is, for any reason, declared invalid, in whole or in part by any court or agency of competent jurisdiction, said decision shall not affect the validity of the remaining portions hereof.

Passed by a vote of \_\_\_\_\_ at the City Council meeting of \_\_\_\_\_, 2022.

SIGNED:

ATTEST:

\_\_\_\_\_  
Scott Anderson  
Mayor of Stevenson

\_\_\_\_\_  
Leana Kinley  
Clerk/Treasurer

APPROVED AS TO FORM:

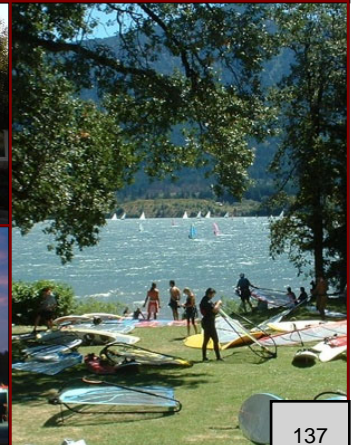
\_\_\_\_\_  
Kenneth B. Woodrich  
City Attorney



# STEVENSON COMPREHENSIVE PLAN

APRIL 7, 2013

AS AMENDED THROUGH MAY 2022



# Stevenson Comprehensive Plan

## City of Stevenson, Washington

Month, Year April 2013  
As amended through May 2022

Prepared by:



**Stevenson Planning Department**  
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With the Assistance of:

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Ken Woodrich, City Attorney

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### City Staff

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## Record of Changes

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

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





### *Natural/Scenic Beauty*

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



Photo Credit: Yamhill County EDC

### *Healthy Economy*

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

### *Active Waterfront*

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

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

## **Direction for the Future**

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

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



Photo Credit: Joann Gorman



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

### ***Strategic Plans***

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

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

### ***Agency Plans***

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

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





### ***Private Plans***

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

## **How will the City Carry Out the Plan?**

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



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



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
<b>Goal 2– Urban Development</b>								
2.15– Minimize the impacts of abutting conflicting land uses by subjecting the more intensive land use or the site being developed to special site development standards.						Planning		Ongoing
<a href="#">2.16- Establish a Shoreline Master Management Program consistent with the Shoreline Management Act.</a>	<a href="#">2.16-1– Review all proposals for shoreline use for compatibility with the Shoreline Master Management Program.</a> <a href="#">2.16-2– Promote healthy and visually attractive shoreline environments.</a> <a href="#">2.16-3– Review land use policies to ensure consistency with the Shoreline Master Management Program.</a>					Planning	<a href="#">CGIC, County, Port, Property Owners</a>	<a href="#">Ongoing</a>



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



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



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


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





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



## Appendix B– Glossary of Terms

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

### *Abbreviations & Acronyms*

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

### *Words & Phrases*

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



*Words & Phrases, Continued*

**Planning Period**— 2013 through 2032.

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

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

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

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

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

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

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

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

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

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



## APPENDIX E–Implementation & Monitoring

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

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



**Short-Term Priorities**

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

**Mid-Range Priorities**

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



**Mid-Range Priorities, Continued**

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

**Long-Term Priorities**

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



## APPENDIX F–Policies Dropped from Consideration

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

### Dropped Policies

#### GOAL 1

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

#### GOAL 2

Manage major drainageways, wetlands, and flood plains for the benefit of the community. <b>(2.1-1a)</b>	Manage ecologically and scientifically significant areas for the benefit of the community. <b>(2.1-1d)</b>
Prohibit building on flood plains of major drainageways except in accordance with adopted regulations. <b>(2.2-2-6)</b>	Manage lands with significant native vegetation for the benefit of the community. <b>(2.1-1c)</b>
Map major drainageways. <b>(2.2-2-1)</b>	Manage lands that provide community identity and act as buffers for the benefit of the community. <b>(2.1-1f)</b>
Consider the value of agricultural and forest lands as open space and other less intense uses before approving any change in land use. <b>(2.3-2)</b>	Consider lands that are not suitable for forest or agricultural uses as developable if they meet other development criteria. <b>(2.3-3)</b>
Contain future urban development within the limits of the urban growth boundary. <b>(4.2-1)</b>	Use parks and open space to shape and delineate urban development. <b>(3.4.1-2)</b>



**Dropped Policies**

**GOAL 4A**

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

**GOAL 5**

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

**GOAL 6**

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

**GOAL 6, Continued**





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

**GOAL 7**

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

**Dropped Policies**

**GOAL 7, Continued**

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

**GOAL 8**

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

**GOAL 9**

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

**Chapter 17.10 - DEFINITIONS**

**17.10.729—Shoreline Management Program (SMP)**

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

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**Chapter 17.13 – Use Classifications and Descriptions**

**SMC 17.13.010 -Residence or Accommodation Uses**

Residence or accommodation land uses are classified together based on the presence of a dwelling unit, the provision of temporary accommodations, and/or a specific preemption of Stevenson's local authority. The residence or accommodation uses considered by the Stevenson Zoning Code appear in Table 17.13.010-1.

<b>Table 17.13.010-1 Residence or Accommodation Uses</b>		
<b>Use</b>	<b>Description</b>	<b>Reference</b>
8. Miscellaneous Incidental Uses		
a. Residential Outbuilding	An accessory building that is detached from another residential use on the same lot. Residential outbuildings include carports, garages for the storage of noncommercial vehicles, greenhouses, storage buildings, and the like, but do not include patios or play structures.	
<del>b. Garage or storage building for the parking of commercial vehicles</del>		
<del>c. Swimming pool, spa or hot tub, and associated equipment</del>		
<del>d. Buildings and uses related to, and commonly associated with a mobile home park such as a recreation area, laundry, facility office, and meeting rooms</del>		

**SMC 17.13.040 -Transportation, Communication, Information, and Utility Uses**

Transportation, Communication, Information, and Utility land uses are essential to the production, processing, distribution, treatment and/or collection of passengers, cargo, information, wastes or utilities. The Transportation, Communication, Information, and Utility uses considered by the Stevenson Zoning Code appear in Table 17.13.040-1.

<b>Table 17.13.040-1 Transportation, Communication, and Utility Uses</b>		
<b>Use</b>	<b>Description</b>	<b>Reference</b>
1. Railroad Facility	<u>An establishment providing passenger and/or freight transportation by rail or support facilities for the rail line itself (e.g., ticket office, waiting room, loading terminals, turn-tables, rail/street crossing equipment, electrical equipment, etc.).</u>	
<del>2. Railroad Facilities including Ticket Office/Waiting Room</del>		

Exhibit C- Amendment to SMC 17.13

<p><del>32.</del> Public Transportation Stops and Shelters</p>		
<p><del>43.</del> <u>Boating Facility or Overwater Structure</u><del>Pier or Deck</del></p>	<p><u>A use identified in the Shoreline Management Program which 1) serves an important role in providing recreational access to waterbodies, 2) brings tourists to the City, or 3) has the potential to generate economic development in conjunction with port and shipping activity.</u>  <u>This category's reliance on the SMP embraces over-water residences, floating homes, and liveboard vessels despite the residential aspects of such uses. For the purposes of the Zoning Code, Boating Facility or Overwater Structure uses may be distinguished by whether they serve motorized or nonmotorized watercraft (e.g., rowboats, kayaks, sailboards, watercraft pulled as part of a cable pull system with onshore, stationary motors not directly attached to the watercraft, etc.).</u></p>	<p><u>SMC 18.08</u></p>
<p><del>5.</del> Commercial/Industrial Watercraft Facility</p>		
<p><del>6.</del> Marina or Boat Launch Facility</p>		
<p><del>7.</del> Public and Private Docks and Piers, Motorized Watercraft, Floats, Boathouses</p>		
<p><del>8.</del> Watercraft</p>		
<p><del>9.</del> Rowboats, canoes, kayaks, sailboards, paddleboats and other nonmotorized watercraft, but not including houseboats.</p>		
<p><del>4.</del> <u>Parking Facility</u></p>	<p><u>Any lot, structure, building, or area designed, intended or used for the parking or storage of a motor vehicle, equipment or other machinery. Parking Facilities are distinguished based on the type of motor vehicle parked or stored and the user of such motor vehicle. Curbside or on-street parking is not considered a land use within this use category.</u></p>	
<p><del>10.</del> <u>Parking Lot or Parking Structure not used in conjunction with a principal use</u></p>		
<p><u>a. Public Parking</u></p>	<p><u>Any Parking Facility not associated with the instant principal use on the property and which is available to passenger vehicles of the general public (e.g., park-and-rides, municipal parking lot, etc.). Public Parking may be operated by a municipal, non-profit, or for-profit entity and with or without payment by the motor vehicle operator.</u></p>	

Exhibit C- Amendment to SMC 17.13

<p><del>b. Accessory Parking</del> <del>11. Private garage or parking area for noncommercial vehicles</del></p>	<p><u>Any Parking Facility associated with the instant principal use on the property (e.g., resident parking for a Dwelling, customer parking for Retail, fleet parking for a Public Works Facility, etc.).</u></p>	
<p><del>c. Non-Accessory Parking</del></p>	<p><u>Any Parking Facility not associated with the instant principal use on the property and which is not Public Parking (e.g., facilities for valet parking or long-term parking, the parking of commercial motor vehicles, equipment, or other machinery on a residential property, etc.).</u></p>	
<p><del>125. Utility or Communication Facility</del></p>	<p>Any <del>manned</del><u>staffed</u> or <del>unmanned</del><u>unstaffed</u> location designed for the transmission, distribution, collection, treatment, and/or routing of water, wastewater, gas, electrical power, wired telecommunications or similar commodities or wastes. This category generally includes substations, transfer stations, pump stations, lift stations, booster pumps, reservoirs, switchboards, and storage facilities. This category generally excludes a Wireless Telecommunications Facility, storm water ponds, overhead elements and cables, underground cables, pipelines, vaults and the like.</p>	
<p><del>136. Wireless Telecommunications Facility</del></p>	<p>Any <del>manned</del><u>staffed</u> or <del>unmanned</del><u>unstaffed</u> location designed or used for the transmission and/or reception of radio frequencies or other wireless communications. The term includes, but is not limited to, antennas, towers, poles, other support structures, cables, equipment cabinets, and associated and appurtenant facilities designed or used to facilitate telecommunications.</p>	<p>CFR Title 47, SMC 17.36, SMC 17.39.170, SMC 17.40.170</p>
<p>a. Minor Wireless Telecommunications Facility</p>	<p>Any of the following facilities or activities:</p> <ol style="list-style-type: none"> <li>1. Building-mounted panel antennas not projecting above the surrounding roofline.</li> <li>2. Building-mounted whip antennas not exceeding 2 inches in diameter.</li> <li>3. Dish antennas not exceeding one meter in diameter when located in residential areas or 2 meters in diameter when located in non-residential areas. For the purposes of this category, residential areas means any area within 300 feet of 5 or more dwelling units.</li> <li>4. Carriers-on-wheels placed for a period not to exceed 30 days.</li> <li>5. Support equipment located entirely within a building.</li> <li>&gt;6. Additional facilities not specifically mentioned above provided; that, the planning commission, by interpretation, determines such equipment is in keeping with this category.</li> </ol>	
<p>b. Intermediate Wireless</p>	<p>Any of the following facilities or activities:</p>	

<p>Telecommunications Facility</p>	<ol style="list-style-type: none"> <li>1. Building-mounted panel antennas projecting above the surrounding roofline and not exceeding the allowable building height in the underlying zoning district.</li> <li>2. Building-mounted whip antennas exceeding 2 inches in diameter and which do not exceed 110% of the allowable building height in the underlying zoning district.</li> <li>3. Self-supported lattice towers or monopoles not exceeding the allowable building height in the underlying zoning district.</li> <li>4. Dish antennas between one and 2 meters in diameter located in residential areas. For the purposes of this category, residential areas means any area within 300 feet of 5 or more dwelling units.</li> <li>5. Carriers-on-wheels placed for a period to exceed 30 days.</li> <li>6. Collocation of antennas on existing support structures provided no increase in support structure height is proposed.</li> <li>7. Modification of antennas previously approved by the planning commission or administrator, provided that the modification does not increase support structure height or exceed 5% of the approved antenna area.</li> <li>8. Support equipment not located entirely within a building.</li> <li>9. Additional facilities not specifically mentioned above; provided, that the planning commission, by interpretation, determines such equipment is in keeping with this category.</li> </ol>	
<p>c. Major Wireless Telecommunications Facility</p>	<p>Any of the following facilities or activities:</p> <ol style="list-style-type: none"> <li>1. Building-mounted panel antennas exceeding the allowable building height in the underlying zoning district.</li> <li>2. Building-mounted whip antennas exceeding 2 inches in diameter and exceeding 110% of the allowable building height in the underlying zoning district.</li> <li>3. Self-supported lattice towers or monopoles exceeding the allowable building height in the underlying zoning district and less than 120 feet in height.</li> <li>4. Collocation on, or modification of, facilities which result in increased support structure height or increased antenna areas exceeding 5% of the approved area.</li> <li>5. Any facility which is required to have artificial lighting by the FAA.</li> <li>6. Additional facilities not specifically mentioned above; provided, that the planning commission, by interpretation, determines such equipment is in keeping with this category.</li> </ol>	

Exhibit C- Amendment to SMC 17.13

<del>147.</del> Wind Power Generation Facility	Any location designed or used for the generation of electrical or mechanical power from movement of natural wind. The term includes, but is not limited to, blades, towers, poles, other support structures, utility lines, equipment cabinets, and associated and appurtenant facilities designed or used to facilitate power generation.	SMC 17.36, SMC17.39.165
a. Minor Wind Power Generation Facility	Any wind power generation facility 70 feet in height or less.	
b. Major Wind Power Generation Facility	Any wind power generation facility 120 feet in height or less and exceeding 70 feet in height. This category includes any facility higher than 120 feet; provided, that such facility is proposed to be located on BPA transmission towers existing at the time an application is submitted. Because of their visual impact, nothing in this title shall be interpreted to include towers larger than 150 feet in height within this category.	
<del>158.</del> <u>County, City or state public works Works facility; support buildings and structures, shops and yards</u>	<u>An establishment operated by the City, County, State, or other municipal agency and intended to assist with the construction and/or maintenance of public transportation, communication, information, and utility systems.</u> <u>Public Works Facility includes principal buildings, support buildings and structures, shops, yards, etc.</u>	
<del>16.</del> <u>Building additions to county or city public works facilities that would increase gross floor area by more than 500 square feet or lot coverage by more than 20%</u>		
<del>179.</del> Hazardous Waste Storage	The holding of dangerous waste for a temporary period as regulated by State Dangerous Waste Regulations WAC Chapter 173-303.	RCW 70.105, WAC 173-303, SMC 17.10.320.
<del>1810.</del> On-Site Hazardous Waste Treatment and Storage Facility	Those treatment and storage facilities which treat and store hazardous wastes generated on the same geographically contiguous or bordering property.	RCW 70.105, WAC 173-303, SMC 17.10.320.

**Chapter 17.15 - RESIDENTIAL DISTRICTS**

<b>Table 17.15.040-1 Residential Districts Use Table</b>					
<b>Use</b>	<b>R1</b>	<b>R2</b>	<b>R3</b>	<b>MHR</b>	<b>SR</b>
<b>Residence or Accommodation Uses</b>					
Dwelling					
Single-Family Detached Dwelling	P	P	P	P	P
Mobile Home	X	X	X	P	X
Travel Trailer	--	<del>X</del>	--	X	--
Accessory Dwelling Unit (SMC 17.40.040)	A	--	--	--	A
Multi-Family Dwelling	C <sup>1</sup>	P	P	C <sup>1</sup>	C <sup>1</sup>
Temporary Emergency, Construction or Repair Residence	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	--	C <sup>2</sup>
Townhome (SMC 17.38.085)	--	C <sup>8</sup>	P	--	--
Renting of no more than 2 rooms, rented by the month or longer, provided the parking requirements of SMC 17.42 are met.	A	A	A	A	A
Boarding House	C	C	C	--	C
Residential Care					
Adult Family Home	P	P	P	P	P
Assisted Living Facility	--	--	C	--	C
Nursing Home	--	--	C	--	--
Overnight Lodging					
Vacation Rental Home	P	P	P	P	P
Bed & Breakfast	C	C	P	C	C
Hostel	C	C	P	C	C
Hotel	X	X	C	X	C
Campground	X	X	X	C	C
Dormitory facility related to a public, private or parochial school	C	C	C	--	C
Miscellaneous Incidental Uses					
Residential Outbuilding	A/C <sup>3,4</sup>	A/C <sup>3,4</sup>	A/C <sup>4</sup>	A/C <sup>3,4</sup>	A/C <sup>3</sup>
<del>Garage or storage building for the parking of commercial vehicles</del>	<del>--</del>	<del>--</del>	<del>--</del>	<del>--</del>	<del>C</del>
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	--
<b>Transportation, Communication, and <del>Utilities-Utility</del> Uses</b>					
Public Transportation Stops and Shelters	--	--	--	--	C
<u>Boating Facility or Overwater Structure<sup>9</sup></u>	<u>See SMP.</u>				
<u>Parking Facility</u>					



Exhibit D- Amendment to SMC 17.15

<u>Accessory Parking</u>	A	A	A	A	A
<u>Non-Accessory Parking</u>	--	--	--	--	C
Utility or Communication Facility	C	C	C	C <sup>5</sup>	C
Wireless Telecommunications Facility <sup>6</sup>					
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 Facility (SMC 17.39.170)	C	--	--	--	C
Wind Power Generation Facility <sup>6</sup>					
Minor Wind Power Generation Facility (SMC 17.39.165)	C	C	C	C	C
Hazardous Waste Storage	C	C	C	C	C

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.

9- See SMC 18.08 and the Shoreline Master Plan for use allowances related to this use category.

**Chapter 17.25 - TRADE DISTRICTS**

<b>Table 17.25.040-1 Trade Districts Use Table</b>			
<b>Use</b>	<b>CR</b>	<b>C1</b>	<b>M1</b>
<b>Residence or Accommodation Uses</b>			
Dwelling			
Single-Family Detached Dwelling	X	X	X
Multi-Family Dwelling	C1	P	--
Temporary Emergency, Construction or Repair Residence	--	C2	--
Townhome	C <sup>14</sup>	P <sup>14</sup>	--
Legacy Home	--	P	--
Boarding House	--	P	--
Residential Care			
Adult Family Home	--	P	--
Assisted Living Facility	--	P	--
Nursing Home	--	C	--
Overnight Lodging			
Vacation Rental Home	C	P	X
Bed & Breakfast	P	P	X
Hostel	P	P	X
Hotel	P	P	X
Campground	P	C	C
<u>Miscellaneous Incidental Uses</u>			
<u>Residential Outbuilding</u>	--	A	--
<b>Transportation, Communication, and <del>Utilities-Utility</del> Uses</b>			
Railroad Facility	--	<del>C</del>	P
<del>Railroad Facilities including Ticket Office/Waiting Room</del>	<del>--</del>	<del>C</del>	<del>--</del>
<del>Boating Facility or Overwater Structure<sup>15</sup></del>	<del>See SMP.</del>		
<del>Pier or Dock</del>	<del>--</del>	<del>C</del>	<del>P</del>
<del>Commercial/Industrial Watercraft Facility</del>	<del>--</del>	<del>--</del>	<del>P</del>
<del>Watercraft</del>	<del>--</del>	<del>C</del>	<del>--</del>
<u>Parking Facility</u>			
<u>Public Parking</u>	--	C	--
<u>Accessory Parking</u>	A	A	A
<u>Non-Accessory Parking</u>	--	C	C
<del>Parking Lot or Parking Structure not used in conjunction with a principal use</del>	<del>--</del>	<del>C</del>	<del>C</del>
<del>Private garage or parking area for noncommercial vehicles</del>	<del>--</del>	<del>A</del>	<del>--</del>
Utility or Communication Facility	C	C <sup>8</sup>	P/C <sup>9</sup>

Exhibit E- Amendment to SMC 17.25

Wireless Telecommunications Facility <sup>9</sup>			
Minor Wireless Telecommunications Facility	P	P	P
Intermediate Wireless Telecommunications Facility (SMC 17.39.170)	C	C	C
Major Wireless Telecommunications Facility (SMC 17.39.170)	C	--	--
Wind Power Generation Facility <sup>10</sup>			
Minor Wind Power Generation Facility (SMC 17.39.165)	C	C	C
On-Site Hazardous Waste Treatment and Storage Facility	A	C	A

1-Multi-family dwellings in the CR district are subject to review according to the density and parking requirements of the R3 multi-family residential district.

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

3-Vehicle repair is subject to the following performance standards: 1) No repair work shall be conducted outside a fully enclosed building; and 2) vehicles shall not be parked or stored overnight unless inside a fully enclosed building.

4-Truck, trailer or equipment rental operations in the C1 district shall be conducted only inside a fully enclosed building.

5-The activity shall be an integral part of, or subordinate to, an on-premises principal use.

6-All activities except for conditionally approved outdoor storage, and except for the short term parking of vehicles, (less than 24 hours), shall be conducted wholly within an enclosed building.

7-Materials or vehicles being stored shall be screened from view from public roads and from nearby residential uses.

8-Despite the general exclusion of overhead elements from this use category, any utility or communication facility in the C1 district with an overhead element greater than 50 feet is considered a conditional use.

9-Despite the general exclusion of overhead elements from this use category, any utility or communication facility in the M1 district with an overhead element greater than 35 feet is considered a conditional use.

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

11-The only farm animals intended to be allowed in the CR district are animals kept for the sole purpose of providing recreational horse, pony, mule and donkey rides.

12-Specialty retail shops in the CR District must be associated with a principal use permitted outright in the district.

13-Offices that are an integral part of the on-premises principal use do not require a conditional use permit.

14-Townhomes in the CR and C1 District must comply with SMC 17.38.085. 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.

[15-See SMC 18.08 and the Shoreline Master Plan for use allowances related to this use category.](#)

**Chapter 17.35 - PUBLIC DISTRICTS**

<b>Table 17.35.040-1 Public Districts Use Table</b>		
<b>Use</b>	<b>PR</b>	<b>ED</b>
<b>Transportation, Communication, and <del>Utilities-Utility</del> Uses</b>		
Public Transportation Stops or Shelter	--	A
<u>Boating Facility or Overwater Structure<sup>7</sup></u>	<u>See SMP.</u>	
<del>Marina or Boatlaunch Facility</del>	P	--
<del>Public and private docks and piers, motorized watercraft, floats, boathouses</del>	C	--
<del>Rowboats, canoes kayaks, sailboards, paddleboats and other nonmotorized watercraft, but not including houseboats.</del>	P	--
<u>Parking Facility</u>		
<u>Accessory Parking</u>	A	A
<u>Utility or Communication Facility</u>	P	--
Wireless Telecommunications Facility <sup>2</sup>		
Minor Wireless Telecommunications Facility	P	P
Intermediate Wireless Telecommunications Facility (SMC 17.39.170)	C	C
Major Wireless Telecommunications Facility (SMC 17.39.170)	C	--
Wind Power Generation Facility <sup>2</sup>		
Minor Wind Power Generation Facility (SMC 17.39.165)	C	C
<del>Public Works FacilityCounty, City or state public works facility, support buildings and structures, shops and yards</del>	P <sup>8</sup>	--
<del>Building additions to county or city public works facilities that would increase gross floor area by more than 500 square feet or lot coverage by more than 20%</del>	C	--
Hazardous Waste Storage	--	C

1-Vehicle Repair is subject to the following performance standards; 1) No repair work shall be conducted outside a fully enclosed building; and 2) vehicles shall not be parked or stored overnight unless inside a fully enclosed building.

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

3-Animals uses in the PR District are not subject to the performance standards of SMC 17.40.095.

4-In granting a conditional use request for farm animals in the ED District, the Planning Commission shall find, at a minimum, that the proposal is compliant with the performance standards in SMC 17.40.095.

5-Overnight camping as authorized by Skamania County for seasonal county fairground use is permitted. All other campgrounds in the PR District are conditional uses.

6-Replacement or expansion of any Public Assembly use existing in an ED District as of July 17th, 2014 is allowed as an accessory use. Only new Public Assembly uses are required to obtain a Conditional Use Permit. 5-The activity shall be an integral part of, or subordinate to, an on-premises principal use.

7- See SMC 18.08 and the Shoreline Master Plan for use allowances related to this use category.

8-Building additions to a Public Works Facility increasing gross floor area by more than 500 square feet or lot coverage by more than 20% require a conditional use permit.

**17.35.060 - Residential dimensional standards.**

<b>Table 17.35.060-1: Public Dimensional Standards</b>	
	<b>Minimum Setbacks</b>

Exhibit F- Amendment to SMC 17.35

District	Maximum Height of Building	Front	Side, Interior	Side, Street	Rear, Interior Lot	Rear, Through Lot
PR	35 ft	<del>25 ft</del> 10 ft <sup>2,3,4</sup>	10 ft	10 ft <sup>3,4</sup>	10 ft	--
ED	50 ft <sup>1</sup>	25 ft <sup>2</sup>	10 ft <sup>2</sup>	10 ft <sup>2,3</sup>	10 ft <sup>2</sup>	--

1-A greater height may be allowed by the Planning Commission; provided it does not interfere with the views of a substantial number of upland properties which are presently residential or have a potential for residential development and there is an overriding public interest in allowing a greater height. For each 10 foot increase in height that is allowed, there shall be an additional setback or stepback of fifteen feet from any property line.

2—Except in Zone Transition Areas where the minimum setback shall be the same as the requirement of any adjoining, more restrictive district.

3- See also the minimum driveway length in SMC 17.35.130.A.6.

4- However, no structure shall be located within a pedestrian visibility area [SMC 17.10.632].

**17.35.130—Public Districts Parking and Loading**

A. PR Parking and Loading.

1. Off-street parking shall be provided in accordance with the requirements of SMC 17.42 Parking and Loading Standards.

2. Required parking shall be located on the same lot as the use it serves.

3. Parking areas, aisles and access drives shall be constructed with a dust-free, all weather surface of a strength adequate for the traffic expected.

4. Parking areas shall have adequate slope and drainage.

5. Each parking space shall have a net area of at least 160 square feet exclusive of access drives and aisles.

a. If determined on a gross area basis, 300 square feet shall be allowed per vehicle.

6. 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 [See Figure SMC 17.38.085-1 Driveway Length Illustration].



# 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: Stevenson City Council  
From: Leana Kinley, City Administrator  
RE: ADU Billing Discrepancy – Waiving Back-billing  
Meeting Date: April 21, 2022

## **Executive Summary:**

The City of Stevenson is reviewing permitted ADUs against their utility account to determine whether system development charges were paid and if they are being billed for the appropriate number of dwelling units. In the process there are currently eight properties identified as having only been billed for one unit when they should be billed for two. According to RCW 4.16.040, the city can back bill, collect on accounts receivable, for up to six years. This would compound the economic struggles of residents trying to survive during COVID. The accounts have been corrected and steps have been taken to prevent the issue from happening in the future. Staff continues to review the records and there may be more requests coming forward for waiver.

## **Overview of Items:**

From 2014 to present there have been several accessory dwelling units permitted in which they were not billed for any system development charges nor any additional base fees as required by our municipal code. Since there is a six-year statute of limitations, some of the system development charges cannot be billed. Most of the balances below are for back-billing of the monthly utility fees.

There are four customers requesting their back-billing be waived due to the economic impact COVID has had on their finances. The Attorney General's opinion in the attached document allows the forgiveness in this instance as it provides cash assistance to those who "...are struggling financially because of the COVID-19 crisis..."

- Chris Combs, 533 NE Major Street, \$957.88
- Elizabeth Galloway, 1030 SW Ryan Allen Road, \$5,371.65
- Steve Schwartz, 320 NE Wisteria Way, \$5,582.28
- Svetlana Heinze, 293 NE Lutheran Church Road, \$1,374.04

The City is updating our process for permit processing and customer billing to close these gaps. Staff will continue the review and may bring forward additional requests as they come in.

## **Action Needed:**

Approve waiving the back-billing in relation to incorrectly billed Accessory Dwelling Units for the customers listed above for a total amount of \$13,285.85.



**Bob Ferguson**  
**ATTORNEY GENERAL OF WASHINGTON**

**MEMORANDUM**

DATE: April 6, 2020

TO: Local Governments in Washington

FROM: The Attorney General's Office

SUBJECT: **Legality of Options for Supporting Small Businesses and Low-Income Individuals During a Public Health Crisis**

**I. INTRODUCTION**

Washington State and the nation are in the midst of a public health and economic crisis related to COVID-19. The Governor recently ordered all non-essential businesses generally to cease operations. The Governor also ordered all people in Washington State to stay home, with limited exceptions. In the midst of this unprecedented crisis, our office has heard from many local governments looking for ways to help the residents and businesses in their communities.

Several local governments have contacted our office to seek guidance about their aid efforts. Our office recently published general guidance that constitutional restrictions on use of public funds should not be an impediment to local efforts to combat COVID-19, as local government expenditures made in furtherance of the effort to combat the virus further fundamental public purposes, such as protecting public health and welfare.

This memorandum follows up on that general guidance by evaluating two potential initiatives some are considering to assist low-income residents and small businesses affected by the crisis. The first initiative would provide cash assistance to low-income individuals who lost their jobs due to COVID-19, or who are struggling financially as a result. The second initiative would provide grants or loans to small businesses struggling to survive the closure of their businesses. The stated goal of the initiatives is to ensure compliance with public health guidelines and to prevent economic hardship in the region.

We conclude that cash grants can be provided to low-income individuals consistent with our state constitution's restriction on gifts of public funds. We also conclude that grants or loans can likely be provided to impacted small businesses, so long as reasonable safeguards are in place to prevent fraud or abuse.

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## II. ISSUES

1. Under article VIII, section 7 of the state constitution, may a local government provide cash assistance to low-income individuals who have lost their jobs or are struggling financially due to COVID-19?
2. Under article VIII, section 7 of the state constitution, may a local government provide grants or loans to small businesses struggling with the State-ordered closure of their businesses?

## III. SHORT ANSWERS

1. Yes. Article VIII, section 7 of the state constitution allows local governments to give money to provide necessary support for the “poor.” Temporary cash assistance to low-income individuals who have lost their jobs or are struggling financially would fit in this category. More broadly, when government carries out its fundamental purposes with public funds, it does not violate article VIII, section 7. Preserving public health and promoting public welfare are fundamental purposes of government. Temporary financial assistance for low-income residents during a public health crisis advances public welfare, so a court would likely not consider it to be an unconstitutional gift.
2. Probably, with sufficient safeguards in place. Given the unprecedented health crisis that Washington faces, loans or grants are likely permissible if a local government can establish a clear nexus between such programs and either protecting the local economy or promoting compliance with public health guidelines.

## IV. FACTUAL BACKGROUND

### A. The Governor Ordered People to Stay Home and Non-Essential Businesses to Close to Limit the Spread of COVID-19

Washington State faces an unprecedented public health and economic crisis related to COVID-19. On January 21, 2020, the Centers for Disease Control and Prevention (CDC) and the Washington State Department of Health announced the first case of COVID-19 in the State. *See* 2019 Novel Coronavirus Outbreak (COVID-19), <https://www.doh.wa.gov/Emergencies/Coronavirus> (last visited April 6, 2020). Since then, the virus has spread rapidly throughout the State. As of April 4, 2020, the State Department of Health has documented 7,984 cases and 338 deaths. *Id.*

The Governor has acted to limit the spread of COVID-19. Most relevant here, on March 23, 2020, the Governor issued the Stay Home – Stay Healthy Proclamation 20-25. *See* Proclamation



ATTORNEY GENERAL OF WASHINGTON

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by the Governor Amending Proclamation 20-05. The proclamation described the virus's impact on public health and the economy: "the worldwide COVID-19 pandemic and its progression in Washington State continues to threaten the life and health of our people as well as the economy of Washington State, and remains a public disaster affecting life, health, property or the public peace." *Id.* at 1. The proclamation also described the challenges faced by the state's health care system: "models predict that many hospitals in Washington State will reach capacity or become overwhelmed with COVID-19 patients within the next several weeks unless we substantially slow down the spread of COVID-19 throughout the state." *Id.*

To slow the spread of COVID-19, the Governor ordered people to stop leaving their homes, with limited exceptions, and he ordered non-essential businesses to close:

**All people in Washington State shall immediately cease leaving their home or place of residence except: (1) to conduct or participate in essential activities, and/or (2) for employment in essential business services.** This prohibition shall remain in effect until midnight on April 6, 2020, unless extended beyond that date.

.....

**Effective midnight on March 25, 2020, all non-essential businesses in Washington State shall cease operations except for performing basic minimum operations. All essential businesses are encouraged to remain open and maintain operations, but must establish and implement social distancing and sanitation measures established by the United States Department of Labor or the Washington State Department of Health Guidelines.** This prohibition shall remain in effect until midnight on April 8, 2020, unless extended beyond that date.

Proclamation by the Governor Amending Proclamation 20-05 at 3, 4. The Governor has since extended all provisions in this order through May 4, 2020. Proclamation by the Governor Amending Proclamations 20-05 and 20-25 at 2.

COVID-19 is also causing devastating economic effects in Washington and nationwide. During the two weeks from March 15 to March 28, Washingtonians filed 310,937 new claims for unemployment benefits. <https://www.esd.wa.gov/newsroom/news-releases?ReleaseYear=All> (last visited April 6, 2020). Across the nation, workers filed nearly ten million initial unemployment claims from March 15 to March 28. See <https://www.dol.gov/ui/data.pdf> (last visited April 6, 2020) Many small businesses in Washington have already announced plans to close permanently.

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**B. State and Local Governments Are Looking for Ways to Combat the COVID-19 Pandemic**

In recent weeks, our office has received a number of inquiries related to steps state agencies and local governments can take to combat the COVID-19 pandemic and its economic consequences. Our office recently published general guidance on these inquiries. *See* Guidance on Analyzing Issues Related to Gifts of Public Funds During the COVID-19 Pandemic (March 17, 2020), available at [http://mrsc.org/getmedia/37fa7cc7-fb7f-4dc4-88d4-4ad6a8887318/w3agcorona\\_gopf.pdf.aspx](http://mrsc.org/getmedia/37fa7cc7-fb7f-4dc4-88d4-4ad6a8887318/w3agcorona_gopf.pdf.aspx). This memo analyzes two specific ideas some local governments are considering to further ameliorate the effects of the crisis: (i) providing cash assistance to low-income individuals who have become unemployed or are otherwise struggling financially due to COVID-19, and (ii) providing government grants to small businesses that are struggling with government-ordered shut downs.

**V. ANALYSIS**

**A. Background Principles Related to Gifts of Public Funds Under Washington’s Constitution**

Before addressing the specific policies at issue, this memorandum briefly summarizes the constitutional limits on local governments’ ability to give or loan money to individuals or companies. Article VIII, section 7 of the state constitution reads:

No county, city, town or other municipal corporation shall hereafter give any money, or property, or loan its money, or credit to or in aid of any individual, association, company or corporation, except for the necessary support of the poor and infirm, or become directly or indirectly the owner of any stock in or bonds of any association, company or corporation.<sup>1</sup>

Const. art. VIII, § 7.

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<sup>1</sup> The state constitution places similar limits on the State’s use of its “credit.” *See* Const. art. VIII, § 5. “The credit of the state shall not, in any manner be given or loaned to, or in aid of, any individual, association, company or corporation.” *Id.* Because the present inquiry is from a local government, article VIII, section 7 applies, although courts interpret the two provisions “identically.” *See Citizens for Clean Air v. City of Spokane*, 114 Wn.2d 20, 39 n. 8, 785 P.2d 447 (1990).

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Our Supreme Court has recognized that when the constitutional convention adopted article VIII, section 5, the related provision that limits the state’s lending of credit, it did not intend to hinder state government from carrying out its “essential function to secure the health and welfare of the state’s citizens.” *See Wash. State Hous. Fin. Comm’n v. O’Brien*, 100 Wn.2d 491, 495, 671 P.2d 247 (1983). The purpose of article VIII, sections 5 and 7 is “to prevent state funds from being used to benefit private interests where the public interest is not primarily served.” *Wash. Pub. Ports Ass’n v. Dep’t of Revenue*, 148 Wn.2d 637, 653, 62 P.3d 462 (2003) (quoting *Japan Line, Ltd. v. McCaffree*, 88 Wn.2d 93, 98, 558 P.2d 211 (1977)). A government’s use of public funds is presumed constitutional, and the burden of overcoming that presumption lies with the individual making the challenge. *City of Tacoma v. Taxpayers of Tacoma*, 108 Wn.2d 679, 702, 743 P.2d 793 (1987).

Washington courts “use a two-pronged analysis to determine whether a gift of public funds has occurred.” *In re Recall of Burnham*, 194 Wn.2d 68, 77, 448 P.3d 747 (2019). First, the court asks whether the funds were expended “to carry out a fundamental purpose of the government.” *Id.* If the answer to that question is yes, the analysis ends, and there is no gift of public funds. *Id.*; *CLEAN v. State*, 130 Wn.2d 782, 797-98, 928 P.2d 1054 (1996). If the answer to that question is no, the court asks whether the funds were given with donative intent, and what the public received in exchange (also called “consideration”). *CLEAN*, 130 Wn.2d at 797-98. The consideration that the public receives is the “key factor.” *City of Tacoma*, 108 Wn.2d at 703 (quoting *Adams v. Univ. of Wash.*, 106 Wn.2d 312, 327, 722 P.2d 74 (1986)). Unless there is a proof of donative intent or a grossly inadequate return, courts do not inquire into the adequacy of consideration. *City of Tacoma*, 108 Wn.2d at 703.

State courts have not offered a complete list or definition of what constitutes a “fundamental purpose” of government. However, case law applying article VIII, sections 5 and 7 of the state constitution provides several examples. Fundamental purposes of government include collecting taxes, furthering higher education, acquiring real property, controlling floods, enforcing child support obligations, disposing of solid waste, providing and administering workers’ compensation, and obtaining and defending guardians ad litem.<sup>2</sup> In contrast, building baseball

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<sup>2</sup> *In re Burnham*, 194 Wn.2d at 77 (acquire real property); *Washington Pub. Ports Ass’n*, 148 Wn.2d at 653 (tax collection for use of public property); *Hadley v. Dep’t of Labor & Indus.*, 116 Wn.2d 897, 907, 810 P.2d 500 (1991) (administer industrial insurance); *Citizens for Clean Air*, 114 Wn.2d at 39; *Johnson v. Johnson*, 96 Wn.2d 255, 263–64, 634 P.2d 877 (1981) (enforcing child support obligations); *Citizens Protecting Res. v. Yakima Cnty.*, 152 Wn. App. 914, 922, 219 P.3d 730 (2009) (flood control); *West v. Osborne*, 108 Wn. App. 764, 771, 34 P.3d 816 (2001) (obtaining guardians ad litem); *Major Prods. Co. v. Nw. Harvest Products, Inc.*, 96 Wn. App. 405, 410, 979 P.2d 905 (1999) (furthering higher education); *Dep’t of Labor and Indus. v. Wendt*, 47 Wn. App. 427, 435, 735 P.2d 1334 (1987) (providing industrial insurance).

ATTORNEY GENERAL OF WASHINGTON

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stadiums, constructing parking garages, and allowing a railroad to use tracks rent free are not fundamental purposes of government.<sup>3</sup>

Entitlement payments are an acceptable means to accomplish a fundamental government purpose. “No unconstitutional gift of public property occurs when funds are expended as entitlement payments, made by the government in carrying out its fundamental purposes.” *City of Tacoma*, 108 Wn.2d at 702. The Court defines “entitlements” as “a form of assistance provided to the public, or a segment of the public, as cash or services, in carrying out a program to further an overriding public purpose or satisfy a moral obligation.” *Id.* at 702 n.15 (quoting *City of Seattle v. State*, 100 Wn.2d 232, 241, 668 P.2d 1266 (1983)). Examples of entitlement payments include payments for day-care services, vaccinations, fare-free bus zones, crime victim compensation, and relocation assistance payments to people or businesses displaced by condemnation. *Id.*

Article VIII, section 7 also allows local governments to give or loan money for the “necessary support of the poor and infirm.” The phrase “poor and infirm” in article VIII, section 7 is read in the disjunctive, meaning the benefitted individual must be “poor” or “infirm,” but does not need to be both. *Wash. Health Care Facilities v. Ray*, 93 Wn.2d 108, 116, 605 P.2d 1260 (1980). State courts generally do not assess who “belongs in the benefitted class” of the “poor and infirm.” *O’Brien*, 100 Wn.2d at 497. Instead, they defer to the legislative determination of what constitutes need, and they assess the reasonableness of that determination. *Id.*

Finally, courts will likely consider a local government’s motive when it gives or loans money, property, or credit to individuals or companies. When analyzing the Legislature’s actions under article VIII, section 5, our Supreme Court has stated that it gives great weight to the government’s stated declaration of purpose. *Id.* at 495–96. The Court does not accept the government’s declaration as conclusive, but it will accept it unless it is arbitrary or unreasonable. *Id.* at 496.

Summarizing these principles, when a local government gives or loans money, property, or credit to an individual or company, the courts are most likely to uphold the local government’s action if one of the following is true: (1) the action is necessary to accomplish a fundamental governmental purpose, (2) the public is receiving something in exchange, (3) the action is necessary to support the poor, or (4) the action is necessary to support the infirm. Additionally, it

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<sup>3</sup> *CLEAN v. City of Spokane*, 133 Wn.2d 455, 469, 947 P.2d 1169 (1997) (parking garage); *CLEAN*, 130 Wn.2d at 797-98 (baseball stadium); *Peterson v. Dep’t of Revenue*, 9 Wn. App. 2d 220, 228, 443 P.3d 818 (2019), review granted *sub nom. Peterson v. Port of Benton*, 194 Wn.2d 1001, 451 P.3d 326 (2019) (rent free use of railroad tracks).

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is advisable for the local government to state why it is taking the action, explain what it expects to accomplish, and describe the benefit the public will receive.

**B. Cash Assistance to Low-Income Individuals Who Have Lost Their Jobs or Are Struggling Financially Due to COVID-19 Comply with Washington’s Constitutional Limitations on Gifts of Public Funds**

Local governments do not violate Washington’s constitutional prohibition on gifts of public funds by providing cash assistance to low-income individuals who have lost their jobs or are struggling financially because of the COVID-19 crisis. This is clear for two independent reasons.

First, Washington’s Constitution does not prohibit local governments from expending resources for “the necessary support of the poor.” Const. art. VIII, § 7. If the local government’s program uses reasonable means to assess who is “poor” when providing cash assistance, a court would almost certainly conclude that such assistance is “the necessary support of the poor” and so not barred by article VIII, section 7. The courts have not clearly defined what “poor” means for purposes of article VIII, section 7, but they generally defer to governmental determinations on this point. *O’Brien*, 100 Wn.2d at 497.

Even if financial assistance to low-income individuals affected by the COVID-19 pandemic would not qualify as “the necessary support of the poor,” it would still not be a gift of public funds because it furthers a fundamental purpose of government. State courts have stated that a core purpose of government is ensuring public health and promoting public welfare. *See, e.g., O’Brien*, 100 Wn.2d at 495 (securing the health and welfare of the state’s citizens is an essential government function); *Hudson v. City of Wenatchee*, 94 Wn. App. 990, 995-96, 974 P.2d 342 (1999) (describing “the preservation of the public health” and “promotion of the public welfare” as fundamental purposes of government).

Temporary cash assistance to the jobless can help to promote public welfare by lessening the financial impact caused by sudden job loss and preventing potentially more intractable problems like long-term unemployment, hunger, and homelessness. Our Supreme Court has concluded that cash assistance can accomplish a fundamental purpose of government when it “further[s] an overriding public purpose or satisf[ies] a moral obligation.” *City of Tacoma*, 108 Wn.2d at 702 n.15 (quoting *City of Seattle*, 100 Wn.2d at 241). The overriding public purpose of temporary cash assistance in this context would be to ameliorate the economic hardship caused by the COVID-19 pandemic and the closure of non-essential businesses, which left many people

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without work, at least temporarily.<sup>4</sup> This in turn could help address local governments' concerns about the economic collapse of the region.

**C. Grants or Loans to Small Businesses That Are Struggling with Government Shutdowns Can Also Likely Be Provided in a Way that Complies With Washington's Constitution**

This question is a closer call than the first one, but we believe there are ways that grants or loans to small businesses affected by the COVID-19 crisis could be provided that would likely comply with Washington's constitutional prohibition on gifts of state funds.

The reason this question is a closer call than the first one is that our state constitution explicitly recognizes the importance of government support for "the poor," but also expresses concern about improper gifts to private businesses. For example, our Supreme Court found a violation of article VIII, section 7 when a county gave money directly to a private corporation for an agricultural fair and maintained "no direct control over how the money was . . . spent." *CLEAN*, 130 Wn.2d at 798 (discussing *Johns v. Wadsworth*, 80 Wash. 352, 355, 141 P. 892 (1914)).

That said, context matters. The context for local governments' proposed programs of small business loans and grants here is not "to enhance the private sector's profit at the taxpayer's expense"—which is clearly impermissible under the state constitution—but to prevent small businesses from having to close permanently due to the hardship associated with government-mandated closure of their businesses. *O'Brien*, 100 Wn.2d at 495. "[T]he health of the state's economy [has] traditionally been [a] concern[] of state government." *Id.* at 496. "The range of remedies available to meet these state problems must necessarily be wide. We leave the wisdom of a chosen remedy in the legislative arena." *Id.*

Local governments' stated purposes for providing grants and loans to small businesses are to prevent the region's economic collapse from the unprecedented COVID-19 crisis and to ensure compliance with public health guidelines. A local government would need to provide a clear nexus between any proposed grants and loans to small businesses and public health and welfare to help explain to a reviewing court why these local efforts accomplish a fundamental government purpose. It seems reasonable to conclude that helping small businesses survive temporary closure will help reduce the economic hardship caused by this crisis and encourage small businesses to comply fully with public health guidelines, but including statements to that effect in authorizing legislation would be helpful. Because there is no case law directly on point,

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<sup>4</sup> This analysis is limited to the context of the COVID-19 crisis. A different analysis might apply if a local government wanted to provide cash assistance at another time.

ATTORNEY GENERAL OF WASHINGTON

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this conclusion is somewhat uncertain, but courts would likely recognize the unique circumstances here and the need for strong action.

If the court does not see small business grants and loans as accomplishing a fundamental government purpose, the court would next ask whether the funds were given with donative intent, and what the public received in exchange. *CLEAN*, 130 Wn.2d at 797-98.

A court would analyze the issue of donative intent by asking whether the local government intended to give money to small businesses without receiving anything in return for the public. A gift is a voluntary transfer of property without consideration. *City of Bellevue v. State*, 92 Wn.2d 717, 720, 600 P.2d 1268 (1979). “If intent to give a gift is lacking the elements of a gift are not present, and article 8, section 7 does not apply.” See *CLEAN*, 130 Wn.2d at 798 (quoting *Scott Paper Co. v. City of Anacortes*, 90 Wn.2d 19, 33, 578 P.2d 1292 (1978)). If the court found that the local government intended to receive something in return for the public, it would then ask whether what the public received was “grossly inadequate.” *CLEAN*, 133 Wn.2d at 469.

For the courts to analyze these questions, it would be helpful if local governments identified the specific economic benefits that the public would receive from the grants or loans. Local governments would be wise to ask any small business seeking funds for evidence of public benefit. This could include information like the number of jobs created or saved, the amount of tax revenue created or maintained, whether the business would pay wages or benefits to workers during the government shutdown, whether temporary funding would avoid risks like bankruptcy or permanent closure, or any other relevant information to assess public benefit. If a local government could document benefits to the public along these lines, a court could certainly find that state aid to this circumscribed class of the public (small businesses), in furtherance of legitimate state objectives, provided the necessary “consideration” for the aid. *Id.*



April 20, 2022

Ms. Leana Kinley  
City Administrator  
City of Stevenson  
7121 E Loop Rd  
Stevenson, WA 98648

RE: Stevenson Wastewater Treatment Plant Improvements – Phase 1  
Recommendation of Award  
Job No. 1477E

Dear Ms. Kinley:

We have reviewed the bids for the above referenced project. The four bids ranged from a low of \$10,342,431.00 to a high of \$11,323,283.98, as summarized in the attached bid tabulation.

The low bid for the project was submitted by Stellar J Corporation of Woodland, WA. Their bid for the total work was \$10,342,431.00. We have reviewed the low bidder's insurance forms and bid bond, as well as checked their current status relative to state licensing. All of these items were found to be in order.

We are recommending that the award of the contract be made to Stellar J Corporation in the amount of TEN MILLION, THREE HUNDRED FORTY-TWO THOUSAND, FOUR HUNDRED THIRTY-ONE DOLLARS AND ZERO CENTS (10,342,431.00) If the City accepts this recommendation, please sign the enclosed Notice of Award and forward it to Stellar J Corporation at [Brint@stellarj.com](mailto:Brint@stellarj.com).

We are pleased to be able to work with you in bringing this project to the construction phase and look forward to helping the City during the remainder of the project.

Sincerely,

Jane Vail, P.E.  
WALLIS ENGINEERING

Attachment: Bid Tabulation  
Notice of Award

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**BID TABULATION**

City of Stevenson

WWTP Improvements Phase I

Prepared by Wallis Engineering, EK\XX

Bid Opening Date: April 13, 2022, 2:00PM

<b>BASE BID</b>				<b>Contractor Slayden</b>		<b>Contractor McClure &amp; Sons</b>		<b>Contractor Stellar J</b>		<b>Contractor JW Fowler</b>	
<b>Item No.</b>	<b>Description</b>	<b>Qty</b>	<b>Units</b>	<b>Unit Price</b>	<b>Total Price</b>	<b>Unit Price</b>	<b>Total Price</b>	<b>Unit Price</b>	<b>Total Price</b>	<b>Unit Price</b>	<b>Total Price</b>
1	General Requirements, Mobilization and Demobilization	1	LS	\$ 500,000.00	\$ 500,000.00	\$ 550,000.00	\$ 550,000.00	\$ 500,000.00	\$ 500,000.00	\$ 560,000.00	\$ 560,000.00
2	Trench Excavation Safety	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 200,000.00	\$ 200,000.00	\$ 100,000.00	\$ 100,000.00	\$ 600,000.00	\$ 600,000.00
3	Site Civil Improvements, Complete	1	LS	\$ 350,000.00	\$ 350,000.00	\$ 2,598,727.00	\$ 2,598,727.00	\$ 2,550,000.00	\$ 2,550,000.00	\$ 2,350,000.00	\$ 2,350,000.00
4	New Headworks, Complete	1	LS	\$ 1,250,000.00	\$ 1,250,000.00	\$ 800,000.00	\$ 800,000.00	\$ 650,000.00	\$ 650,000.00	\$ 718,000.00	\$ 718,000.00
5	New Anoxic and Aeration Basins, Complete	1	LS	\$ 2,950,000.00	\$ 2,950,000.00	\$ 2,200,000.00	\$ 2,200,000.00	\$ 2,328,000.00	\$ 2,328,000.00	\$ 2,047,900.00	\$ 2,047,900.00
6	New Distribution Box B and MLR Pump Station, Complete	1	LS	\$ 900,000.00	\$ 900,000.00	\$ 340,000.00	\$ 340,000.00	\$ 650,000.00	\$ 650,000.00	\$ 475,000.00	\$ 475,000.00
7	Installation of Fine Bubble Diffuser System in Existing Oxidation Ditch, Complete	1	LS	\$ 100,000.00	\$ 100,000.00	\$ 360,000.00	\$ 360,000.00	\$ 40,000.00	\$ 40,000.00	\$ 225,000.00	\$ 225,000.00
8	New Blower Building, Complete	1	LS	\$ 700,000.00	\$ 700,000.00	\$ 575,000.00	\$ 575,000.00	\$ 500,000.00	\$ 500,000.00	\$ 730,000.00	\$ 730,000.00
9	New UV Disinfection System and Non Potable Water Pump Station, Complete	1	LS	\$ 425,000.00	\$ 425,000.00	\$ 410,000.00	\$ 410,000.00	\$ 200,000.00	\$ 200,000.00	\$ 470,000.00	\$ 470,000.00
10	Laboratory Operations Building Remodel, Complete	1	LS	\$ 200,000.00	\$ 200,000.00	\$ 380,000.00	\$ 380,000.00	\$ 235,000.00	\$ 235,000.00	\$ 235,000.00	\$ 235,000.00
11	Electrical, Standby Generator, and Instrumentation and Control Work, Complete	1	LS	\$ 2,286,000.00	\$ 2,286,000.00	\$ 2,100,000.00	\$ 2,100,000.00	\$ 1,850,000.00	\$ 1,850,000.00	\$ 1,700,000.00	\$ 1,700,000.00
<b>LINE 1: TOTAL BASE BID (Items 1 through 11)</b>				<b>\$ 9,671,000.00</b>	<b>\$ 9,671,000.00</b>	<b>\$ 10,513,727.00</b>	<b>\$ 10,513,727.00</b>	<b>\$ 9,603,000.00</b>	<b>\$ 9,603,000.00</b>	<b>\$ 10,110,900.00</b>	<b>\$ 10,110,900.00</b>
LINE 2: 7.7% SALES TAX (LINE 1*0.077)				\$ 744,667.00	\$ 744,667.00	\$ 809,556.98	\$ 809,556.98	\$ 739,431.00	\$ 739,431.00	\$ 778,539.30	\$ 778,539.30
<b>LINE 3: TOTAL BASE BID PLUS SALES TAX (Line 1 + Line 2)</b>				<b>\$ 10,415,667.00</b>	<b>\$ 10,415,667.00</b>	<b>\$ 11,323,283.98</b>	<b>\$ 11,323,283.98</b>	<b>\$ 10,342,431.00</b>	<b>\$ 10,342,431.00</b>	<b>\$ 10,889,439.30</b>	<b>\$ 10,889,439.30</b>

NOTE: ITEMS THAT ARE **BOLD, RED, AND UNDERLINED** ARE CORRECTIONS FROM THE ORIGINAL BID PROPOSAL FORM.

**CHANGE ORDER PROPOSAL FORM**

---

COP # <u>  1  </u>	
1477E – Main D Extension	City of Stevenson
Project Number	Owner
<u>3/1/2022</u>	Jane Vail
Contract Date	Owner’s Representative
Jeff Pettenger, Project Manager	Carolyn Sourek, Public Works Director
To _____	Copies To _____

**Engineer’s Request**

Please furnish your proposal to us for performing the following change(s):

Resetting two monuments if disturbed by pavement restoration work at Stations 17+85 and 20+20.

Increasing the quantity of Bid Item No. 11 – Sewer Manhole, 48 In. Diam. from 3 each to 4 each, in order to correct a discrepancy between the contract plans and the bid schedule.

Attachments:

By \_\_\_\_\_ Revised Plan Sheets C5 and C6 \_\_\_\_\_ Date   4/11/2022  

**Contract Proposal**

We propose to perform the change(s) described above for the following change(s) in the Contract Sum and Contract Time (a detailed cost estimate is attached):

Contract Sum:     Addition   of \$  8,850  (excluding state sales tax)  
Contract Time:     Extension   of  12  calendar days

This proposal includes any and all necessary adjustments to the construction schedule and all direct and indirect costs. All further claims for additional compensation, time, or damages arising out of the changed work addressed in this proposal are waived provided that we are informed of the Owner’s acceptance of the proposal within (not less than 5) \_\_\_\_\_ days of the date hereof.

By \_\_\_\_\_ Date \_\_\_\_\_  
Contractor’s Representative

**Engineer’s Recommendation**

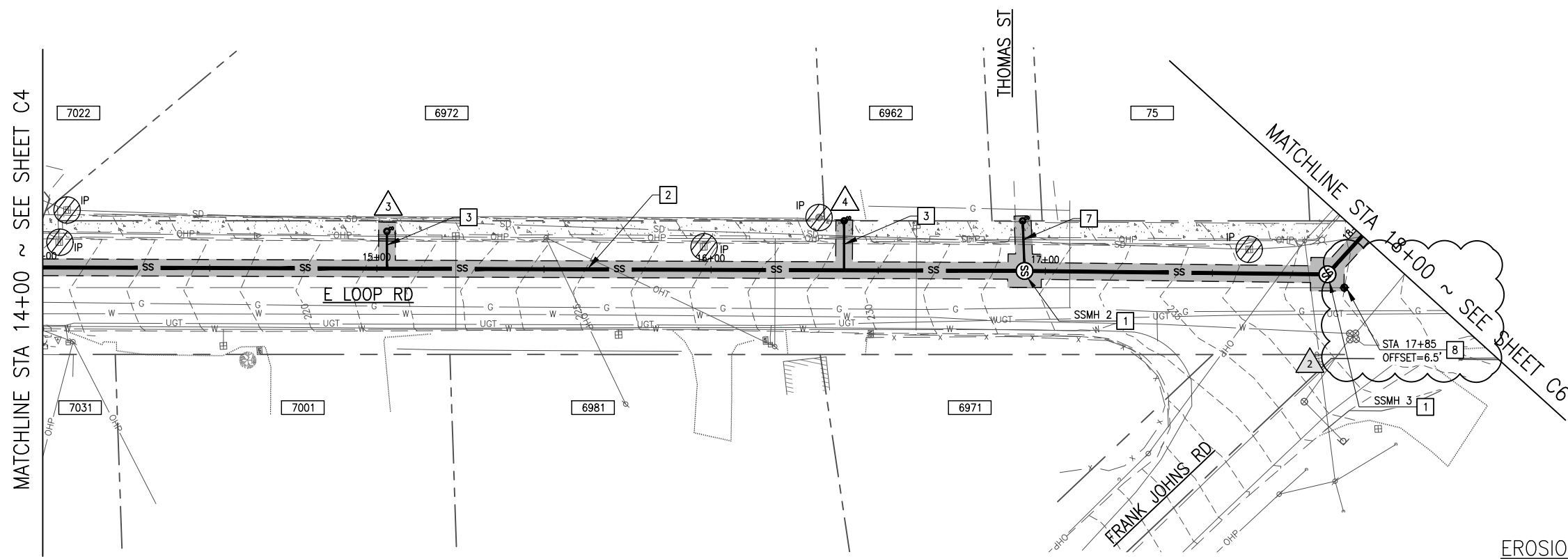
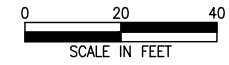
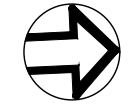
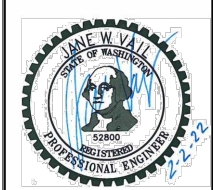
We have carefully examined the above proposal, find it to be in order and the cost acceptable, and recommend its acceptance.

By \_\_\_\_\_ Date \_\_\_\_\_

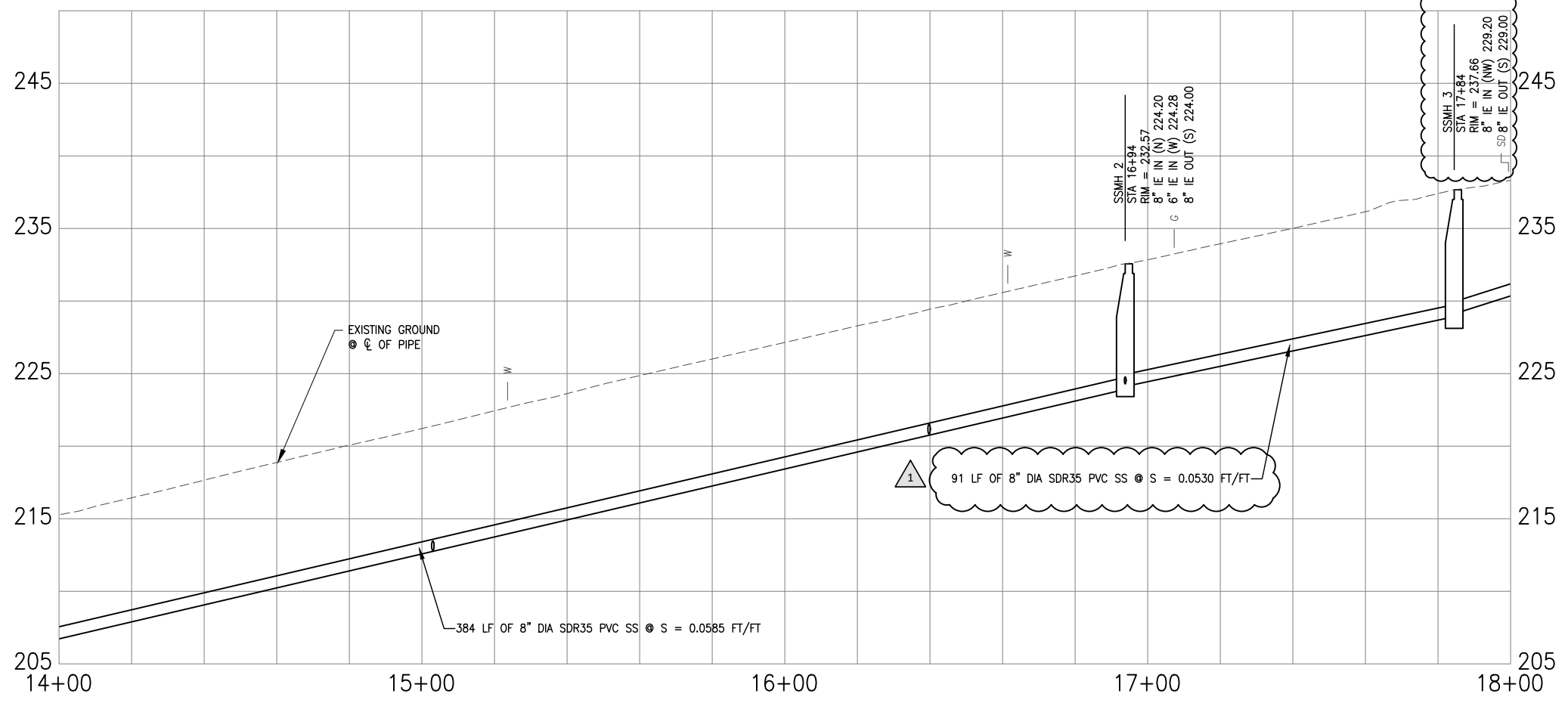
**Owner Acceptance**

We hereby accept the above proposal.

By \_\_\_\_\_ Date \_\_\_\_\_



PLAN



PROFILE  
SCALE: 1" = 20' HORIZ  
1" = 5' VERT

EROSION CONTROL LEGEND

IP (Symbol) INLET PROTECTION PER DETAIL, SHEET C3

GENERAL NOTES:

1. CONSTRUCT TRENCH PER DETAIL, SHEET D3.
2. POTHOLE EXISTING UTILITY CROSSINGS PRIOR TO CONSTRUCTION OF PROPOSED SEWER MAIN AND LATERALS. REPORT UTILITY HORIZONTAL AND VERTICAL DATA TO ENGINEER A MINIMUM OF 5 DAYS IN ADVANCE OF SEWER CONSTRUCTION AT THAT LOCATION.
3. RESTORE SURFACES DISTURBED BY EXCAVATION WORK PER DETAIL SHEET D3. ANTICIPATED TRENCHING LIMITS ARE AS HATCHED. CONTRACTOR SHALL RESTORE ALL SURFACES, STRUCTURES, OR LANDSCAPING OUTSIDE OF THESE LIMITS AT NO ADDITIONAL COST TO THE CITY.

SANITARY SEWER KEY NOTES

1. INSTALL NEW 48" DIAMETER CONCRETE SANITARY SEWER MANHOLE PER DETAIL, SHEET D1.
2. INSTALL PVC SANITARY SEWER MAIN OF LENGTH AND DIAMETER NOTED.
3. CONSTRUCT NEW 6" DIAMETER PVC SANITARY LATERAL AND CLEANOUT PER DETAILS, SHEET D2. SEE TABLE BELOW FOR LATERAL DATA. STAMP "S" ON THE CURB AT THE LOCATION OF THE SERVICE LATERAL.
6. PROTECT EXISTING MONUMENT.
7. CONSTRUCT NEW 15 LF 6" DIAMETER PVC SANITARY SPUR LINE AND MAINLINE SEWER CLEANOUT PER DETAILS, SHEET D2. MAINTAIN 6" MINIMUM DEPTH AND 2% MINIMUM SLOPE.
8. RESET AND RECORD EXISTING MONUMENT.

SEWER LATERAL TABLE

#	STATION	SIDE	LENGTH	ADDRESS SERVED
3	15+03	NEAR	11'	6972
4	16+40	NEAR	15'	6962

DATE	2/2/22
BY	JV
REVISION	ADDENDUM NO. 1
NO.	CHANGE ORDER NO. 1
DESIGNED BY	JW
DRAWN BY	AP/CK/AH
REVIEWED BY	DB

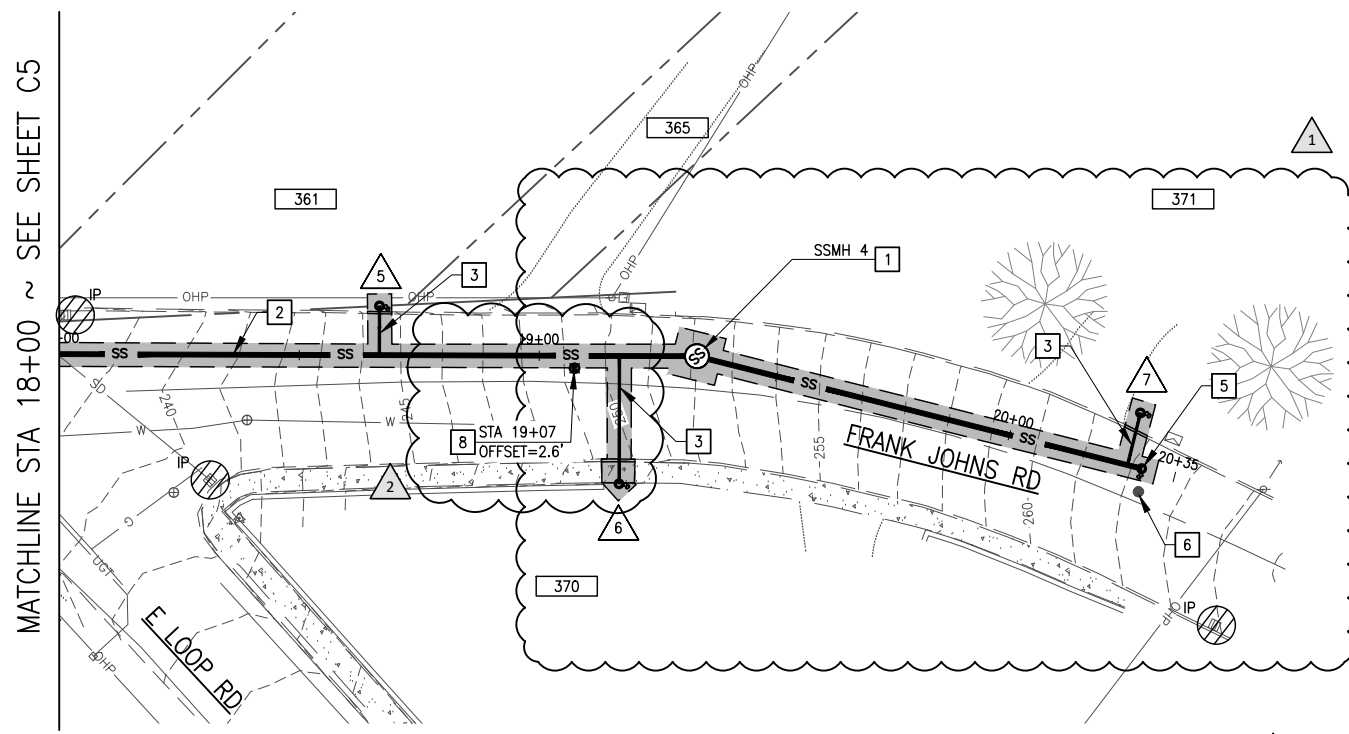
SEWER PLAN & PROFILE STA 14+00 TO STA 18+00

**wallis engineering**  
Vancouver, WA 98602  
360.685.7041

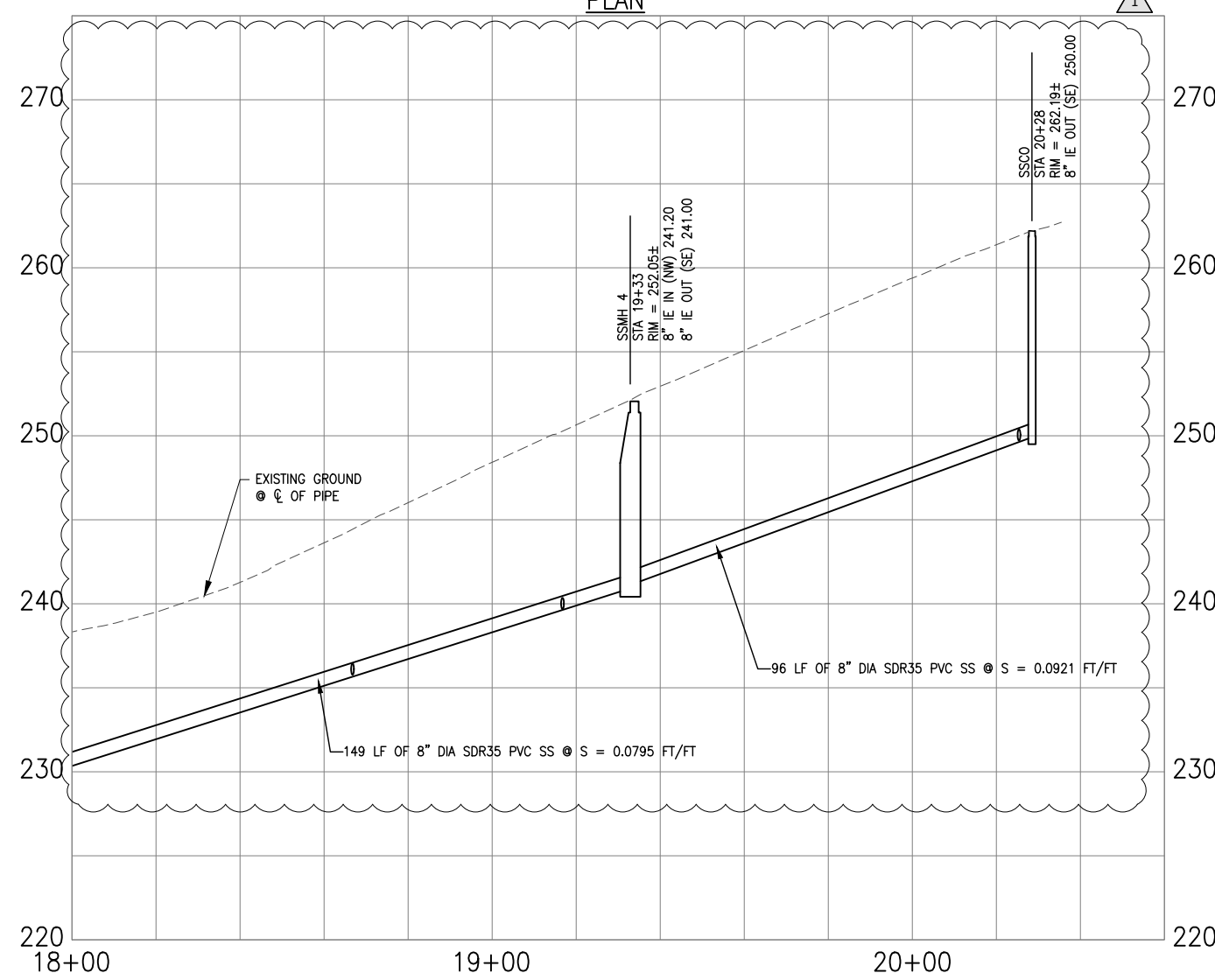
PROJECT NO: 1477A  
DATE: 01/2022

CITY OF STEVENSON  
MAIN D EXTENSION

P:\1477A\WTP and Collection Sys Imp\500 DWG\501 Plan Sheets\502.6 Main D Extension\Y PLAN & PROFILE.dwg, 4/11/2022 4:15:31 PM, Aurora Hendrix



PLAN



PROFILE

SCALE: 1" = 20' HORIZ  
1" = 5' VERT

EROSION CONTROL LEGEND

IP  INLET PROTECTION PER DETAIL, SHEET C3

GENERAL NOTES:

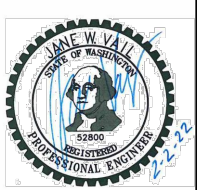
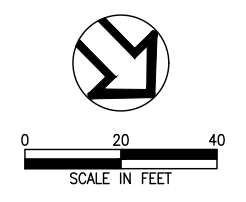
1. CONSTRUCT TRENCH PER DETAIL, SHEET D3.
2. POT HOLE EXISTING UTILITY CROSSINGS PRIOR TO CONSTRUCTION OF PROPOSED SEWER MAIN AND LATERALS. REPORT UTILITY HORIZONTAL AND VERTICAL DATA TO ENGINEER A MINIMUM OF 5 DAYS IN ADVANCE OF SEWER CONSTRUCTION AT THAT LOCATION.
3. RESTORE SURFACES DISTURBED BY EXCAVATION WORK PER DETAIL SHEET D3. ANTICIPATED TRENCHING LIMITS ARE AS HATCHED. CONTRACTOR SHALL RESTORE ALL SURFACES, STRUCTURES, OR LANDSCAPING OUTSIDE OF THESE LIMITS AT NO ADDITIONAL COST TO THE CITY.
4. DESIGN FOR SEWER MAIN FROM APPROXIMATELY STATION 19+00 TO END BASED ON GIS AND FIELD SURVEY. CONTRACTOR SHALL CONFIRM NO UTILITY CONFLICTS DURING CONSTRUCTION.

SANITARY SEWER KEY NOTES

1. INSTALL NEW 48" DIAMETER CONCRETE SANITARY SEWER MANHOLE PER DETAIL, SHEET D1.
2. INSTALL PVC SANITARY SEWER MAIN OF LENGTH AND DIAMETER NOTED.
3. CONSTRUCT NEW 6" DIAMETER PVC SANITARY LATERAL AND CLEANOUT PER DETAILS, SHEET D2. SEE TABLE BELOW FOR LATERAL DATA. STAMP "S" ON THE CURB AT THE LOCATION OF THE SERVICE LATERAL.
5. INSTALL MAINLINE SEWER CLEANOUT PER DETAIL, SHEET D2.
6. PROTECT EXISTING MONUMENT.
8. RESET AND RECORD EXISTING MONUMENT.

SEWER LATERAL TABLE

#	STATION	SIDE	LENGTH	ADDRESS SERVED
5	18+67	NEAR	11'	361
6	19+17	FAR	27'	370
7	20+25	NEAR	11'	371



DATE	2/2/22
BY	JV
REVISION	ADDENDUM NO. 1
NO.	CHANGE ORDER NO. 1
DESIGNED BY	JW
DRAWN BY	AP/CK/AH
REVISION	DB
SCALE	ONE INCH AT FULL SCALE. IF NOT ONE INCH ADJUST SCALE ACCORDINGLY.

SEWER PLAN & PROFILE STA 18+00 TO END

**wallis engineering**  
Vancouver, WA 98601  
360.695.7041

PROJECT NO: 1477A  
DATE: 01/2022

CITY OF STEVENSON  
MAIN D EXTENSION



DRAWING NO:

P:\1477A WWP and Collection Sys Imp\500 DWG\501 Plan Sheets\502.6 Main D Extension\Y PLAN & PROFILE.dwg, 4/11/2022 4:15:44 PM, Aurora Hendrix

**CITY OF STEVENSON, WASHINGTON  
RESOLUTION 2022 – 394**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STEVENSON,  
WASHINGTON ADOPTING INTERDEPARTMENTAL RATES FOR EQUIPMENT  
SERVICES**

**WHEREAS** the City has established an Equipment Rental and Revolving (ER&R) fund as a way to allocate the costs required to purchase, maintain, repair and operate designated equipment; and

**WHEREAS**, RCW 36.33A.040 directs the rates for the rental of equipment owned by the fund shall be subject to annual review by the legislative body; and

**WHEREAS**, the last rate change took place in 2012 setting the mileage rate at \$4.10 and the hourly rate at \$20 per hour; and

**WHEREAS**, expenses have gone up with a cumulative price increase of 25% and after an analysis by staff it was determined an increase is necessary.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Stevenson hereby adopts the following rate schedule to be implemented as of April 1, 2022:

**1. Reimbursement Rates for Equipment Services:**

<b>Year</b>	<b>Milage Rate</b>	<b>Hourly Rate</b>
<b>2022</b>	<b>\$ 4.72</b>	<b>\$ 23.00</b>
<b>2023</b>	<b>\$ 4.76</b>	<b>\$ 23.23</b>
<b>2024</b>	<b>\$ 4.81</b>	<b>\$ 23.46</b>
<b>2025</b>	<b>\$ 4.86</b>	<b>\$ 23.70</b>
<b>2026</b>	<b>\$ 4.91</b>	<b>\$ 23.93</b>
<b>2027</b>	<b>\$ 4.96</b>	<b>\$ 24.17</b>
<b>2028</b>	<b>\$ 5.01</b>	<b>\$ 24.41</b>

**PASSED** by the Council of the City of Stevenson this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Scott Anderson, Mayor of the City of Stevenson

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Leana Kinley, City Clerk

\_\_\_\_\_  
Kenneth B Woodrich, PC, City Attorney



# Lower Columbia Fish Recovery Board

April 5, 2022

## 2022 BOARD

Todd Olson, Chair  
Hydro-Electric Representative

Dennis Weber,  
Secretary-Treasurer  
Cowlitz County Commissioner

Dan Cothren  
Wahkiakum County Commissioner

F. Lee Grose  
Lewis County Commissioner

Marylyne Kostick  
Lewis County Citizen Designee

Richard Mahar  
Skamania County Commissioner

Hal Mahnke  
Cowlitz County Citizen Designee  
Private Property Representative

Gary Medvigy  
Clark County Councilor

Senator Ann Rivers  
WA State Legislative Representative

Rudy Salakory  
Cowlitz Indian Tribe

Don Swanson  
SW WA Environmental  
Representative

Olaf Thomason, Sr.  
Wahkiakum County Citizen Designee

Jade Unger  
Clark County Citizen Designee

Del Wilson  
Skamania County Citizen Designee

Vacant  
SW WA Cities Representative

~~~~~  
Steve Manlow  
Executive Director

11018 NE 51<sup>st</sup> Circle  
Vancouver, WA 98682  
(360) 425-1555

RE: Ballot for the election of the SW Cities Representative to the Board, including the cities and towns of: Battle Ground, Camas, Castle Rock, Cathlamet, Kalama, Kelso, La Center, Longview, Morton, Mossyrock, North Bonneville, Ridgefield, Stevenson, Toledo, Vader, Vancouver, Washougal, Winlock, Woodland, and Yacolt.

Dear Southwest Washington City and Town Officials,

The Lower Columbia Fish Recovery Board (Board) recently invited the cities and towns in southwest Washington to nominate candidates to serve as their representative on the Board. State law provides for one Board member to be selected from among the cities within the Lower Columbia salmon recovery region (listed above). Your representative will represent the interests of all the region's cities as we work toward recovering our salmon and steelhead to healthy, harvestable levels.

We received two nominations, both of whom are eligible candidates. One candidate is Mr. Troy McCoy, a council member from the city of Battle Ground, and the other is Mr. Brian Wood, a council member from the city of Kelso. The candidate's brief history and statements of interest are included on the attached ballot.

Your representative to the Board is elected by the cities and towns in the lower Columbia region. Each city has one vote. The ballot has three options for your consideration and decision. Please select only one of the three options. The options are (1) nominated candidate Mr. Troy McCoy, (2) nominated candidate Mr. Brian Wood, and (3) space for a write-in candidate.

Please review the ballot, check the appropriate box, sign the ballot, and return it. The ballot can be returned by either (1) scanning it into an email document sent to Denise Smee at [dsmee@lcfrib.gen.wa.us](mailto:dsmee@lcfrib.gen.wa.us), or (2) mailed to the LCFRB office at 11018 NE 51<sup>st</sup> Circle, Vancouver, WA 98682. **The ballot must reach the LCFRB by close of business April 30, 2022.** If there are extenuating circumstances and the ballot will not reach us by the due date, please contact Denise Smee at the above email.

Once the ballots are received, we will be in touch with you to provide contact information for the newly elected SW WA Cities Representative. If you would like additional information or have questions about this election, please contact Denise Smee, LCFRB Program Manager at [dsmee@lcfrib.gen.wa.us](mailto:dsmee@lcfrib.gen.wa.us) or (360) 425-1554. You may also wish to review the Board's website at [www.lcfrib.gen.wa.us](http://www.lcfrib.gen.wa.us).

My sincere thanks for your help in this important matter.

Todd Olson  
LCFRB Chair



# LOWER COLUMBIA FISH RECOVERY BOARD

## BALLOT

2022 SW WA CITY REPRESENTATIVE TO THE BOARD

Please select one candidate to represent the Southwest Washington Cities.

|                          | <b>NAME</b> | <b>CITY</b>   | <b>POSITION</b> |
|--------------------------|-------------|---------------|-----------------|
| <input type="checkbox"/> | Troy McCoy  | Battle Ground | City Councilor  |
| <input type="checkbox"/> | Brian Wood  | Kelso         | City Councilor  |
| <input type="checkbox"/> | _____       | _____         | _____           |

\_\_\_\_\_  
Signature

\_\_\_\_\_  
City Represented

\_\_\_\_\_  
Date



## **CANDIDATE INFORMATION**

### **Candidate Mr. Troy McCoy**

As a resident of the Pacific Northwest for most of my life, I have had the privilege of enjoying the many amenities our region has to offer. I grew up fishing the North Santiam River and I was grateful for the pinniped management efforts that encouraged the winter steelhead to, once again, thrive in that area.

While serving as member of the Battle Ground School Board and I had the opportunity to work with diverse interest groups collaborating towards common goals. I hold a degree in chemical engineering from Oregon State University and I own and operate a State Farm Insurance branch in Battle Ground. In my free time, I am drawn back to the water; either fishing or crabbing any chance I get.

When the City of Battle Ground announced that they were revising their vision and strategic plan with a focus on the outdoors, I was inspired to get involved. I ran for a seat with the Battle Ground City Council, receiving my appointment in January 2022. I am excited about the prospect of helping realize this board's goals of improving the local fish population, while furthering our city's vision through meaningful partnerships such as this.

In closing, I would like to thank you for your time and consideration.

### **Candidate Mr. Brian Wood**

I was elected to the Kelso City Council in November of 2021 and took office in January of 2022. I am new to city government but not new to aquatic environmental issues.

I was raised on an apple farm in Okanogan County at the mouth of the Methow River. Two fish-related memories inform my interest in the recovery of Columbia River fisheries. One, watching steelhead pulled out of the Methow on cold Fall days, and a childhood trip to Redfish Lake Idaho where I first learned to appreciate the length of the journeys these fish take and how precarious their survival is. I lived 10 miles from Wells Dam and learned to both wonder at the technical marvel of such a structure and worry about the changes such a marvel would make to fish and all habitats along the river.

I have worked as a regulatory compliance manager at a local pulp and paper facility since 2000. I appreciate the constraints placed on both regulators and the regulated community. I am convinced that the path to effective recovery of our local fisheries will require cooperative, constructive efforts by our communities, our industries, our regulators, and our political leaders.

The Cowlitz River flows through Kelso and, like many other Southwest Washington cities, the river in many ways defines our identity as a city and as citizens. I want the "Smelt capital of the world" to always remain known for the healthy river and healthy fish which run through it. I want my grandchildren to know the beauty of a returning chinook or steelhead in Cowlitz County, Okanogan County, or Redfish Lake Idaho.

I look forward to joining you on the Lower Columbia Fish Recovery Board.





# Skamania County Sheriff's Office

## Law Total Incident Report, by Agency, Nature

Agency: Skamania County Sheriff's Dept

| <u>Nature of Incident</u>      | <u>Total Incidents</u> |
|--------------------------------|------------------------|
| Abandon Vehicle Private Prop   | 1                      |
| Abandon Vehicle Right of Way   | 1                      |
| Agency Assistance              | 1                      |
| Simple Assault                 | 3                      |
| Burglary Residence Unlawful En | 1                      |
| Business Establishment Alarm   | 9                      |
| Carprowl Theft from Auto       | 2                      |
| Citizen Assist                 | 1                      |
| Citizen Dispute                | 4                      |
| Custodial Interference         | 1                      |
| Disorderly Conduct             | 1                      |
| Problems with Dogs             | 3                      |
| Domestic Violence              | 10                     |
| Found Property                 | 1                      |
| Harrass                        | 1                      |
| Hit & Run Accident             | 1                      |
| Illegal Burning/Permit Violat  | 1                      |
| Incomplete 9-1-1 Calls         | 1                      |
| Information Report             | 6                      |
| Intoxicated Person             | 1                      |
| Jail Problems/Inmate Problems  | 1                      |
| Lockout, Vehicle/Home          | 1                      |
| Medical Emergency              | 19                     |
| Mental Health Problems         | 1                      |
| Parking Problem                | 1                      |
| Patrol Request                 | 2                      |
| Traffic Collision Prop Damage  | 2                      |
| Property Watch, House Check    | 1                      |
| Public Nuisance/County Ordinan | 1                      |
| Request Traffic Enforcement    | 1                      |
| Residential Alarm              | 2                      |
| Shooting Noise                 | 1                      |
| Threatening Suicide            | 1                      |
| Suspicious Person/Circumstance | 6                      |
| Theft Other Property           | 2                      |
| Theft Automobile               | 1                      |
| Threats                        | 1                      |
| Traffic Hazard                 | 2                      |
| Traffic Stop                   | 1                      |
| Unsecure Premise               | 1                      |
| Vandalism/Mailic Misch         | 1                      |
| VIN Number Inspection          | 1                      |
| Violation Court Orders         | 2                      |

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| <u>Nature of Incident</u>              | <u>Total Incidents</u> |
|----------------------------------------|------------------------|
| Vicious Animals                        | 1                      |
| Wanted Person - Warrant                | 1                      |
| Welfare Check                          | 2                      |
| <b>Total Incidents for This Agency</b> | <b>106</b>             |

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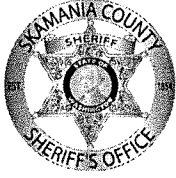
Total reported: 106

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**Report Includes:**

All dates between `00:00:00 03/01/22` and `00:00:00 04/01/22`, All agencies matching `SCSO`, All natures, All locations matching `21`, All responsible officers, All dispositions, All clearance codes, All observed offenses, All reported offenses, All offense codes, All circumstance codes



# Skamania County Sheriff's Office

## Law Total Incident Report, by Agency, Nature

Agency: Skamania County Sheriff's Dept

| <u>Nature of Incident</u>              | <u>Total Incidents</u> |
|----------------------------------------|------------------------|
| Medical Emergency                      | 1                      |
| Suspicious Person/Circumstance         | 1                      |
| <b>Total Incidents for This Agency</b> | <b>2</b>               |

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Total reported: 2

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### Report Includes:

All dates between `00:00:00 03/01/22` and `00:00:00 04/01/22`, All agencies matching `SCSO`, All natures, All locations matching `22`, All responsible officers, All dispositions, All clearance codes, All observed offenses, All reported offenses, All offense codes, All circumstance codes



# Skamania County Sheriff's Office

## Total Traffic Citation Report, by Violation

---

| <u>Violation</u> | <u>Description</u>         | <u>Total</u> |
|------------------|----------------------------|--------------|
| 46.52.010        | HIT-RUN UNATTENDED         | 1            |
| 6.04.090         | Allow Dogs To Run At Large | 1            |
| 9A.36.041        | 4TH DEGREE ASSAULT         | 1            |
| 9A.48.090        | MAL MISCH 3RD DGREE        | 1            |

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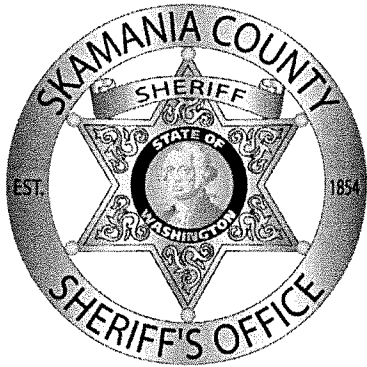
|                      |  |          |
|----------------------|--|----------|
| <b>Report Totals</b> |  | <b>4</b> |
|----------------------|--|----------|

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### Report Includes:

All dates of issue between `00:00:00 03/01/22` and `00:00:00 04/01/22`, All agencies matching `SCSO`, All issuing officers, All areas matching `21`, All courts, All offense codes, All dispositions, All citation/warning types

| 2022 Overall                 |  | January        | February       | March          | April       | May         | June        | July        | August      | September   | October     | November    | December    | Totals         |
|------------------------------|--|----------------|----------------|----------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|----------------|
| <b>Mileage</b>               |  |                |                |                |             |             |             |             |             |             |             |             |             |                |
| County                       |  | 21304          | 18638          | 17013          | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 56955          |
| Stevenson                    |  | 2409           | 2135           | 1998           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 6542           |
| N. Bonneville                |  | 1101           | 1029           | 877            | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 3007           |
| USFS                         |  | 2607           | 1932           | 2097           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 6636           |
| Title 3                      |  | 45             | 80             | 341            | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 466            |
| Other                        |  | 0              | 80             | 100            | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 180            |
| <b>TOTAL</b>                 |  | <b>25870</b>   | <b>21813</b>   | <b>22386</b>   | <b>0</b>    | <b>0</b>    | <b>0</b>    | <b>0</b>    | <b>0</b>    | <b>0</b>    | <b>0</b>    | <b>0</b>    | <b>0</b>    | <b>70079</b>   |
| <b>Hourly Report</b>         |  |                |                |                |             |             |             |             |             |             |             |             |             |                |
| Vacation                     |  | 135.50         | 0.00           | 126.75         | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 262.25         |
| Sick Leave                   |  | 94.75          | 91.00          | 32.00          | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 217.75         |
| Training                     |  | 38.50          | 35.00          | 274.75         | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 348.25         |
| Administration               |  | 52.75          | 60.00          | 87.00          | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 199.75         |
| <b>Patrol/Investigations</b> |  |                |                |                |             |             |             |             |             |             |             |             |             |                |
| Schools/Com Svc              |  | 0.00           | 0.00           | 0.00           | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00           |
| K 9                          |  | 26.25          | 39.50          | 34.50          | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 100.25         |
| County                       |  | 1078.75        | 1024.00        | 956.00         | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 3058.75        |
| Stevenson                    |  | 569.50         | 484.25         | 457.75         | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 1511.50        |
| Sley Court                   |  | 0.00           | 1.00           | 4.25           | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 5.25           |
| N. Bonneville                |  | 202.75         | 172.25         | 159.50         | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 534.50         |
| N. Bonn Court                |  | 0.00           | 0.00           | 0.00           | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00           |
| District Court               |  | 0.00           | 0.00           | 0.00           | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00           |
| Superior Court               |  | 0.00           | 0.00           | 15.50          | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 15.50          |
| USFS                         |  | 189.50         | 188.50         | 134.75         | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 512.75         |
| Gorge Scenic                 |  | 72.75          | 60.00          | 64.25          | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 197.00         |
| Weyer/Col Timber             |  | 0.00           | 0.00           | 0.00           | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00           |
| Drug                         |  | 0.00           | 0.00           | 0.00           | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00           |
| SDS Patrol                   |  | 12.50          | 8.25           | 8.25           | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 29.00          |
| Eradication County           |  | 0.00           | 0.00           | 0.00           | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00           |
| County Traffic Enforce.      |  | 369.25         | 288.75         | 252.25         | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 920.25         |
| SAR County                   |  | 0.00           | 0.00           | 0.00           | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00           |
| <b>Title 3</b>               |  |                |                |                |             |             |             |             |             |             |             |             |             |                |
| Emergency Response           |  | 0.00           | 1.50           | 14.00          | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 15.50          |
| SAR Missions                 |  | 0.00           | 10.00          | 23.00          | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 33.00          |
|                              |  | 0.00           | 0.00           | 0.00           | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00           |
|                              |  | 0.00           | 0.00           | 0.00           | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00           |
|                              |  | 0.00           | 0.00           | 0.00           | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00           |
|                              |  | 0.00           | 0.00           | 0.00           | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00           |
|                              |  | 0.00           | 0.00           | 0.00           | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00           |
|                              |  | 0.00           | 0.00           | 0.00           | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00           |
| <b>Title 3 Subtotal</b>      |  | <b>0.00</b>    | <b>11.50</b>   | <b>35.00</b>   | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>46.50</b>   |
| <b>SubTotal Reg</b>          |  | <b>2812.50</b> | <b>2371.50</b> | <b>2448.75</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>7432.75</b> |
| <b>Overtime</b>              |  |                |                |                |             |             |             |             |             |             |             |             |             |                |
| Schools/Com Svc              |  | 0.00           | 0.00           | 0.00           | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00           |
| County                       |  | 23.75          | 41.25          | 37.50          | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 102.50         |
| Stevenson                    |  | 0.00           | 2.00           | 6.50           | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 8.50           |
| Stevenson Court              |  | 0.00           | 0.00           | 4.25           | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 4.25           |
| N. Bonneville                |  | 2.00           | 0.75           | 1.00           | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 3.75           |
| N. Bonneville Court          |  | 0.00           | 0.00           | 0.00           | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00           |
| District Court               |  | 3.00           | 0.00           | 0.00           | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 3.00           |
| Superior Court               |  | 0.00           | 0.00           | 0.00           | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00           |
| USFS                         |  | 0.00           | 0.00           | 4.00           | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 4.00           |
| Training                     |  | 0.00           | 0.00           | 4.00           | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 4.00           |
| Meyer/Col Timber             |  | 0.00           | 0.00           | 0.00           | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00           |
| Drug                         |  | 0.00           | 0.00           | 0.00           | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00           |
| DNR                          |  | 0.00           | 0.00           | 0.00           | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00           |
| Eradication County           |  | 0.00           | 0.00           | 0.00           | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00           |
| County Traffic Enforce.      |  | 0.00           | 0.00           | 0.00           | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00           |
| Special Contracts            |  | 0.00           | 0.00           | 0.00           | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00           |
| SAR County                   |  | 4.00           | 0.00           | 0.00           | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 4.00           |
| SAR Title 3                  |  | 0.00           | 8.00           | 3.00           | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 11.00          |
| <b>Total Overtime</b>        |  | <b>32.75</b>   | <b>44.00</b>   | <b>57.25</b>   | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>134.00</b>  |
| <b>Total Title 3</b>         |  | <b>0.00</b>    | <b>19.50</b>   | <b>38.80</b>   | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>57.50</b>   |
| <b>TOT HRS</b>               |  | <b>2875.50</b> | <b>2673.75</b> | <b>2702.75</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>8192.00</b> |



**DAVID S. BROWN**  
**SHERIFF**

**OFFICE OF THE SKAMANIA COUNTY**

**SHERIFF**

PO Box 790  
200 Vancouver Ave.  
Stevenson WA 98648  
Phone (509)427-9490  
Fax (509)427-4369  
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scso@co.skamania.wa.us

*Pat Bond*  
*Chief Criminal Deputy*

*Jason Fritz*  
*Chief Civil Deputy*

*David Waymire*  
*Jail Superintendent*

*March 22, 2022*

*City of Stevenson – City Council Members*  
*Stevenson, WA 98648*

*Dear Council members,*

*The following information is an overview of our training calendar, information regarding current police reform compliance, training not listed on our calendar, and our new policy manual.*

*The Skamania County Sheriff's Office is following all current police reform policy passed by our current legislature and signed by Governor Inslee, to include the revisions (2022 – HB 1735).*

*Our office received a legal update (training) by Prosecutor Adam Kick regarding the use of force provisions as it relates to our day-to-day enforcement actions in September 2021. If you've read the bill, it did limit use of force to certain circumstances, including but not limited to interaction with person(s) in crisis. It required de-escalation tactics up and to the point of "walking away" if deemed appropriate and no articulable criminal activity is witnesses and/or reported.*

*We received in-house training on pursuit with the issuance of a new policy, limiting such actions (RCW 10.116.060), upon initial issuance in 2021, and now has been reposted, March of 2022.*

*We received mandated crisis intervention training, yearly, as mandated by the Washington State Criminal Justice Training Commission. This is sent to each commissioned officer through the state portal, and as such, is not listed on the training calendar. This also included other topics such as biased based policing, de-escalation, and other topics.*


*I am not aware of the current Attorney General's model policy being issued yet, although it is required to be published by July 2022. We will comply as requested with our current policy as well.*

*Our office trains monthly, according to the posted training calendar, however many topics get added as the year goes on. The training officer will notify our staff via in house memo or e-mail of dates, changes, or locations as needed.*

*Your Sheriff's Office is in the process of transitioning to a new policy and procedure manual, being proctored by LEXIPOL. These are model policies, updated continually, on any new or best practice issued by Washington State. These include use of force, pursuit, crisis intervention, and de-escalation to name a few. This process has been time consuming and tedious at best, however the final product will be current, organized, and appropriate for policing in the current times. This will also include daily training bulletins to train on current policy.*

*If you have any questions, please feel free to contact our office.*

*Respectfully submitted,*



*Patrick J. Bond*  
*Undersheriff*

# CITY OF STEVENSON PROFESSIONAL SERVICE CONTRACT, MONTHLY REPORT & INVOICE

|                   |                                     |                         |
|-------------------|-------------------------------------|-------------------------|
| Contractor:       | Skamania County Chamber of Commerce |                         |
| Reporting Period: | March, 2022                         |                         |
| Amount Due:       | \$ 9,166.00                         | Monthly Contract Amount |
|                   | 1,000.00                            | Program Management Time |
|                   | <u>2,721.78</u>                     | Monthly Reimbursables   |
|                   | \$ 12,887.78                        |                         |

## VISITOR STATISTICS

|                                                   | <u>Stevenson Office</u> |
|---------------------------------------------------|-------------------------|
| Walk-In Visitors:                                 | 186                     |
| Telephone Calls:                                  | 50                      |
| E-Mails:                                          | 40                      |
| Business Referrals:                               | 679                     |
| Tracked Overnight Stays:                          | 21                      |
| Mailings (student, relocation, visitor, letters): | 8                       |
| Chamber Website Pageviews                         | 4,157                   |
| COS Website Pageviews                             | 4,801                   |

## CHAMBER BUSINESS

**Chamber Board Meeting:** In March our board meeting focused on Government Affairs progress, Chamber events. Lost and Found program.

**Chamber Membership:** We had 8 new members join the Chamber and 34 membership renewals in March.

**Chamber E-Newsletter:** The weekly e-blast, consisting of updates and announcements submitted by Chamber members, is emailed out on Thursday afternoons to over 1,200 recipients.

**Facebook Pages:** The Chamber manages Facebook pages for the Stevenson Business Association, Christmas in the Gorge, Wind River Business Association as well as for the Chamber itself.

### **Chamber Marketing, Projects, Action Items:**

- Monthly meeting with NB Marketing for progress updates on our marketing plan and to review analytics
- Placed ads
- New branded social media posts launched in March
- Changed winter photos to spring photos on website
- Updated scrolling hotel logos and links on website
- Added monthly travel blog about spring equinox to website
- Deployed new quarterly travel newsletter
- Schedule influencer tour to focus on fishing
- Held Chamber Champions Appreciation Reception
- Continue planning Skamania Sip and Stroll Festival
- Launched new monthly membership survey
- Added 2 tutorial videos to YouTube channel
- Finished creating Government Affair Operating Policy
- Weekly legislative update meetings with Association of Washington Business
- Bi-weekly meetings with Washington Chamber Executives

### **County/Regional/State Meeting and Projects:**

**Wind River Business Association (WRBA):** Continue to serve as treasurer for WRBA – pay monthly bills, reconcile bank statements, attend monthly meetings and manage the WRBA Facebook page.

**Stevenson Downtown Association (SDA):** Attend monthly SDA board meeting, promotion committee meetings and MSTCIP meetings.



(The projects and tasks described below are an example of services provided to the City of Stevenson through an additional contract with the Chamber to administer their promotional programs and deliverables.)

**Stevenson/SBA Meetings and Projects:**

- Monthly meeting with NB Marketing to review analytics and plan for action items for next month
- Placed ads
- Promote Stevenson as a travel destination on social media
- Held spring quarter social media contest with prizes
- Changed winter photos to spring photos on website
- Updated info and business listings on Eat, Stay, Play, Fishing, Festivals and Hiking pages on website
- Added monthly travel blog about spring equinox to website
- Boosted ads on social media for travel blog and photo contest
- Deployed new quarterly travel newsletter
- Ordered new branded reusable shopping bags
- Coordinated with Choice Events on planning for Gorge Blues and Brews Festival

**2022 CITY OF STEVENSON PROMOTIONAL PROGRAMS REIMBURSABLES**

|           |                                    |                  |
|-----------|------------------------------------|------------------|
| Program 2 | Promotional Products and Projects  |                  |
| P2-D1     | Website                            | \$1,145.89       |
| P2-D2     | Social Media and Print Ad Creation | \$1,350.00       |
| P2-D3     | Boosting                           | \$ 100.00        |
| P2-D5     | Ad placement                       | <u>\$ 125.89</u> |
|           |                                    | \$2,721.78       |

**2022 CITY OF STEVENSON PROMOTIONAL PROGRAMS MANAGEMENT TIME**

|                                          |            |
|------------------------------------------|------------|
| Monthly flat rate for program management | \$1,000.00 |
|------------------------------------------|------------|

|                              | <b><i>2022 Budget</i></b> | <b><i>Current Request</i></b> | <b><i>Requested YTD</i></b> | <b><i>Remaining</i></b> |
|------------------------------|---------------------------|-------------------------------|-----------------------------|-------------------------|
| Total Program Promo Expenses | \$85,000.00               | \$3,721.78                    | \$10,086.36                 | \$74,913.64             |

# TREASURER'S REPORT

## Fund Totals

City Of Stevenson

Time: 10:40:48 Date: 04/13/2022

03/01/2022 To: 03/31/2022

Page: 1

| Fund                                          | Previous Balance | Revenue    | Expenditures | Ending Balance | Claims Clearing | Payroll Clearing | Outstanding Deposits | Adjusted Ending Balance |
|-----------------------------------------------|------------------|------------|--------------|----------------|-----------------|------------------|----------------------|-------------------------|
| 001 General Expense Fund                      | 1,113,379.05     | 37,280.12  | 112,289.48   | 1,038,369.69   | 2,171.14        | 8,702.06         | -318.40              | 1,048,924.49            |
| 010 General Reserve Fund                      | 332,860.25       | 17.45      |              | 332,877.70     | 0.00            | 0.00             | 0.00                 | 332,877.70              |
| 020 Fire Reserve Fund                         | 1,609,481.06     | 146.52     |              | 1,609,627.58   | 0.00            | 0.00             | 0.00                 | 1,609,627.58            |
| 030 ARPA                                      | 223,677.00       | 0.00       |              | 223,677.00     | 0.00            | 0.00             | 0.00                 | 223,677.00              |
| 100 Street Fund                               | 351,476.72       | 77,429.18  | 37,041.12    | 391,864.78     | 1,138.37        | 3,308.86         | -48.05               | 396,263.96              |
| 103 Tourism Promo & Develop Fund              | 859,334.86       | 23,309.01  | 12,440.05    | 870,203.82     | 12,316.15       | 18.57            | -3.21                | 882,535.33              |
| 105 Affordable Housing Fund                   | 7,389.30         | 492.07     |              | 7,881.37       | 0.00            | 0.00             | 0.00                 | 7,881.37                |
| 300 Capital Improvement Fund                  | 170,712.59       | 2,996.44   |              | 173,709.03     | 0.00            | 0.00             | 0.00                 | 173,709.03              |
| 309 Russell Ave                               | 0.00             | 24,820.09  | 24,820.09    | 0.00           | 0.00            | 0.00             | 0.00                 | 0.00                    |
| 311 First Street                              | -628.50          | 2,029.04   | 1,400.54     | 0.00           | 1,400.54        | 0.00             | 0.00                 | 1,400.54                |
| 400 Water/Sewer Fund                          | 1,749,159.74     | 257,499.19 | 189,104.54   | 1,817,554.39   | 75,383.07       | 8,503.88         | -1,278.83            | 1,900,162.51            |
| 406 Wastewater Short Lived Asset Res.<br>Fund | 43,558.00        | 0.00       |              | 43,558.00      | 0.00            | 0.00             | 0.00                 | 43,558.00               |
| 408 Wastewater Debt Reserve Fund              | 61,191.00        | 0.00       |              | 61,191.00      | 0.00            | 0.00             | 0.00                 | 61,191.00               |
| 410 Wastewater System Upgrades                | -206,762.33      | 0.00       | 21,708.73    | -228,471.06    | 3,984.00        | 0.00             | 0.00                 | -224,487.06             |
| 500 Equipment Service Fund                    | 204,237.31       | 13,431.29  | 12,295.71    | 205,372.89     | 2,093.61        | 2,157.21         | -22.15               | 209,601.56              |
| 630 Stevenson Municipal Court                 | 0.00             | 335.84     | 335.84       | 0.00           | 0.00            | 0.00             | 0.00                 | 0.00                    |
|                                               | 6,519,066.05     | 439,786.24 | 411,436.10   | 6,547,416.19   | 98,486.88       | 22,690.58        | -1,670.64            | 6,666,923.01            |

# TREASURER'S REPORT

## Account Totals

City Of Stevenson

03/01/2022 To: 03/31/2022

Time: 10:40:48 Date: 04/13/2022

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| Cash Accounts                                                                                                                                                                                                                                                                                                                                                                                                                                           | Beg Balance  | Deposits   | Withdrawals | Ending       | Outstanding Rec | Outstanding Exp | Adj Balance  |  |              |            |            |              |           |            |              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|------------|-------------|--------------|-----------------|-----------------|--------------|--|--------------|------------|------------|--------------|-----------|------------|--------------|
| 1     Checking                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1,227,521.00 | 395,397.54 | 371,808.09  | 1,251,110.45 | -1,484.23       | 121,177.46      | 1,370,803.68 |  |              |            |            |              |           |            |              |
| 10    Xpress Bill Pay                                                                                                                                                                                                                                                                                                                                                                                                                                   | 29,780.63    | 40,132.83  | 36,000.00   | 33,913.46    | -186.41         | 0.00            | 33,727.05    |  |              |            |            |              |           |            |              |
| 11    Cash Drawer                                                                                                                                                                                                                                                                                                                                                                                                                                       | 100.00       | 0.00       | 0.00        | 100.00       | 0.00            | 0.00            | 100.00       |  |              |            |            |              |           |            |              |
| 12    Petty Cash                                                                                                                                                                                                                                                                                                                                                                                                                                        | 400.00       | 0.00       | 0.00        | 400.00       | 0.00            | 0.00            | 400.00       |  |              |            |            |              |           |            |              |
| 20    Pacific Premier (Formerly Opus                                                                                                                                                                                                                                                                                                                                                                                                                    | 71,952.62    | 0.61       | 0.00        | 71,953.23    | 0.00            | 0.00            | 71,953.23    |  |              |            |            |              |           |            |              |
| Total Cash:                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1,329,754.25 | 435,530.98 | 407,808.09  | 1,357,477.14 | -1,670.64       | 121,177.46      | 1,476,983.96 |  |              |            |            |              |           |            |              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                         |              |            |             |              |                 |                 |              |  |              |            |            |              |           |            |              |
| Investment Accounts                                                                                                                                                                                                                                                                                                                                                                                                                                     | Beg Balance  | Deposits   | Withdrawals | Ending       | Outstanding Rec | Outstanding Exp | Adj Balance  |  |              |            |            |              |           |            |              |
| 5     LGIP                                                                                                                                                                                                                                                                                                                                                                                                                                              | 3,273,847.25 | 627.25     | 0.00        | 3,274,474.50 | 0.00            | 0.00            | 3,274,474.50 |  |              |            |            |              |           |            |              |
| 6     US Bank Safekeeping                                                                                                                                                                                                                                                                                                                                                                                                                               | 1,915,464.55 | 0.00       | 0.00        | 1,915,464.55 | 0.00            | 0.00            | 1,915,464.55 |  |              |            |            |              |           |            |              |
| Total Investments:                                                                                                                                                                                                                                                                                                                                                                                                                                      | 5,189,311.80 | 627.25     | 0.00        | 5,189,939.05 | 0.00            | 0.00            | 5,189,939.05 |  |              |            |            |              |           |            |              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                         |              |            |             |              |                 |                 |              |  |              |            |            |              |           |            |              |
| <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;"></td> <td style="text-align: right;">6,519,066.05</td> <td style="text-align: right;">436,158.23</td> <td style="text-align: right;">407,808.09</td> <td style="text-align: right;">6,547,416.19</td> <td style="text-align: right;">-1,670.64</td> <td style="text-align: right;">121,177.46</td> <td style="text-align: right;">6,666,923.01</td> </tr> </table> |              |            |             |              |                 |                 |              |  | 6,519,066.05 | 436,158.23 | 407,808.09 | 6,547,416.19 | -1,670.64 | 121,177.46 | 6,666,923.01 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 6,519,066.05 | 436,158.23 | 407,808.09  | 6,547,416.19 | -1,670.64       | 121,177.46      | 6,666,923.01 |  |              |            |            |              |           |            |              |

TREASURER'S REPORT  
Fund Investments By Account

City Of Stevenson

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03/01/2022 To: 03/31/2022

| Fund Totals:                            | Previous Balance    | Purchases   | Interest      | Total Investments | Liquidated | Ending Balance      |
|-----------------------------------------|---------------------|-------------|---------------|-------------------|------------|---------------------|
| 001 000 General Expense Fund            | 474,276.69          |             | 90.87         | 90.87             |            | 474,367.56          |
| 010 000 General Reserve Fund            | 91,064.15           |             | 17.45         | 17.45             |            | 91,081.60           |
| 020 000 Fire Reserve Fund               | 764,740.34          |             | 146.52        | 146.52            |            | 764,886.86          |
| 100 000 Street Fund                     | 278,017.31          |             | 53.27         | 53.27             |            | 278,070.58          |
| 103 000 Tourism Promo & Develop<br>Fund | 407,694.20          |             | 78.11         | 78.11             |            | 407,772.31          |
| 300 000 Capital Improvement Fund        | 92,269.12           |             | 17.68         | 17.68             |            | 92,286.80           |
| 400 000 Water/Sewer Fund                | 1,012,022.69        |             | 193.90        | 193.90            |            | 1,012,216.59        |
| 500 000 Equipment Service Fund          | 153,762.75          |             | 29.45         | 29.45             |            | 153,792.20          |
| 5 - LGIP                                | <u>3,273,847.25</u> | <u>0.00</u> | <u>627.25</u> | <u>627.25</u>     |            | <u>3,274,474.50</u> |
| 001 000 General Expense Fund            | 426,045.00          |             |               |                   |            | 426,045.00          |
| 010 000 General Reserve Fund            | 211,908.38          |             |               |                   |            | 211,908.38          |
| 020 000 Fire Reserve Fund               | 635,725.10          |             |               |                   |            | 635,725.10          |
| 103 000 Tourism Promo & Develop<br>Fund | 320,417.69          |             |               |                   |            | 320,417.69          |
| 300 000 Capital Improvement Fund        | 25,549.13           |             |               |                   |            | 25,549.13           |
| 400 000 Water/Sewer Fund                | 285,600.57          |             |               |                   |            | 285,600.57          |
| 500 000 Equipment Service Fund          | 10,218.68           |             |               |                   |            | 10,218.68           |
| 6 - US Bank Safekeeping                 | <u>1,915,464.55</u> | <u>0.00</u> | <u>0.00</u>   |                   |            | <u>1,915,464.55</u> |
|                                         | <u>5,189,311.80</u> | <u>0.00</u> | <u>627.25</u> | <u>627.25</u>     |            | <u>5,189,939.05</u> |

# TREASURER'S REPORT

## Fund Investment Totals

City Of Stevenson

03/01/2022 To: 03/31/2022

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| Fund Totals:                               | Previous Balance | Purchases | Interest | Ttl Investments | Liquidated | Investment Bal | Available Cash |
|--------------------------------------------|------------------|-----------|----------|-----------------|------------|----------------|----------------|
| 001 General Expense Fund                   | 900,321.69       |           | 90.87    | 90.87           |            | 900,412.56     | 137,957.13     |
| 010 General Reserve Fund                   | 302,972.53       |           | 17.45    | 17.45           |            | 302,989.98     | 29,887.72      |
| 020 Fire Reserve Fund                      | 1,400,465.44     |           | 146.52   | 146.52          |            | 1,400,611.96   | 209,015.62     |
| 030 ARPA                                   |                  |           |          |                 |            | 0.00           | 223,677.00     |
| 100 Street Fund                            | 278,017.31       |           | 53.27    | 53.27           |            | 278,070.58     | 113,794.20     |
| 103 Tourism Promo & Develop Fund           | 728,111.89       |           | 78.11    | 78.11           |            | 728,190.00     | 142,013.82     |
| 105 Affordable Housing Fund                |                  |           |          |                 |            | 0.00           | 7,881.37       |
| 300 Capital Improvement Fund               | 117,818.25       |           | 17.68    | 17.68           |            | 117,835.93     | 55,873.10      |
| 400 Water/Sewer Fund                       | 1,297,623.26     |           | 193.90   | 193.90          |            | 1,297,817.16   | 519,737.23     |
| 406 Wastewater Short Lived Asset Res. Fund |                  |           |          |                 |            | 0.00           | 43,558.00      |
| 408 Wastewater Debt Reserve Fund           |                  |           |          |                 |            | 0.00           | 61,191.00      |
| 410 Wastewater System Upgrades             |                  |           |          |                 |            | 0.00           | -228,471.06    |
| 500 Equipment Service Fund                 | 163,981.43       |           | 29.45    | 29.45           |            | 164,010.88     | 41,362.01      |
|                                            | 5,189,311.80     |           | 627.25   | 627.25          |            | 5,189,939.05   | 1,357,477.14   |

Ending fund balance (Page 1) - Investment balance = Available cash.

6,547,416.19

TREASURER'S REPORT  
Outstanding Vouchers

City Of Stevenson

As Of: 03/31/2022 Date: 04/13/2022  
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| Year                  | Trans# | Date       | Type     | Acct# | War#  | Vendor                               | Amount          | Memo                                                                                                                                                         |
|-----------------------|--------|------------|----------|-------|-------|--------------------------------------|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2022                  | 763    | 03/30/2022 | Util Pay | 1     |       | Xpress Billpay                       | 136.55          | Xpress Import - CC - 03-30-2022__daily_batch.csv                                                                                                             |
| 2022                  | 793    | 03/31/2022 | Tr Rec   | 1     |       | Gordon Rosander                      | 319.38          | March 2022 Reimbursement                                                                                                                                     |
| 2022                  | 794    | 03/31/2022 | Tr Rec   | 1     |       | Building Permit Customer             | 300.00          | SEPA2022-01 City of Stevenson                                                                                                                                |
| 2022                  | 795    | 03/31/2022 | Util Pay | 1     |       | Xpress Billpay                       | 728.30          | Xpress Import - CC - 03-31-2022__daily_batch.csv                                                                                                             |
| Receipts Outstanding: |        |            |          |       |       |                                      | <u>1,484.23</u> |                                                                                                                                                              |
| 2022                  | 449    | 02/28/2022 | Payroll  | 1     | EFT   | Jeffrey P Breckel                    |                 | PP 02.01.22-02.28.22                                                                                                                                         |
| 2022                  | 817    | 03/31/2022 | Payroll  | 1     | EFT   | Employment Security Dept             | 859.27          | Pay Cycle(s) 01/01/2022 To 03/31/2022 - PFML                                                                                                                 |
| 2022                  | 758    | 03/31/2022 | Payroll  | 1     | EFT   | Department of Retirement Systems     | 11,899.35       | Pay Cycle(s) 03/31/2022 To 03/31/2022 - PERS2; Pay Cycle(s) 03/31/2022 To 03/31/2022 - DCP                                                                   |
| 2022                  | 816    | 03/31/2022 | Payroll  | 1     | EFT   | Dept of Labor & Industry             | 2,780.70        | 1ST Quarter L&I: 01/01/2022 - 03/31/2022                                                                                                                     |
| 2022                  | 757    | 03/31/2022 | Payroll  | 1     | EFT   | Colonial Life                        | 139.94          | Pay Cycle(s) 03/31/2022 To 03/31/2022 - Disability; Pay Cycle(s) 03/31/2022 To 03/31/2022 - Life Insurance; Pay Cycle(s) 03/31/2022 To 03/31/2022 - Accident |
| 2021                  | 3014   | 12/12/2021 | Payroll  | 1     | 15591 | Chelsey M Farris                     | 134.83          | 2021 Volunteer FF Pay                                                                                                                                        |
| 2022                  | 636    | 03/17/2022 | Claims   | 1     | 15869 | Skamania County Auditor              | 214.50          | Recording fees for EDA Mortgage                                                                                                                              |
| 2022                  | 637    | 03/17/2022 | Claims   | 1     | 15870 | Skamania County Chamber of Commerce  | 12,316.15       | Christmas in the Gorge Reimbursement; February 2022 Contract/Reimbursables                                                                                   |
| 2022                  | 743    | 03/31/2022 | Payroll  | 1     | 15890 | Michael D Johnson                    | 275.73          | PP 03.01.22-03.31.22                                                                                                                                         |
| 2022                  | 745    | 03/31/2022 | Payroll  | 1     | 15891 | Kristy A McCaskell                   | 275.73          | PP 03.01.22-03.31.22                                                                                                                                         |
| 2022                  | 754    | 03/31/2022 | Payroll  | 1     | 15892 | Mark W Tittle                        | 5,367.79        | PP 03.01.22-03.31.22                                                                                                                                         |
| 2022                  | 760    | 03/31/2022 | Payroll  | 1     | 15893 | City of Stevenson                    | 319.38          | Pay Cycle(s) 03/31/2022 To 03/31/2022 - City Payback                                                                                                         |
| 2022                  | 761    | 03/31/2022 | Payroll  | 1     | 15894 | HRA VEBA Trust Contributions         | 500.00          | Pay Cycle(s) 03/31/2022 To 03/31/2022 - HRA VEBA                                                                                                             |
| 2022                  | 762    | 03/31/2022 | Payroll  | 1     | 15895 | WGAP Washington Gorge Action Program | 137.86          | Pay Cycle(s) 03/31/2022 To 03/31/2022 - Food Bank                                                                                                            |
| 2022                  | 766    | 03/31/2022 | Claims   | 1     | 15896 | Avista Utilities                     | 1,152.07        | March 2022 Statement                                                                                                                                         |
| 2022                  | 767    | 03/31/2022 | Claims   | 1     | 15897 | Centurylink Comm Inc                 | 45.91           | February 2022 WWTP Long Distance                                                                                                                             |
| 2022                  | 768    | 03/31/2022 | Claims   | 1     | 15898 | Chinook Plumbing and Heating         | 489.52          | 109 NW School Street-Root Plug                                                                                                                               |
| 2022                  | 769    | 03/31/2022 | Claims   | 1     | 15899 | City of Stevenson                    | 300.00          | SEPA Checklist-SMP integration                                                                                                                               |
| 2022                  | 770    | 03/31/2022 | Claims   | 1     | 15900 | Correct Equipment                    | 3,163.15        | Water Meters                                                                                                                                                 |
| 2022                  | 771    | 03/31/2022 | Claims   | 1     | 15901 | DeVaul Publishing                    | 21.97           | Legal Ad-Notice of Ordinance #1180 & 1181 Adoptions                                                                                                          |
| 2022                  | 772    | 03/31/2022 | Claims   | 1     | 15902 | Department of Health                 | 2,091.00        | Sanitary Survey Inspection                                                                                                                                   |
| 2022                  | 773    | 03/31/2022 | Claims   | 1     | 15903 | Gorge Networks Inc                   | 95.34           | April 2022 WTP Broadband                                                                                                                                     |
| 2022                  | 774    | 03/31/2022 | Claims   | 1     | 15904 | Gregory Scott Cheney                 | 172.50          | March 2022 Statement                                                                                                                                         |
| 2022                  | 775    | 03/31/2022 | Claims   | 1     | 15905 | HD Fowler Company                    | 376.95          | Risers for Sewer Manholes                                                                                                                                    |

TREASURER'S REPORT  
Outstanding Vouchers

City Of Stevenson

As Of: 03/31/2022 Date: 04/13/2022  
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| Year                  | Trans# | Date       | Type     | Acct# | War#  | Vendor                                   | Amount     | Memo                                                                                      |
|-----------------------|--------|------------|----------|-------|-------|------------------------------------------|------------|-------------------------------------------------------------------------------------------|
| 2022                  | 776    | 03/31/2022 | Claims   | 1     | 15906 | Hach Company, Inc                        | 1,500.56   | pH/EC/TDS/DO Meter                                                                        |
| 2022                  | 777    | 03/31/2022 | Claims   | 1     | 15907 | Insta-Pipe, Inc.                         | 60,349.29  | School Street Splining-Wastewater                                                         |
| 2022                  | 778    | 03/31/2022 | Claims   | 1     | 15908 | Mary Corey                               | 617.10     | Reimbursement for WMCA Conference in Pasco                                                |
| 2022                  | 779    | 03/31/2022 | Claims   | 1     | 15909 | Michael Green Construction, Inc.         | 3,769.50   | Test Hole at WWTP                                                                         |
| 2022                  | 780    | 03/31/2022 | Claims   | 1     | 15910 | NAPA Auto Parts                          | 967.40     | March 2022 Statement                                                                      |
| 2022                  | 781    | 03/31/2022 | Claims   | 1     | 15911 | Northern Safety Company Inc              | 449.91     | Hard Hats/Respirators/Vapor Cartridges                                                    |
| 2022                  | 782    | 03/31/2022 | Claims   | 1     | 15912 | PUD No 1 of Skamania County              | 1,916.93   | March 2022 Statement                                                                      |
| 2022                  | 783    | 03/31/2022 | Claims   | 1     | 15913 | Polydyne Inc                             | 1,744.74   | Clarifloc                                                                                 |
| 2022                  | 784    | 03/31/2022 | Claims   | 1     | 15914 | Tom Sikora                               | 190.00     | Art Bliss Hotel-Paid for Vac Rental License instead of general business-Refund difference |
| 2022                  | 785    | 03/31/2022 | Claims   | 1     | 15915 | Skamania County Department of Public Wor | 4,296.22   | Ryan Allen Waterline-Road Project                                                         |
| 2022                  | 786    | 03/31/2022 | Claims   | 1     | 15916 | Solutions Yes LLC                        | 38.24      | Copy Paper-Letter Size                                                                    |
| 2022                  | 787    | 03/31/2022 | Claims   | 1     | 15917 | Carolyn Sourek                           | 145.08     | Boot Reimbursement                                                                        |
| 2022                  | 788    | 03/31/2022 | Claims   | 1     | 15918 | USA Bluebook                             | 209.48     | Water Meter Pit Pump                                                                      |
| 2022                  | 789    | 03/31/2022 | Claims   | 1     | 15919 | Verizon Wireless                         | 102.83     | March 2022 Cell Phone Charges                                                             |
| 2022                  | 790    | 03/31/2022 | Claims   | 1     | 15920 | WSP USA Inc                              | 1,400.54   | First Street Ped Amenities Overlook                                                       |
| 2022                  | 791    | 03/31/2022 | Claims   | 1     | 15921 | Wapiti Aerial Service Inc                | 350.00     | Bucket Truck Inspection                                                                   |
|                       |        |            |          |       |       |                                          | 121,177.46 |                                                                                           |
| 2022                  | 764    | 03/30/2022 | Util Pay | 10    |       | Xpress Billpay                           | 136.55     | Xpress Import - CheckFree - 03-30-2022_daily_batch                                        |
| 2022                  | 796    | 03/31/2022 | Util Pay | 10    |       | Xpress Billpay                           | 49.86      | Xpress Import - EFT - 03-31-2022_daily_batch.csv                                          |
|                       |        |            |          |       |       |                                          | 186.41     |                                                                                           |
| Receipts Outstanding: |        |            |          |       |       |                                          | 186.41     |                                                                                           |
|                       |        |            |          |       |       |                                          | 121,177.46 |                                                                                           |

| Fund                             | Claims    | Payroll   | Total      |
|----------------------------------|-----------|-----------|------------|
| 001 General Expense Fund         | 2,171.14  | 8,702.06  | 10,873.20  |
| 100 Street Fund                  | 1,138.37  | 3,308.86  | 4,447.23   |
| 103 Tourism Promo & Develop Fund | 12,316.15 | 18.57     | 12,334.72  |
| 311 First Street                 | 1,400.54  | 0.00      | 1,400.54   |
| 400 Water/Sewer Fund             | 75,383.07 | 8,503.88  | 83,886.95  |
| 410 Wastewater System Upgrades   | 3,984.00  | 0.00      | 3,984.00   |
| 500 Equipment Service Fund       | 2,093.61  | 2,157.21  | 4,250.82   |
|                                  | 98,486.88 | 22,690.58 | 121,177.46 |

TREASURER'S REPORT

Signature Page

City Of Stevenson

03/01/2022 To: 03/31/2022

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We the undersigned officers for the City of Stevenson have reviewed the foregoing report and acknowledge that to the best of our knowledge this report is accurate and true:

Signed: \_\_\_\_\_ Signed: \_\_\_\_\_  
City Administrator / Date Deputy Clerk-Treasurer / Date



2022 BUDGET POSITION

City Of Stevenson

Time: 10:41:20 Date: 04/13/2022

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001 General Expense Fund Months: 01 To: 03

| Revenues                                       | Amt Budgeted        | Revenues            | Remaining           |               |
|------------------------------------------------|---------------------|---------------------|---------------------|---------------|
| 100 Unreserved                                 | 734,277.12          | 1,047,784.22        | (313,507.10)        | 142.7%        |
| 102 Unemployment Reserve                       | 33,413.82           | 33,413.82           | 0.00                | 100.0%        |
| 104 Custodial Reserve                          | 51,135.13           | 51,135.13           | 0.00                | 100.0%        |
| <b>308 Beginning Balances</b>                  | <b>818,826.07</b>   | <b>1,132,333.17</b> | <b>(313,507.10)</b> | <b>138.3%</b> |
| 311 Property Tax                               | 501,569.36          | 11,072.42           | 490,496.94          | 2.2%          |
| 313 Sales Tax                                  | 300,000.00          | 93,645.26           | 206,354.74          | 31.2%         |
| 316 Utility Tax                                | 32,000.00           | 22,277.33           | 9,722.67            | 69.6%         |
| 317 Other Tax                                  | 16,000.00           | 9,750.77            | 6,249.23            | 60.9%         |
| <b>310 Taxes</b>                               | <b>849,569.36</b>   | <b>136,745.78</b>   | <b>712,823.58</b>   | <b>16.1%</b>  |
| 321 Licenses                                   | 2,900.00            | 1,024.16            | 1,875.84            | 35.3%         |
| 322 Permits                                    | 0.00                | 10.00               | (10.00)             | 0.0%          |
| <b>320 Licenses &amp; Permits</b>              | <b>2,900.00</b>     | <b>1,034.16</b>     | <b>1,865.84</b>     | <b>35.7%</b>  |
| 330 Grants                                     | 0.00                | 92,758.20           | (92,758.20)         | 0.0%          |
| 335 State Shared                               | 11,000.00           | 0.00                | 11,000.00           | 0.0%          |
| 336 State Entitlements, Impact Payments & Taxe | 17,499.50           | 5,139.72            | 12,359.78           | 29.4%         |
| <b>330 Intergovernmental Revenues</b>          | <b>28,499.50</b>    | <b>97,897.92</b>    | <b>(69,398.42)</b>  | <b>343.5%</b> |
| 341 Admin, Printing & Probation Fees           | 222,797.62          | 697.06              | 222,100.56          | 0.3%          |
| 342 Fire District 2                            | 32,700.00           | 15,368.90           | 17,331.10           | 47.0%         |
| 345 Planning                                   | 4,500.00            | 2,732.50            | 1,767.50            | 60.7%         |
| 346 Building                                   | 0.00                | 0.00                | 0.00                | 0.0%          |
| <b>340 Charges For Goods &amp; Services</b>    | <b>259,997.62</b>   | <b>18,798.46</b>    | <b>241,199.16</b>   | <b>7.2%</b>   |
| 350 Fines & Penalties                          | 12,700.00           | 4,277.23            | 8,422.77            | 33.7%         |
| 360 Interest & Other Earnings                  | 8,000.00            | 1,535.07            | 6,464.93            | 19.2%         |
| <b>Fund Revenues:</b>                          | <b>1,980,492.55</b> | <b>1,392,621.79</b> | <b>587,870.76</b>   | <b>70.3%</b>  |
| Expenditures                                   | Amt Budgeted        | Expenditures        | Remaining           |               |
| 511 Legislative                                | 19,750.00           | 4,312.05            | 15,437.95           | 21.8%         |
| 512 Judicial                                   | 59,950.00           | 12,776.13           | 47,173.87           | 21.3%         |
| 513 Executive                                  | 123,095.00          | 33,116.00           | 89,979.00           | 26.9%         |
| 514 Financial, Recording & Elections           | 122,000.50          | 23,953.02           | 98,047.48           | 19.6%         |
| 515 Legal Services                             | 16,500.00           | 4,832.00            | 11,668.00           | 29.3%         |
| 517 Employee Benefit Programs                  | 525.00              | 0.00                | 525.00              | 0.0%          |
| 518 Centralized Services                       | 85,923.32           | 86,700.28           | (776.96)            | 100.9%        |
| 521 Law Enforcement                            | 213,228.07          | 48,945.17           | 164,282.90          | 23.0%         |
| 202 Fire Department                            | 99,445.00           | 8,523.95            | 90,921.05           | 8.6%          |
| 203 Fire District 2                            | 30,750.00           | 829.10              | 29,920.90           | 2.7%          |
| <b>522 Fire Control</b>                        | <b>130,195.00</b>   | <b>9,353.05</b>     | <b>120,841.95</b>   | <b>7.2%</b>   |
| 528 Dispatch Services                          | 6,000.00            | 0.00                | 6,000.00            | 0.0%          |
| 551 Public Housing Services                    | 0.00                | 92,758.20           | (92,758.20)         | 0.0%          |
| 553 Conservation                               | 500.00              | 443.70              | 56.30               | 88.7%         |
| 554 Environmental Services                     | 0.00                | 0.00                | 0.00                | 0.0%          |
| 550 Building                                   | 5,000.00            | 1,554.00            | 3,446.00            | 31.1%         |
| 560 Planning                                   | 166,980.00          | 34,125.51           | 132,854.49          | 20.3%         |

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001 General Expense Fund Months: 01 To: 03

| Expenditures                              | Amt Budgeted        | Expenditures        | Remaining           |              |
|-------------------------------------------|---------------------|---------------------|---------------------|--------------|
| <b>558 Planning &amp; Community Devel</b> |                     |                     |                     |              |
| 570 Economic Development                  | 27,105.60           | 0.00                | 27,105.60           | 0.0%         |
| 558 Planning & Community Devel            | 199,085.60          | 35,679.51           | 163,406.09          | 17.9%        |
| 562 Public Health                         | 10,000.00           | 0.00                | 10,000.00           | 0.0%         |
| 565 Welfare                               | 10,000.00           | 0.00                | 10,000.00           | 0.0%         |
| 566 Substance Abuse                       | 150.00              | 51.35               | 98.65               | 34.2%        |
| 573 Cultural & Community Activities       | 500.00              | 0.00                | 500.00              | 0.0%         |
| 576 Park Facilities                       | 94,660.00           | 1,473.37            | 93,186.63           | 1.6%         |
| 580 Non Expenditures                      | 0.00                | (141.73)            | 141.73              | 0.0%         |
| 597 Interfund Transfers                   | 25,000.00           | 0.00                | 25,000.00           | 0.0%         |
| 100 Unreserved                            | 778,880.93          | 0.00                | 778,880.93          | 0.0%         |
| 102 Unemployment Reserve                  | 33,414.00           | 0.00                | 33,414.00           | 0.0%         |
| 104 Custodial Reserve                     | 51,135.13           | 0.00                | 51,135.13           | 0.0%         |
| 999 Ending Balance                        | 863,430.06          | 0.00                | 863,430.06          | 0.0%         |
| <b>Fund Expenditures:</b>                 | <b>1,980,492.55</b> | <b>354,252.10</b>   | <b>1,626,240.45</b> | <b>17.9%</b> |
| <b>Fund Excess/(Deficit):</b>             | <b>0.00</b>         | <b>1,038,369.69</b> |                     |              |

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010 General Reserve Fund Months: 01 To: 03

| Revenues                      | Amt Budgeted      | Revenues          | Remaining         |               |
|-------------------------------|-------------------|-------------------|-------------------|---------------|
| 308 Beginning Balances        | 326,705.62        | 332,314.62        | (5,609.00)        | 101.7%        |
| 360 Interest & Other Earnings | 0.00              | 563.08            | (563.08)          | 0.0%          |
| <b>Fund Revenues:</b>         | <b>326,705.62</b> | <b>332,877.70</b> | <b>(6,172.08)</b> | <b>101.9%</b> |
| Expenditures                  | Amt Budgeted      | Expenditures      | Remaining         |               |
| 999 Ending Balance            | 326,705.62        | 0.00              | 326,705.62        | 0.0%          |
| <b>Fund Expenditures:</b>     | <b>326,705.62</b> | <b>0.00</b>       | <b>326,705.62</b> | <b>0.0%</b>   |
| <b>Fund Excess/(Deficit):</b> | <b>0.00</b>       | <b>332,877.70</b> |                   |               |

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| 020 Fire Reserve Fund         |                     | Months: 01 To: 03   |                     |              |  |
|-------------------------------|---------------------|---------------------|---------------------|--------------|--|
| Revenues                      | Amt Budgeted        | Revenues            | Remaining           |              |  |
| 308 Beginning Balances        | 1,589,616.67        | 1,607,765.44        | (18,148.77)         | 101.1%       |  |
| 360 Interest & Other Earnings | 0.00                | 1,862.14            | (1,862.14)          | 0.0%         |  |
| 397 Interfund Transfers       | 25,000.00           | 0.00                | 25,000.00           | 0.0%         |  |
| <b>Fund Revenues:</b>         | <b>1,614,616.67</b> | <b>1,609,627.58</b> | <b>4,989.09</b>     | <b>99.7%</b> |  |
| Expenditures                  | Amt Budgeted        | Expenditures        | Remaining           |              |  |
| 999 Ending Balance            | 1,614,616.67        | 0.00                | 1,614,616.67        | 0.0%         |  |
| <b>Fund Expenditures:</b>     | <b>1,614,616.67</b> | <b>0.00</b>         | <b>1,614,616.67</b> | <b>0.0%</b>  |  |
| <b>Fund Excess/(Deficit):</b> | <b>0.00</b>         | <b>1,609,627.58</b> |                     |              |  |

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030 ARPA Months: 01 To: 03

| Revenues                       | Amt Budgeted      | Revenues          | Remaining         |              |
|--------------------------------|-------------------|-------------------|-------------------|--------------|
| 308 Beginning Balances         | 223,677.00        | 223,677.00        | 0.00              | 100.0%       |
| 330 Intergovernmental Revenues | 223,677.00        | 0.00              | 223,677.00        | 0.0%         |
| <b>Fund Revenues:</b>          | <b>447,354.00</b> | <b>223,677.00</b> | <b>223,677.00</b> | <b>50.0%</b> |
| Expenditures                   | Amt Budgeted      | Expenditures      | Remaining         |              |
| 999 Ending Balance             | 447,354.00        | 0.00              | 447,354.00        | 0.0%         |
| <b>Fund Expenditures:</b>      | <b>447,354.00</b> | <b>0.00</b>       | <b>447,354.00</b> | <b>0.0%</b>  |
| <b>Fund Excess/(Deficit):</b>  | <b>0.00</b>       | <b>223,677.00</b> |                   |              |

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| 100 Street Fund                |                   | Months: 01 To: 03 |                   |              |
|--------------------------------|-------------------|-------------------|-------------------|--------------|
| Revenues                       | Amt Budgeted      | Revenues          | Remaining         |              |
| 308 Beginning Balances         | 211,186.34        | 316,457.10        | (105,270.76)      | 149.8%       |
| 310 Taxes                      | 325,000.00        | 115,052.64        | 209,947.36        | 35.4%        |
| 320 Licenses & Permits         | 600.00            | 25.00             | 575.00            | 4.2%         |
| 330 Intergovernmental Revenues | 43,340.50         | 10,293.26         | 33,047.24         | 23.7%        |
| 360 Interest & Other Earnings  | 0.00              | 97.82             | (97.82)           | 0.0%         |
| 390 Other Financing Sources    | 0.00              | 543.09            | (543.09)          | 0.0%         |
| 397 Interfund Transfers        | 30,000.00         | 24,820.09         | 5,179.91          | 82.7%        |
| <b>Fund Revenues:</b>          | <b>610,126.84</b> | <b>467,289.00</b> | <b>142,837.84</b> | <b>76.6%</b> |
| Expenditures                   | Amt Budgeted      | Expenditures      | Remaining         |              |
| 542 Streets - Maintenance      | 368,498.31        | 47,259.55         | 321,238.76        | 12.8%        |
| 543 Streets Admin & Overhead   | 47,832.50         | 19,806.30         | 28,026.20         | 41.4%        |
| 544 Road & Street Operations   | 0.00              | 3,950.00          | (3,950.00)        | 0.0%         |
| 566 Substance Abuse            | 0.00              | 0.00              | 0.00              | 0.0%         |
| 594 Capital Expenditures       | 134,000.00        | 2,379.33          | 131,620.67        | 1.8%         |
| 597 Interfund Transfers        | 0.00              | 2,029.04          | (2,029.04)        | 0.0%         |
| 999 Ending Balance             | 59,796.03         | 0.00              | 59,796.03         | 0.0%         |
| <b>Fund Expenditures:</b>      | <b>610,126.84</b> | <b>75,424.22</b>  | <b>534,702.62</b> | <b>12.4%</b> |
| <b>Fund Excess/(Deficit):</b>  | <b>0.00</b>       | <b>391,864.78</b> |                   |              |

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103 Tourism Promo & Develop Fund Months: 01 To: 03

| Revenues                            | Amt Budgeted      | Revenues          | Remaining         |              |
|-------------------------------------|-------------------|-------------------|-------------------|--------------|
| 308 Beginning Balances              | 548,500.17        | 797,780.48        | (249,280.31)      | 145.4%       |
| 310 Taxes                           | 430,000.00        | 97,259.95         | 332,740.05        | 22.6%        |
| 360 Interest & Other Earnings       | 0.00              | 946.39            | (946.39)          | 0.0%         |
| <b>Fund Revenues:</b>               | <b>978,500.17</b> | <b>895,986.82</b> | <b>82,513.35</b>  | <b>91.6%</b> |
| Expenditures                        | Amt Budgeted      | Expenditures      | Remaining         |              |
| 573 Cultural & Community Activities | 411,575.93        | 25,783.00         | 385,792.93        | 6.3%         |
| 594 Capital Expenditures            | 230,000.00        | 0.00              | 230,000.00        | 0.0%         |
| 999 Ending Balance                  | 336,924.24        | 0.00              | 336,924.24        | 0.0%         |
| <b>Fund Expenditures:</b>           | <b>978,500.17</b> | <b>25,783.00</b>  | <b>952,717.17</b> | <b>2.6%</b>  |
| <b>Fund Excess/(Deficit):</b>       | <b>0.00</b>       | <b>870,203.82</b> |                   |              |

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105 Affordable Housing Fund Months: 01 To: 03

| Revenues                      | Amt Budgeted     | Revenues        | Remaining        |              |
|-------------------------------|------------------|-----------------|------------------|--------------|
| 308 Beginning Balances        | 6,215.61         | 6,376.16        | (160.55)         | 102.6%       |
| 310 Taxes                     | 5,000.00         | 1,505.21        | 3,494.79         | 30.1%        |
| <b>Fund Revenues:</b>         | <b>11,215.61</b> | <b>7,881.37</b> | <b>3,334.24</b>  | <b>70.3%</b> |
| Expenditures                  | Amt Budgeted     | Expenditures    | Remaining        |              |
| 999 Ending Balance            | 11,215.61        | 0.00            | 11,215.61        | 0.0%         |
| <b>Fund Expenditures:</b>     | <b>11,215.61</b> | <b>0.00</b>     | <b>11,215.61</b> | <b>0.0%</b>  |
| <b>Fund Excess/(Deficit):</b> | <b>0.00</b>      | <b>7,881.37</b> |                  |              |



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| 300 Capital Improvement Fund  |                   | Months: 01 To: 03 |                    |               |
|-------------------------------|-------------------|-------------------|--------------------|---------------|
| Revenues                      | Amt Budgeted      | Revenues          | Remaining          |               |
| 308 Beginning Balances        | 107,273.57        | 151,803.99        | (44,530.42)        | 141.5%        |
| 310 Taxes                     | 20,000.00         | 21,808.55         | (1,808.55)         | 109.0%        |
| 360 Interest & Other Earnings | 0.00              | 96.49             | (96.49)            | 0.0%          |
| <b>Fund Revenues:</b>         | <b>127,273.57</b> | <b>173,709.03</b> | <b>(46,435.46)</b> | <b>136.5%</b> |
| Expenditures                  | Amt Budgeted      | Expenditures      | Remaining          |               |
| 597 Interfund Transfers       | 30,000.00         | 0.00              | 30,000.00          | 0.0%          |
| 999 Ending Balance            | 97,273.57         | 0.00              | 97,273.57          | 0.0%          |
| <b>Fund Expenditures:</b>     | <b>127,273.57</b> | <b>0.00</b>       | <b>127,273.57</b>  | <b>0.0%</b>   |
| <b>Fund Excess/(Deficit):</b> | <b>0.00</b>       | <b>173,709.03</b> |                    |               |

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| 309 Russell Ave                |              | Months: 01 To: 03 |                    |             |
|--------------------------------|--------------|-------------------|--------------------|-------------|
| Revenues                       | Amt Budgeted | Revenues          | Remaining          |             |
| 330 Intergovernmental Revenues | 0.00         | 24,820.09         | (24,820.09)        | 0.0%        |
| <b>Fund Revenues:</b>          | <b>0.00</b>  | <b>24,820.09</b>  | <b>(24,820.09)</b> | <b>0.0%</b> |
| Expenditures                   | Amt Budgeted | Expenditures      | Remaining          |             |
| 597 Interfund Transfers        | 0.00         | 24,820.09         | (24,820.09)        | 0.0%        |
| <b>Fund Expenditures:</b>      | <b>0.00</b>  | <b>24,820.09</b>  | <b>(24,820.09)</b> | <b>0.0%</b> |
| <b>Fund Excess/(Deficit):</b>  | <b>0.00</b>  | <b>0.00</b>       |                    |             |

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| 311 First Street               |              | Months: 01 To: 03 |                   |             |  |
|--------------------------------|--------------|-------------------|-------------------|-------------|--|
| Revenues                       | Amt Budgeted | Revenues          | Remaining         |             |  |
| 308 Beginning Balances         | 0.00         | 0.00              | 0.00              | 0.0%        |  |
| 330 Intergovernmental Revenues | 0.00         | 0.00              | 0.00              | 0.0%        |  |
| 397 Interfund Transfers        | 0.00         | 2,029.04          | (2,029.04)        | 0.0%        |  |
| <b>Fund Revenues:</b>          | <b>0.00</b>  | <b>2,029.04</b>   | <b>(2,029.04)</b> | <b>0.0%</b> |  |
| Expenditures                   | Amt Budgeted | Expenditures      | Remaining         |             |  |
| 594 Capital Expenditures       | 0.00         | 2,029.04          | (2,029.04)        | 0.0%        |  |
| 999 Ending Balance             | 0.00         | 0.00              | 0.00              | 0.0%        |  |
| <b>Fund Expenditures:</b>      | <b>0.00</b>  | <b>2,029.04</b>   | <b>(2,029.04)</b> | <b>0.0%</b> |  |
| <b>Fund Excess/(Deficit):</b>  | <b>0.00</b>  | <b>0.00</b>       |                   |             |  |

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312 Columbia Ave Months: 01 To: 03

| Revenues                       | Amt Budgeted      | Revenues     | Remaining         |             |
|--------------------------------|-------------------|--------------|-------------------|-------------|
| 330 Intergovernmental Revenues | 200,000.00        | 0.00         | 200,000.00        | 0.0%        |
| <b>Fund Revenues:</b>          | <b>200,000.00</b> | <b>0.00</b>  | <b>200,000.00</b> | <b>0.0%</b> |
| Expenditures                   | Amt Budgeted      | Expenditures | Remaining         |             |
| 594 Capital Expenditures       | 200,000.00        | 0.00         | 200,000.00        | 0.0%        |
| 999 Ending Balance             | 0.00              | 0.00         | 0.00              | 0.0%        |
| <b>Fund Expenditures:</b>      | <b>200,000.00</b> | <b>0.00</b>  | <b>200,000.00</b> | <b>0.0%</b> |
| <b>Fund Excess/(Deficit):</b>  | <b>0.00</b>       | <b>0.00</b>  |                   |             |

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| 400 Water/Sewer Fund                        |                     | Months: 01 To: 03   |                     |               |
|---------------------------------------------|---------------------|---------------------|---------------------|---------------|
| Revenues                                    | Amt Budgeted        | Revenues            | Remaining           |               |
| 400 Water/Sewer                             | 218,216.56          | 647,754.95          | (429,538.39)        | 296.8%        |
| 401 Water                                   | 454,401.46          | 539,594.95          | (85,193.49)         | 118.7%        |
| 402 Sewer                                   | 412,368.47          | 431,097.47          | (18,729.00)         | 104.5%        |
| <b>308 Beginning Balances</b>               | <b>1,084,986.49</b> | <b>1,618,447.37</b> | <b>(533,460.88)</b> | <b>149.2%</b> |
| 330 Intergovernmental Revenues              | 1,000.00            | 0.00                | 1,000.00            | 0.0%          |
| 343 Water                                   | 678,600.00          | 189,201.39          | 489,398.61          | 27.9%         |
| 344 Sewer                                   | 1,019,437.50        | 296,438.11          | 722,999.39          | 29.1%         |
| <b>340 Charges For Goods &amp; Services</b> | <b>1,698,037.50</b> | <b>485,639.50</b>   | <b>1,212,398.00</b> | <b>28.6%</b>  |
| 343 Water                                   | 46,674.00           | 51,624.00           | (4,950.00)          | 110.6%        |
| 344 Sewer                                   | 56,532.00           | 37,458.00           | 19,074.00           | 66.3%         |
| 400 Water/Sewer                             | 4,000.00            | 1,073.53            | 2,926.47            | 26.8%         |
| <b>360 Interest &amp; Other Earnings</b>    | <b>107,206.00</b>   | <b>90,155.53</b>    | <b>17,050.47</b>    | <b>84.1%</b>  |
| 380 Non Revenues                            | 0.00                | 0.00                | 0.00                | 0.0%          |
| <b>Fund Revenues:</b>                       | <b>2,891,229.99</b> | <b>2,194,242.40</b> | <b>696,987.59</b>   | <b>75.9%</b>  |
| Expenditures                                | Amt Budgeted        | Expenditures        | Remaining           |               |
| 534 Water Utilities                         | 623,109.97          | 133,816.01          | 489,293.96          | 21.5%         |
| 535 Sewer                                   | 926,611.86          | 222,403.01          | 704,208.85          | 24.0%         |
| 534 Water                                   | 60,970.90           | 18,587.30           | 42,383.60           | 30.5%         |
| 535 Sewer                                   | 118,920.00          | 0.00                | 118,920.00          | 0.0%          |
| <b>591 Debt Service</b>                     | <b>179,890.90</b>   | <b>18,587.30</b>    | <b>161,303.60</b>   | <b>10.3%</b>  |
| 594 Capital Expenditures                    | 211,500.00          | 1,881.69            | 209,618.31          | 0.9%          |
| 597 Interfund Transfers                     | 121,779.00          | 0.00                | 121,779.00          | 0.0%          |
| 400 Water/Sewer                             | 160,362.33          | 0.00                | 160,362.33          | 0.0%          |
| 401 Water                                   | 299,075.46          | 0.00                | 299,075.46          | 0.0%          |
| 402 Sewer                                   | 368,900.47          | 0.00                | 368,900.47          | 0.0%          |
| <b>999 Ending Balance</b>                   | <b>828,338.26</b>   | <b>0.00</b>         | <b>828,338.26</b>   | <b>0.0%</b>   |
| <b>Fund Expenditures:</b>                   | <b>2,891,229.99</b> | <b>376,688.01</b>   | <b>2,514,541.98</b> | <b>13.0%</b>  |
| <b>Fund Excess/(Deficit):</b>               | <b>0.00</b>         | <b>1,817,554.39</b> |                     |               |

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406 Wastewater Short Lived Asset Res. Fund Months: 01 To: 03

| Revenues                      | Amt Budgeted     | Revenues         | Remaining        |              |
|-------------------------------|------------------|------------------|------------------|--------------|
| 308 Beginning Balances        | 43,558.00        | 43,558.00        | 0.00             | 100.0%       |
| 397 Interfund Transfers       | 21,779.00        | 0.00             | 21,779.00        | 0.0%         |
| <b>Fund Revenues:</b>         | <b>65,337.00</b> | <b>43,558.00</b> | <b>21,779.00</b> | <b>66.7%</b> |
| Expenditures                  | Amt Budgeted     | Expenditures     | Remaining        |              |
| 999 Ending Balance            | 65,337.00        | 0.00             | 65,337.00        | 0.0%         |
| <b>Fund Expenditures:</b>     | <b>65,337.00</b> | <b>0.00</b>      | <b>65,337.00</b> | <b>0.0%</b>  |
| <b>Fund Excess/(Deficit):</b> | <b>0.00</b>      | <b>43,558.00</b> |                  |              |

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408 Wastewater Debt Reserve Fund Months: 01 To: 03

| Revenues                      | Amt Budgeted     | Revenues         | Remaining        |               |
|-------------------------------|------------------|------------------|------------------|---------------|
| 308 Beginning Balances        | 61,191.00        | 61,191.00        | 0.00             | 100.0%        |
| 397 Interfund Transfers       | 0.00             | 0.00             | 0.00             | 0.0%          |
| <b>Fund Revenues:</b>         | <b>61,191.00</b> | <b>61,191.00</b> | <b>0.00</b>      | <b>100.0%</b> |
| Expenditures                  | Amt Budgeted     | Expenditures     | Remaining        |               |
| 999 Ending Balance            | 61,191.00        | 0.00             | 61,191.00        | 0.0%          |
| <b>Fund Expenditures:</b>     | <b>61,191.00</b> | <b>0.00</b>      | <b>61,191.00</b> | <b>0.0%</b>   |
| <b>Fund Excess/(Deficit):</b> | <b>0.00</b>      | <b>61,191.00</b> |                  |               |

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410 Wastewater System Upgrades Months: 01 To: 03

| Revenues                       | Amt Budgeted         | Revenues            | Remaining            |             |
|--------------------------------|----------------------|---------------------|----------------------|-------------|
| 308 Beginning Balances         | 0.00                 | (144,720.78)        | 144,720.78           | 0.0%        |
| 330 Intergovernmental Revenues | 1,733,656.00         | 0.00                | 1,733,656.00         | 0.0%        |
| 390 Other Financing Sources    | 8,833,414.00         | 0.00                | 8,833,414.00         | 0.0%        |
| 397 Interfund Transfers        | 100,000.00           | 0.00                | 100,000.00           | 0.0%        |
| <b>Fund Revenues:</b>          | <b>10,667,070.00</b> | <b>(144,720.78)</b> | <b>10,811,790.78</b> | <b>1.4%</b> |
| Expenditures                   | Amt Budgeted         | Expenditures        | Remaining            |             |
| 594 Capital Expenditures       | 10,667,070.00        | 83,750.28           | 10,583,319.72        | 0.8%        |
| 999 Ending Balance             | 0.00                 | 0.00                | 0.00                 | 0.0%        |
| <b>Fund Expenditures:</b>      | <b>10,667,070.00</b> | <b>83,750.28</b>    | <b>10,583,319.72</b> | <b>0.8%</b> |
| <b>Fund Excess/(Deficit):</b>  | <b>0.00</b>          | <b>(228,471.06)</b> |                      |             |



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| 500 Equipment Service Fund              |                   |                   | Months: 01 To: 03 |              |
|-----------------------------------------|-------------------|-------------------|-------------------|--------------|
| Revenues                                | Amt Budgeted      | Revenues          | Remaining         |              |
| 308 Beginning Balances                  | 188,197.57        | 203,766.89        | (15,569.32)       | 108.3%       |
| 340 Charges For Goods & Services        | 125,000.00        | 31,454.45         | 93,545.55         | 25.2%        |
| 360 Interest & Other Earnings           | 0.00              | 79.67             | (79.67)           | 0.0%         |
| 390 Other Financing Sources             | 0.00              | 0.00              | 0.00              | 0.0%         |
| <b>Fund Revenues:</b>                   | <b>313,197.57</b> | <b>235,301.01</b> | <b>77,896.56</b>  | <b>75.1%</b> |
| Expenditures                            | Amt Budgeted      | Expenditures      | Remaining         |              |
| 548 Public Works - Centralized Services | 122,614.55        | 29,928.12         | 92,686.43         | 24.4%        |
| 594 Capital Expenditures                | 45,000.00         | 0.00              | 45,000.00         | 0.0%         |
| 999 Ending Balance                      | 145,583.02        | 0.00              | 145,583.02        | 0.0%         |
| <b>Fund Expenditures:</b>               | <b>313,197.57</b> | <b>29,928.12</b>  | <b>283,269.45</b> | <b>9.6%</b>  |
| <b>Fund Excess/(Deficit):</b>           | <b>0.00</b>       | <b>205,372.89</b> |                   |              |

2022 BUDGET POSITION

City Of Stevenson

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| 630 Stevenson Municipal Court |              | Months: 01 To: 03 |                   |             |  |
|-------------------------------|--------------|-------------------|-------------------|-------------|--|
| Revenues                      | Amt Budgeted | Revenues          | Remaining         |             |  |
| 308 Beginning Balances        | 0.00         | 0.00              | 0.00              | 0.0%        |  |
| 380 Non Revenues              | 0.00         | 2,796.07          | (2,796.07)        | 0.0%        |  |
| <b>Fund Revenues:</b>         | <b>0.00</b>  | <b>2,796.07</b>   | <b>(2,796.07)</b> | <b>0.0%</b> |  |
| Expenditures                  | Amt Budgeted | Expenditures      | Remaining         |             |  |
| 580 Non Expenditures          | 0.00         | 2,796.07          | (2,796.07)        | 0.0%        |  |
| 999 Ending Balance            | 0.00         | 0.00              | 0.00              | 0.0%        |  |
| <b>Fund Expenditures:</b>     | <b>0.00</b>  | <b>2,796.07</b>   | <b>(2,796.07)</b> | <b>0.0%</b> |  |
| <b>Fund Excess/(Deficit):</b> | <b>0.00</b>  | <b>0.00</b>       |                   |             |  |

## 2022 BUDGET POSITION TOTALS

City Of Stevenson

Months: 01 To: 03

Time: 10:41:20 Date: 04/13/2022

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| Fund                                 | Revenue Budgeted | Received     |        | Expense Budgeted | Spent      |      |
|--------------------------------------|------------------|--------------|--------|------------------|------------|------|
| 001 General Expense Fund             | 1,980,492.55     | 1,392,621.79 | 70.3%  | 1,980,492.55     | 354,252.10 | 18%  |
| 010 General Reserve Fund             | 326,705.62       | 332,877.70   | 101.9% | 326,705.62       | 0.00       | 0%   |
| 020 Fire Reserve Fund                | 1,614,616.67     | 1,609,627.58 | 99.7%  | 1,614,616.67     | 0.00       | 0%   |
| 030 ARPA                             | 447,354.00       | 223,677.00   | 50.0%  | 447,354.00       | 0.00       | 0%   |
| 100 Street Fund                      | 610,126.84       | 467,289.00   | 76.6%  | 610,126.84       | 75,424.22  | 12%  |
| 103 Tourism Promo & Develop Fund     | 978,500.17       | 895,986.82   | 91.6%  | 978,500.17       | 25,783.00  | 3%   |
| 105 Affordable Housing Fund          | 11,215.61        | 7,881.37     | 70.3%  | 11,215.61        | 0.00       | 0%   |
| 300 Capital Improvement Fund         | 127,273.57       | 173,709.03   | 136.5% | 127,273.57       | 0.00       | 0%   |
| 309 Russell Ave                      | 0.00             | 24,820.09    | 0.0%   | 0.00             | 24,820.09  | 0%   |
| 311 First Street                     | 0.00             | 2,029.04     | 0.0%   | 0.00             | 2,029.04   | 0%   |
| 312 Columbia Ave                     | 200,000.00       | 0.00         | 0.0%   | 200,000.00       | 0.00       | 0%   |
| 400 Water/Sewer Fund                 | 2,891,229.99     | 2,194,242.40 | 75.9%  | 2,891,229.99     | 376,688.01 | 13%  |
| 406 Wastewater Short Lived Asset Res | 65,337.00        | 43,558.00    | 66.7%  | 65,337.00        | 0.00       | 0%   |
| 408 Wastewater Debt Reserve Fund     | 61,191.00        | 61,191.00    | 100.0% | 61,191.00        | 0.00       | 0%   |
| 410 Wastewater System Upgrades       | 10,667,070.00    | -144,720.78  | -1.4%  | 10,667,070.00    | 83,750.28  | 1%   |
| 500 Equipment Service Fund           | 313,197.57       | 235,301.01   | 75.1%  | 313,197.57       | 29,928.12  | 10%  |
| 630 Stevenson Municipal Court        | 0.00             | 2,796.07     | 0.0%   | 0.00             | 2,796.07   | 0%   |
|                                      | 20,294,310.59    | 7,522,887.12 | 37.1%  | 20,294,310.59    | 975,470.93 | 4.8% |

# City of Stevenson

Q1 2022 Financial Report

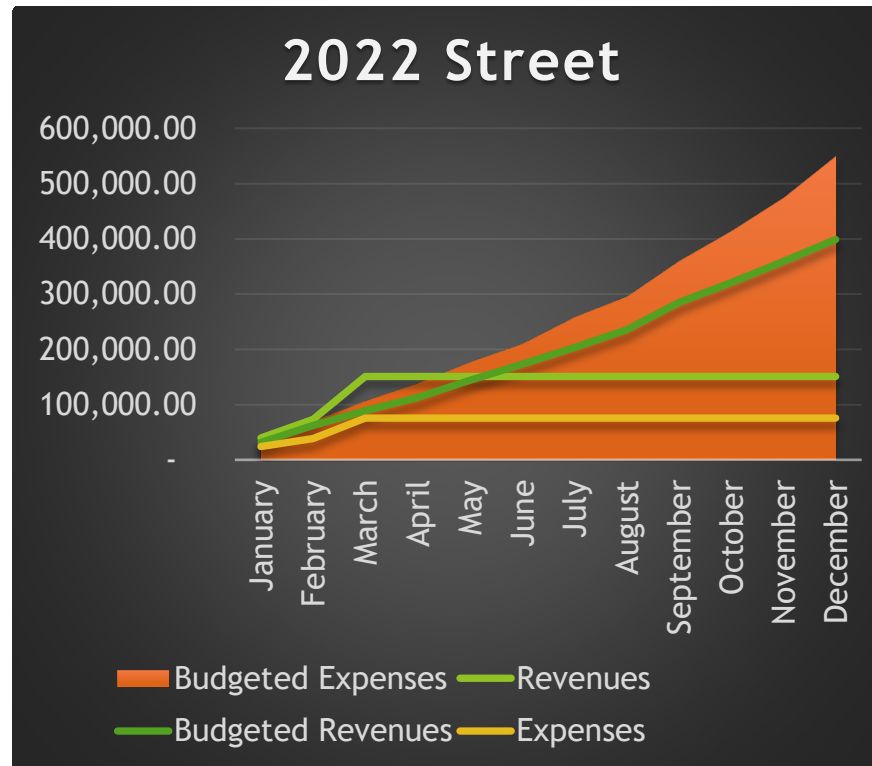
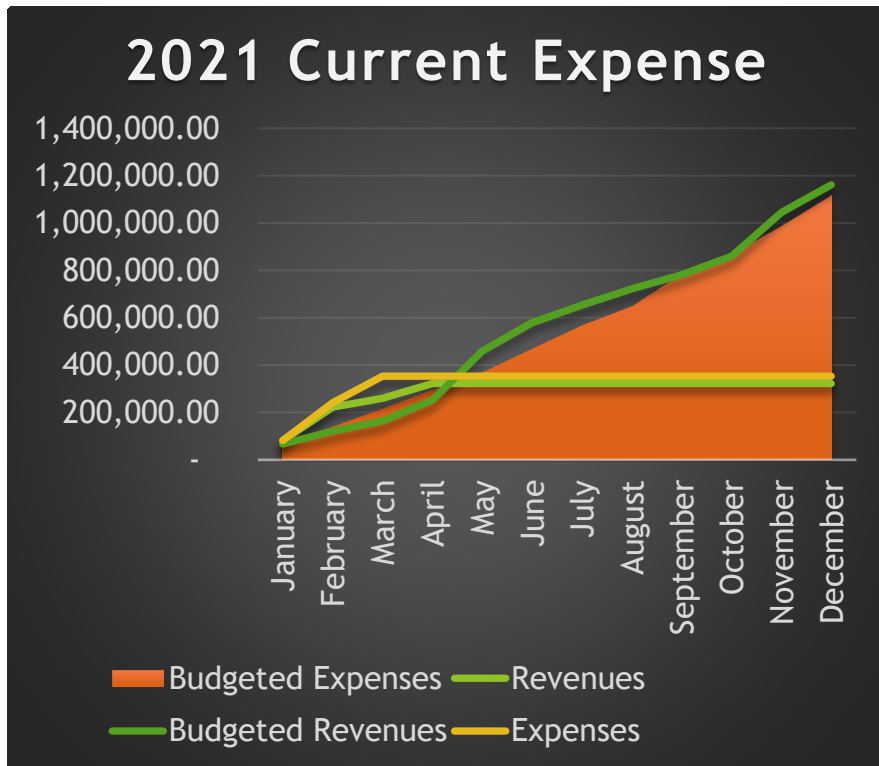
# Sales and Property Tax Dependent Funds

Current Expense revenues and expenses are trending above budget, with expenses outpacing revenues.

\$93k in unexpected costs were rolled from 2021 due to a delayed invoice. These differences may be corrected with a budget amendment. They will continue to be monitored to ensure they remain on track.

Street revenues and expenses are trending the same with expenses currently coming in under budget. The spike is due to additional grant funds from closing out the Russell Avenue project.

Most expenses will come in with the construction of the Rock Creek stormwater line, which began in April.

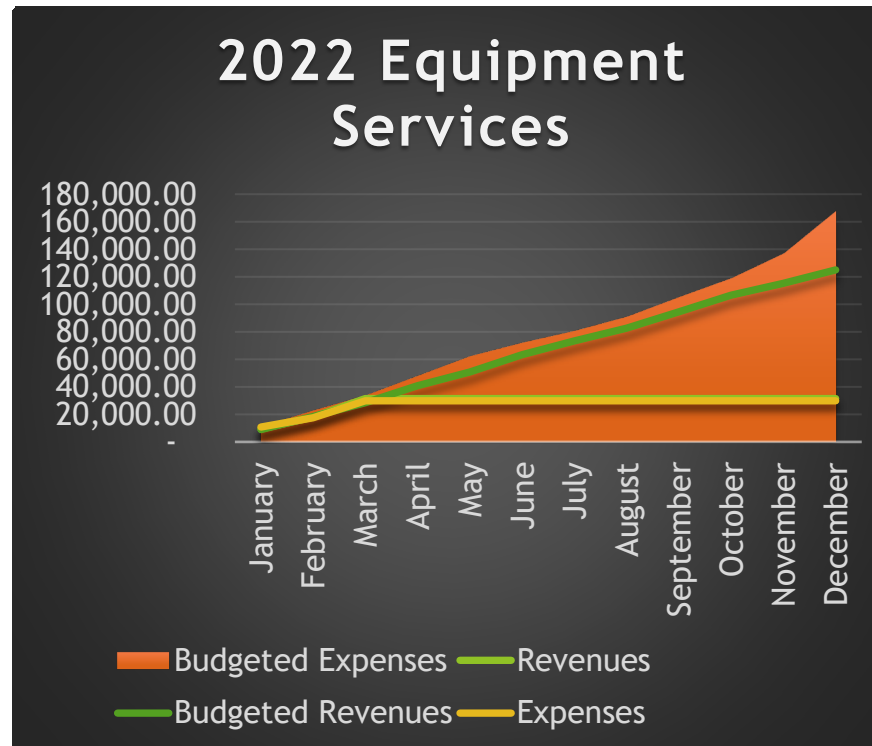


# Restricted Revenue Funds

Tourism fund revenues are exceeding budget expectations and expenses are trending below budget. Most events take place over the summer and are invoiced by the end of the year.

Equipment Services revenues and expenses are lower than expected.

The hourly rate has been evaluated and an increased is proposed at the April 21<sup>st</sup> council meeting to ensure the fund can support itself. The rate has not changed since 2012 even though costs have increased, due in part to delayed purchases of replacement vehicles

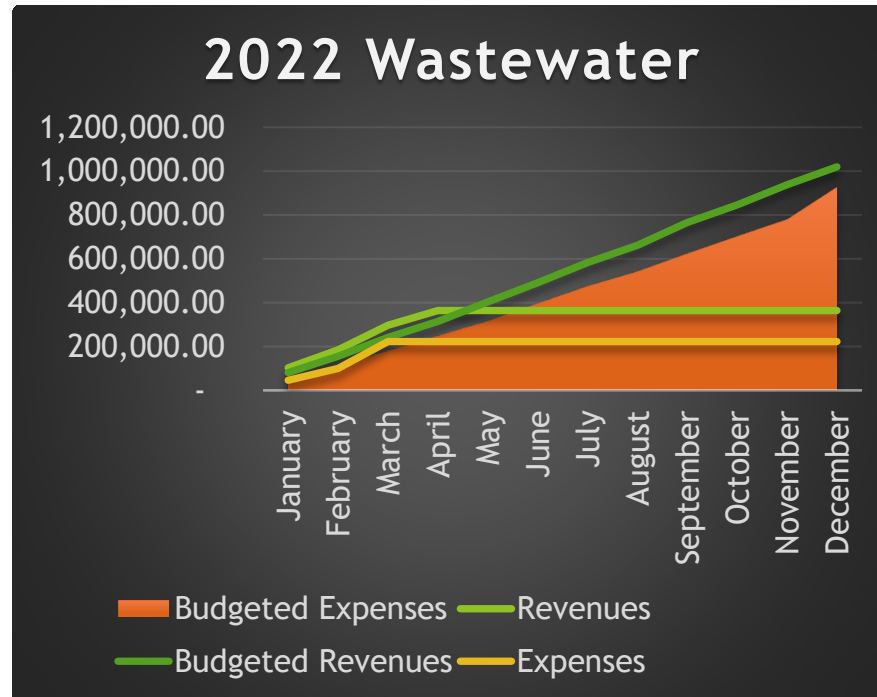
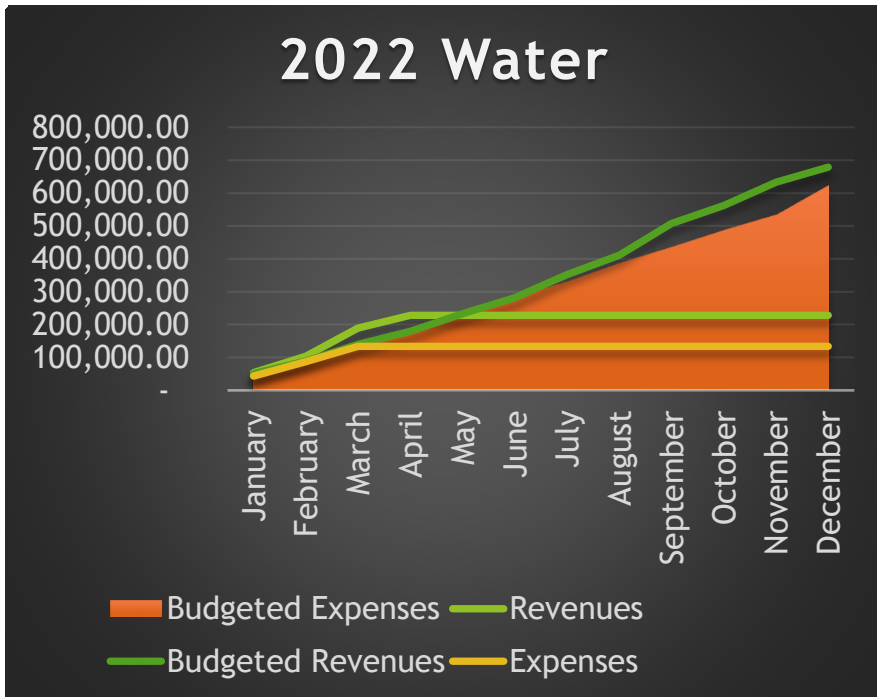


# Proprietary Funds

Water revenues are trending above budget by 35% and expenses are currently 2.5% over (\$3k).

This can be partially attributed to customers paying past-due balances in March and increased SDCs from new SFR building permits. Expenses will continue to be monitored to ensure they don't outpace revenues.

Sewer revenues are trending above budget expectations by 23% and expenses are trending above budget by 24%. The expense trend is due to the 2021 sewer lining project running into 2022. These costs are typically incurred in the latter part of the year. Expenses will continue to be monitored.



**Draft Minutes**  
**Stevenson Planning Commission Regular Meeting**  
**Monday, March 14, 2022**  
**6:00 PM**

Attendees at City Hall followed current CDC and State guidance regarding use of masks, social distancing, and attendance.

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

Attending: Community Development Director Ben Shumaker; Planning Commission Chair Jeff Breckel, Commissioners Auguste Zettler, Davy Ray.

Others in attendance: Bernard Versari, Anne Keesee.

**Commissioner Breckel** called the meeting to order at 6 p.m. A quorum was available.

**A. Preliminary Matters**

**1. Public Comment Expectations:**

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

**2. Adoption of Minutes:**

Regular Planning Commission meeting minutes from December 13th, 2021 and February 14th, 2022, and special meeting minutes from March 7th, 2022 were presented.

**MOTION** to approve minutes from the Stevenson Planning Commission meeting of December 13<sup>th</sup>, 2021 was made by **Commissioner Ray**, seconded by **Commissioner Zettler**.  
Voting aye: **Commissioners Zettler, Breckel, Ray**

**MOTION** to approve minutes from the Stevenson Planning Commission meeting of February 14<sup>th</sup>, 2022 was made by **Commissioner Zettler**, seconded by **Commissioner Breckel**.  
Voting aye: **Commissioners Zettler, Breckel, Ray**

**MOTION** to approve minutes from the Stevenson Planning Commission special meeting of March 7<sup>th</sup>, 2022 as presented was made by **Commissioner Ray**, seconded by **Commissioner Zettler**.  
Prior to the vote **Commissioner Ray** asked about the questions raised regarding clarification of the name of Ash/Ashes Lake. **Community Development Director Ben Shumaker** noted it would be addressed later in the meeting.  
Voting aye: **Commissioners Zettler, Breckel, Ray**



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

>No comments were made.

## B. New Business

### 4. Planning Commission Vacancy:

Review Statements of Interest, Interview Candidates, & Recommend City Council Action

An application and statements of interest were received from two candidates. One candidate withdrew their application prior to the interview process. Anne Keesee was the remaining applicant for the open position.

Commissioners interviewed the candidate to learn of her interests, ability to devote time to serving on the Commission, and if any potential conflicts of interest existed. **Commissioner Breckel** advised Ms. Keesee the Planning Commission makes a recommendation to the City Council regarding the appointment, and the City Council makes the final decision.

**MOTION** to recommend the City Council approve the appointment of Anne Keesee to the Stevenson Planning Commission was made by **Commissioner Ray**, seconded by **Commissioner Zettler**.

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

A second vacancy on the Planning Commission has opened up recently and advertising for applicants will take place.

## C. Old Business

### 5. Shorelines Master Program:

Review Final Draft SMP and Recommend Action

**Community Development Director Ben Shumaker** provided a brief background regarding the Shoreline Master Program. On March 7<sup>th</sup>, 2022 the Planning Commission and members of the Shoreline Advisory Committee held a special meeting. During the meeting they reviewed and tentatively agreed to all recommendations offered by the Department of Ecology except a portion of #20 due to a grammatical error. (The recommendation to delete “that” was rejected, but the recommendation to delete “...ing” was accepted.)

Public comment regarding the SMP ended at 5 p.m. on March 14<sup>th</sup>, 2022. Two written comments were received, both from Mary Repar. One suggested changing the name of Ashes Lake to Ash Lake. **Shumaker** noted he had consulted with USGS and they are using Ashes Lake as the official name. The second comment from Mary Repar noted support for the adoption of the SMP by the City Council.

**Shumaker** then gave an overview of the draft ordinance to be approved by the City Council (2022-1181) which includes amendments to section 18.08 of the Stevenson Municipal Code

and the repeal of current ordinance 698. He pointed to other documents in the packet that provide additional details regarding the SMP.

>Bernard Versari, a member of the Shoreline Advisory Committee spoke in favor of having the City Council approve the SMP with the recommendations presented. **Planning Commission Chair Breckel** thanked him for his work on the SMP.

**MOTION** to recommend the Stevenson City Council adopt the final Shoreline Master Program\* with accepted recommendations and amend the Stevenson Municipal Code section 18.08 was made by **Commissioner Zettler**, seconded by **Commissioner Ray**.

(\*Ordinance 2022-1181)

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

## 6. Comprehensive Plan Amendment:

**Community Development Director Ben Shumaker** and the Planning Commissioners held an extensive discussion on the proposed changes within Goal 8 of the Comprehensive Plan. Shumaker explained the white board exercise he had prepared to facilitate the overview. The proposed changes were listed along with citations to their location in the Plan. Colored highlights were used beside each proposed change to indicate rejection, acceptance or a need for further discussion with other City staff.

The task before the Planning Commission is to narrow the scope of the potential amendment to allow full analysis under the criteria of SMC 17.11.070, and better engagement with the public when public involvement expectations are set.

Questions and concerns were raised regarding the establishment of minimal levels of service; septic tank usage vs available sewer hook-ups, and the potential development of plans for individual urban services without Planning involvement.

## D. Discussion

**Shumaker** noted the City Council is doing annual visioning retreats to help determine and schedule projects. He suggested having a Planning Commission member attend a retreat, and highlighted City Councilor Cox's positive comments regarding the Commission's work. A brief discussion followed on the merits of retreats and how public involvement may be reduced due to changes in a meeting's location.

Shumaker pointed out the City Council and the Planning Commission have been discussing similar issues concerning affordable housing and increasing housing inventories/residential capacity. He suggested it was a likely focus for a future joint meeting. **Planning Commission Chair Breckel** suggested an opportunity to work on defining the real problem would be helpful.

**Commissioner Zettler** commented housing goals in Stevenson will be completely different than the urban areas of Portland and Vancouver.

## 7. Thought of the Month:

Financial Insolvency (<https://www.youtube.com/watch?v=7Nw6qyyrTel>)

## 8. Staff & Commission Reports:

- **Community Development Director Ben Shumaker** reported Carolyn Sourek began as the new Stevenson Public Works Director on March 14<sup>th</sup>, 2022.
- With adoption of the Shoreline Master Program there will need to be integration of the changes within the city's Comprehensive Plan & Zoning Code. He will bring the changes before the Planning Commission to review.
- He will attempt to fill the new vacancy on the Planning Commission asap.
- He is looking to reinvigorate downtown planning efforts with the Stewards of Success steering committee.

## E. Adjournment

**A MOTION** to adjourn at 8:32 p.m. made by **Commissioner Ray**, seconded by **Commissioner Zettler** was approved unanimously.



# *City of Stevenson*

## **Fire Department – Rob Farris, Chief**

(509) 427-5970

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

To: Stevenson City Council  
From: Rob Farris, Fire Chief  
RE: Fire Department Update – March 2022  
Meeting Date: April 21<sup>st</sup>, 2022

### **Executive Summary:**

The Volunteers are transitioning out of Winter mode and into Spring mode which includes preparations for wildland firefighting.

### **Overview of Items:**

- *COVID-19 Response: Ongoing*
- *New Fire Hall: Ongoing*
- *Preparation for wildland season*
- *Building “Play books” for response*
- *Strategic Plan for Stevenson Fire/SCFD 2*

### *Drills/Training/Calls:*

March Drills/Training – 36 hours

March Calls – 4 total

3 – Structure Fire (All Mutual Aid Given)

1 – Burn Complaint

**Action Needed:** Open invitation to council members to visit the fire station to see the current condition and space needs.



# 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: Stevenson City Council  
From: Leana Kinley, City Administrator  
RE: City Administrator Staff Update  
Meeting Date: April 21, 2022

## **Overview of items staff has been working on over the past month not listed in the project updates:**

Nuisances – Staff has been working on enforcement letters to address nuisances reported by the public.

Open Public Meetings Act – The legislature has changed the OPMA with HB 1329. One significant change is the requirement for public comment at regular meetings where final action is taken, whether by vote or consensus. Because of this, the public comment section of the council meeting has moved.

Public Records Requests – I have been responding to multiple public records requests.

2022 Waterline Projects – The RFP for engineering services for the waterline projects has been completed and staff continues to negotiate a contract.

Fireworks Ban due to Fire Danger Ordinance –The County is still working on a draft ordinance to allow the ban of fireworks during a declared emergency related to fire danger. Our goal is to have a list of scientifically backed criteria to use in determining when that emergency can be declared. This will need to be in place by June 28<sup>th</sup> to be effective for next year. I will be meeting with a local vendor next week to discuss options on how to increase education on the safe use of fireworks ahead of the holidays.

Railroad Crossing Defect Notice – The City received a notification of a defect at the Russell crossing in March. The work has been completed and the defect resolved.

Council Retreat – I have been working with A. Hart Associates to facilitate the council retreat. They come highly recommended by the Chamber of Commerce and the Skamania EDC. As our larger projects wrapping up and new members of leadership have come on board, it is an ideal time for a deeper dive into the city's strategic plan. The current dates that seem to work for a majority are May 27<sup>th</sup> and 28<sup>th</sup>, which also happens to be Memorial Day weekend. Before solidifying this date with the consultant, please confirm these dates work or discuss other options.

### Contracts Awarded above \$10,000:

- A. Hart Associates, LLC for \$12,500 for Strategic Planning Services

### **Action Needed:**

Confirm the dates of May 27<sup>th</sup> and 28<sup>th</sup> for the council retreat.

# CHECK REGISTER

City Of Stevenson

Time: 15:38:05 Date: 04/19/2022

03/18/2022 To: 04/21/2022

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| Trans | Date       | Type   | Acct # | Chk # | Claimant                                 | Amount    | Memo                                                                                                                                                                           |
|-------|------------|--------|--------|-------|------------------------------------------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 765   | 03/31/2022 | Claims | 1      | EFT   | Kenneth B Woodrich PC                    | 2,212.00  | March 2022 Statement                                                                                                                                                           |
| 915   | 04/21/2022 | Claims | 1      | EFT   | Department of Retirement Systems         | 25.00     | 2021 Old Age and Survivors Insurance                                                                                                                                           |
| 916   | 04/21/2022 | Claims | 1      | EFT   | Department of Revenue                    | 7,730.27  | March 2022 Taxes                                                                                                                                                               |
| 766   | 03/31/2022 | Claims | 1      | 15896 | Avista Utilities                         | 1,152.07  | March 2022 Statement                                                                                                                                                           |
| 767   | 03/31/2022 | Claims | 1      | 15897 | Centurylink Comm Inc                     | 45.91     | February 2022 WWTP Long Distance                                                                                                                                               |
| 768   | 03/31/2022 | Claims | 1      | 15898 | Chinook Plumbing and Heating             | 489.52    | 109 NW School Street-Root Plug                                                                                                                                                 |
| 769   | 03/31/2022 | Claims | 1      | 15899 | City of Stevenson                        | 300.00    | SEPA Checklist-SMP integration                                                                                                                                                 |
| 770   | 03/31/2022 | Claims | 1      | 15900 | Correct Equipment                        | 3,163.15  | Water Meters                                                                                                                                                                   |
| 771   | 03/31/2022 | Claims | 1      | 15901 | DeVaul Publishing                        | 21.97     | Legal Ad-Notice of Ordinance #1180 & 1181 Adoptions                                                                                                                            |
| 772   | 03/31/2022 | Claims | 1      | 15902 | Department of Health                     | 2,091.00  | Sanitary Survey Inspection                                                                                                                                                     |
| 773   | 03/31/2022 | Claims | 1      | 15903 | Gorge Networks Inc                       | 95.34     | April 2022 WTP Broadband                                                                                                                                                       |
| 774   | 03/31/2022 | Claims | 1      | 15904 | Gregory Scott Cheney                     | 172.50    | March 2022 Statement                                                                                                                                                           |
| 775   | 03/31/2022 | Claims | 1      | 15905 | HD Fowler Company                        | 376.95    | Risers for Sewer Manholes                                                                                                                                                      |
| 776   | 03/31/2022 | Claims | 1      | 15906 | Hach Company, Inc                        | 1,500.56  | pH/EC/TDS/DO Meter                                                                                                                                                             |
| 777   | 03/31/2022 | Claims | 1      | 15907 | Insta-Pipe, Inc.                         | 60,349.29 | School Street                                                                                                                                                                  |
| 778   | 03/31/2022 | Claims | 1      | 15908 | Mary Corey                               | 617.10    | Reimbursement for WMCA Conference in Pasco                                                                                                                                     |
| 779   | 03/31/2022 | Claims | 1      | 15909 | Michael Green Construction, Inc.         | 3,769.50  | Test Hole at WWTP                                                                                                                                                              |
| 780   | 03/31/2022 | Claims | 1      | 15910 | NAPA Auto Parts                          | 967.40    | March 2022 Statement                                                                                                                                                           |
| 781   | 03/31/2022 | Claims | 1      | 15911 | Northern Safety Company Inc              | 449.91    | Hard Hats/Respirators/Vapor Cartridges                                                                                                                                         |
| 782   | 03/31/2022 | Claims | 1      | 15912 | PUD No 1 of Skamania County              | 1,916.93  | March 2022 Statement                                                                                                                                                           |
| 783   | 03/31/2022 | Claims | 1      | 15913 | Polydyne Inc                             | 1,744.74  | Clarifloc                                                                                                                                                                      |
| 784   | 03/31/2022 | Claims | 1      | 15914 | Tom Sikora                               | 190.00    | Art Bliss Hotel-Paid for Vac Rental License instead of general business-Refund difference                                                                                      |
| 785   | 03/31/2022 | Claims | 1      | 15915 | Skamania County Department of Public Wor | 4,296.22  | Ryan Allen Waterline-Road Project                                                                                                                                              |
| 786   | 03/31/2022 | Claims | 1      | 15916 | Solutions Yes LLC                        | 38.24     | Copy Paper-Letter Size                                                                                                                                                         |
| 787   | 03/31/2022 | Claims | 1      | 15917 | Carolyn Sourek                           | 145.08    | Boot Reimbursement                                                                                                                                                             |
| 788   | 03/31/2022 | Claims | 1      | 15918 | USA Bluebook                             | 209.48    | Water Meter Pit Pump                                                                                                                                                           |
| 789   | 03/31/2022 | Claims | 1      | 15919 | Verizon Wireless                         | 102.83    | March 2022 Cell Phone Charges                                                                                                                                                  |
| 790   | 03/31/2022 | Claims | 1      | 15920 | WSP USA Inc                              | 1,400.54  | First Street Ped Amenities Overlook                                                                                                                                            |
| 791   | 03/31/2022 | Claims | 1      | 15921 | Wapiti Aerial Service Inc                | 350.00    | Bucket Truck Inspection                                                                                                                                                        |
| 917   | 04/21/2022 | Claims | 1      | 15922 | A&J Select                               | 10.85     | March 2022 Statement                                                                                                                                                           |
| 918   | 04/21/2022 | Claims | 1      | 15923 | AHart Associates Inc                     | 6,250.00  | Strategic Planning & Work Plan Program Design                                                                                                                                  |
| 919   | 04/21/2022 | Claims | 1      | 15924 | Aramark Uniform Services                 | 216.74    | March 2022 Statement                                                                                                                                                           |
| 920   | 04/21/2022 | Claims | 1      | 15925 | Avista Utilities                         | 652.98    | April 2022 Statement                                                                                                                                                           |
| 921   | 04/21/2022 | Claims | 1      | 15926 | BSK Associates                           | 3,059.50  | March 2022 Statement; March 2022 Statement                                                                                                                                     |
| 922   | 04/21/2022 | Claims | 1      | 15927 | Carson Hardware                          | 20.46     | March 2022 Statement                                                                                                                                                           |
| 923   | 04/21/2022 | Claims | 1      | 15928 | CenturyLink                              | 141.19    | April 2022 Kanaka Creek Trf Station Phone Service; April 2022 WWTP Phone Service                                                                                               |
| 924   | 04/21/2022 | Claims | 1      | 15929 | City of Stevenson                        | 2,389.08  | March 2022 Statement; March 2022 Statement; March 2022 Statement; March 2022 Statement; March 2022 Statement; March 2022 Statement; March 2022 Statement; March 2022 Statement |
| 925   | 04/21/2022 | Claims | 1      | 15930 | Class 5                                  | 272.11    | May 2022 Monthly Phone Ser<br>May 2022 Monthly Phone Ser                                                                                                                       |

## CHECK REGISTER

City Of Stevenson

Time: 15:38:05 Date: 04/19/2022

03/18/2022 To: 04/21/2022

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| Trans | Date       | Type   | Acct # | Chk # | Claimant                                 | Amount    | Memo                                                                                                                                                  |
|-------|------------|--------|--------|-------|------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| 926   | 04/21/2022 | Claims | 1      | 15931 | Columbia Hardware Inc                    | 2,826.39  | March 2022 Statement                                                                                                                                  |
| 927   | 04/21/2022 | Claims | 1      | 15932 | Columbia River Disposal                  | 200.08    | March 2022 Statement                                                                                                                                  |
| 928   | 04/21/2022 | Claims | 1      | 15933 | Correct Equipment                        | 396.34    | Submersible Level Transmitter                                                                                                                         |
| 929   | 04/21/2022 | Claims | 1      | 15934 | DeVaul Publishing                        | 266.07    | Planning Commissioner Vacancy Ad; Planning Commissioner Vacancy Ad; Legal Ad SEPA 2022-01 Shorelines/Zoning; Legal Ad CUP2021-01; Legal Ad CUP2021-01 |
| 930   | 04/21/2022 | Claims | 1      | 15935 | Driver Records-Department of Licensing   | 13.00     | Driving Record Request-Carolyn                                                                                                                        |
| 931   | 04/21/2022 | Claims | 1      | 15936 | Enviropax, Inc.                          | 4,087.22  | Anco Mixers                                                                                                                                           |
| 932   | 04/21/2022 | Claims | 1      | 15937 | Fairview Garage Doors LLC                | 4,523.40  | Liftmaster Garage Door Trolley for Upper Firehall                                                                                                     |
| 933   | 04/21/2022 | Claims | 1      | 15938 | H2Oregon                                 | 20.19     | Water for WWTP; Drinking Water Dispenser for WWTP                                                                                                     |
| 934   | 04/21/2022 | Claims | 1      | 15939 | HD Fowler Company                        | 925.35    | Water Parts                                                                                                                                           |
| 935   | 04/21/2022 | Claims | 1      | 15940 | Hach Company, Inc                        | 163.03    | Safety Supplies                                                                                                                                       |
| 936   | 04/21/2022 | Claims | 1      | 15941 | Hood River Sand & Gravel, Inc            | 142.16    | March 2022 Statement                                                                                                                                  |
| 937   | 04/21/2022 | Claims | 1      | 15942 | Ian Lofberg                              | 112.00    | Insurance Deductible for Damaged Cell Phone                                                                                                           |
| 938   | 04/21/2022 | Claims | 1      | 15943 | Kimball Midwest                          | 245.01    | Electrical Parts                                                                                                                                      |
| 939   | 04/21/2022 | Claims | 1      | 15944 | Klickitat-Skamania Utility Coord Council | 40.00     | 2022 Annual Dues                                                                                                                                      |
| 940   | 04/21/2022 | Claims | 1      | 15945 | Menke Jackson Beyer LLP                  | 860.96    | May Family BLA2021-07                                                                                                                                 |
| 941   | 04/21/2022 | Claims | 1      | 15946 | Northwest Graphic Works LLC              | 526.41    | T-Shirts & Hoodies for Crew                                                                                                                           |
| 942   | 04/21/2022 | Claims | 1      | 15947 | Office of State Treasurer - Cash Mgmt Di | 1,667.15  | April 2022 Remittance                                                                                                                                 |
| 943   | 04/21/2022 | Claims | 1      | 15948 | One Call Concepts Inc                    | 33.17     | March 2022 Statement                                                                                                                                  |
| 944   | 04/21/2022 | Claims | 1      | 15949 | Optimist Printers LLC                    | 171.24    | Inspection Forms                                                                                                                                      |
| 945   | 04/21/2022 | Claims | 1      | 15950 | PUD No 1 of Skamania County              | 3,662.28  | March 2022 Statement; Frank Johns Blinker-March 2022 Statement; March 2022 Statement                                                                  |
| 946   | 04/21/2022 | Claims | 1      | 15951 | Petty Cash                               | 194.36    | April 2022 Statement                                                                                                                                  |
| 947   | 04/21/2022 | Claims | 1      | 15952 | RADCOMP Technologies                     | 19,510.37 | April 2022 Monthly Contract; 7-Refurbished Computers & 2-Laptops, Docking Station                                                                     |
| 948   | 04/21/2022 | Claims | 1      | 15953 | Ricoh USA Inc                            | 115.24    | March 2022 Statement                                                                                                                                  |
| 949   | 04/21/2022 | Claims | 1      | 15954 | Skamania County Chamber of Commerce      | 12,887.78 | March 2022 Contract & Reimbursables                                                                                                                   |
| 950   | 04/21/2022 | Claims | 1      | 15955 | Skamania County District Court           | 725.01    | 2021 Jury Management Services                                                                                                                         |
| 951   | 04/21/2022 | Claims | 1      | 15956 | Skamania County Probation                | 833.25    | March 2022 Probation Costs                                                                                                                            |
| 952   | 04/21/2022 | Claims | 1      | 15957 | Skamania County Prosecutor               | 1,333.00  | March 2022 Prosecuting Attorney Fees                                                                                                                  |
| 953   | 04/21/2022 | Claims | 1      | 15958 | Skamania County Sheriff                  | 1,800.00  | February 2022 Incarceration Fees                                                                                                                      |
| 954   | 04/21/2022 | Claims | 1      | 15959 | Skamania County Treasurer                | 17,329.77 | April 2022 Remittance; April 2022 Remittance                                                                                                          |
| 955   | 04/21/2022 | Claims | 1      | 15960 | Stevenson Downtown Association           | 16,250.00 | LTAC Operations Q1 2022                                                                                                                               |
| 956   | 04/21/2022 | Claims | 1      | 15961 | Timothy Charles Shell                    | 1,854.00  | March 2022 Statement                                                                                                                                  |
| 957   | 04/21/2022 | Claims | 1      | 15962 | Tribeca Transport LLC                    | 15,481.43 | March 2022 Sludge Hauling; March 2022 Sludge Hauling                                                                                                  |
| 958   | 04/21/2022 | Claims | 1      | 15963 | US Bank Safekeeping                      | 30.00     | March 2022 Safekeeping Fees                                                                                                                           |
| 959   | 04/21/2022 | Claims | 1      | 15964 | US Bank Voyager Fleet Systems            | 45.00     | Fuel Cards Account Set Up Fee                                                                                                                         |
| 960   | 04/21/2022 | Claims | 1      | 15965 | US Bank                                  | 3,393.09  | March 2022 Card #1 Credit Card Statement; March 2022 Card #2 Credit Card Statement                                                                    |
| 961   | 04/21/2022 | Claims | 1      | 15966 | USA Bluebook                             | 322.95    | Water Testing Supplies, Glove                                                                                                                         |
| 962   | 04/21/2022 | Claims | 1      | 15967 | WEX Bank                                 | 2,578.97  | April 2022 Statement                                                                                                                                  |

# CHECK REGISTER

City Of Stevenson

Time: 15:38:05 Date: 04/19/2022

03/18/2022 To: 04/21/2022

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| Trans | Date       | Type   | Acct # | Chk # | Claimant                               | Amount     | Memo                                                                                                                     |
|-------|------------|--------|--------|-------|----------------------------------------|------------|--------------------------------------------------------------------------------------------------------------------------|
| 963   | 04/21/2022 | Claims | 1      | 15968 | Wallis Engineering PLLC                | 30,118.90  | 2021 WW Collection Sys Upgrades; WWTP Imprvmts Bidding & Const; WWTP Equipment Procurement; Rock Creek Stormwater Repair |
| 964   | 04/21/2022 | Claims | 1      | 15969 | Waste Connections Vancouver District 2 | 46.95      | March 2022 Statement                                                                                                     |
| 965   | 04/21/2022 | Claims | 1      | 15970 | Wave Broadband                         | 286.15     | March 2022 City Hall Internet; April 2022 WWTP Services; April 2022 Firehall Internet Service                            |
|       |            |        |        |       |                                        | 60,701.09  | 001 General Expense Fund                                                                                                 |
|       |            |        |        |       |                                        | 5,771.18   | 100 Street Fund                                                                                                          |
|       |            |        |        |       |                                        | 29,137.78  | 103 Tourism Promo & Develop Fund                                                                                         |
|       |            |        |        |       |                                        | 1,400.54   | 311 First Street                                                                                                         |
|       |            |        |        |       |                                        | 112,394.74 | 400 Water/Sewer Fund                                                                                                     |
|       |            |        |        |       |                                        | 37,712.12  | 410 Wastewater System Upgrades                                                                                           |
|       |            |        |        |       |                                        | 6,134.85   | 500 Equipment Service Fund                                                                                               |
|       |            |        |        |       |                                        | 1,701.78   | 630 Stevenson Municipal Court                                                                                            |
|       |            |        |        |       |                                        | 254,954.08 | Claims:                                                                                                                  |
|       |            |        |        |       |                                        | 254,954.08 | * Transaction Has Mixed Revenue And Expense Accounts                                                                     |

CERTIFICATION: I, the undersigned do hereby certify under penalty of perjury, that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Stevenson, and that I am authorized to authenticate and certify to said claim.

Clerk Treasurer: \_\_\_\_\_ Date: \_\_\_\_\_

Claims Vouchers Reviewed By:

Signed: \_\_\_\_\_

Signed: \_\_\_\_\_

Signed: \_\_\_\_\_

Auditing Committee (Councilmembers or Mayor)