



City of Stevenson

Planning Department

(509)427-5970

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

TO: Planning Commission
FROM: Ben Shumaker
DATE: February 14th, 2022
SUBJECT: Zoning Code Amendment – SR District Setback Caveats

Introduction

The City has received an application to amend the text of the Zoning Code (Attachment 1). The proposal addresses the rear and side yard setback requirements of the SR Suburban Residential District (Attachment 2). The proposal was introduced to the Planning Commission at its October 11th, 2021 regular meeting, where public involvement expectations were established (Attachment 3) and a public hearing was held at the December 13th, 2021 regular Planning Commission meeting. While amending the text applicable to the SR District, the Planning Commission may also codify a 2019 interpretation prohibiting self-storage units.

This memo reviews the requested amendment, the public comments received on the proposal, and allows the Planning Commission to continue evaluating the proposal. A Decision Tree for action involves:

- Decision Point #1 – Are refinements to the proposal necessary?
 - Decision Point #2 – If refinements are necessary, should the Planning Commission continue evaluating the proposal submitted?
 - Decision #3 – If refinements are necessary and the Planning Commission continues evaluating the proposal, what methods of Public Involvement are appropriate for the refined proposal?
 - Decision #4 – If refinements are necessary and the Planning Commission continues evaluating the proposal, who is responsible for undertaking the Public Involvement methods selected?
 - Decision Point #5 – If refinements are necessary, should the Planning Commission continue evaluating the interpretation as issued?
 - Decision #6 – If refinements are unnecessary, does the Planning Commission recommend City Council adoption of the proposal?
 - Decision #7 – If refinements are unnecessary and the Planning Commission recommends adoption, what methods of Public Involvement are appropriate to check-in with the public on the proposal?
 - Decision #8 – If refinements are unnecessary and the Planning Commission recommends adoption, who is responsible for the Check-in methods selected?

This decision tree is incomplete and does not contemplate all potential courses of action. Refer to the attached project-specific flow chart for conscientious public involvement.

Proposed Amendment

The proposed amendment would modify SMC Table 17.15.060-1 Residential Dimensional Standards. The current text of the table is included below. The SR Suburban Residential District is largely located on the west side of Rock

Creek where the recent Angel Heights and Hidden Ridge subdivisions have been constructed. Additional parcels carry this designation on the east side of Rock Creek. These parcels are located on the periphery of city limits and at higher elevations where water service is difficult.

District	Maximum Height of Building	Minimum Setbacks				
		Front	Side, Interior	Side, Street	Rear, Interior Lot	Rear, Through Lot
R1	35 ft	20 ft	5 ft	15 ft	20 ft ¹	20 ft
R2	35 ft	20 ft	5 ft	15 ft	20 ft ¹	20 ft
R3	35 ft	10 ft ^{3,4}	5 ft ²	15 ft	20 ft ¹	20 ft
MHR	35 ft	30 ft	15 ft	20 ft	20 ft ¹	20 ft
SR	35 ft	30 ft	15 ft	20 ft	20 ft	20 ft

1-5ft for residential outbuildings that are both 12 ft in height or less and 200 sq ft in size or less
 2-A 10-foot setback is required when adjacent to an R1 or R2 district.
 3-See also SMC 17.15.130.B.3.
 4-However, no structure shall be located within a pedestrian visibility area (SMC 17.10.632).

The darkest shaded cells of the table show where the changes are being requested. The lighter shading provides context within and between zones. The proposal would apply Note 1 to the Minimum Interior Site Setback and the Minimum Interior Lot Rear Yard Setback.

Conscientious Public Involvement

To ensure any proposed changes to the Zoning Code incorporate public input and occur within a manageable timeline, the Planning Commission’s bylaws include expectations for public involvement. On October 11th, the Planning Commission chose to 1) hold a public hearing on the proposal, 2) provide a press release about the proposal, and 3) mail a flyer to each property owner within and adjacent to the SR District. Tonight’s public hearing was advertised in the December 1st and 8th. printings of the *Skamania County Pioneer*. A “news in brief” about the discussion appeared in its December 1st printing. Flyers were mailed on December 1st and February 5th. The text of the original flyer was vague, based on an example from the bylaws and was printed on bright green paper stuffed into a white envelope. The text of the second flyer was specific and included links to the website. This flyer used white paper stuffed into a white envelope.

Several recipients of the letters contacted City Hall via phone or email to inquire about the proposal. One provided written support. An additional written comment was supplied by a co-applicant for the request, clarifying current residency within the affected district (Attachment 4).

Comprehensive Plan Context

Guidance and guardrails relating to the review of this change are present in the Comprehensive Plan. An incomplete selection of relevant components:

Community & Schools

- 1.2 Provide opportunities for citizens to participate and express their views to City officials.
 - 1.2-1 Solicit and use citizen knowledge and ideas in the development of City policies, goals, and objectives.
 - 1.17 Provide a clean, visually attractive community.

Urban Development

- 2.1 Protect the natural and scenic qualities of the area by regulating land use and carefully managing urban change.
- 2.4 Establish landscaping standards and guidelines.
 - 2.4-2 Consider developing landscaping guidelines for residential areas.

- 2.12 Facilitate and encourage the use of innovative building types and land development patterns that encourage conservation of energy and other resources.
- 2.13 Establish standards for urban development that encourage mixtures of land uses and intensities.
- 2.14 Ensure development review processes are prompt, predictable, open, and uncomplicated.
- 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.

Housing

- 3.1 Periodically review and revise land development regulations for residential areas to accommodate changing social and economic needs of residents.
- 3.2 Encourage a range of residential land uses, housing sizes, types, and price ranges and establish appropriate development criteria.
- 3.7 Ensure major residential developments and high density residential areas provide adequate open space and recreation areas.
- 3.8 Review all development proposals for compatibility with surrounding established residential areas. Policies related to land use, transportation, public facilities, and utilities should seek to maintain and enhance the quality of these areas.

Self-Storage Unit Interpretation

Self-Storage Units are not a listed use in the table at SMC 17.15.040. Unlisted uses are generally considered prohibited, however SMC 17.12.020 allows the Planning Commission to interpret whether such unlisted use would have been allowed had it been considered when the Code was adopted. In 2019, the Planning Commission was asked to interpret the allowance of Self-Storage Units in the SR District and concluded they would not have been allowed (Attachment 5). The interpretation process asks the City to periodically update the Code to codify past interpretations. An amendment to the text of the SR District regulations presents an opportunity to do so.

Zoning Context

When originally implemented as part of the 1975 Zoning Ordinance, the development standards for the SR zone contained no provisions for lots served by both public water and sewer. As sewer was extended into those areas, lot sizes were no longer dependent on septic system installation. The 1994 Zoning Ordinance added some new provisions to account for the new possibilities. These provisions were modified in 1996 to increase lot dimensions when both water and sewer were unavailable. In 2008, maximum lot coverage was increased for lots served by both water and sewer. In 2013 an apparent—but important—typo was corrected changing the *maximum* lot area to *minimum* lot area. In 2017, the code was reformatted but maintained the previous regulations.

Prepared by,

Ben Shumaker
Community Development Director

Attachment

- 1. Application
- 2. Zoning Map
- 3. Public Involvement Framework
- 4. Written Comments
- 5. ZON2019-02 Interpretation Decision



ZONING CHANGE APPLICATION

PO Box 371 Stevenson, Washington 98648 Phone: (509)427-5970 Fax: (509)427-8202

Request: Intent to Rezone Map Boundary Change Text Amendment

Applicant/Contact: KATHRYN SIMPSON
Mailing Address: 1180 NW IMAN LOOP RD, STEVENSON WA 98648
Phone: 503-358-5174 Fax: _____
E-Mail Address (Optional): tammerkat@gmail.com

Property Owner: KATHRYN SIMPSON & TAMMY BRAATEN
Mailing Address: 1180 NW IMAN LOOP RD, STEVENSON, WA 98648
Phone: 503-358-5174 Fax: _____

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

Subject Property Address (Or Nearest Intersection): 1180 NW Iman Loop Rd 98648
Tax Parcel Number: _____ Current Zoning: SR
Lot Size: _____ Proposed Zoning: SR w/footnote

Brief Narrative of Request: _____
We request a 5 foot setback for residential outbuildings that are both 12 ft in height or less and 200 sq ft in size or less, from the Rear Interior and Side interior property lines

Water Supply Source: City Sewage Disposal Method: Sewer

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

I/we hereby certify my/our awareness that application fees are non-refundable, there is no guarantee that a permit will be issued, and that any permit issued as a result of this application may be revoked if at any time in the future it is determined that the statements in support of this application are false or misleading.

Incomplete applications will not be accepted. • Please ensure that all submittals are included

Signature of Applicant: Kathryn Simpson Date: 9/13/2021

Signature of Property Owner: Kathryn Simpson & Tammy Braaten Date: 9/13/2021

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



SUBMIT TO:
City Hall
7121 NE Loop Road

Zoning Change Submittal Requirements

Zoning Amendments are permitted according to the criteria and procedures in SMC 17.48 and SMC 17.50. Zoning Amendments are reviewed by the Planning Commission, which makes a recommendation to the City Council.

The following information is required for all Zoning Change Applications. Applications without the required information will not be accepted. Site plans are to be prepared by a qualified professional, submitted on 8½"x11" or 11"x17" paper, and drawn to a standard engineering scale (e.g. 1"=10', 1"=20', ¼"=1', etc.).

- Application Fee (Amount: \$1500 Date: _____ Receipt #: _____)
 - Completed and Signed Zoning Change Application
 - Copies of the Property Title or Other Proof of Ownership
 - Descriptions of Any Existing Restrictive Covenants or Conditions
 - Two (2) Copies of a Site Plan, Clearly Showing the Following:
 - The Location and Dimensions of All Existing and Proposed Structures
 - A North Arrow and Scale
 - The Location and Dimensions of Any Drainfields, Public Utilities, Easements, Rights-of-Way or Streets within or Adjacent to Any Affected Lot
 - The Location and Dimensions of All Parking Areas
 - The Existing Zoning of All Adjacent Lands
 - A Letter Requesting the Desired Zoning Amendment and Stating the Reasons for the Request
 - A List of the Names and Mailing Addresses of All Property Owners Within 300 Feet of the Subject Property (Obtainable Through the Skamania County Assessor's Office)
- ALL PROPERTIES W/ SR DISTRICT

ZONING CHANGE APPLICATION

HIDDEN RIDGE SUBDIVISION, STEVENSON WA 98648

As homeowners in the Hidden Ridge Subdivision*, we request that the residential dimensional standards (setbacks) be changed to 5 feet for residential outbuildings that are both 12 ft in height or less and 200 sq ft in size or less. We request this change for the Rear, Interior lot and for the Side, Interior property lines. Under the current setbacks, the small size and various shapes of the lots make the addition of a small outbuilding, such as a shed, problematic.

After the footprint of the house is determined, there is a limited area left for a shed on these small lots, under the current setbacks. Several homeowners have steep terrain along their Rear lot line, and only have space on the side of their house for a shed. Given the current Side, Interior setbacks, they are left without any reasonable options. There are several lots that are pie shaped or with angled lot lines, making the placement of a shed under the current setbacks extremely limited**.

For these reasons, we believe that our request is reasonable and appropriate. Thank you for considering our request,

Kathryn Simpson & Tammy Braaten

Lot 5, Hidden Ridge Subdivision

*See attached list of Hidden Ridge property owners.

**See attached site example, and subdivision schematic.

REFERENCES

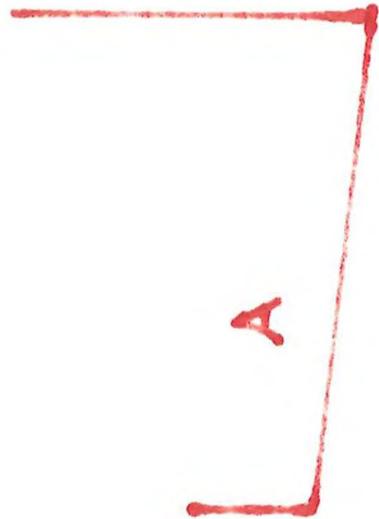
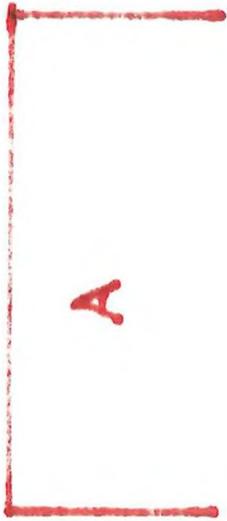
City of Stevenson-Code of Ordinances-Title 17. 17.15.060 Residential Dimensional Standards

Table 17.15.060-1

Footnote 1. 5 ft for residential outbuildings that are both 12 ft in height or less and 200 sq ft in size or less

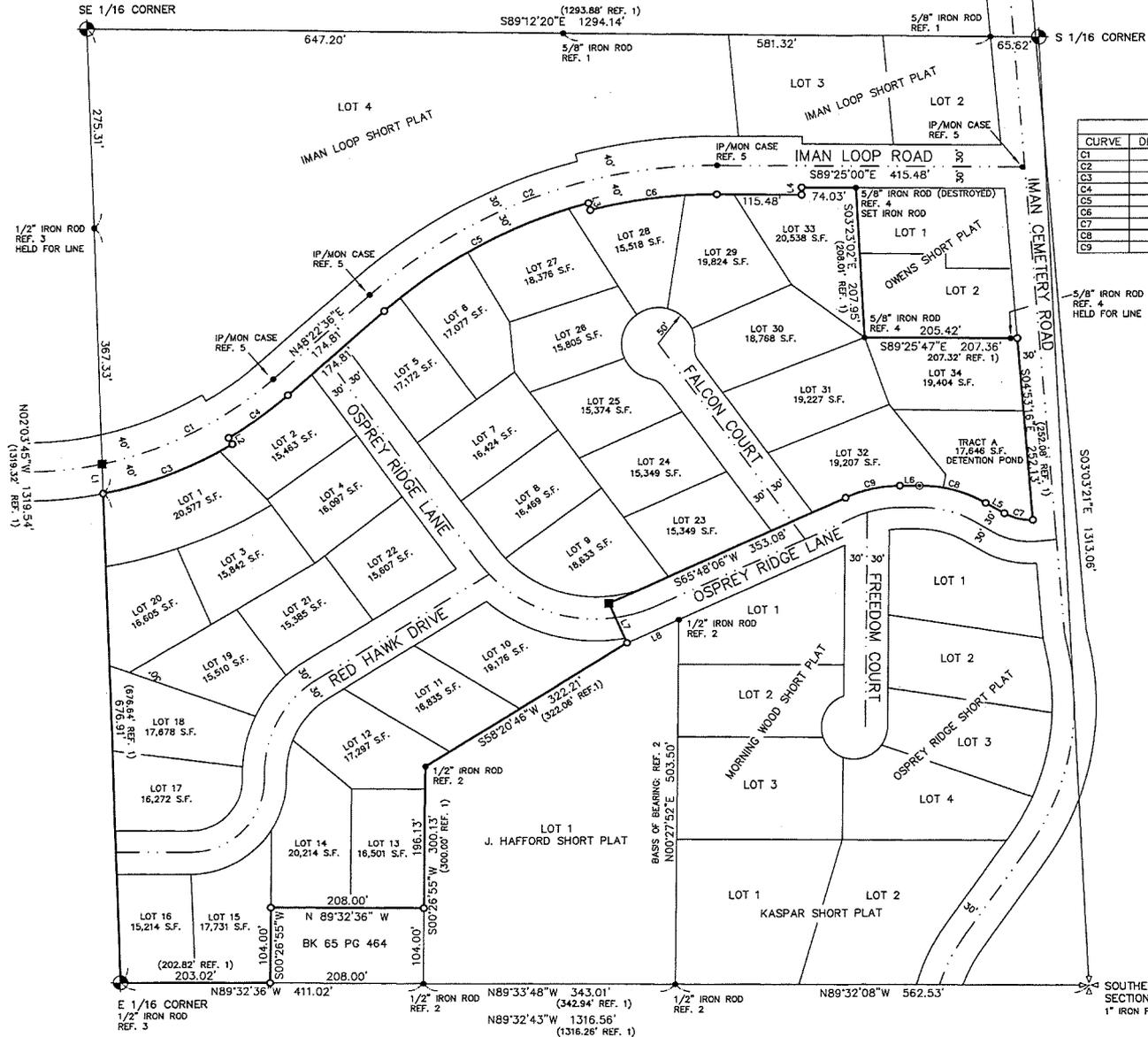
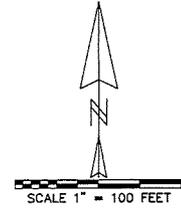
List of Property Owners Requesting Zoning Change

1. Kathryn Simpson & Tammy Braaten, 1180 NW Iman Loop Rd, Stevenson, WA 98648
2. Terri Crotteau, 1164 Iman Loop Rd, Stevenson, WA 98648
3. Linda Lawing, 1142 Iman Loop Rd, Stevenson, WA 98648
4. Janette Skarda & Chris Burzio, 3400 Cherry Dr, Hood River, OR 97031
5. Mary Shaima, PO Box 736, Stevenson, WA 98648
6. Patricia Price, PO Box 905, Stevenson, WA 98648
7. Julie Skarda & Ellen Byrne, 687 S. Elizabeth St, Maple Park, IL 60151
8. Hoby & Mariza Hansen, 146 NW Falcon Ct, Stevenson, WA 98648
9. Marsha Hamilton, PO Box 2, Stevenson, WA 98648
10. Anne Keese, 317 N 47th CIR, Camas, WA 98607
11. Gregg & Marcia Leion, 20638 Sierra Dr., Bend, OR 97701



HIDDEN RIDGE SUBDIVISION

SE 1/4 OF SECTION 35, T3N, R7E W.M.
CITY OF STEVENSON, SKAMANIA COUNTY, WA



CURVE TABLE						
CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	30°06'08"	500.00	262.89	134.45	259.68	N63°24'41"E
C2	42°12'24"	700.00	515.65	270.15	504.07	S69°28'48"W
C3	20°01'49"	540.00	189.78	95.36	187.82	N69°10'13"E
C4	10°46'43"	530.00	99.70	50.00	99.56	N43°45'58"E
C5	27°06'12"	670.00	316.94	161.49	313.99	S61°55'42"W
C6	15°06'11"	860.00	173.98	87.50	173.47	S83°01'54"W
C7	32°32'36"	78.00	40.31	20.73	39.75	S78°29'42"E
C8	22°53'59"	180.00	94.25	48.23	93.17	N75°00'00"W
C9	24°11'54"	180.00	76.02	38.59	75.46	S77°54'03"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.51	N02°03'45"W
L2	10.00	N32°29'40"W
L3	10.00	S14°31'12"E
L4	10.00	N00°30'01"E
L5	29.35	N60°00'01"W
L6	26.55	N90°00'00"W
L7	60.00	S24°11'54"E
L8	77.24	S65°48'06"W

LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST SURVEYS PLS 29288"
- SET BRASS SCREW IN ROCK
- FOUND MONUMENT AS NOTED
- CALCULATED POSITION



SHEET 2 OF 4

WYEAST SURVEYS
KEVIN DOWD
4399 WOODWORTH DRIVE
MT HOOD, OR 97041
(541) 352-6065

HIDDEN RIDGE SUBDIVISION

SE 1/4 OF SECTION 35, T3N, R7E W.M.
 CITY OF STEVENSON, SKAMANIA COUNTY, WA

LEGAL DESCRIPTION

LOT 1, IMAN LOOP SHORT PLAT, AFN 2006160461
 LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 35
 TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN
 IN THE CITY OF STEVENSON, COUNTY OF SKAMANIA AND STATE OF WASHINGTON

SUBJECT TO:
 DEED BOOK 32 PAGE 331, RECORDED APRIL 4, 1949
 DEED BOOK 41 PAGE 99, RECORDED FEBRUARY 6, 1956
 DEED BOOK 62 PAGE 441, RECORDED DECEMBER 8, 1970
 DEED BOOK 122 PAGE 481, RECORDED MARCH 11, 1991
 DEED BOOK 207 PAGE 674, RECORDED MARCH 19, 2001
 AFN 2005159180, RECORDED OCTOBER 21, 2005
 AFN 2006160461, RECORDED FEBRUARY 3, 2006
 AFN 2015001790, RECORDED AUGUST 25, 2015

REFERENCES

1. IMAN LOOP SHORT PLAT, AFN 2006160461
2. J. HAFFORD SHORT PLAT, AFN 110935
3. BK 1, PG 146 OF SURVEYS
4. OWENS SHORT PLAT, AFN 2004151958
5. CRP 70-39 AND CRP 71-8
6. OSPREY RIDGE SHORT PLAT, AFN 2005159290
7. MORNING WOOD SHORT PLAT, AFN 2005159291

INDEX

- SHEET 1. NOTES, VICINITY MAP AND APPROVALS
 SHEET 2. PLAT BOUNDARY
 SHEET 3. LOTS 1-4 AND LOTS 10-22
 SHEET 4. LOTS 5-9 AND LOTS 23-34

THIS SUBDIVISION COMPLIES WITH CITY REQUIREMENTS AND IS APPROVED SUBJECT TO ANY SPECIAL CONDITIONS INSCRIBED HEREON AND SUBJECT TO BEING RECORDED WITH THE SKAMANIA COUNTY AUDITOR'S OFFICE.

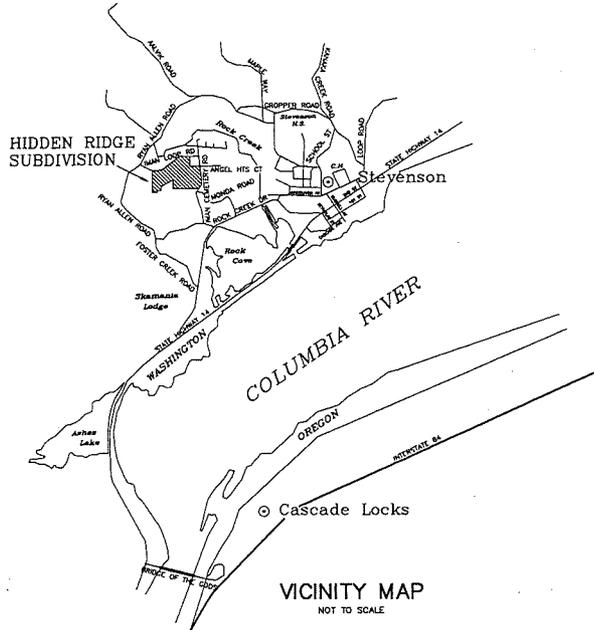
SPECIAL CONDITIONS

DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HIDDEN RIDGE
 RECORDED MAY 18, 2007 AS AFN 2007166154

ROADWAY/DRAINAGE MAINTENANCE AGREEMENT
 RECORDED NOVEMBER 13, 2017 AS AFN 2017002369
 AGREEMENT BETWEEN LOTS 29 AND 33

ROADWAY/DRAINAGE MAINTENANCE AGREEMENT
 RECORDED NOVEMBER 13, 2017 AS AFN 2017002370
 AGREEMENT BETWEEN LOTS 13 AND 14

ROADWAY/DRAINAGE MAINTENANCE AGREEMENT
 RECORDED NOVEMBER 13, 2017 AS AFN 2017002371
 AGREEMENT BETWEEN LOTS 3, 19, 20 AND 21



NOTES

PLAT AREA = 16.101 ACRES
 PUBLIC EASEMENTS ARE AS NOTED. ALL OTHER EASEMENTS ARE PRIVATE.

LAMPLIGHT CAPITAL AND ASSET MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS VESTED OWNER CERTIFIES AND ACKNOWLEDGES A TWO (2) YEAR WARRANTY ON ALL HIDDEN RIDGE INFRASTRUCTURE FROM DATE OF PLAT RECORDING.

EACH INDIVIDUAL LOT TO PROVIDE TWO (2) OFF STREET PARKING SPACES EXCEPT FOR LOTS 1, 2, 6, 27, 33 AND 34 WHICH ARE TO PROVIDE FOUR (4) OFF STREET PARKING SPACES.

HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL REPAIRS AND MAINTENANCE OF THE STORM WATER SYSTEM, INCLUDING TRACT "A" DETENTION POND, IF THE CITY PERFORMS ANY REPAIRS OR MAINTENANCE ON THE SYSTEM, THE OWNER, ASSOCIATION AND SUCCESSORS AGREE IT SHALL BE PERMITTED TO FIX A SYSTEM MAINTENANCE CHARGE TO THE HOMEOWNERS CONTRIBUTING STORM WATER TO THE SYSTEM AS PROVIDED IN RCW 35.67.190.

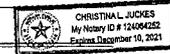
HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL REPAIRS AND MAINTENANCE OF THE PEDESTRIAN WALKWAY AND ROCK WALLS WITHIN THE PUBLIC SIDEWALK EASEMENT LOCATED IN LOTS 26, 27 AND 28.

We, owners of the described tract of land hereby declare and certify this Plat to be true and correct to the best of our abilities, and that this subdivision has been made with our free consent and in accordance with our desires. Further we dedicate Osprey Ridge Lane, Falcon Court, Red Hawk Drive, Tract A and all public easements as identified on this plat (Sheets 1 through 4) to the use of the public forever and waive all claims arising from the construction and maintenance of said roads. Furthermore we warrant easements shown for their designated purposes.

Chad Boton 1/8/18
 CHAD BOTON, PRESIDENT-REAL ESTATE Date
 LAMPLIGHT CAPITAL AND ASSET MANAGEMENT, LLC
 A TEXAS LIMITED LIABILITY COMPANY

This is to certify that on the 4th day of January, 2018 Before me personally appeared: *Chad Boton*
 To me known to be the individual(s) described in and who executed the foregoing instrument and acknowledged to me that they signed the same as their free and voluntary act for the use and purpose set forth herein.

Christina L. Jukes
 Notary Public in and for the State of Texas



I hereby certify that the city road abutting the proposed subdivision is of sufficient width to meet current city standards without requiring additional right of way and that road right of ways upon or abutting the proposed subdivision are of sufficient width to assure maintenance and to permit future utility installations. I further certify that the proposed private roads meet current city standards and that city water and sewer services are available to the proposed subdivision.

Eric Wamb 2/5/18
 Public Works Director Date

03073544080000

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

PD NEW 2017 2-6-18
Paul G. New Date
 Skamania County Treasurer

X 1/30/18
 City Clerk/ Treasurer Date

This subdivision complies with City requirements and is approved subject to property being recorded with the Skamania County Auditor's office.

Kevin Dowd 01/26/18
 Mayor, City of Stevenson Date

I, Kevin Dowd, registered as a land surveyor by the State of Washington certify that this plat is based on an actual survey of the land described herein, conducted by me or under my supervision during the period of April 2007 through October 2007, that the distances, courses and angles are shown hereon correctly, and that monuments other than those approved for setting at a later date, have been set and lot corners staked on the ground as depicted on the plat.

Kevin Dowd 12-11-17
 Registered Professional Land Surveyor PLS NO. 29288 Date

STATE OF WASHINGTON
 COUNTY OF SKAMANIA

I hereby certify that the within instrument of writing was signed by Lamplight Capital and Asset Management, LLC on 02-06-2018 at 11:57 AM

was recorded in Auditor's File No. 2018000254

Robert Waymire
 Recorder of Skamania County, Washington

Robert Waymire
 County Auditor

SHEET 1 OF 4

WYEAST SURVEYS
 KEVIN DOWD
 4399 WOODWORTH DRIVE
 MT HOOD, OR 97041
 (541) 352-6065

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

1. Properties receiving approval to deviate from standards according to SMC 17.38 - Supplementary Provisions.
2. Properties obtaining variance approval in accordance with SMC 17.46 - Adjustments, Variances, and Appeals.
3. Properties receiving modification approval in accordance with SMC 17.17 - Residential Planned Unit Developments.
(Ord. No. 1103, § 5, 2-16-2017; Ord. No. 1104, § 3.B,C, 6-15-2017)

17.15.060 Residential dimensional standards.

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

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

Table 17.15.060-1: Residential Dimensional Standards						
District	Maximum Height of Building	Front	Minimum Setbacks			
			Side, Interior	Side, Street	Rear, Interior Lot	Rear, Through Lot
R1	35 ft	20 ft	5 ft	15 ft	20 ft ¹	20 ft
R2	35 ft	20 ft	5 ft	15 ft	20 ft ¹	20 ft
R3	35 ft	15 ft	5 ft ²	15 ft	20 ft ¹	20 ft
MHR	35 ft	30 ft	15 ft	20 ft	20 ft ¹	20 ft
SR	35 ft	30 ft	15 ft	20 ft	20 ft	20 ft

~~1~~ 1-5 ft for residential outbuildings that are both 12 ft in height or less and 200 sq ft in size or less

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

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

1. Properties receiving approval to deviate from standards according to SMC 17.38 - Supplementary Provisions.
2. Properties obtaining variance approval in accordance with SMC 17.46 - Adjustments, Variances, and Appeals.

Receipt: 8197 09/13/2021
Acct #: 25038 COPY
City Of Stevenson
7121 E. Loop Rd.
PO Box 371
Stevenson, WA 98648
(509) 427-5970

Planning Permits

Stevenson, WA 98648

Planning Fees

Memo: ZON2021-01 Simpson etal
Zoning Text Change

ZON2021-01 Simpson etal	50.00
Zoning Text Change-Braaten/Simpson	
Non Taxed Amt:	<u>50.00</u>
Total:	50.00
Chk: 7997	<u>50.00</u>
Ttl Tendered:	50.00
Change:	0.00

Issued By: Mary C.
09/13/2021 13:58:25

Receipt: 8198 09/13/2021
Acct #: 25038
City Of Stevenson
7121 E. Loop Rd.
PO Box 371
Stevenson, WA 98648
(509) 427-5970

Planning Permits

Stevenson, WA 98648

Planning Fees

Memo: ZON2021-01 Simpson etal
 Zoning Text Change

ZON2021-01 Simpson etal 150.00
Zoning Text
Change-Crotteau

Non Taxed Amt: 150.00

Total: 150.00

Chk: 1003 150.00

Ttl Tendered: 150.00

Change: 0.00

Issued By: Mary C.
 09/13/2021 13:59:27

Receipt: 8199 09/13/2021
Acct #: 25038
City Of Stevenson
7121 E. Loop Rd.
PO Box 371
Stevenson, WA 98648
(509) 427-5970

Planning Permits

Stevenson, WA 98648

Planning Fees

Memo: ZON2021-01 Simpson etal
 Zoning Text Change

ZON2021-01 Simpson etal	100.00
Zoning Text Change-Lawing	
Non Taxed Amt:	<u>100.00</u>
Total:	100.00
Chk: 2653	<u>100.00</u>
Ttl Tendered:	100.00
Change:	0.00

Issued By: Mary C.
 09/13/2021 14:00:39

Receipt: 8200 09/13/2021
Acct #: 25038
City Of Stevenson
7121 E. Loop Rd.
PO Box 371
Stevenson, WA 98648
(509) 427-5970

Planning Permits

Stevenson, WA 98648

Planning Fees

Memo: ZON2021-01 Simpson etal
Zoning Text Change

ZON2021-01 Simpson etal	150.00
Zoning Text Change-Skarda	
Non Taxed Amt:	<u>150.00</u>
Total:	150.00
Chk: 1604	<u>150.00</u>
Ttl Tendered:	150.00
Change:	0.00

Issued By: Mary C.
09/13/2021 14:01:48

Receipt: 8201 09/13/2021
Acct #: 25038
City Of Stevenson
7121 E. Loop Rd.
PO Box 371
Stevenson, WA 98648
(509) 427-5970

Planning Permits

Stevenson, WA 98648

Planning Fees

Memo: ZON2021-01 Simpson etal
 Zoning Text Change

ZON2021-01 Simpson etal 150.00
Zoning Text
Change-Shaima

Non Taxed Amt: 150.00

Total: 150.00

Chk: 1094 150.00

Ttl Tendered: 150.00

Change: 0.00

Issued By: Mary C.
 09/13/2021 14:02:37

Receipt: 8202 09/13/2021
Acct #: 25038
City Of Stevenson
7121 E. Loop Rd.
PO Box 371
Stevenson, WA 98648
(509) 427-5970

Planning Permits

Stevenson, WA 98648

Planning Fees

Memo: ZON2021-01 Simpson etal
 Zoning Text Change

ZON2021-01 Simpson etal	150.00
Zoning Text Change-Price	
Non Taxed Amt:	<u>150.00</u>
Total:	150.00
Chk: 235	<u>150.00</u>
Ttl Tendered:	150.00
Change:	0.00

Issued By: Mary C.
 09/13/2021 14:03:22

Receipt: 8203 09/13/2021
Acct #: 25038
City Of Stevenson
7121 E. Loop Rd.
PO Box 371
Stevenson, WA 98648
(509) 427-5970

Planning Permits

Stevenson, WA 98648

Planning Fees

Memo: ZON2021-01 Simpson etal
 Zoning Text Change

ZON2021-01 Simpson etal	150.00
Zoning Text Change-Skarda	
Non Taxed Amt:	<u>150.00</u>
Total:	150.00
Chk: 9331	<u>150.00</u>
Ttl Tendered:	150.00
Change:	0.00

Issued By: Mary C.
 09/13/2021 14:04:00

Receipt: 8204 09/13/2021
Acct #: 25038
City Of Stevenson
7121 E. Loop Rd.
PO Box 371
Stevenson, WA 98648
(509) 427-5970

Planning Permits

Stevenson, WA 98648

Planning Fees

Memo ZON2021-01 Simpson etal
 Zoning Text Change

ZON2021-01 Simpson etal 150.00
Zoning Text
Change-Hansen

Non Taxed Amt: 150.00

Total: 150.00

Chk: 5007 150.00

Ttl Tendered: 150.00

Change: 0.00

Issued By: Mary C.
 09/13/2021 14:04:45

Receipt: 8205 09/13/2021
Acct #: 25038
City Of Stevenson
7121 E. Loop Rd.
PO Box 371
Stevenson, WA 98648
(509) 427-5970

Planning Permits

Stevenson, WA 98648

Planning Fees

Memo: ZON2021-01 Simpson etal
 Zoning Text Change

ZON2021-01 Simpson etal	150.00
Zoning Text Change-Hamilton	
Non Taxed Amt:	<u>150.00</u>
Total:	150.00
Chk: 171	<u>150.00</u>
Ttl Tendered:	150.00
Change:	0.00

Issued By: Mary C.
 09/13/2021 14:05:31

Receipt: 8206 09/13/2021
Acct #: 25038
City Of Stevenson
7121 E. Loop Rd.
PO Box 371
Stevenson, WA 98648
(509) 427-5970

Planning Permits

Stevenson, WA 98648

Planning Fees

Memo: ZON2021-01 Simpson etal
 Zoning Text Change

ZON2021-01 Simpson etal	150.00
Zoning Text Change-Keesee	
Non Taxed Amt:	<u>150.00</u>
Total:	150.00
Chk: 103	<u>150.00</u>
Ttl Tendered:	150.00
Change:	0.00

Issued By: Mary C.
 09/13/2021 14:06:10

Receipt: 8207 09/13/2021
Acct #: 25038
City Of Stevenson
7121 E. Loop Rd.
PO Box 371
Stevenson, WA 98648
(509) 427-5970

Planning Permits

Stevenson, WA 98648

Planning Fees

Memo: ZON2021-01 Simpson etal
 Zoning Text Change

ZON2021-01 Simpson etal 150.00
Zoning Text Change-Leion

Non Taxed Amt: 150.00

Total: 150.00

Chk: 127 150.00

Ttl Tendered: 150.00

Change: 0.00

Issued By: Mary C.
 09/13/2021 14:07:01



Zoning Map

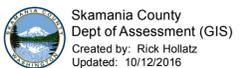
City of Stevenson

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

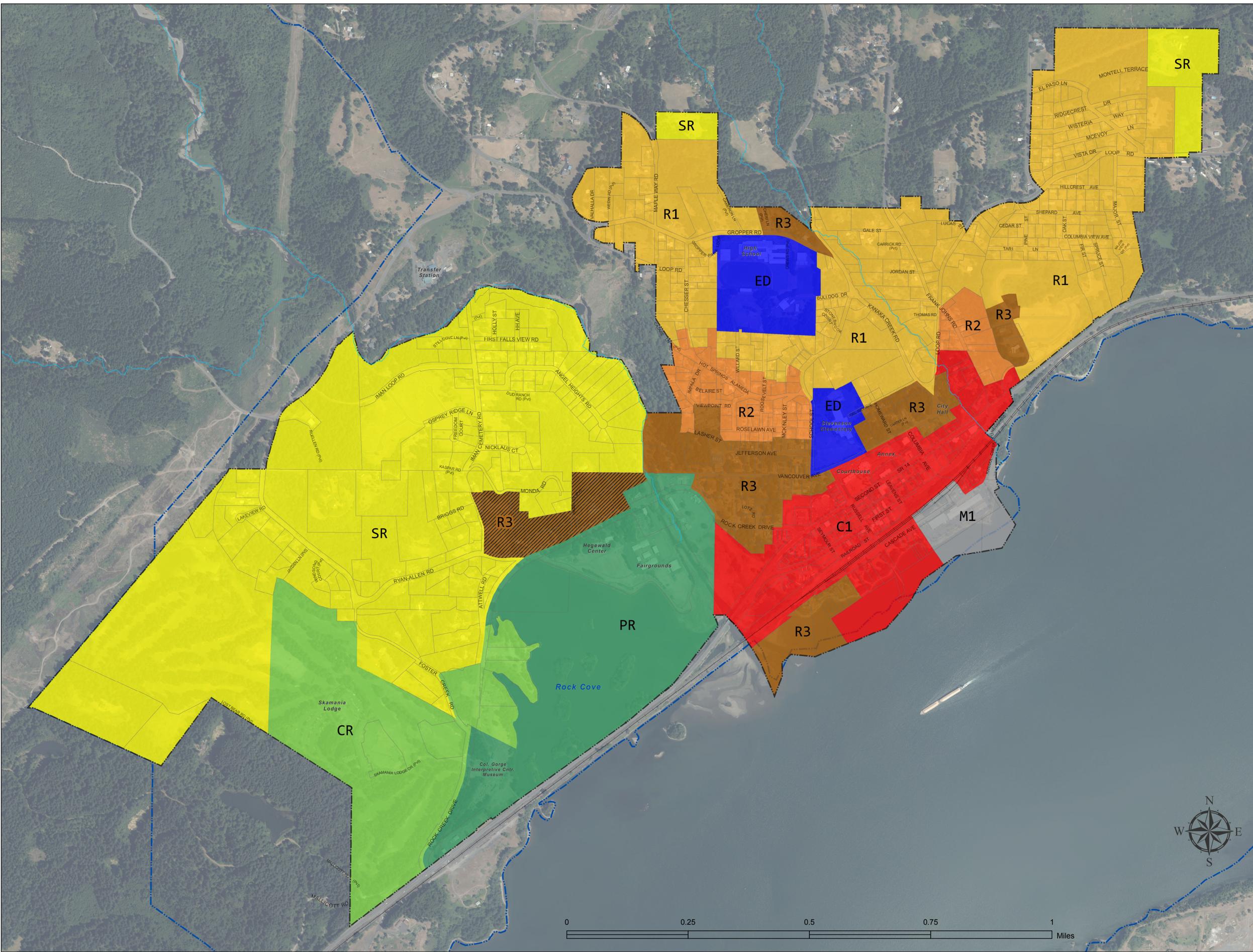
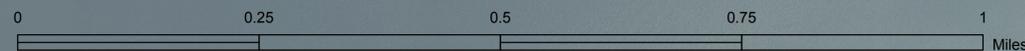
- Stream
- Parcel
- City Limits
- Urban Area

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

Notes:
 When Printed to ANSI D (22"x34"): 1 inch = 500 feet
 Absolute scale: 1:6,000
 Aerial Photo Date: 7/6/2015
 Projected Coordinate System: NAD 1983 HARN StatePlane
 Washington FIPS 4602 Feet
 Projection Name: Lambert Conformal Conic
 Planar Units: US Survey Feet



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



The Call to Act
Suburban Residential Setback Caveats



Conscientiously Select Public Involvement Methods

Define The Issue

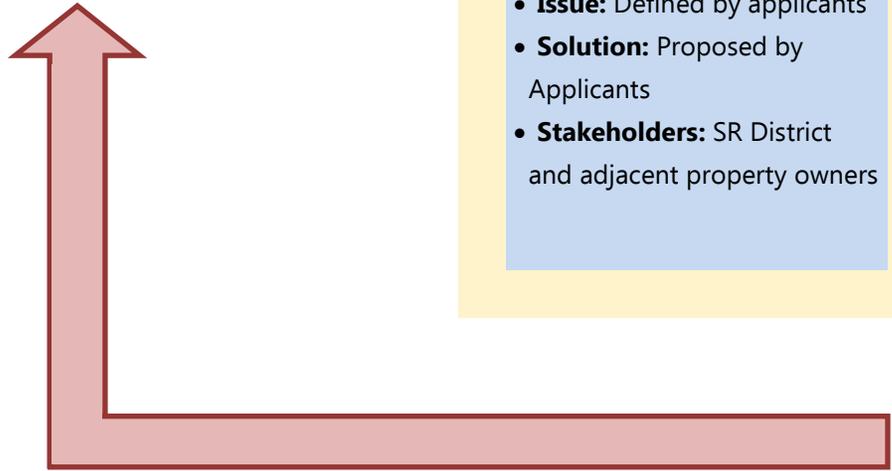
- **Issue:** Defined by applicants
- **Solution:** Proposed by Applicants
- **Stakeholders:** SR District and adjacent property owners

Inform, Educate, and Reach-Out to Public

- **Targeted postcards to property owners** (Postmarked 12/1)
- **Newspaper Press Release/ Information** (Printed 12/1)

Engage Stakeholders

- **Public Hearing** (Notice published 12/1 & 12/8. Held 12/13)

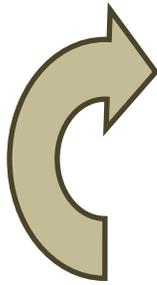


Refine
[Describe Refinements]

Check-In
[List Public Involvement Expectations/Activities]

Decide

- **Timeline: 12/13/2021,** earliest possible Planning Commission recommendation



ZONING – Notice of Public Hearing

You're receiving this because your property is in or adjacent to the **SR Suburban Residential zone**, and a recent proposal could change your neighborhood.

The Stevenson Planning Commission will be discussing how it might change at a meeting this month.

Please come to the public hearing at **6:00 pm on Monday, December 13th**.

- The meeting will be **in person** at City Hall: **7121 East Loop Road**.
- A **phone-in option** is available via conference call: **1-253-215-8782** with meeting ID# 856 3738 8112.
- An **online webinar option** is available via video conference option:
<https://us02web.zoom.us/j/85637388112>

For more information on the proposed changes contact City Hall, 7121 East Loop Road, PO Box 371, (509)427-5970, or planning@ci.stevenson.wa.us.

Tina Nicklaus
100 NW Iman Cemetery Road
Stevenson, WA 98648

John Prescott & Patti Megason
1001 NW Kaspar Rd
Stevenson, WA 98648

Richard & Sylvia Hall
1019 NW 78th Street
Vancouver, WA 98665

Doblie
1025 NW Still Cove Lane
Stevenson, WA 98648

James & Brandi Leverett
1035 SW Briggs Street
Stevenson, WA 98648

Penny Edlund
1050 NW Still Cove Ln
Stevenson, WA 98648

Michael Scrivens
1050 SW Briggs Street
Stevenson, WA 98648

Michael & Gina Beaudoin
108 NW Falcon Court
Stevenson, WA 98648

Sciacca
1080 SW Briggs Road
Stevenson, WA 98648

Steven Foster
1093 SW Briggs Road
Stevenson, WA 98648

Gregg & Marcia Leion
111 NW Falcon Court
Stevenson, WA 98648

Gary & Linda Lawing
1142 NW Iman Loop Road
Stevenson, WA 98648

Gary & Mitzi Bong
1146 Red Hawk Court
Stevenson, WA 98648

Terri Crotteau
1164 Iman Loop Road
Stevenson, WA 98648

The Braaten Simpson Trust
1180 NW Iman Loop Road
Stevenson, WA 98648

JP & Cortney Hollstrom
1200 SW Hollstrom Road
Stevenson, WA 98648

The Douglas C & Deborah A Revocable
Trust
1208 Windsor Way
Redwood City, CA 94061

Prudence Schiefelbein
12405 NW 19th Avenue
Vancouver, WA 98685

Weng Peng
1253 Fitzgerald Drive
Munster, IN 46321-4201

Steven & Terry Zike
13111 Douglas Road
Yakima, WA 98908

Glen Smith
133 NW Falcon Ct
Stevenson, WA 98648

Master Home LLC
13504 NE 71st Street
Vancouver, WA 98682

West Peak Contractors LLC
13504 NE 71st Street
Vancouver, WA 98682

Hoby & Meriza Hansen
146 NW Falcon Ct
Stevenson, WA 98648

Jo Ann Ferreira
1490 Union Ave #190
Memphis, TN 38104

Paul & Jamie Goins
150 NW Iman Cemetery Rd
Stevenson, WA 98648

Glenn & Rebecca Daman
151 SW Iman Cemetery Road
Stevenson, WA 98648

The Yerrick Living Trust
151 SW Ryan Allen Road
Stevenson, WA 98648

Zachary & Katie Long
153 NW Iman Cemetery Road
Stevenson, WA 98648

Joshua Calkins
1546 Lincoln Street #A
Hood River, OR 97031

Luis Navas & Laura Andrews
1640 Carmelita Ave
Burlingame, CA 94010

Robin Stafford
17 Alpine Lane
Carson, WA 98610

Angel Heights, LLC
1801 NE 82nd Street
Vancouver, WA 98665

Rochelle Polson
1804 E Desert Moon Trl
San Tan Valley, AZ 85143

Doug & Barbara Bill
185 SW Ryan Allen Road
Stevenson, WA 98648

Arkadiy Klyuchnikov
1910 NE 77th Place
Vancouver, WA 98664

Anne & Robert Keesee
19215 SE 34th St #106 B PMB 389
Camas, WA 98607

Anita Baker
193 NW Iman Cemetery Road
Stevenson, WA 98648

The Gerald E & Linda S Cope Revocable
Trust
20 SW Iman Cemetery Road
Stevenson, WA 98648

Russell & Cheryl Tipton
210 NW Iman Cemetery Road
Stevenson, WA 98648

Melonas
2105 NW 88th
Vancouver, WA 98665

Ledesma
220 Iman Cemetery Rd
Stevenson, WA 98648

Lamplight Capital Attn: Jeffrey M.
Horton, CFO
2200 Poast Oak Blvd., Ste #1000
Houston, Tx 77056

Norm & Mary Todd Haight
231 SW Attwell Road
Stevenson, WA 98648

Kellie & Lowell McGuire et al
23317 105th Ave SE
Kent, WA 98031

Max & Samhita Doble
2344 NW Johnson Street
Portland, OR 97210

Eric McCurdy & Anna Bires
237 41st Court #1
Washougal, WA 96871

Jessica Webb
25 SW Iman Cemetery Rd
Stevenson, WA 98648

The Battistoni Family Trust
25 SW Ruellen Road
Stevenson, WA 98648

Next Venture LLC
255 NW Gale Street
Stevenson, WA 98648

Shawn & Tina Van Pelt
255 NW Gale Street
Stevenson, WA 98648

James Brents
289 SW Attwell Road
Stevenson, WA 98648

Sherry McCurry & Jamie Brents
289 SW Attwell Road
Stevenson, WA 98648

Jamie & Patricia Brents
289 SW Atwell Road
Stevenson, WA 98648

Wayne Coyner
305 SW Attwell Road
Stevenson, WA 98648

Kurt V & Jennifer L Bethman
307 SW Attwell Road
Stevenson, WA 98648

Dennis & Tanya Muilenburg
325 SW Ryan Allen Road
Stevenson, WA 98648

Brian & Jo Anne Vincent
330 NE Seidl Road
Troutdale, OR 97060

Anthony J & Carol A Bolstad Revoc Liv
Trust
340 S Lemon Ave #5903
Walnut, CA 91789

Janette Skarda & Christopher Burzio
3400 Cherry Drive
Hood River, OR 97031

Bertha Bell
35 SW Ryan Allen Road
Stevenson, WA 98648

Nicholas Brandt
360 Alta Loma
Santa Cruz, CA 95062

Ivan Howell
364 SW Foster Creek Road
Stevenson, WA 98648

Michael Ray & Patricia Jo Rankin
380 SW Ryan Allen Road
Stevenson, WA 98648

Jeffrey P Breckel Trust
381 NE McEvoy Lane
Stevenson, WA 98648

Carl Bach
4020 Addy Street
Washougal, WA 98671

Carol Shick
4569 Nueces Drive
Santa Barbara, CA 93110

Caryl McMains
47 SW Ryan Allen Road
Stevenson, WA 98648

Terrapins Owner LLC c/o Pebblebrook
Hotel Trust
4747 Bethesda Ave, Ste 1100
Bethesda, MD 20814

Wendy L Retzlaff Living Trust
4801 Heritage Land
Lake Oswego, OR 97035

Ivan & Christina Kalachik
4805 NE 124th Court
Vancouver, WA 98682

Madeline Colavito & Matthew &
Stefanie Dodson
499 Alderdale Rd
Prosser, WA 99350

Columbia Cascade Housing Corp
500 E 2nd Street
The Dalles, OR 97058

FDM Development
5101 NE 82nd Ave Suite 200
Vancouver, WA 98662

Michael & Tamara Sullivan
52 NW Freedom Court
Stevenson, WA 98648

Charley Owens & Cheri Owens
527 West Boradway St
Goldendale, WA 98620

Chad Veenstra
53 SW Ryan Allen Road
Stevenson, WA 98648

Joel & Jillian Makc, Phillip & Jennifer
English
5600 NE 252nd Ave
Vancouver, WA 98682

The Girtle Joint Trust
5637 SW 87th Avenue
Portland, OR 97225

Cornelis Valkenburg Trust
601 Trout Creek Road
Carson, WA 98610

Lisa Allen
6032 E Loop Road
Stevenson, WA 98648

Curt & Sandra Holiday
6611 E Mayo Blvd Unit #2136
Phoenix, AZ 85054

Russell & Christine Berkheimer
686 West U St
Washougal, WA 98671

Ellen Byrne & Julie Skarda
687 S Elizabeth St
Maple Park, IL 60151

CCAS Property Const.
710 9th Avenue
Seattle, WA 98104

CCAS Property & Construction
710 Ninth Avenue
Seattle, WA 98104

Nathan Nalevanko
715 N Shaver St, Apt A
Portland, OR 97227

Brent & Renate Eakin
7211 NE 136th Court
Vancouver, WA 98682

The Anthony & Karen Lawson Trust
722 NW Angel Heights Road
Stevenson, WA 98648

Mark Anderson
7220 Highlands Dr NE
Olympia, WA 98516

The Ann L Jermann Living Trust
73 SW Monda Road
Stevenson, WA 98648

Sam & Joan Kniesteadt
747 NW Angel Heights Road
Stevenson, WA 98648

The Perry Family Trust
759 NW Angel Heights Road
Stevenson, WA 98648

Robert Muth & Kara Owen
76 NW Freedom Court
Stevenson, WA 98648

Marilyn Butler
760 NW Angel Heights Road
Stevenson, WA 98648

Jeff & Molly Logosz
770 NW Angel Heights Road
Stevenson, WA 98648

Shea & April Gilbert
771 NW Angel Heights Road
Stevenson, WA 98648

Mihail & Lenuta Maxim
7812 SW Taylors Ferry Road
Portland, OR 97223

Nahmen Nissen & Bruce & Carrie
Nissen
792 Angel Heights Road
Stevenson, WA 98648

James & Shelley Hays
808 NW Angel Heights
Stevenson, WA 98648

Charles & Barbara Oldfield
81 NW Osprey Ridge Lane
Stevenson, WA 98648

Michael & Ema Wilson
813 NW Angel Heights Road
Stevenson, WA 98648

Robert & Sandra Walker
825 NW Angel Heights Road
Stevenson, WA 98648

Stephen Proctor
830 SW Monda Road
Stevenson, WA 98648

Jay & Marilyn Fischer
838 NW Angel Heights Road
Stevenson, WA 98648

Richard & Heather Sanders
845 NW Angel Heights Road
Stevenson, WA 98648

Joey & Sandra Fechtner
861 NW Angel Heights Road
Stevenson, WA 98648

The Sally Ann Olsen Trust
875 NE Montell
Stevenson, WA 98648

Jesse & Sheyeanne Wearly
875 NW Angel Heights Road
Stevenson, WA 98648

Richard Jillson & Marjorie Slauson
882 NW Angel Heights Road
Stevenson, WA 98648

Jason Ledesma
888 NW Angel Heights Road
Stevenson, WA 98648

Joanne Gildersleeve
890 NW First Falls View Road
Stevenson, WA 98648

Edward McSherry, Trustee
899 NW Angel Heights Road
Stevenson, WA 98648

Amy & James Stewart
906 NW Nicklaus Ct
Stevenson, WA 98648

Irvin Wayne Foreman
909 NW Nicklaus Ct
Stevenson, WA 98648

Robert & Colette Black
912 NW Nicklaus Ct
Stevenson, WA 98648

Erik & Zarah Castro
914 NW Angel Heights Road
Stevenson, WA 98648

Frank Di Ana & Julie Cline
915 NW Nicklaus Court
Stevenson, WA 98648

Kotzian
918 NW Nicklaus Ct
Stevenson, WA 98648

Krug Family Trust
929 NW First Falls View Road
Stevenson, WA 98648

Tucker Living Trust
941 NW Angel Heights Road
Stevenson, WA 98648

John & Lisa Myers
945 NW Angel Heights Road
Stevenson, WA 98648

Kim & Angela Bernheisel
97 Sears Circle
Soquel, CA 95073

Joshua Cummings
970 NW Angel Heights Rd
Stevenson, WA 98648

Kenneth James Wieman
971 SW Rock Creek Drive
Stevenson, WA 98648

Pete Spiro & Sharon Laughlin
975 NW Angel Heights Road
Stevenson, WA 98648

Lucas & Mary Bashans
98 NW Freedom Court
Stevenson, WA 98648

Fay Weber
Box 117
Stevenson, WA 98648

Douglas & Karen Johnson
PO Box 1031
Stevenson, WA 98648

Eight Ms, LLC
PO Box 1039
Stevenson, WA 98648

Judith A Hegewald Wual Per Res Trst
PO Box 1039
Stevenson, WA 98648

Judy Williams
PO Box 1095
Stevenson, WA 98648

Karin Halvorson Ditzler
PO Box 1124
Stevenson, WA 98648

Kristin Wood & Roberta Hale
PO Box 1143
Stevenson, WA 98648

Lisa & James Simmons
PO Box 1207
Stevenson, WA 98648

Johathan & Marylyn Adina
PO Box 1233
Stevenson, WA 98648

The Mary K Pallanch Revocable Trust
Agreement
PO Box 1280
Stevenson, WA 98648

Gorge Homes LLC
PO Box 130
North Bonneville, WA 98639

The Roulet Trust
PO Box 1308
Stevenson, WA 98648

Rebecca Gayken
PO Box 131
Stevenson, WA 98648

Sherry Busby & Johnny Walker
PO Box 133
Stevenson, WA 98648

Samuel & Cheryl Haun Revoc Fam Trust
PO Box 1338
Stevenson, WA 98648

Arthur & Sheilah Devlin
PO Box 1392
Ocean Park, WA 98640

Howard Hoy & Valerie Hoy-
Rhodehamel
PO Box 1459
Stevenson, WA 98648

Pensco Trust Company
PO Box 1459
Stevenson, WA 98648

John & Susan Kuhn
PO Box 1502
Stevenson, WA 98648

Keith & Allie Marie Kennedy
PO Box 1504
Stevenson, WA 98648

Lisa Vance
PO Box 1519
Stevenson, WA 98648

Gail & Carol Collins
PO Box 176
Stevenson, WA 98648

Kevin & Rose Lucas
PO Box 193
Stevenson, WA 98648

Marcus & Marsha Donaldson
PO Box 2
Stevenson, WA 98648

Joel & Diana Ziemann
PO Box 2071
Hood River, OR 97031

MacKinnon
PO Box 2281
White Salmon, WA 98672

Lillegard
PO Box 251
Stevenson, WA 98648

Gerri & Greg Weber
PO Box 253
Stevenson, WA 98648

SDS Co LLC
PO Box 266
Bingen, WA 98605

Leonard & Laura Damian
PO Box 267
Stevenson, WA 98648

Rhianna Hurff & Stephen Muilenburg
PO Box 274
Cascade Locks, OR 97014

John D Koestler
PO Box 308
Stevenson, WA 98648

Bass Lake, LLC
PO Box 335
Stevenson, WA 98648

Robert M & Linda M Talent
PO Box 335
Stevenson, WA 98648

Joseph & Patricia Schlick
PO Box 357
Stevenson, WA 98648

Skamania County Cemetery District #1
PO Box 357
Carson, WA 98610

City of Stevenson
PO Box 371
Stevenson, WA 98648

Columbia Gorge Interpretive Center
PO Box 396
Stevenson, WA 98648

Dale & Kathleen Hargadine
PO Box 402
Stevenson, WA 98648

Julie Mayfield
PO Box 425
Stevenson, WA 98648

Mercedes Lux & Jacob Wiley Robinson
PO Box 434
Carson, WA 98610

Brandon & Kenia Van Pelt
PO Box 443
Carson, WA 98610

Mark Lux & Cynthia Ulmer-Lux
PO Box 446
Stevenson, WA 98648

Stephen McKee
PO Box 448
Stevenson, WA 98648

John & Kathryn Allen
PO Box 475
Stevenson, WA 98648

Peter & Lorraine Lillegard
PO Box 492
Stevenson, WA 98648

David & Mark Lillegard
PO Box 511
Stevenson, WA 98648

David & Laura Prosser
PO Box 513
Stevenson, WA 98648

Elizabeth Galloway
PO Box 5193
Portland, OR 97208

Joseph & Diane Birkenfeld
PO Box 530
Carson, WA 98610

Steven & Erin Minnis
PO Box 633
Stevenson, WA 98648

Mark & Lisa Weiland
PO Box 656
Stevenson, WA 98648

Winston & Diana Rall
PO Box 715
Stevenson, WA 98648

CNA Property Management, LLC
PO Box 721
Stevenson, WA 98648

Mary Shaima
PO Box 736
Stevenson, WA 98648

The Dunphy Living Trust
PO Box 737
Stevenson, WA 98648

Kenneth Woods
PO Box 755
Stevenson, WA 98648

Bruce & Donna Vondergeest
PO Box 758
Stevenson, WA 98648

Matthew & Bridget White
PO Box 788
Stevenson, WA 98648

Skamania County
PO Box 790
Stevenson, WA 98648

Wilkins Comm Prop Trst
PO Box 8
Carson, WA 98610

Wilkins Comm Prop Trst
PO Box 8
Carson, WA 98610

Janice Kuhlman
PO Box 81
Stevenson, WA 98648

Sherry Lels-Shippy
PO Box 81
Stevenson, WA 98648

Dale & Debra Watkins
PO Box 845
Stevenson, WA 98648

Patricia Price
PO Box 905
Stevenson, WA 98648

James D Porter
PO Box 918
Stevenson, WA 98648

Margaret Hendrickson
PO Box 927
Kalama, WA 98625

David Hartman
PO Box 934
Stevenson, WA 98648

Sharon Madsen
PO Box 935
Stevenson, WA 98648

Andrew & Jennifer Taylor
PO Box 965
Stevenson, WA 98648

Howell
PO Box 966
Stevenson, WA 98648

Robert & Kristin Waymire
PO Box 99
Stevenson, WA 98648

Melissa McBain
POB 1100
Stevenson, WA 98648

Additional details can be heard on 91.1 FM on the radio on Saturday, Dec. 4.

Museum auctions items online

The Columbia Gorge Interpretive Center Museum has gone online for its 28th annual silent auction fundraiser which runs through 5 p.m., Sunday, Dec. 5.

Donors can visit the auction website at www.32auctions.com/gorgemuseum and create their personalized account to bid on numerous items donated by many local and regional businesses.

The auction supports the continued operation of the museum which hopes to raise \$15,000 during the virtual auction.

The auction has historically been the museum's largest fundraiser, and museum staff and supporters hope to raise \$15,000 to support the preservation of local history.

More than 150 auction items can be previewed at www.32auctions.com/gorgemuseum.

Bidders need to create a personalized account to bid on the donated items. Payments can be made via credit card, PayPal, or in person when the winning bidder picks up their item.

Items up for auction in-

seum as a worthy endeavor to support. We cannot thank our local businesses and citizens enough for all the items that have been donated in support of this auction."

The museum canceled the annual auction in 2020 due to COVID-19.

Planning board mulls shed rules

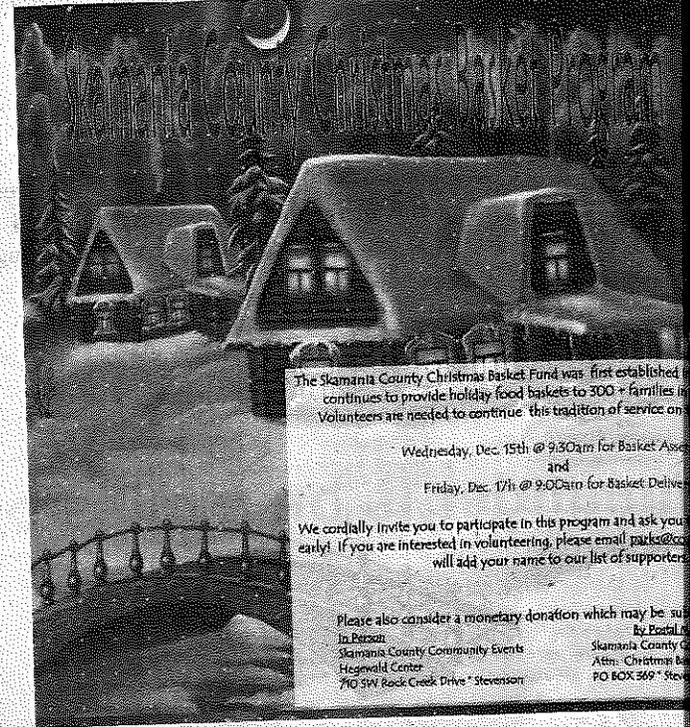
The Stevenson Planning Commission considers a proposal to modify the rules for small sheds at 6 p.m., Monday, Dec. 13. Several city property owners have requested a change to the Suburban Residential District regulations. The change would allow small sheds to be built five feet from side and rear property lines. The current ordinance requires sheds to be no closer than 15- to 20 feet. The board hopes to hear from the general public regarding the subject.

Help available for job seekers

Residents who are unemployed or in need of training can access the People For People program. Its mission is to strengthen communities with resources and opportunities that empower people and enrich lives by providing career guidance, training as-

Due to COVID-19 restrictions, the office is open by appointment only.

and 4-6 p.m., Saturday, Dec. 4, and a gingerbread-making workshop, 5:30-7:30 p.m., arrange a take out



CHRISTMAS BASKET NOMINATION FORM

CHRISTMAS BASKET NOMINATION FORM

Please use this form to nominate yourself or another individual who may be struggling with residents of Skamania County only and provides a holiday meal. Our program works with other local organizations to avoid duplication and provide this benefit provided for children 18 and under. Forms must be returned to the Recreation Department no later than Wednesday, December 15th.

Information

Please complete all sections.

ARE YOU A RESIDENT OF SKAMANIA COUNTY? We only deliver to Skamania County.
 YES
 NO

YOUR LAST NAME _____ YOUR FIRST NAME _____

YOUR PHYSICAL ADDRESS (house # and street) _____

YOUR PHONE NUMBER _____

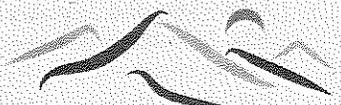
HOW MANY ADULTS IN YOUR HOUSEHOLD 1 2 3 4 5 6

HOW MANY CHILDREN 18 AND UNDER 0 1 2 3 4 5 6

Age and Gender of your children? (Example: Child 1 is a Boy, Under 2; Child 2 is a Girl 5-7) PLEASE

Child #1 Child #2 Child #3 Child #4 Child #5 Child #6 Child #7 Child #8

Girl Under 2								
Boy Under 2								
Girl 2-4								
Boy 2-4								
Girl 5-7								
Boy 5-7								



SKAMANIA CHIROPRACTIC & Rehabilitation

Mitzi B. Ferrill, D.C.
A. Scott Yerrick, D.C.

509-427-3600

www.skamaniachiroandrehab.com
138 NW 2nd Street., Stevenson

Clinic Hours:
 Mon - 9 am to 6 pm
 Tues/Thurs - 8 am to 6 pm
 Wed - 3 pm to 6 pm
 Fri - 8 am to 5 pm
 Free Consultations

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FREE 7-Year Extended Warranty*
A \$695 Value!

Limited Time Offer - Call for Details

Special Financing Available
Subject to Credit Approval

*To qualify, consumers must request a quote, purchase, install and activate the generator with a participating dealer. Call for a full list of terms and conditions.



ZONING – Notice of Planning Commission Workshop

You're receiving this because your property is in or adjacent to the **SR Suburban Residential zone**, and a recent proposal could change zoning rules in your neighborhood.

The Proposal would allow small sheds to be built closer to property lines. Small means 200 square feet (ex. 10 feet by 20 feet) and 12 feet tall or less. Closer means 5 feet instead of 20 feet (rear) and 15 feet (side).

The change was requested by a group of property owners living in the zone.

Additionally, in 2019, a property owner in the SR zone asked whether *Self-Storage Units* can be allowed. At that time, the City Planning Commission said *no*. This decision could be officially adopted.

The Stevenson Planning Commission will discuss these issues at a meeting this month.

Please come to the meeting at **6:00 pm on Monday, February 14th**.

- The meeting will be **in person** at City Hall: **7121 East Loop Road**.
- A **phone-in option** is available via conference call: **1-253-215-8782** with meeting ID# 856 3738 8112.
- An **online webinar option** is available via video conference option:
<https://us02web.zoom.us/j/85637388112>

For more information on the proposed changes go to the City website at <https://www.ci.stevenson.wa.us/planning/page/zoning-notice-public-hearing-0> or contact City Hall, 7121 East Loop Road, PO Box 371, (509)427-5970, or planning@ci.stevenson.wa.us.

...serving on or mail-
at the address below
the claim. The claim
presented by the later
party (30) days after I
mailed this Notice as
in RCW 11.40.020(1)
Four (4) months after
of first publication
Notice. If the claim
resented within this
period, the claim will
ever barred except as
in RCW 11.40.051
0.060. This bar is ef-
for claims against both
dent's probate and
bate assets.
First Publication of this
12/8/2021
J Foley, W/SBA
(360) 696-8990
for the Estate of Don-
Neyland
roadway Street, Van-
WA 98660
Pioneer
15 & 22, 2021

MANIA COUNTY
ENVIRONMENTAL
POLICY ACT
TERMINATION OF
SIGNIFICANCE
AND
REQUEST FOR
MENTS ON SCOPE
ENVIRONMENTAL
FACT STATEMENT
NUMBER: SEP-21-15
PTION OF PROPOS-
posed surface mining
for the production
cessing of aggregate
ces including drilling,
g, loading, hauling,
g,
ing, stockpiling, and
ercial sales of crushed
ate. The project will
a small operations and
e area, as well as the
ment and
ance of an access road
the BPA corridor to the
est

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12/8/2021
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roadway Street, Van-
WA 98660
Pioneer
15 & 22, 2021

Kelso, WA 98626
The Skamania County Com-
munity Development Depart-
ment has received a request
for a Conditional Use Permit
for the above proposal and is
the State Environmental Policy
Act (SEPA) lead agency. Ska-
mania County has determined
that this proposal is likely to
have a significant adverse im-
pact on the environment. An
environmental impact state-
ment (EIS) is required under
RCW 43.21C.030 (2)(c) and
will be prepared.
The lead agency has identified
the following areas for discus-
sion in the EIS:
• Transportation, including
analysis of impacts to traffic,
impacts to the existing road
system, impacts to pedestrians,
and impacts of noise.
SCOPING:
Agencies, affected tribes, and
members of the public are in-
vited to comment on the scope
of the EIS. You may comment
on alternatives, mitigation
measures, probable significant
adverse impacts, and licenses
or other approvals that may be
required.
Please submit any written com-
ments no later than 5:30 PM
on Monday, January 10, 2022.
There are several ways to sub-
mit comments. All comments
will be valued equally, regard-
less of how they are submitted.
Email: Send your comments
by email to Alan Peters, Com-
munity Development Director,
at apeters@co.skamania.wa.us
Mail: Mail your comments to
the Skamania County Commu-
nity Development Department,
PO Box 1009, Stevenson, WA
98648
Online: Submit comments on-
line at www.skamaniacounty.org/EIScomments
In Person: Drop off your writ-
ten comments at the Skamania
County Courthouse Annex,
170 NW Vancouver Ave, Ste-
venson WA, 98648
PROJECT WEBSITE:
For more information about
this proposal visit [www.skama-
niamanacounty.org/Store Dahl-
QuarryEIS](http://www.skama-
niamanacounty.org/Store Dahl-
QuarryEIS)
RESPONSIBLE OFFICIAL:
Alan Peters, AICP, Community
Development Director
Skamania County Community
Development Department
PO Box 1009
Stevenson, WA 98648
Date: December 8, 2021
Published in the Skamania
County Pioneer
Dec. 8, 2021

N. Bonneville, WA
Contents of unit 146, Jane
Jackson will be auctioned.
Published in the Skamania
County Pioneer
Dec. 8, 2021
Skamania County PUD #1
Small Works Roster
Skamania County PUD #1
currently has a Small Works
Roster for Electrical & Wa-
ter Projects under \$300,000.
Contractors interested in being
considered for placement on
the Roster must complete an
Application for Contractor Pre-
Qualification available online
at <https://www.skamaniapud.com/about-us/contracting-bidding/>. Please submit forms
by January 3, 2022, to klenison@skamaniapud.com or
mail to PO Box 500, Carson,
WA 98610. Contractors who
are approved for the roster are
responsible for submitting a
new application every three
years.
Published in the Skamania
County Pioneer
Dec. 8, 15, & 22, 2021
Skamania Co. Fire Dist #4
Commissioner's meeting will
be on Dec. 9th at 7:30pm. The
public is welcome to attend via
Zoom: ID 817 0243 9918 and
passcode 549 077.
Published in the Skamania
County Pioneer
Dec. 8, 2021
Stevenson Planning
Commission
Notice of Public Hearing
Zoning Text Amendment
Please be advised that the Ste-
venson City Council will hold
a public hearing on Monday,
Dec 13, 2021 to review:
Zoning Text Amendment: A
proposal to modify the di-
mensional standards of SMC
Table 17.15.060. The change
would allow sheds in the SR
Suburban Residential District
to be constructed closer to
property lines than is currently
allowed. The public hearing is
scheduled for 6:00 pm.
The public hearings will be
held in person at City Hall
(7121 E Loop Road, Steven-
son, WA) and remotely via
Zoom (<https://us02web.zoom.us/j/85637388112> or 1-253-
215-8782, meeting ID 856
3738 8112).
Your attendance, comments,
and inquiries are invited. The
proposal is available for pub-
lic review at City Hall during
regular business hours.
City Hall is accessible to people
with disabilities. Please call at
least 24 hours in advance at
(509) 427-5970 (TDD: 1-800-
833-6388), if you require spe-
cial accommodations, includ-

ing handicap accessibility or
interpreter services, to attend
the hearing.
Published in the Skamania
County Pioneer
Dec. 1 & 8, 2021
IN THE SUPERIOR
COURT OF THE STATE OF
WASHINGTON
IN AND FOR THE
COUNTY OF SKAMANIA
IN THE MATTER OF THE
ESTATE OF DAVID POL-
ZEL, Deceased.
NO. 21-4-00023-30
PROBATE NOTICE TO
CREDITORS
RCW 11.40.030
The Administrator named be-
low has been appointed as Ad-
ministrator of this estate. Any
person having a claim against
the decedent must, before the
time the claim would be barred
by any otherwise applicable
statute of limitations, present
the claim in the manner as
provided in RCW 11.40.070
by serving on or mailing to
the Administrator or the Ad-
ministrator's attorney at the
address stated below a copy of
the claim and filing the original
of the claim with the court.
This claim must be presented
within the later of: (1) Thirty
days after the Administrator
served or mailed the notice to
the creditor as provided under
RCW 11.40.020(1)(c); or (2)
four months after the date of
first publication of the Notice.
If the claim is not presented
within this time frame, the
claim is forever barred, except
as otherwise provided in sec-
tion 11 of this act and RCW
11.40.060. This bar is effective
as to claims against both the
decedent's probate and non-
probate assets.
Date of first publication: No-
vember 24, 2021
Administrator: CHAD POL-
ZEL
Attorney for Administrator:
David H. Schultz, WSBA
#33796
Knapp, O'Dell & Macpherson
PLLC
Address for Mailing or Ser-
vice:
NE Everett Street
Cannas
Published in the Skamania
County Pioneer
Nov. 24, Dec. 1 & 8, 2021
NOTICE OF PUBLIC
HEARINGS
Stevenson City Council will
hold multiple Public Hearings
as listed below during the
regularly scheduled Council
meeting at 6 pm Thursday
December 16, 2021, in Ste-
venson City Hall at 7121 E.
Loop Road, Stevenson, WA
and remotely via phone at 253-

215-8782, 346-248-7799 or
669-900-6833 meeti-
7550 7011. Public
may also be submitted
ing no later than 12:00 pm on
Thursday, December 16, 2021
to leanna@ci.stevenson.wa.us,
mailed to City Hall at PO Box
371, Stevenson, WA 98648, or
dropped off at City Hall.
• Proposed 2022 Sewer Rates-
Second Reading
• 2022 Proposed Budget-
Second Reading
• 2021 Proposed Budget
Amendment
City Hall is accessible to peo-
ple with disabilities. Please
notify City Hall 24 hours in ad-
vance if you will need special
accommodations to attend the
hearing, including handicap
accessibility or interpreter
services, by calling (509) 427-
5970 or (800) 833-6388 for
TDD.
Published in the Skamania
County Pioneer
Dec. 1 & 8, 2021
Notice of RESCHEDULED
Meeting
Port of Skamania County
Board of Commissioners
The December Commission
Meeting has been rescheduled
to December 14, 2021 5 pm.
See Port's website: [www.por-
tofskamania.org](http://www.por-
tofskamania.org)
Redistricting Information is
available on the website
Contact: Pat Albaugh, Execu-
tive Director: [pat@portofska-
mania.org](mailto:pat@portofska-
mania.org) 509-427-5484
Published in the Skamania
County Pioneer
Dec. 8, 2021
NOTICE
The foregoing ordinance has
been summarized to reduce
the cost of publication. The
full ordinance can be viewed
at North Bonneville City Hall
during regular business hours,
Monday through Friday, from
8:00 a.m. to 5:00 p.m. or view
online at [www.northbonnev-
ille.net](http://www.northbonnev-
ille.net). Any questions may be
directed to Mayor Brian Sabo
or CAO Deanna Syron at (509)
427-8182
CITY OF NORTH BONN-
EVILLE
Ordinance No. 1143
AN ORDINANCE OF THE
CITY OF NORTH BONNEV-
ILLE, WASHINGTON, FIX-
ING THE AMOUNT TO BE
RAISED BY AD VALOREM
TAXES AND LEVIED FOR
FISCAL YEAR 2022
This ordinance was passed by
City Council on November
23rd of 2021, and shall take ef-
fect five days after publication
Published in the Skamania
County Pioneer
Dec. 8, 2021

215-8782, 346-248-7799 or
669-900-6833 meeti-
7550 7011. Public
may also be submitted
ing no later than 12:00 pm on
Thursday, December 16, 2021
to leanna@ci.stevenson.wa.us,
mailed to City Hall at PO Box
371, Stevenson, WA 98648, or
dropped off at City Hall.
• Proposed 2022 Sewer Rates-
Second Reading
• 2022 Proposed Budget-
Second Reading
• 2021 Proposed Budget
Amendment
City Hall is accessible to peo-
ple with disabilities. Please
notify City Hall 24 hours in ad-
vance if you will need special
accommodations to attend the
hearing, including handicap
accessibility or interpreter
services, by calling (509) 427-
5970 or (800) 833-6388 for
TDD.
Published in the Skamania
County Pioneer
Dec. 1 & 8, 2021
Notice of RESCHEDULED
Meeting
Port of Skamania County
Board of Commissioners
The December Commission
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to December 14, 2021 5 pm.
See Port's website: [www.por-
tofskamania.org](http://www.por-
tofskamania.org)
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Contact: Pat Albaugh, Execu-
tive Director: [pat@portofska-
mania.org](mailto:pat@portofska-
mania.org) 509-427-5484
Published in the Skamania
County Pioneer
Dec. 8, 2021
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been summarized to reduce
the cost of publication. The
full ordinance can be viewed
at North Bonneville City Hall
during regular business hours,
Monday through Friday, from
8:00 a.m. to 5:00 p.m. or view
online at [www.northbonnev-
ille.net](http://www.northbonnev-
ille.net). Any questions may be
directed to Mayor Brian Sabo
or CAO Deanna Syron at (509)
427-8182
CITY OF NORTH BONN-
EVILLE
Ordinance No. 1143
AN ORDINANCE OF THE
CITY OF NORTH BONNEV-
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This ordinance was passed by
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23rd of 2021, and shall take ef-
fect five days after publication
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County Pioneer
Dec. 8, 2021



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

Like more details on proposed zoning change

kniestes@gmail.com <kniestes@gmail.com>
To: Ben Shumaker <ben@ci.stevenson.wa.us>

Mon, Dec 6, 2021 at 1:38 PM

Thank you for the information. I reviewed the proposal and support the requested change.

Thank you,

Sam Kniestadt

From: Ben Shumaker <ben@ci.stevenson.wa.us>
Sent: Monday, December 6, 2021 8:50 AM
To: kniestes@gmail.com
Subject: RE: Like more details on proposed zoning change

Hi Sam-

Thanks for reaching out.

Details on the proposal are available on the City website at: <https://www.ci.stevenson.wa.us/pc/page/zoning-notice-public-hearing>

Please let me know if you have any questions. If you have written comments in advance of next Monday's meeting, I can include them in the meeting packet if you get them to me by Friday.

Thanks again,

Ben Shumaker

From: kniestes@gmail.com <kniestes@gmail.com>
Sent: Monday, December 6, 2021 6:17 AM
To: planning@ci.stevenson.wa.us
Subject: Like more details on proposed zoning change

Received a letter saying the city is planning to change the zoning in our area. Like more detail.

Thanks,

Sam Kniestadt

[747 NW Angel Heights Rd](#)

[Stevenson, wa](#)



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

Stevenson Zoning Amendment

Gregg Leion <glsails1957@gmail.com>
To: Ben Shumaker <ben@ci.stevenson.wa.us>

Thu, Oct 14, 2021 at 9:59 AM

Hi Ben,

Sorry to bother you again, however, I noticed on the Text Amendment application that our address is incorrectly shown as being our former residence in Bend, OR. If you can update the address, please do so or let me know if you need something more formal from us. We closed on and moved into our property here in Stevenson on August 12, 2021 and our correct address is:

Gregg and Marcia Leion
111 NW Falcon Court
Stevenson, WA 98648

Thanks, Gregg

On Wed, Oct 13, 2021 at 11:22 AM <glsails1957@gmail.com> wrote:

Than you Ben!

Sent from my iPhone

On Oct 13, 2021, at 10:50 AM, Ben Shumaker <ben@ci.stevenson.wa.us> wrote:

Hi Gregg-

The Zoning Text Amendment you participated in requesting is currently under review. On Monday, the Planning Commission established its public involvement plan for the project. I've attached the graphic version of that plan and the staff report that led to it. The ideal timeline for City Council adoption is 12/16/2021.

I will also save your contact information and reach out to you on future transportation-related topics as they come up.

Thank you,

BEN SHUMAKER

PLANNING DIRECTOR

CITY OF STEVENSON, WASHINGTON

(509) 427-5970

<PublicInvolvementFramework_10_12.jpg>
<KickOffReport(SR_Setbacks).pdf>



City of Stevenson

Planning Department

(509)427-5970

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

Planning Commission Interpretation

Suburban Residential District—Self-Storage Units (ZON2019-02)

Issue:

The use table adopted at SMC 17.15.040 did not contemplate whether Self-Storage Unit uses would be compatible in residential districts, including the SR Suburban Residential District. The Planning Commission is asked to address this unintentional omission to determine whether the use would have been permitted had it been contemplated and whether it is compatible with the other listed uses in the district.

Guiding Policy

This interpretation is guided by SMC 17.12.020 which requires the following approval standards and considerations, for which affirmative findings are required before an unlisted use could be allowed.

- 1) SMC 17.12.020(C)(1) – The use is consistent with the purpose of the applicable zoning district;

AND

- 2) SMC 17.12.020(C)(2) – The use is expressly allowed in a less restrictive district;
OR
- 3) SMC 17.12.020(C)(3) – The use is of the same general character as the principal and conditional uses authorized in such district

AND

- 4) SMC 17.12.020(E)(1) – The proposed use serves a purpose customarily incidental to the instant principal use on the property under consideration.

Discussion

Use: The City does not currently list self-storage units in its use descriptions. However, the following DRAFT description has been previously reviewed and tentatively agreed upon by the Planning Commission for consideration as part of a periodic amendment to the Zoning Code:

A Rental Operation leasing space (i.e., rooms, compartments, lockers, containers, or outdoor space) where clients store and retrieve personal property.

Zoning District: The City has stated the purpose of the SR Suburban Residential District as follows:

The suburban residential district (SR) is intended to provide minimum development standards for a variety of uses and provide a transition area where service levels are less than urban and where low-density

residential uses coexist with uses otherwise characteristic of more rural areas.

District Allowances: This use is not expressly allowed in any district (less restrictive or otherwise). The only time this use has been considered was through ZON2013-03, an interpretation determining that a Storage Unit Facility uses are not of the same general character as other uses in the C1 Commercial District. That interpretation has yet to be codified and determined the use was inappropriate for that district.

Character of Uses: In the SR District, 42 uses are either permitted (P) or conditional (C). In the zoning administrator's opinion, Self-Storage Units are of the same general character as 6 of those uses [Garage or Storage Building for the Parking of Commercial Vehicles (C), Utility or Communication Facility (C), Hazardous Waste Storage (C), Cemetery or Mausoleum (C), Indoor or Outdoor Horticultural Activity (P), Kennel (C)].

Instant Principal Use: Vacant properties have no instant principal use. There is no ability for an accessory use to be established where there is no principal use.

Findings

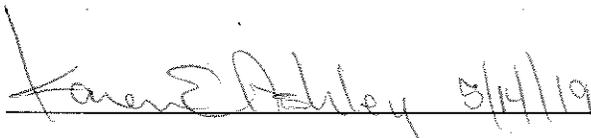
Based on the discussion above, the following findings are made:

- 1) The Planning Commission cannot make an affirmative finding that the Self-Storage Unit use is consistent with the purpose of the SR Suburban Residential District;
- 2) Self-Storage Units are not expressly allowed in a less restrictive district than the SR District, but the use is of the same general character as other uses listed in the district.
- 3) Self-Storage Unit uses are not customarily incidental to vacant property, which have no instant principal use.

Interpretation:

In the SR Suburban Residential District, Self-Storage Unit uses fail satisfy the criterion in SMC 17.12.020(C)(1). The use may not be permitted unless the Zoning Code is amended.

For the Planning Commission:

 8/14/19

Karen Ashley, Vice Chair _____ Date