



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: March 7th, 2022
SUBJECT: Comprehensive Plan Amendment

Introduction

In 2019, Stevenson City staff submitted an amendment proposal for the Comprehensive Plan. The amendment provided a redlined version of Goal 8 – Utilities & Services. The review of the amendment was put on hold as the world grappled with the impact of the COVID19 pandemic. The biennial comprehensive plan amendment cycle has come again, and the Planning Commission and City Council are now better able to review and act on the amendment proposal.

Scope of Review

Amendments have specific approval criteria as established in SMC 17.11.070. The Planning Commission review should ensure the proposal meets these criteria before a recommendation of approval is made.

Status of Review

The last discussion of this topic occurred in March, 2020. That discussion related to the internal consistency of the proposed amendment and the remainder of the plan. Staff outlined 35 areas where changes could or should be made to ensure consistency.

Tonight's Goal

The goal for tonight's meeting is to reacquaint ourselves with the amendment proposal and the ancillary, consistency-related changes generated. Once familiar, the Planning Commission should establish a review calendar to settle on the ancillary changes. Once settled, SMC 17.11.070 can be better evaluated so a final recommendation can be made.

Prepared by,

Ben Shumaker
Community Development Director

Attachment

- 2019 Application
- March 2020 Staff Report

COMPREHENSIVE PLAN AMENDMENT APPLICATION



PO Box 371 Stevenson, Washington 98648

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

Type of Request:

- Comprehensive Plan Text Amendment
- Future Land Use Map Amendment

Applicant/Contact Name: Leana Kinley

Physical Address: 7121 E. Loop Rd Stevenson, WA 98648

Mailing Address: P.O. Box 371 Stevenson, WA 98648

Phone: 509-427-5970 E-Mail Address: leana@ci.stevenson.wa.us

Brief Proposal Summary: Create a Capital Improvement Program to preserve or enhance existing facilities and provide new assets that will support service needs and community growth in an efficient manner.

Signature of Applicant: [Signature] **Date:** 9/30/19

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

Complete this section if the request involves a Future Land use Map amendment or other specific real property.
If there are Additional Property Owners, Please Attach Additional Pages and Signatures as Necessary

Property Owner: _____

Mailing Address: _____

Phone: _____ E-Mail Address: _____

Subject Property Address (Or Nearest Intersection): _____

Tax Parcel Number: _____ **Zoning:** _____

Water Supply Source: City Well **Sewage Disposal Method:** City Septic

*As the property owners of the real property described in this proposal, our signatures indicate our approval of this proposal, with the understanding that the proposal is subject to review, approval, and/or denial under SMC 17.11.
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.*

Signature of Property Owner: _____ **Date:** _____

RECEIVED

SEP 30 2019

BY: 3:30 PM [Signature]

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



SUBMIT TO:
City Hall
7121 E Loop Road

COMPREHENSIVE PLAN AMENDMENT

The following information is required for all proposals to amend the Comprehensive Plan. Applications without the required information will not be accepted. The City may request 3rd party review of any submittals. The cost of such review is generally the responsibility of the applicant. See SMC 17.11 for full details on proposing amendments to the comprehensive plan.

- Application Fee** (Amount: \$1,250 Date: 9/30/19 Receipt #: Internal Adj.)
- Completed and Signed Comprehensive Plan Amendment Application**
- Completed and Signed SEPA Environmental Checklist and Associated Fee** (unless categorically exempt)
- Narrative of the Plan Amendment Explaining:**
 - Why the proposed amendment is being requested
 - How the proposed amendment meets the approval criteria of SMC 17.11
- Any Additional Information** (Reports or Studies identified by the Zoning Administrator under SMC 17.11.040.B)

The following is required to evaluate proposed Comprehensive Plan Text Amendments.

- Proposed Amendatory Language**

The following is required to evaluate proposed Future Land Use Map Amendments.

- Site Plan** that is accurate and legible, includes a north arrow and scale and shows:
 - Existing and Proposed Future Land Use and Zoning designations
 - Current use of all properties within the proposal area
 - Proposed use of any specific proposal in the proposal area
- Names and Addresses** of all property owners in the proposal area *and* all property owners within 300 feet of the proposal area boundary
- Signatures** of any property owners within the proposal area supporting the proposal

The following is required to evaluate proposals involving changes to Specific Real Property (other than Future Land Use Map amendments).

- Title Report** showing ownership and encumbrances of the subject property(ies)
- Site Plan** that is accurate and legible, includes a north arrow and scale and shows:
 - Area and dimensions of all lots and adjacent public and private roads
 - Location, dimensions, distance to property lines, and elevation plans for all existing and proposed structures, alterations and improvements
 - Location and type of any known or suspected critical areas (as designated in SMC 18.13)
 - Location of any significant trees (defined in SMC 17.10.740), public utilities, private wells, and drainfields
- Names and Addresses** of all property owners in the proposal area *and* all property owners within 300 feet of the proposal area boundary
- Signatures** of any property owners within the proposal area supporting the proposal



Goal 8- Utilities & Urban Services



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

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

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

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

As the community changes over time, its needs will also change. This Sub-Goal establishes level of service (LOS) standards for urban services. These standards will provide baselines for incorporation into the system of plans developed by the City and its partners. As the community's needs and desires change, these level of service standards should be monitored to ensure they lead toward fulfillment of this plan's Goals.

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

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

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



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



| OBJECTIVE | CORNERSTONE PRINCIPLES | | | | TACTICS | RESPONSIBLE DEPARTMENT | LIKELY PARTNERS | TIMELINE |
|-----------|------------------------|-----|----|----|---------|------------------------|-----------------|----------|
| | HQL | NSB | HE | AW | | | | |

Goal 8- Utilities & Urban Services

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| 8.9- Manage urbanization through the expansion of the sewer system. | | | | | 8.9-1- Permit septic systems only when provision of sewer service is technically infeasible within the planning period. 8.9-2- Revise land development regulations to prohibit septic system installations in areas where provision of sewer service is feasible during the planning period. | Planning & Public Works | | Ongoing |
| 8.10- Consider alternative waste disposal systems for difficult sites and to encourage conservation of water. | | | | | | Public Works | | Ongoing |
| 8.11- Coordinate the infrastructure improvement and maintenance projects of multiple utilities to reduce costs and disruptive impacts. | | | | | | Public Works | | Ongoing |
| 8.12- Establish a stormwater utility to provide for the collection and treatment of stormwater runoff and the maintenance of stormwater facilities. | | | | | 8.12-1- Establish standards for land development ordinances to provide for the collection and treatment of stormwater runoff. | Public Works | | Short-Term |
| 8.13- Consider alternative energy resources to benefit the community. | | | | | 8.13-1- Facilitate and support local energy resource development and use, such as geothermal. | Administration | County, Port, PUD, State | Mid-Range |
| 8.14- Facilitate and support the expansion of high-speed communication utilities such as broadband, fiber optics, and Wi-Fi. | | | | | | Administration | | Ongoing |
| 8.15- Facilitate and support the burial of existing aboveground utility lines. | | | | | | Administration & Public Works | Private Utilities, PUD | Ongoing |



| CORNERSTONE PRINCIPLES | | RESPONSIBLE DEPARTMENT | | LIKELY PARTNERS | | TIMELINE | |
|-----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-----|-----------------|----|-----------------------------------------|------------------------|
| OBJECTIVE | TACTICS | HQL | NSB | HE | AW | | |
| Goal 8 – Utilities & Urban Services | | | | | | | |
| 8.16– Require the burial of new utility lines. | | | | | | Planning & Public Works | Private Utilities |
| 8.17– Facilitate and encourage the collection, recycling, disposal, and reuse of solid waste within the Stevenson Urban Area. | 8.17-1– Consider solid waste for use in biomass energy projects. 8.17-2– Consider composting solid waste through a community-scale facility. | | | | | Public Works | County Solid Waste |
| 8.18– Periodically review and revise the City's law enforcement program. | | | | | | Administration | |
| 8.19– Support Stevenson Fire Department and the Skamania County Hospital District to maintain high quality services. | 8.19-1– Consider establishing a joint facility to house emergency response agencies. | | | | | Administration | |
| 8.20– Encourage establishment of county-wide mitigation and emergency action programs for spills, explosions and other disasters. | | | | | | Administration | County, EMS, Fire |
| 8.21- Reduce visual blights and hazards associated with aboveground utility lines. | 8A.21-1- Facilitate and support the burial of existing aboveground utility lines. 8A.21-2- Require the burial of new utility lines. | | | | | Administration, Planning & Public Works | Private Utilities, PUD |
| Goal 8A- The community receives urban services at or above the general levels of service established herein. | | | | | | | |
| 8A.1- Provide transportation and circulation services at the general level of service (LOS) standards established herein. | 8A.1-1- Ensure all arterial streets function at an average daily Level of Service (LOS) of D or better. 8A.1-2- Provide pedestrian sidewalks on both sides of all arterial streets and all other streets identified as school walking routes. 8A.1-3- Provide adequate transit service at or above the current operating LOS. | | | | | Planning & Public Works | County, WSDOT |



















Chapter 3
Goals & Objectives

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| <p>8A.2- Provide water services at the general LOS standard established herein.</p> | <p>8A.2-1- Ensure all single-family units are served at or above 2 gpm @ 30 psi (Fire – 1000 gpm @ 20psi for single-family units > 3,600 sq ft; 500 gpm @ 20psi for units <3,600 sq ft).</p> <p>8A.2-2- Ensure all multi-family units are served at or above 1 gmp @ 30 psi (fire per Uniform Fire Code).</p> <p>8A.2-3- Ensure all commercial and industrial development is serviced at or above the standard in the Uniform Fire Code.</p> | | | <p>Public Works</p> | <p>County</p> | <p>Ongoing</p> |
| <p>8A.3- Provide sanitary sewer service at or greater than a LOS standard of 300 gpd per person at the time of development.</p> | <p>8A.3-1- Permit septic systems only when provision of sewer service is technically infeasible within the planning period.</p> | | | <p>Planning & Public Works</p> | <p>County</p> | <p>Ongoing</p> |
| <p>8A.4- Provide storm sewer services at the current operating LOS.</p> | <p>8A.4-1- Establish a stormwater program to limit sites' post-development stormwater run-off to that allowed by the Stormwater Management Manual for Western Washington (SWMWW) as adopted by the City.</p> | | | <p>Public Works</p> | <p>County</p> | <p>Ongoing</p> |
| <p>8A.5- Ensure electrical service is provided at or greater than a LOS standard of 118 volts (120 volt base) at the time of development.</p> | | | | <p>Administration, Planning & Public Works</p> | <p>PUD</p> | <p>Ongoing</p> |
| <p>8A.6- Ensure telecommunications services are provided at the general LOS standard established herein.</p> | <p>8A.6-1- Ensure telephone services is provided at or above the following general LOS standard:</p> <ul style="list-style-type: none"> • Residential: 1 service per unit • Commercial: 1 service per business • Industrial: 1 service per business <p>8A.6-2- Ensure cable television services is provided at or above the following general LOS standard:</p> <ul style="list-style-type: none"> • Residential: 1 service per unit • Commercial: 0 service per business • Industrial: 0 service per business | | | <p>Planning & Public Works</p> | <p>Private Utilities, PUD</p> | <p>Ongoing</p> |
| <p>8A.7- Ensure parks are provided at a city-wide LOS standard of 10 acres of parks per 1,000 population.</p> | | | | <p>Administration, Planning & Public Works</p> | <p>County, Port, SCSD</p> | <p>Ongoing</p> |



Goal 8B- Urban services are provided according to a rational plan aligning the community's expectations with its capabilities.

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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|------------------------------------------------------------------|
| <p>8B.1- Ensure individual urban service plans are developed to provide services consistent with the general LOS standards established herein. Such plans should establish detailed and desired LOS standards based on:</p> <ul style="list-style-type: none"> • Inventories of current facilities. • Measurements of current and future capacities. • A financial feasibility analysis, and • A capital improvement plan suitable to accommodate the growth, development and change expected during the planning period. | <p>8B.1-1- Develop individual plans for public services provided by the City, such as transportation and circulation, water, sanitary sewer, storm sewer, parks and recreation services, and fire.</p> <p>8B.1-2- Encourage development of individual plans for urban services provided within the Stevenson Urban Area by private and/or public agencies, such as telecommunications, schools, non-city provided transportation, electrical power, and solid waste. Such plans should ensure the availability of services when needed.</p> |     | <p>Administration, Planning & Public Works</p> | <p>County, Private Utilities, PUD, WSDOT</p> <p>Short-Term</p> |
| <p>8B.2- Establish a capital improvement program to ensure of LOS standards are maintained and/or exceeded and to preserve the long-term viability of the City's capital facilities.</p> | <p>8B.2-1- Consider providing urban services in advance of need.</p> <p>8B.2-2- Identify and correct health and safety hazards within the Stevenson Urban Area.</p> |     | <p>Administration, Planning & Public Works</p> | <p>County, Private Utilities, PUD</p> <p>Short-Term</p> |
| <p>8B.4-1- Adopt an annual Capital Facilities Plan consistent with the Comprehensive Plan and incorporating the improvements identified in individual urban service plans. Such plans may be adopted and amended without being considered as an amendment to the Comprehensive Plan, following a public hearing, before the City Council.</p> | <p>8B.4-1- Coordinate the capital facility improvement and maintenance projects of multiple urban service providers to reduce costs and disruptive impacts.</p> <p>8B.4-2- Establish a New Improvements for Community Enhancement (NICE) Neighborhoods Program to allow the community to initiate projects for inclusion in the Capital Facilities Plan.</p> |     | <p>Public Works</p> | <p>County, Port, Private Utilities, PUD, SCSD</p> <p>Ongoing</p> |
| <p>8B.5- Establish standards for land development to ensure general and detailed LOS standards are maintained.</p> | <p>8B.5-1- Require concurrency at the time of development for the urban services necessary to support development, especially, paved streets, curbs, and sidewalks, water service, sanitary sewer service, electrical service, solid waste management, stormwater management, telecommunications service, and emergency services.</p> <p>8B.5-2- Require provision, within 6 years of the time of development, of urban services not</p> |     | <p>Administration, Planning & Public Works</p> | <p>County, Private Utilities, PUD</p> <p>Short-Term</p> |



Chapter 3
Goals & Objectives

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| | <p><u>necessary to support development such as parks and recreation services and transit services.</u></p> <p>8B.5-3-- Offset the impacts of new development to existing city residents by establishing systems development charges and fee-in-lieu programs.</p> | | | | | | |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. Name of proposed project, if applicable: Stevenson Capital Improvement Program
2. Name of applicant: City of Stevenson

3. Address and phone number of applicant and contact person: Leana Kinley, 7121 E. Loop Rd, Stevenson, WA 98648 (509) 427-5970

4. Date checklist prepared: 8/22/19

5. Agency requesting checklist: City of Stevenson

6. Proposed timing or schedule (including phasing, if applicable):
Proposed adoption by 12/31/2020, non-project action, implementation over time.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Non-project action identifying potential projects and policies to pursue over time. As the City is not fully planning under the Growth Management Act, this program will NOT result in planned actions under RCW 43.21C.440, and threshold determinations will be made for the policies and projects described in the program at the time they are pursued.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

This program considered environmental information previously prepared for critical areas. No new environmental information was prepared.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

N/A-Non-Project

10. List any government approvals or permits that will be needed for your proposal, if known.
City Council must adopt the plan through ordinance. No other approvals required.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The Future Land Use Map attached covers all of city limits and its environs within the Urban Area defined by the Columbia River gorge National Scenic Area Act. Land uses include high and low density residential and high and low intensity trade.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

City of Stevenson, Skamania County, Washington. See also vicinity map attached.

B. Environmental Elements [HELP]

1. **Earth** [help]

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

Vertical or near-vertical

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Predominately loamy soils (Clayey/gravelly/sandy) along with riverine deposits and rock outcrops. The area contains isolated pockets of prime agricultural soils, many of which already have housing developments.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

See geological hazard map.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

N/A Non-Project

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

N/A Non-Project

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

N/A Non-Project

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

N/A Non-Project

2. **Air** [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

N/A Non-Project

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

N/A Non-Project

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

N/A Non-Project

3. **Water** [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

See wetlands and stream habitat map attached.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

N/A Non-Project

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A Non-Project

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A Non-Project

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

See frequently flooded areas map attached.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

N/A Non-Project

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

N/A Non-Project

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A NON-PROJECT

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A Non-Project

2) Could waste materials enter ground or surface waters? If so, generally describe.

N/A Non-Project

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

N/A Non-Project

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

N/A Non-Project

4. Plants [help]

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
 - evergreen tree: fir, cedar, pine, other
 - shrubs
 - grass
 - pasture
 - crop or grain
 - Orchards, vineyards or other permanent crops.
 - wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 - water plants: water lily, eelgrass, milfoil, other
 - other types of vegetation
- Abundant plant life consistent with area-wide proposal.

b. What kind and amount of vegetation will be removed or altered?

N/A Non-Project

c. List threatened and endangered species known to be on or near the site.

None known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

N/A Non-Project

e. List all noxious weeds and invasive species known to be on or near the site.

N/A Non-Project

5. Animals [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

- X birds: hawk, heron, eagle, songbirds, other:
 - X mammals: deer, bear, elk, beaver, other:
 - X fish: bass, salmon, trout, herring, shellfish, other _____
- Abundant animal life consistent with area-wide proposal.

- b. List any threatened and endangered species known to be on or near the site.
Anadromous fish in Columbia River, Kanaka, Nelson and Rock creeks.
- c. Is the site part of a migration route? If so, explain.
Migrating anadromous fish and Canada geese
- d. Proposed measures to preserve or enhance wildlife, if any:
N/A NON-PROJECT
- e. List any invasive animal species known to be on or near the site.
None known

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
N/A Non-Project
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
N/A Non-Project
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
N/A Non-Project

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
N/A Non-Project
 - 1) Describe any known or possible contamination at the site from present or past uses.
N/A Non-Project
 - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
N/A Non-Project
 - 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
N/A Non-Project
 - 4) Describe special emergency services that might be required.
N/A Non-Project
 - 5) Proposed measures to reduce or control environmental health hazards, if any:
N/A Non-Project

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Abundant urban noise consistent with area-wide proposal.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

N/A Non-Project

- 3) Proposed measures to reduce or control noise impacts, if any:

N/A Non-Project

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Commercial, industrial, recreational, and residential uses consistent with area-wide proposal.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Previous pasture and small-scale agricultural practices consistent with area-wide proposal.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

N/A Non-Project

- c. Describe any structures on the site.

Abundant structures consistent with area-wide proposal

- d. Will any structures be demolished? If so, what?

N/A Non-Project

- e. What is the current zoning classification of the site?

N/A Non-Project

- f. What is the current comprehensive plan designation of the site?

None

- g. If applicable, what is the current shoreline master program designation of the site?

N/A Non-Project

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

See critical area map attached

i. Approximately how many people would reside or work in the completed project?

20-year mid-range population estimate is 1,989 (up from 1620).

j. Approximately how many people would the completed project displace?

N/A Non-Project

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A NON-PROJECT

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

N/A Non-Project

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

N/A Non-Project

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A Non-Project

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A Non-Project

c. Proposed measures to reduce or control housing impacts, if any:

N/A Non-Project

10. Aesthetics [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

N/A Non-Project

b. What views in the immediate vicinity would be altered or obstructed?

N/A Non-Project

b. Proposed measures to reduce or control aesthetic impacts, if any:

N/A Non-Project

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A Non-Project

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A Non-Project

- c. What existing off-site sources of light or glare may affect your proposal?

N/A Non-Project

- d. Proposed measures to reduce or control light and glare impacts, if any:

N/A Non-Project

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Abundant recreational opportunities consistent with area-wide proposal.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

N/A Non-Project

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A Non-Project

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

N/A Non-Project

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

N/A Non-Project

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A Non-Project

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A Non-Project

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
See attached streets map.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
Two transit stops exist on the fixed route. Route also deviates for home pick-up.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
N/A Non-Project
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).
NEW ROADS ANTICIPATED CONSISTENT WITH AREA-WIDE PROPOSAL.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
N/A Non-Project
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?
N/A Non-Project
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
N/A Non-Project
- h. Proposed measures to reduce or control transportation impacts, if any:
N/A Non-Project

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.
Public service needs will expand with population and service expansion
- b. Proposed measures to reduce or control direct impacts on public services, if any.
N/A Non-Project

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:

3. How would the proposal be likely to deplete energy or natural resources?

Consistent with RCW 35A.63, the plan anticipates growth and development, but is not likely to create the associated impacts discussed in this question.

Proposed measures to protect or conserve energy and natural resources are:
The Comprehensive Plan calls for increased density in currently developed areas.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Operating in a confined space, anticipated development would likely use or affect sensitive, cultural, and farmland areas through nearby construction and/or conversion.

Proposed measures to protect such resources or to avoid or reduce impacts are:
Objectives 1.15, 1.16 and 2.2 of the city's Comprehensive Plan direct the city to preserve and protect cultural resources and sensitive habitat areas through a wide range of tactics. As an Urban Area expected to absorb commercial and residential demand, prime farmland is preserved only until needed (Tactic 2.9-1).

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The comprehensive plan concentrates new high density and intensity development near the Columbia River and lower Rock Creek shoreline and the update of the Shoreline Master Program is in process of being reviewed by the Department of Ecology.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Objective 4A.2 of the Comprehensive Plan calls for the balance in the use of the shoreline. The updated shoreline master program requires "no net-loss" be met without negative environmental impacts.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Consistent with RCW 35A.63, the program anticipates growth and development, but is not likely to create it or the associated impacts discussed in this question.

Proposed measures to reduce or respond to such demand(s) are:

Goals 7, 8, and 9 of the Comprehensive Plan contain objectives and tactics related to the future of the City's transportation and circulation, utilities and serves, and parks and recreation.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The Capital Improvement Program attempt to align the City's desires with its obligation to meet state and federal mandates. No conflicts with such mandates are known or intended.

Different readers may interpret conflicts between the Capital Improvement Program and local laws for environmental protection. If extant, the Capital Improvement Program is intended to be the city's primary policy document, and any environmental protection laws in conflict therewith would be expected to be brought into conformity with this document.



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: March 9th, 2020

SUBJECT: Comprehensive Plan Amendment—Capital Facilities Review

Introduction

The Planning Department has received an application from the City Administrator to amend the 2013 Stevenson Comprehensive Plan. The full proposed amendment is included here as Attachment 1. Proposals of this type must be reviewed according to SMC 17.11 – Comprehensive Plan Amendments. This memo provides an evaluation based on SMC 17.11.070. A companion memo is available addressing the required work plan of SMC 17.11.050.

Recommendation

Staff recommends approval of the requested amendment along with additional amendments to ensure internal-consistency.

SMC 17.11.070(A)(1)

This section requires proposed amendments to be a) consistent with the state’s planning enabling act (RCW 35A.63) for code cities like Stevenson and b) internally consistent with the remainder of the comprehensive plan.

RCW 35A.63 – Planning and Zoning in Code Cities

This chapter is composed of 40 separate sections. Only those sections which relate to the comprehensive plan and contain similar subject matter (e.g., mention of utilities, etc.) are covered in the review below.

| Section | Summary | Conclusion |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| RCW 35A.63.060 | Establishes general expectations for comprehensive plans. Key quotes include “anticipating and influencing the orderly and coordinated development of land” and “integrate transportation and land use”. | Consistent. The proposed amendment will provide greater consistency. |
| RCW 35A.63.061 | Describes the 2 required elements of comprehensive plans. The description more fully details the integration of circulation and land use. | Consistent. The proposed amendment will provide greater consistency. |
| RCW 35A.63.062 | Outlines 9 optional elements of comprehensive plans, including transportation, public use, public utilities elements, and other elements “to coordinate public services and programs”. | Consistent. The proposed amendment will provide greater consistency. |
| RCW 35A.63.100 | Provides the City the authority to complete plans “scheduling public improvements on the basis of recommended priorities over a period of years”. | Consistent. |

Action on this assessment is not expected tonight. The initial conclusions listed above will be reviewed prior to the Planning Commission’s final recommendation to the City Council.

2013 Stevenson Comprehensive Plan

This document is organized into 4 chapters and 6 appendices. The figure below briefly covers all 10 components. Where identified inconsistencies are listed, they relate primarily to text where more frequent changes were anticipated. The bulk of "unknown" inconsistencies requiring greater Planning Commission review is located in Chapter 3, pages 13-52 where the plan's goals and objectives appear.

| # | Section | Summary | Conclusion |
|----|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| 1 | Front Cover Page | States adoption date of April 2013 | Inconsistent. Must be updated if amendment approved. |
| 2 | Page i, Title Page | States adoption date of "Month, Date" | Inconsistent. Must be updated if amendment approved. |
| 3 | Page iii, Acknowledgements | Lists Council, Commission, and staff involved in plan | Unknown consistency. Should be updated if amendment approved. |
| 4 | Page iv, Table of Contents | Provides page listing of content | Inconsistent. Must be updated if amendment approved. |
| 5 | Page vii, Record of Changes | Provides a (currently blank) template to track amendments over time | Inconsistent. Must be updated if amendment approved. |
| 6 | Page 8, Strategic Plans | References outdated utility plans | Unknown consistency. Should be updated if amendment approved. |
| 7 | Page 11, Plan Goals | Outlines the 9 current plan goals and 1 sub-goal | Inconsistent. Must be updated if amendment approved. |
| 8 | Page 15, Objective 1.12 | Calls for development of public art plan | Unknown consistency. Should be updated if amendment approved. |
| 9 | Page 17, Goal description | References "lack of existing urban services" | Unknown consistency. Should be updated if amendment approved. |
| 10 | Page 20, Objective 2.7 | Includes suggestive text addressing coordination of land use activities and public water and sewer services | Unknown consistency. Should be updated if amendment approved. |
| 11 | Page 21, Objective 2.10 | References "public facilities". Includes a tactic referencing "public infrastructure" | Unknown consistency. Should be updated if amendment approved. |
| 12 | Page 24, Objective 3.5 | Includes a tactic referencing "public infrastructure" | Unknown consistency. Should be updated if amendment approved. |
| 13 | Page 25, Objective 3.8 | References "transportation, public facilities, and utilities". Seeks coordination between land use and urban services during application review | Unknown consistency. Should be updated if amendment approved. |
| 14 | Page 29, Objective 4.8 | Addresses above ground utility lines | Unknown consistency. Should be updated if amendment approved. |
| 15 | Page 35, Objective 5.5 | References "adequate utility, transportation, and communications infrastructure" | Unknown consistency. Should be updated if amendment approved. |
| 16 | Page 35, Objective 5.8 | References "good infrastructure" | Unknown consistency. Should be updated if amendment approved. |
| 17 | Page 39, Objective 6.8 | Addresses railroad quiet zones | Unknown consistency. Should be updated if amendment approved. |
| 18 | Page 41, Goal description | References "service" | Unknown consistency. Should be updated if amendment approved. |
| 19 | Page 42, Objective 7.1 | Calls for development of a long-range transportation plan. Includes tactics calling for improvement plans to existing rights-of-way | Unknown consistency. Should be updated if amendment approved. |
| 20 | Page 42, Objective 7.4 | Calls for a plan for pedestrian circulation | Unknown consistency. Should be updated if amendment approved. |
| 21 | Page 43, Objective 7.9 | Addresses railroad quiet zones | Unknown consistency. Should be updated if amendment approved. |
| 22 | Page 52, Goal description | References parks "lands, facilities, and funding" | Unknown consistency. Should be updated if amendment approved. |

| # | Section | Summary/Relevance | Conclusion |
|----|--------------------------------------------|------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| 23 | Page 53, Objective 9.1 | Calls for development of a parks and recreation plan | Unknown consistency. Should be updated if amendment approved. |
| 24 | Page 53, Objective 9.5 | Calls for development of a pathways and trails plan | Unknown consistency. Should be updated if amendment approved. |
| 25 | Page 56, Future Land Use Map description | References "infrastructure upgrades" | Unknown consistency. Should be updated if amendment approved. |
| 26 | Page 56, Category descriptions | References "municipal services", "municipal water services and other utilities" | Unknown consistency. Should be updated if amendment approved. |
| 27 | Page 57, Category descriptions | References "municipal water and sewer systems", "municipal service", and "municipal utilities" | Unknown consistency. Should be updated if amendment approved. |
| 28 | Page 63, Water System Map | Provides system details as of 2013 | Unknown consistency. Should be updated if amendment approved. |
| 29 | Page 65, Sewer System Map | Provides system details available in 2013 | Unknown consistency. Should be updated if amendment approved. |
| 30 | Page 69, Sidewalks and Trails Map | Provides system as of 2013 | Unknown consistency. Should be updated if amendment approved. |
| 31 | Page 83, Built Environment Constraints Map | Provides constraints as of 2013 | Unknown consistency. Should be updated if amendment approved. |
| 32 | Page 97, Public participation description | Ends with description of 2013 update. | Inconsistent. Must be updated if amendment approved. |
| 33 | Page 95, Glossary | Omits definitions related to the "capital facilities plan", "urban services", etc. | Unknown consistency. Should be updated if amendment approved. |
| 34 | Page 121, Priority lists | Details all plan objectives and tactics | Inconsistent. Must be updated if amendment approved. |
| 35 | Page 127, Vision graphic | Lists all plan objectives and tactics | Inconsistent. Must be updated if amendment approved. |
| 35 | Page 129, Policy lists | Details policies dropped from the plan | Inconsistent. Must be updated if amendment approved. |

The 6 items in green were reviewed for preliminary acceptance at the February Planning Commission meeting, items draft amendatory text for items 9-27 and 33 have been prepared for review. A "red light/green light" approach relying on flip charts and markers will be used to process these issues. The remaining topics can be prepared when decisions on the foregoing are made.

Next Steps

On Wednesday, City staff from various departments will be available to present the reasoning behind the proposed amendment, address specific from the Planning Commission and public, and participate in a goal-setting discussion about specific service availability recommendations in the draft.

Prepared by,

Ben Shumaker
Community Development Director

Attachments:

- Proposed Amendment
- Staff Draft consistency-related changes for Items 33 and 9-27



Goal 8- Utilities & Urban Services



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

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

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

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

As the community changes over time, its needs will also change. This Sub-Goal establishes level of service (LOS) standards for urban services. These standards will provide baselines for incorporation into the system of plans developed by the City and its partners. As the community's needs and desires change, these level of service standards should be monitored to ensure they lead toward fulfillment of this plan's Goals.

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

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

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



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



| OBJECTIVE | CORNERSTONE PRINCIPLES | | | | TACTICS | RESPONSIBLE DEPARTMENT | LIKELY PARTNERS | TIMELINE |
|-----------|------------------------|-----|----|----|---------|------------------------|-----------------|----------|
| | HQL | NSB | HE | AW | | | | |

Goal 8- Utilities & Urban Services

| | | | | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------|--------------------------|------------|
| 8.9- Manage urbanization through the expansion of the sewer system. | | | | <p>8.9-1 Permit septic systems only when provision of sewer service is technically infeasible within the planning period.</p> <p>8.9-2 Revise land development regulations to prohibit septic system installations in areas where provision of sewer service is feasible during the planning period.</p> | | Planning & Public Works | | Ongoing |
| 8.10- Consider alternative waste disposal systems for difficult sites and to encourage conservation of water. | | | | | | Public Works | | Ongoing |
| 8.11- Coordinate the infrastructure improvement and maintenance projects of multiple utilities to reduce costs and disruptive impacts. | | | | | | Public Works | | Ongoing |
| 8.12- Establish a stormwater utility to provide for the collection and treatment of stormwater runoff and the maintenance of stormwater facilities. | | | | 8.12-1 Establish standards for land development ordinances to provide for the collection and treatment of stormwater runoff. | | Public Works | | Short-Term |
| 8.13- Consider alternative energy resources to benefit the community. | | | | 8.13-1 Facilitate and support local energy resource development and use, such as geothermal. | | Administration | County, Port, PUD, State | Mid-Range |
| 8.14- Facilitate and support the expansion of high-speed communication utilities such as broadband, fiber optics, and Wi-Fi. | | | | | | Administration | | Ongoing |
| 8.15- Facilitate and support the burial of existing aboveground utility lines. | | | | | | Administration & Public Works | Private Utilities, PUD | Ongoing |



| CORNERSTONE PRINCIPLES | | RESPONSIBLE DEPARTMENT | | LIKELY PARTNERS | | TIMELINE | |
|-----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-----|-----------------|----|-----------------------------------------|------------------------|
| OBJECTIVE | TACTICS | HQL | NSB | HE | AW | | |
| Goal 8 – Utilities & Urban Services | | | | | | | |
| 8.16– Require the burial of new utility lines. | | | | | | Planning & Public Works | Private Utilities |
| 8.17– Facilitate and encourage the collection, recycling, disposal, and reuse of solid waste within the Stevenson Urban Area. | 8.17-1– Consider solid waste for use in biomass energy projects. 8.17-2– Consider composting solid waste through a community-scale facility. | | | | | Public Works | County Solid Waste |
| 8.18– Periodically review and revise the City's law enforcement program. | | | | | | Administration | |
| 8.19– Support Stevenson Fire Department and the Skamania County Hospital District to maintain high quality services. | 8.19-1– Consider establishing a joint facility to house emergency response agencies. | | | | | Administration | |
| 8.20– Encourage establishment of county-wide mitigation and emergency action programs for spills, explosions and other disasters. | | | | | | Administration | County, EMS, Fire |
| 8.21- Reduce visual blights and hazards associated with aboveground utility lines. | 8A.21-1- Facilitate and support the burial of existing aboveground utility lines. 8A.21-2- Require the burial of new utility lines. | | | | | Administration, Planning & Public Works | Private Utilities, PUD |
| Goal 8A- The community receives urban services at or above the general levels of service established herein. | | | | | | | |
| 8A.1- Provide transportation and circulation services at the general level of service (LOS) standards established herein. | 8A.1-1- Ensure all arterial streets function at an average daily Level of Service (LOS) of D or better. 8A.1-2- Provide pedestrian sidewalks on both sides of all arterial streets and all other streets identified as school walking routes. 8A.1-3- Provide adequate transit service at or above the current operating LOS. | | | | | Planning & Public Works | County, WsDOT |



















Chapter 3
Goals & Objectives

| | | | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|----------------------------------------------------|-------------------------------|----------------|
| <p>8A.2- Provide water services at the general LOS standard established herein.</p> | <p>8A.2-1- Ensure all single-family units are served at or above 2 gpm @ 30 psi (Fire – 1000 gpm @ 20psi for single-family units > 3,600 sq ft; 500 gpm @ 20psi for units < 3,600 sq ft). 8A.2-2- Ensure all multi-family units are served at or above 1 gmp @ 30 psi (fire per Uniform Fire Code). 8A.2-3- Ensure all commercial and industrial development is serviced at or above the standard in the Uniform Fire Code.</p> | | | <p>Public Works</p> | <p>County</p> | <p>Ongoing</p> |
| <p>8A.3- Provide sanitary sewer service at or greater than a LOS standard of 300 gpd per person at the time of development.</p> | <p>8A.3-1- Permit septic systems only when provision of sewer service is technically infeasible within the planning period.</p> | | | <p>Planning & Public Works</p> | <p>County</p> | <p>Ongoing</p> |
| <p>8A.4- Provide storm sewer services at the current operating LOS.</p> | <p>8A.4-1- Establish a stormwater program to limit sites' post-development stormwater run-off to that allowed by the Stormwater Management Manual for Western Washington (SWMWW) as adopted by the City.</p> | | | <p>Public Works</p> | <p>County</p> | <p>Ongoing</p> |
| <p>8A.5- Ensure electrical service is provided at or greater than a LOS standard of 118 volts (120 volt base) at the time of development.</p> | | | | <p>Administration, Planning & Public Works</p> | <p>PUD</p> | <p>Ongoing</p> |
| <p>8A.6- Ensure telecommunications services are provided at the general LOS standard established herein.</p> | <p>8A.6-1- Ensure telephone services is provided at or above the following general LOS standard:</p> <ul style="list-style-type: none"> • Residential: 1 service per unit • Commercial: 1 service per business • Industrial: 1 service per business <p>8A.6-2- Ensure cable television services is provided at or above the following general LOS standard:</p> <ul style="list-style-type: none"> • Residential: 1 service per unit • Commercial: 0 service per business • Industrial: 0 service per business | | | <p>Planning & Public Works</p> | <p>Private Utilities, PUD</p> | <p>Ongoing</p> |
| <p>8A.7- Ensure parks are provided at a city-wide LOS standard of 10 acres of parks per 1,000 population.</p> | | | | <p>Administration, Planning & Public Works</p> | <p>County, Port, SCSD</p> | <p>Ongoing</p> |



Goal 8B- Urban services are provided according to a rational plan aligning the community's expectations with its capabilities.

| | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|------------------------------------------------------------------|
| <p>8B.1- Ensure individual urban service plans are developed to provide services consistent with the general LOS standards established herein. Such plans should establish detailed and desired LOS standards based on:</p> <ul style="list-style-type: none"> • Inventories of current facilities. • Measurements of current and future capacities. • A financial feasibility analysis, and • A capital improvement plan suitable to accommodate the growth, development and change expected during the planning period. | <p>8B.1-1- Develop individual plans for public services provided by the City, such as transportation and circulation, water, sanitary sewer, storm sewer, parks and recreation services, and fire.</p> <p>8B.1-2- Encourage development of individual plans for urban services provided within the Stevenson Urban Area by private and/or public agencies, such as telecommunications, schools, non-city provided transportation, electrical power, and solid waste. Such plans should ensure the availability of services when needed.</p> |     | <p>Administration, Planning & Public Works</p> | <p>County, Private Utilities, PUD, WSDOT</p> <p>Short-Term</p> |
| <p>8B.2- Establish a capital improvement program to ensure of LOS standards are maintained and/or exceeded and to preserve the long-term viability of the City's capital facilities.</p> | <p>8B.2-1- Consider providing urban services in advance of need.</p> <p>8B.2-2- Identify and correct health and safety hazards within the Stevenson Urban Area.</p> |     | <p>Administration, Planning & Public Works</p> | <p>County, Private Utilities, PUD</p> <p>Short-Term</p> |
| <p>8B.4-1- Adopt an annual Capital Facilities Plan consistent with the Comprehensive Plan and incorporating the improvements identified in individual urban service plans. Such plans may be adopted and amended without being considered as an amendment to the Comprehensive Plan, following a public hearing, before the City Council.</p> | <p>8B.4-1- Coordinate the capital facility improvement and maintenance projects of multiple urban service providers to reduce costs and disruptive impacts.</p> <p>8B.4-2- Establish a New Improvements for Community Enhancement (NICE) Neighborhoods Program to allow the community to initiate projects for inclusion in the Capital Facilities Plan.</p> |     | <p>Public Works</p> | <p>County, Port, Private Utilities, PUD, SCSD</p> <p>Ongoing</p> |
| <p>8B.5- Establish standards for land development to ensure general and detailed LOS standards are maintained.</p> | <p>8B.5-1- Require concurrency at the time of development for the urban services necessary to support development, especially, paved streets, curbs, and sidewalks, water service, sanitary sewer service, electrical service, solid waste management, stormwater management, telecommunications service, and emergency services.</p> <p>8B.5-2- Require provision, within 6 years of the time of development, of urban services not</p> |     | <p>Administration, Planning & Public Works</p> | <p>County, Private Utilities, PUD</p> <p>Short-Term</p> |



Chapter 3
Goals & Objectives

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| | <p><u>necessary to support development such as parks and recreation services and transit services.</u></p> <p>8B.5-3-- Offset the impacts of new development to existing city residents by establishing systems development charges and fee-in-lieu programs.</p> | | | | | | |
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Goal 2– Urban Development



“Development within the Stevenson Urban Area wisely considers the long-term interests of the community.”

From the banks of the Columbia River to timbered foothills; from a heavily travelled main street to seldom-seen clusters of housing, the Stevenson Urban Area offers opportunities and challenges for future expansion, redevelopment and improvement. This Goal emphasizes Stevenson’s ability to welcome new residents and businesses while integrating them into the diverse ecological and urban environments characteristic of the area.

The Urban Area boundary established by the Columbia River Gorge National Scenic Area places strict limits on Stevenson’s ability to expand, effectively creating an island of limited land base. Simultaneously, the Scenic Area’s own restrictions on the types and intensities of uses allowed outside of Urban Areas turns Stevenson into a target for industrial, commercial, and higher density residential development. In developing the actions leading to the fulfillment of this Goal, the City gave special consideration to the dynamics of these unique forces.

Welcoming these changes is not without its challenges. Much of the vacant land close to the urban core has been left vacant due to the presence of development constraints such as wetlands or steep slopes. Development of the vacant lands on the periphery is hindered by the presence of similar constraints and made more difficult by the lack of existing urban services.

The issue, however, is when, where, and how development should occur and not whether it should happen. Stevenson can fulfill its role as a target, as an island, and as a place for residents and visitors to live, work, and play. Development meeting these needs can be compatible with the natural features and resources of the area through orderly, efficient, healthy, pleasant, and smart growth. The Objectives and Tactics below focus on balancing economic forces of growth and change with the important functions and values of the natural environment, managing land use, and enhancing the natural and scenic qualities of Stevenson.



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



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| 2.8– Establish policies to review annexation proposals. | 2.8-1– Prefer annexation of developed areas abutting the city. | | | | | Planning | | Short-Term |
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| OBJECTIVE | TACTICS | CORNERSTONE PRINCIPLES | | | | RESPONSIBLE DEPARTMENT | LIKELY PARTNERS | TIMELINE |
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Goal 2– Urban Development

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



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



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



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



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



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



Goal 7– Transportation & Circulation



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

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

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

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



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



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



Goal 9– Parks & Recreation



“Residents and visitors enjoy access to a network of world-class parks, open spaces, and recreational opportunities.”

The need for recreation has been universally known to humans from their earliest beginnings. The magnitude of this recreational need has increased as more leisure time has become available and the availability of funds for recreational pursuits has increased. This Goal deals with improving the quality of life for Stevenson residents and visitors by enhancing the parks and recreational opportunities that are available.

As a Gorge town, some of the country’s premier hiking, hunting, mountain climbing, fishing, kayaking, and wind sports surround Stevenson on all sides. Many residents enjoy these activities, and many more visitors are drawn to the area for these relatively solitary activities. Inside Stevenson, a different, more gregarious variety of recreational opportunities exist, including festivals, fairs, and organized or pick-up sporting events. Balancing and connecting these gregarious and solitary varieties of recreation are of special importance to Stevenson.

The Objectives and Tactics of this Goal seek to do so by ensuring the facilities we already have are properly maintained, new lands, facilities, and funding are available, and trails or pathways are developed as part of the park system.



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



CHAPTER 4-MAPS

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

Future Land Use Map

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

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



Urban Reserve (UR)

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

Low Density Residential (LDR)

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



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

High Density Residential (HDR)

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

Low Intensity Trade (LIT)

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



High Intensity Trade (HIT)

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

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



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
- SCSD**—Stevenson-Carson School District
- SPAF**—Skamania Performing Arts Foundation
- USFS**—United States Forest Service
- USPS**—United States Postal Service
- WsDOT**—Washington Department of Transportation

Words & Phrases

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

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

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

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

Concurrency— That a capital facility is available when the impacts of development occur such that locally adopted Level of Service (LOS) standards are maintained/provided at the time of development.

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



Words & Phrases, Continued

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

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

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

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

Ensure— To guarantee or make certain something will happen.

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

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

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

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

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

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

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

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

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

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

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



Words & Phrases, Continued

Planning Period— 2013 through 2032.

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

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

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

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

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

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

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".