



# City of Stevenson

## Planning Department

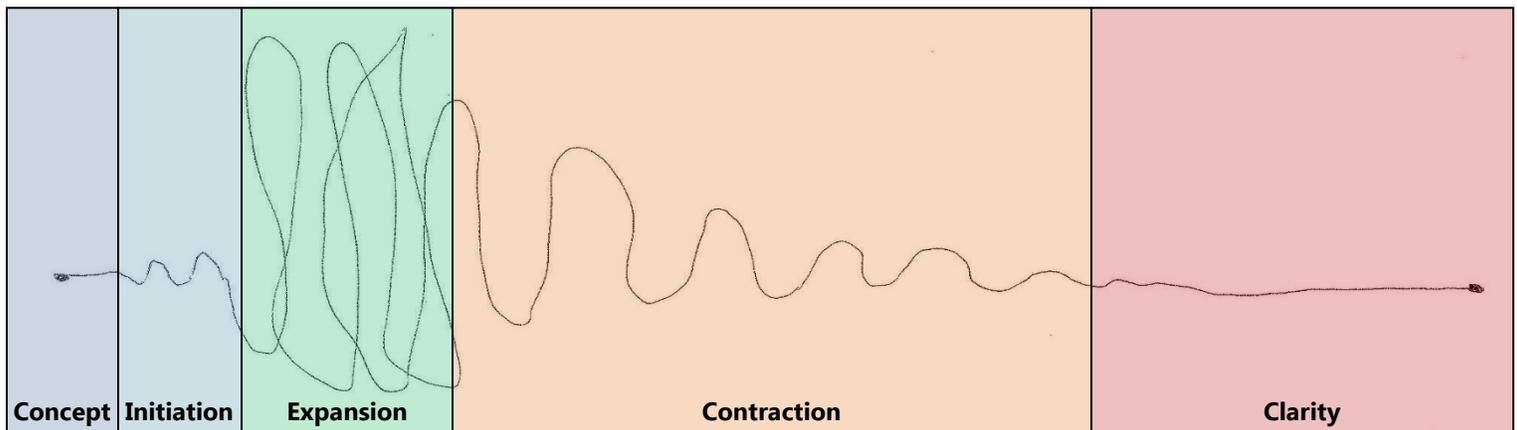
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**TO:** Planning Commission  
**FROM:** Ben Shumaker, Community Development Director  
**DATE:** October 15<sup>th</sup>, 2020  
**SUBJECT:** October Staff Updates

### Introduction

The figure below provides a conceptual model of the typical planning process. In this model, when a concept becomes a project it begins with relative clarity, and expands to ensure the project is more fully understood. Then it will begin to contract until clarity returns and the project is completed.



These 5 phases (**Concept**, **Initiation**, **Expansion**, **Contraction**, **Clarity**) are used to frame this month's staff actions. City Council interactions with projects typically occur during the **Concept**, **Contraction**, and **Clarity** phases, with the Planning Commission, and City staff more involved in the **Initiation** and **Expansion**, and **Contraction** and phases. The list of actions is incomplete, presented in reverse order, and prioritizes projects relevant to Council agendas.

### Clarity Phase

None at this meeting.

### Contraction Phase

1. R3 Zoning Text Amendment – Enabled by the Department of Commerce grant a recommendation from the Planning Commission on amendments to the text of Zoning Code text amendments in the R3 District. Four out of five policies have provisionally been agreed upon by the Planning Commission. Clarity on the final policy is possible in November.  
Staff Focus: Consult with the Public Works Department on sight distance implications of shortened front yard setbacks.  
Needs from City Council: **Discuss and establish expectations** on whether the Zoning Text Amendment should occur **A**) on an issue-by-issue basis (R3 District separate from C1 District, etc.) **or B**) in an omnibus fashion (all Zoning text and map amendments as one ordinance).
2. Shoreline Management Program- The Department of Ecology has begun reviewing our draft Shoreline Management Plan (SMP) and will provide a list of required and recommended changes within the next 2-3

months. A grant to support the City's action on this has been secured and final contract documents are being developed.

Staff Focus: Await Ecology comments.

Needs from City Council: None at this time.

3. Chinidere Phase 2/3- The developers have submitted initial engineering for review and construction in 2021. Most decisions at this point will be made by the City's Public Works Department/contract engineers.  
Staff Focus: Facilitate communication, understanding.  
Needs from City Council: Prepare for Final Plat approval, potentially in late 2021.
4. Toliver Subdivision Preliminary Plat- The preliminary plat for this development has been approved by City Council. The engineering plans have been reviewed by the Public Works Department/contract engineers. The developers can proceed with construction of the required improvements.  
Staff Focus: Ensure due process is provided. Ensure applicant's ability to complete the project if approved.  
Needs from City Council: Establish date of meeting for review.

### **Expansion Phase**

1. 1st Street Pedestrian Amenities & Overlook Project- The contract engineers have produced the 50% engineering design and begun securing the necessary environmental approvals. Additional funding to entirely repave the corridor has been requested and decisions will be made in November. Public engagement on the 50% design will be initiated in conjunction with the project initiation of the Columbia Realignment Project.  
Staff Focus: Partnering with the Public Works Department to ensure 50% project design is completed by August 1st and advances downtown vitality. Conducting conceptual work on incorporating historic interpretation into the sidewalk tread.  
Needs from City Council: Individual review of conceptual designs.
2. Zoning Map Amendment – Enabled by the Department of Commerce grant, the Planning Commission has begun engaging property owners on some minor amendments to the Zoning Map. Consideration of additional, larger-scale amendments will be initiated when clarity of the R3 Zoning Text Amendments is achieved, anticipated in November. All property owners within the R2 Two-Family Residential District and those within the R1 Single-Family Residential District near the community's schools will be directly engaged at that time.  
Staff Focus: Implement public engagement expectations of the Planning Commission.  
Needs from City Council: Individual discussions of project concerns. See below related to R3 Zoning Text Amendment.
3. C1 Zoning Text Amendment – Enabled by the Department of Commerce grant, recommendations to reduce parking burdens and facilitate residential development in the downtown area are being considered by downtown shareholders and the public. The Planning Commission will begin discussing the potential amendments in November. Construction is not anticipated until December at the earliest.  
Staff Focus: Implement public engagement expectations of the Planning Commission.  
Needs from City Council: See below related to R3 Zoning Text Amendment.
4. Water Quality Monitoring- As requested by the Council, staff is developing an ad hoc water quality program to address the potential for pollution coming off of the community's former dump site near Rock Creek Drive.  
Staff Focus: Develop sampling methodology to address the issue. Implement sampling. Communicate results to regulatory authorities and interested citizens.  
Needs from the City Council: None at this time.

5. Comprehensive Plan Amendment- Planning Commission and City Council review of this draft amendment have been delayed during COVID-19. The amendment requires a Capital Facilities Plan (the “well-duh” plan) to establish service expectations and prioritize expenditures on the various facilities managed by the City. The project will pick back up, likely in December, by gathering public input and completing the project according to the (delayed) expectations of the municipal code.  
Staff Focus: Develop public engagement strategies for Planning Commission consideration.  
Needs from City Council: Individual discussions of project concerns.
6. Land Division Code Amendments- Stevenson Municipal Code Title 16 deals with land divisions and lot line adjustments. Portions of the code are unnecessarily in conflict with each other. Other portions have proven difficult to implement. The amendment is being prepared in stages for Planning Commission review and will be released as a full draft for public comment.  
Staff Focus: Draft regulations for discussions. Remove redundancies. Streamline language. Justify all proposals.  
Needs from the City Council: Individual discussions of project concerns.

### Initiation Phase

7. Tree Inventory & Management Plan- This project was deprioritized by staff in favor of other policy (zoning code, zoning map, downtown) and infrastructure (sewer system, Russell Avenue, 1<sup>st</sup> Street Overlook, Columbia Realignment) projects.  
Staff Focus: Coordinate across departments on scope of services requested. Issue Request for Qualifications.  
Needs from City Council: Voluntary participation in the consultant selection process.
8. Columbia Realignment Project- The project planners have collected existing conditions information on this corridor, including utility location and soil samples. Project will move into public engagement shortly.  
Staff Focus: Coordinating consultants between this project and the 1<sup>st</sup> Street Pedestrian Amenities & Overlook Project.  
Needs from City Council: Budgetary consideration of property acquisition.

### Concept Phase

9. City/County Zoning Coordination- As reported to the Council last month by the Skamania County Public Works Director, there is an opportunity to better align the City and County’s responses to development in the Stevenson Urban Area.  
Staff Focus: Support City Administration and Public Works in Utility Extension Policy discussion. Await greater clarity on scope of concept.  
Needs from City Council: None at this time.