



# City of Stevenson

## Planning Department

(509)427-5970

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

**TO:** Planning Commission  
**FROM:** Ben Shumaker  
**DATE:** February 13<sup>th</sup>, 2023  
**SUBJECT:** Parking Determination: Utility or Communication Facility (Unstaffed)

### Introduction

The Stevenson Planning Commission is asked to determine the number of parking spaces required for "Utility or Communication Facility" a use not currently specified in SMC Table 17.42.090-1: Off-Street Vehicle Parking Requirements. When a use does not appear in that table, it provides the Planning Commission with the authority to determine the standard. This request is made by Planning Department staff in anticipation of several permit requests from the Public Works Department for this type of use.

### Staff Recommendation

The Planning Commission should adopt Attachment 1 to a) distinguish between staffed and unstaffed facilities and b) not require off-street parking for unstaffed facilities, and c) consider staffed facilities at a later date.

### Guidance from City Policies

#### Zoning Code

The Zoning Code provides authority but does not specify criteria or decision making process for the Planning Commission to determine the amount of parking unlisted uses require. In such cases, the Comprehensive Plan is referred to.

<b>Table 17.42.090-1: Off-Street Vehicle Parking Requirements</b>		
<b>Use</b>	<b>Spaces Required</b>	
	<b>C1 District</b>	<b>Unspecified or All Other Districts</b>
... <b>Offices not providing customer services on premises</b>	... 1 for each 400 square feet of net floor area	... 1 for each 400 square feet of gross floor area
<b>Warehouse, storage and wholesale business</b>	1 for each 2 employees	
... <b>Manufacturing uses, research, testing and processing, assembly, all industries</b>	... 1 for each 2 employees on the maximum working shift and not less than 1 for each 800 square feet of net floor area	... 1 for each 2 employees on the maximum working shift and not less than 1 for each 800 square feet of gross floor area
... <b>Uses not specified</b>	... Determined by planning commission	

**SMC 17.12.030: Administration Commensurate with Comprehensive Plan:** It shall be the duty of the Planning Commission, Board of Adjustment, City Council and zoning administrator to interpret and/or administer the provisions of this title in such a way as to carry out the intent and purpose of the comprehensive plan. Where zoning regulations are not clear, or where there are inconsistencies within this title, the comprehensive plan shall be referred to for interpretation and guidance.

Table 17.13.040-1: Transportation, Communication, and Utility Uses		
Use	Description	Reference
...	...	...
<b>5. Utility or Communication Facility</b>	Any staffed or unstaffed location designed for the transmission, distribution, collection, treatment, and/or routing of water, wastewater, gas, electrical power, wired telecommunications or similar commodities or wastes. This category generally includes substations, transfer stations, pump stations, lift stations, booster pumps, reservoirs, switchboards, and storage facilities. This category generally excludes a Wireless Telecommunications Facility, storm water ponds, overhead elements and cables, underground cables, pipelines, vaults and the like.	
...	...	...

Comprehensive Plan

The following provisions of the Comprehensive Plan provide context for the Planning Commission determination.

**Community & Schools**

- 1.4 Develop a high level of coordination among all levels of government.
- 1.5 Ensure that the plans and actions related to land use by special districts, County, State, and federal agencies are consistent with the Stevenson Comprehensive Plan.

**Urban Development**

- 2.14 Ensure development review processes are prompt, predictable, open, and uncomplicated.
- 2.15 Minimize the impacts of abutting conflicting land uses by subjecting the more intensive land use or the site being developed to special site development standards.

**Housing**

- 3.8 Review all development proposals for compatibility with surrounding established residential areas. Policies related to land use, transportation, public facilities, and utilities should seek to maintain and enhance the quality of these areas.

**Transportation & Circulation**

- 7.11 Manage on-street parking to permit the safe and efficient operation of the transportation system.
- 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.

**Guidance from other Communities**

Attachment 2 includes a collection of parking requirements from other communities. The information is now dated; it was collected in 2002. Its guidance also focuses mainly on staffed facilities.

Prepared by,

Ben Shumaker  
Community Development Director

Attachment

- Draft Determination
- Planning Advisory Service Report Excerpt (3 pages)



*City of Stevenson*  
**Planning Department**

(509)427-5970

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

**Planning Commission Determination**

**Utility or Communication Facility (Unstaffed) Parking (ZON2023-01)**

**February 13, 2023**

**Issue:**

In SMC 17.42.090, the Zoning Code currently lists a number of use classifications and the corresponding parking requirement for each use. Requirements for the Utility or Communication Facility use are not listed. The Planning Commission is given the authority to determine the parking requirement for uses that are not specified.

**Findings:**

1. The Planning Commission supports the Comprehensive Plan's objectives related to minimizing the impacts of development and to facilitating efficient short-term parking and minimizing off-street parking requirements.
2. When impacts of parking at Unstaffed Utility or Communication Facilities occur, they are minimal, intermittent and short in duration.

**Determination:**

For the purpose of SMC 17.42.090, "Table of Minimum Standards—Off-Street Parking", Utility or Communication Facilities (Unstaffed) do not require any spaces in any district.

For the Planning Commission:

---





# Parking Standards

Edited by  
Michael Davidson and Fay Dolnick



American Planning Association



Planning Advisory Service  
Report Number 475.11



# U, V

## undertaker's establishment (see also *caskets and casket supplies establishment; funeral home; mortuary*)

- At least 1 parking space for each 2 employees, plus 5 spaces for each chapel (*Dover, Del., pop. 31,135*)
- Either 1 space for each 4 permanent seats in the main auditorium or meeting hall, or 1 space for each 40 square feet of floor area in the main auditorium or meeting hall, whichever provides the greater number of spaces (*Lafayette, Calif., pop. 23,908*)
- Parking or storage space for all vehicles directly in the conduct of the business, plus 1 parking space for every 2 persons regularly employed on the premises during peak shift and 1 space for every 6 seats in the establishment (*Conemaugh Township, Pa., pop. 2,145*)
- 1 for each 100 square feet of floor area (*Memphis, Tenn., pop. 650,100*)
- 6 parking spaces shall be provided for each chapel or parlor, or 1 for each 50 square feet of floor area used for services, whichever is greater, plus 1 parking space for each funeral vehicle kept on the premises (*Gurnee, Ill., pop. 28,834*)
- 15 per funeral unit (*Shasta County, Calif., pop. 163,256*)
  - Minimum:* 1 per 4 seats
  - Maximum:* 1 per 2 seats (*San Antonio, Tex., pop. 1,144,646*)

## union hall

- 1 for each 40 square feet of floor area in principal area(s) of assembly (*Gainesville, Fla., pop. 95,447*)
- 1 for each 3 persons allowed within the maximum occupancy load as established by local, county, or state fire, building or health codes (*Lansing, Mich., pop. 119,128*)

- 1 parking space for every 5 potential occupants of the building (*Cedar Falls, Iowa, pop. 36,145*)
- 1 parking space required per 250 square feet of gross building area (*Coral Gables, Fla., pop. 42,249*)
- 1 space for every 5 seats or 5 feet of bench seating in a portion of the building to be used for service or public assemblies; and 1 space for every 300 square feet of net floor area designed to be used for activities other than services or assemblies (such as classrooms, offices and meeting rooms) (*Roanoke, Va., pop. 94,911*)
- 1 per 3 members based on the design capacity of the facility (*Staunton, Va., pop. 23,853*)
- 1 parking space for each 4 members or 1 space per 50 square feet used for assembly, dining, meetings, or other specific use of the club facilities, whichever yields the greater number of spaces (*Downington Borough, Pa., pop. 7,589*)

*Minimum:* 1 space for each 150 square feet of gross floor area

*Maximum:* 1 space for each 75 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

## upholstering shop (see also *furniture repair shop*)


- 1 space for each 400 square feet of floor area (*Cincinnati, Ohio, pop. 331,285; Urbana, Ill., pop. 36,395*)
- 1 space per each 200 square feet of sales per office area, plus 1 space for each workstation or 1 space per 1,000 square feet of employee area (*Baton Rouge, La., pop. 227,818*)
- 4.5 parking spaces per each 1,000 square feet of gross floor area (*Naperville, Ill., pop. 128,358*)

## utility facility

- Parking for approved conditional use utility facilities, the purpose of which does not include or require vehicular access by the public, shall be adequate for a specific facility, but in no case be less than 2 spaces. Parking maneuvering and drive space for such facilities, under the above circumstances, may be other than hard surface and dust free (*Benbrook, Tex., pop. 20,208*)



utility facility

- 0.6 per employee (*Hickory, N.C., pop. 37,222*)
  - 1 stall per 300 square feet of office area, plus 1 stall for each company vehicle (*Ogden, Utah, pop. 77,226*)
  - 1 space per 1,000 square feet of gross floor area (*Rome, N.Y., pop. 34,950*)
  - 1 per employee (*Gaithersburg, Md., pop. 52,613*)
  - 1 per vehicle normally required to service each facility (*York, Pa., pop. 40,862*)
  - 1 parking space shall be provided for each 600 square feet of floor area, plus 1 space for each vehicle used by the establishment (*Park Ridge, Ill., pop. 37,775*)
  - 1 parking space for each employee. With customer service facilities, a minimum of 5 additional spaces (*Nags Head, N.C., pop. 2,700*)
  - 1 space for every 5,000 square feet of floor area (*Cincinnati, Ohio, pop. 331,285*)
  - 1 parking space for each 1,500 square feet of roof area (*Sioux Falls, S.Dak., pop. 123,975*)
  - 1 space per 300 square feet of gross floor area (*Clemson, S.C., pop. 11,939*)
  - 2 parking spaces per each 3 employees (*Naperville, Ill., pop. 128,358*)
    - Minimum:* 1 space or 0.8 space per each employee on largest shift
    - Maximum:* 1 space per each employee on largest shift (*Gresham, Ore., pop. 90,205*)
    - Minimum:* 1 per employee of largest shift
    - Maximum:* 1.25 per employee of largest shift (*Glennville, N.Y., pop. 28,183*)
-  Bicycle Parking Standard: 1 space per 2,000 square feet of office floor area (*Gresham, Ore., pop. 90,205*)

**variety store** (see also **notions store; retail use, unless otherwise specified**)

- Under 2,000 square feet of floor area: No spaces required; 2,000 square feet of floor area or more: 1 space for each 250 square feet (*Cincinnati, Ohio, pop. 331,285*)
- 1 space per 200 square feet of customer service area (*Ft. Smith, Ark., pop. 80,268*)
- 1 off-street parking space for each 200 square feet of floor area (*Westmont, Ill., pop. 24,554*)
- 1 per 160 square feet sales area (*Holland, Mich., pop. 35,048*)
- 1 off-street parking space provided for each 200 square feet of gross floor area contained in any structure containing a use by right (*Denver, Colo., pop. 554,636*)
- 4 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)
  - Minimum:* 1 per 300 square feet of gross floor area
  - Maximum:* 1 per 200 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646; Glennville, N.Y., pop. 28,183*)

**vehicle emission testing station**

- 1 space per 300 square feet of gross floor area excluding service bays, plus 2 spaces per service bay (*Minneapolis, Minn., pop. 382,618*)
- 1 space per 500 square feet (*Palm Beach County, Fla., pop. 1,131,184*)
  - Minimum:* 1 per 500 square feet of gross floor area including service bays, wash tunnels, and retail areas
  - Maximum:* 1 per 375 square feet of gross floor area including service bays, wash tunnels and retail areas (*San Antonio, Tex., pop. 1,144,646*)

**vehicle repair** (see **motor vehicle repair service establishment**)

**veterinary clinic** (see **animal hospital**)

**video arcade** (see also **amusement enterprise, indoor; game room**)

- 1 space for each 100 square feet of gross floor area, in addition to 1 space for each employee on the maximum shift (*Las Cruces, N.Mex., pop. 74,267*)
- 1 space for every 100 square feet of floor area used for assembly or recreation (*Cincinnati, Ohio, pop. 331,285*)
- 1 parking space for each 25 square feet of customer area (*St. Louis Park, Minn., pop. 44,126*)
- 1 space per 200 square feet of gross floor area, plus 1 space per 3 persons at maximum capacity (*Las Vegas, Nev., pop. 478,434*)
- 2 spaces per machine, plus, 1 space for each employee (*Grosse Ile Township, Mich., pop. 10,894*)
  - Minimum:* 4 spaces per 1,000 square feet of floor area
  - Maximum:* 5 spaces per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)



Bicycle Parking Standard: 0.4 space per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)

**video rental/sales store** (see also **commercial use, unless otherwise specified; retail use, unless otherwise specified**)

- 1 per 200 square feet of gross floor area (*Ft. Lauderdale, Fla., pop. 152,397*)
- 1 per each 100 square feet of usable floor area (*Royal Oak, Mich., pop. 60,062*)
- 1 space per 300 square feet of gross floor area (*Minneapolis, Minn., pop. 382,618*)
- 1 parking space for each 150 square feet of gross floor area (*Niles, Ill., pop. 30,068*)
- 1 space per each 100 square feet of gross floor area, plus 1 per each employee (*Grand Rapids Township, Mich., pop. 14,056*)
- 1 space per 75 square feet of net floor area (*Big Rapids, Mich., pop. 10,849*)