



# City of Stevenson

## Planning Department

(509)427-5970

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

**TO:** City Council  
**FROM:** Ben Shumaker  
**DATE:** April 21<sup>st</sup>, 2022  
**SUBJECT:** Shoreline Master Program—Comp Plan/Zoning Integration, Periodic Zoning Review

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### **Introduction**

The Planning Commission is asked to review a Comprehensive Plan amendment and zoning code text amendment. The proposal was submitted by City staff to 1) integrate the new Shoreline Master Plan (SMP) with the existing programs, 2) consolidate overlapping zoning use categories, 3) incorporate zoning use interpretations, and 4) better align PR Public Use & Recreation District setbacks with existing development. No recommendation is expected as part of tonight's public hearing, but the following decision points are involved:

- Decision Point #1 - What methods of Public Involvement are appropriate for the review of this proposed change?
- Decision Point #2 - Who is responsible for undertaking the Public Involvement methods selected?

### **Recommendation**

Staff recommends 1) conscientiously establishing public involvement expectations for this proposal and 2) rejecting any aspects of the proposal which would extend public involvement timeline beyond the May Planning Commission meeting.

This is a recommendation to fast-track the aspects of the proposal that the Planning Commission is comfortable fast-tracking. Staff is comfortable doing so because 1) the long effort to update the SMP incorporated a great deal of public involvement, 2) modifications to use categories are straight-forward and improve understanding of the City's regulations, and 3) no known problems exist regarding the setback of existing PR District buildings.

To assist in determining which aspects of the proposal might prolong the public involvement timeline, staff has prepared a red light—green light exercise on the in-meeting whiteboard.

### **Comprehensive Plan**

Attachment 1 provides detailed findings related to the proposed Comprehensive Plan amendment and its review under SMC 17.11 – Comprehensive Plan—Amendments. This chapter of the Stevenson Municipal Code includes procedures and standards of review when evaluating comprehensive plan amendment requests.

Noteworthy within these procedures, amendments adopting "a new Shoreline Master Program under Chapter 90.58 RCW" may occur more frequently than the biennial amendment cycle which guides the review of tonight's other Comprehensive Plan amendment proposal. The proposals are being kept separate, in-part because of this SMP-related exception.

Broadly, the approval criteria guiding Comprehensive Plan amendments relate to proposals' 1) consistency with the City's other planning efforts and with the State's planning enabling act, 2) ability to serve the public interest, and, where a map amendment is proposed, 3) ensures compatibility with surrounding areas. Attachment 1 focuses on the first 2 criteria since no map amendment is proposed.

Attachment A includes the proposed Comprehensive Plan amendment prepared by staff. The proposed changes occur on 21 pages of the Comprehensive Plan and staff categorizes these changes into 5 categories:

- Document Maintenance (Pages: Cover, i, iii, vii, globally for headers/footers, 8, 95, 121-124, 127, 129-132)
- Date Corrections (Pages: i, vii)
- SMP Integration (Pages: 2, Objectives: 2.2, 2.16, 4A.2, 4A.3, 9.9, 9.10)
- Shoreline Access (Objectives: 4A.1, 4A.7)
- Shoreline Management (Objectives: 4A.2, 4A.3, 4A.4, 4A.5, 4A.6)

Some of the document maintenance changes and both date corrections are also identified in tonight's other proposed amendment (titled general or discretionary referencing). The changes will only need to be made once.

### **Zoning Code**

Attachment 2 provides a draft adopting ordinance for the proposed changes and attachments B through F demonstrate the staff proposed changes to the Zoning Code.

- Attachment B would **add a definition** of Shoreline Master Plan (SMP). The definition is added to integrate the Zoning Code with the SMP, specifically where the zoning district Use Tables of SMC 17.15.040, 17.25.040, and 17.35.040 regulate uses which are also regulated by the SMP.
- Attachment C would update the use descriptions for Transportation, Communication, Information, and Utility Uses in 17.13.040. This section currently lists several use categories which are also regulated by the SMP, and the proposal **consolidates the use categories** to more-easily reference the SMP in Use Tables elsewhere. Because this is the first update to this section since the 2017 Zoning Code reformat, staff suggests 1) **incorporate a use interpretation** of the Planning Commission and 2) **consolidate duplicative uses** listed within the table (e.g., "Railroad Facility" and "Railroad Facilities including Ticket Office/Waiting Room"). Parking is another identified use in this section. A duplicative category for parking exists relating to Residence and Accommodation Uses, and this attachment also proposes to **remove this duplication**.
- Attachment D would amend the Use Table for Residential Districts to 1) **reflect the changes** made in Attachment C and 2) **incorporate an interpretation** of the Planning Commission prohibiting occupancy of travel trailers in the R2 Two-Family Residential District.
- Attachment E would amend the Use Table for Commercial Districts to 1) **reflect the changes** made in Attachment C and 2) **incorporate an interpretation** of the Zoning Administrator regarding the accessory allowance of Residential Outbuildings in the C1 Commercial District.
- Attachment F would amend the Use Table for Public Districts to **reflect the changes** made in Attachment C. It would also **amend the dimensional standards** of the PR District to 1) reduce the required front setback from 25 ft to 10 ft while also 2) **prohibiting construction within** the pedestrian visibility areas within front and street side yards.

### **Policy Rationale**

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

### **Integrate the SMP**

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

### **Incorporate Use Interpretations**

SMC 17.12.020 – Interpretation of Uses—Record of Interpretations acknowledges the impossibility of anticipating all potential uses of property and provides a process to review specific uses as they are identified over time. For 7 of the City's 10 zones, the Planning Commission performs the interpretation. For the City's 3 most permissive zones, the Zoning Administrator performs the interpretations. In all cases, a record of interpretations is kept to

facilitate consistent administration of and periodic amendments to the Zoning Code. The proposal incorporates the following interpretations:

- ZON2012-05 – This interpretation asked the Planning Commission to consider 2 issues:
  - Recreational cable pull systems. These systems involve motors and cables to pull wakeboarders and other water users along a fixed course of open water and jumps without the need for a boat. The interpretation asked whether this was considered a “motorized” watercraft. The Planning Commission interpreted cable pull systems as nonmotorized. The SMP does not address this type of use, and the interpretation is incorporated as part of the proposed description of the SMP’s category for Boating Facility or Overwater Structure in SMC 17.13.040 (Attachment C).
  - Marinas. The interpretation also attempted to reconcile the PR District use categories of “Marina” with other use categories parsing between motorized and non-motorized watercraft. The SMP addresses this interpretation, and no additional change is proposed within the Zoning Code.
- ZON2020-03 – This interpretation asked the Zoning Administrator whether “Residential Outbuildings” (an identified use in residential districts) would have been allowed in the C1 District had it been considered and whether they could be allowed when accessory to residential uses on C1 District properties. The interpretation determined they would have been allowed and can be allowed as an accessory use. Inclusion of the interpretation is drafted as part of SMC 17.25.040 (Attachment E).
- ZON2022-01 – This interpretation asked the Planning Commission whether “Travel Trailers” would have been allowed in the R2 District had it been considered. The interpretation determined they would not have been allowed. Inclusion of the interpretation is drafted as part of SMC 17.15.040 (Attachment D).

### Other Objectives

In 2017, the City completed a reformat of the Zoning Code. This reformat 1) improved readability of the Code and 2) improved readers ability to understand the City’s regulatory framework. It did this by a) consolidating blocks of text into tables, b) using numerals instead of spelled-out text, c) displaying all the regulations for like zones together, and d) better referencing other City or State regulation of uses. This reformat identified several discrepancies and areas in need of refinement, but to keep the project manageable, the reformat proceeded without addressing other objectives. Addressing these other objectives has occurred overtime as issues are identified or opportunities present themselves. These objectives include:

- Consolidating Use Categories. Prior to the reformat, the Zoning Code contemplated ~270 use categories. The City has systematically made this list more manageable and rational, with a series of amendments to reduce this number to ~110. As a next step within this series, the staff proposal reduces the number by another 9 uses. As an example, “Pier or Dock”, “Commercial/Industrial Watercraft Facility”, “Watercraft”, and 3 other boating facility-type uses are combined as one use category in the proposal. This consolidation has been supported by and determined to implement Comprehensive Plan Objective 2.14: “Development review processes are prompt, predictable, open, and uncomplicated.” Amendments related to this objective occur in Attachments C, D, E, and F.
- PR District Setbacks: The Public Use & Recreation Districts establishes setbacks from property lines along streets. If the street happens to be along the front yard, then the setback is 25 ft. If it is along the side yard, then the setback is shorter, 10 feet. The proposal to reduce is based on the following rationales:
  - Rock Creek Drive width: Rock Creek Drive formerly functioned as a state highway. Its width reflects that function, ranging from 60 ft (east of Rock Creek) to 100 ft (west of Rock Creek) with some areas west of Rock Creek as wide as 150 ft. For the areas west of Rock Creek, the right-of-way width prevents encroachment on the traveled portion of the street and controls the character of development in that area differently than any other part of the City. The widest right-of-way corridor elsewhere is 80 ft (Cascade Avenue, downtown).

- Adjacent/Abutting Setbacks: East of Rock Creek, the adjacent/abutting zones are R3 Multi Family Residential and C1 Commercial. Front Setbacks in the R3 zone are 10 ft, the same as the proposal. The C1 zone *allows* construction with no setback and *requires* construction to be at least as close as 10 ft. West of Rock Creek, the adjacent/abutting zones are R3, SR Suburban Residential, and CR Commercial Recreation. R3 setbacks are addressed above. The front setback in the SR District is 30 ft, where the PR District abuts the SR District, the parcel is unlikely to be developed (~99.2% of the land is under Rock Cove. The front setback in the CR District is 25 ft. This zone abuts the PR District along the Interpretive Center’s property where Rock Creek Drive is its widest.
- Grange Building. The former grange building is one of the buildings closer than 25 ft. Comprehensive Plan Objective 9.10 calls for the City to “Encourage rehabilitation and/or repurposing of the Grange.” The required 25 ft is inconsistent with this purpose.
- Appropriate Development: Attachment 3 assesses all buildings in the PR District, most of which predate the City’s Zoning Code. Of the 7 parcels in the District, 5 (71%) contain nonconforming buildings. Of the 28 total buildings in the District, 9 (32%) are closer than 25 ft from the front property line. Comprehensive Plan Objective 9.10 calls for the City to “Facilitate and support appropriate development and services for the Rock Creek and Rock Cove lands. The proposal asks the Planning Commission to evaluate whether the existing built environment reflects “appropriate development”, whether the existing buildings should be phased out over time, and also whether future buildings can build in closer proximity to the property lines.
- Pedestrian Safety: The proposal embraces the “Pedestrian Visibility Area” concept adopted for the R3 District (where front setbacks are 10 ft). The proposal to reduce setbacks in the PR zone would also exclude construction from these areas near driveways. Notably, the staff proposal excludes the minimum driveway length standard applied in the R3 District and to Residential Planned Unit Developments. The Planning Commission should consider whether this minimum length is necessary if the PR District front setback is reduced. Attachment 4 provides graphic illustrations of both standards.

### **Conscientious Public Involvement**

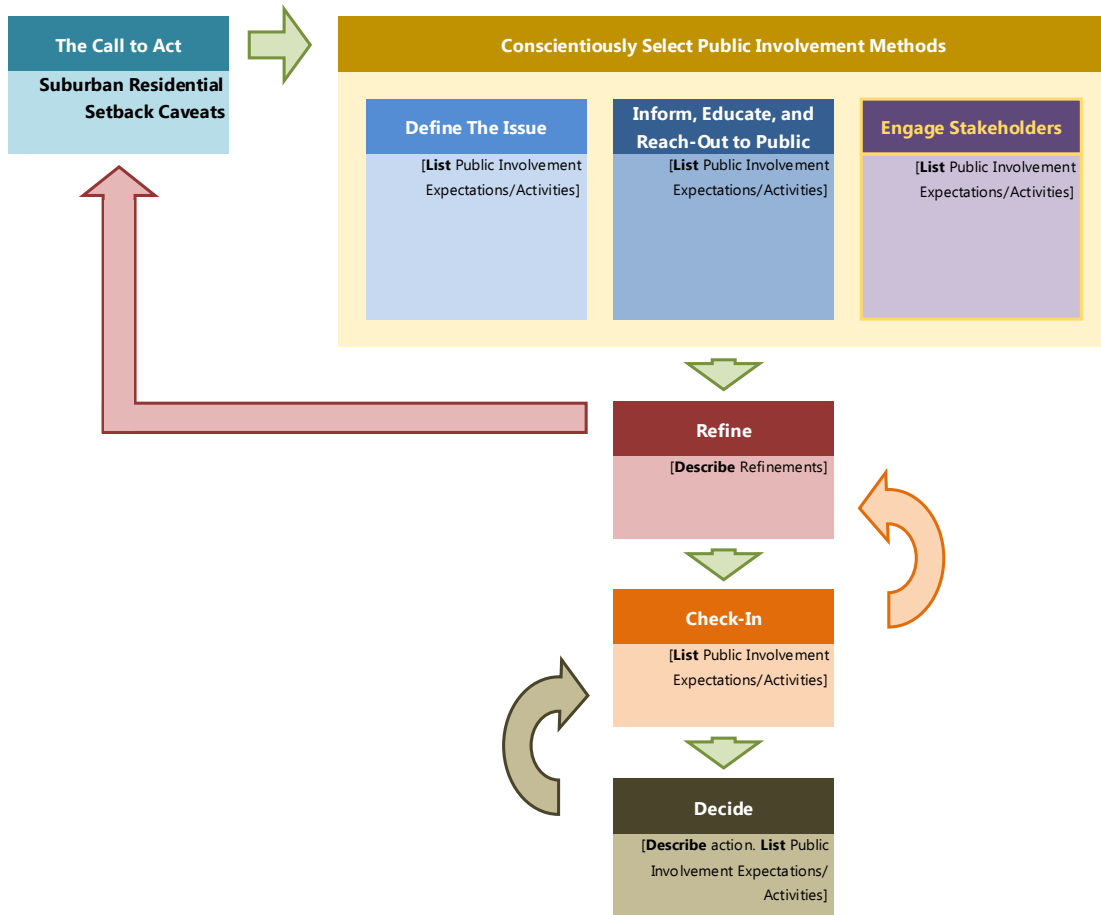
To ensure any proposed changes incorporate public input and occur within a manageable timeline, the Planning Commission’s bylaws include expectations for public involvement. These expectations ask the Planning Commission to conscientiously choose, implement, and communicate public involvement techniques from a menu of options (Attachment 5).

In advance of this meeting, staff has 1) scheduled a public hearing, 2) issued a SEPA Threshold Determination of Nonsignificance, and 3) directly reached out to the stewards of PR District properties (but not adjacent/abutting properties). As of this writing (April 8<sup>th</sup>), one written comment (Attachment 6) has been received because of these efforts. Verbal discussions have occurred to

**Decision Point #1:** What methods of Public Involvement are appropriate for the review of this proposed change?

**Decision Point #2:** Who is responsible for undertaking the Public Involvement methods selected?

The figure below provides context for the implementation of whichever methods are selected, with the current expectation being to work through the 3 boxes under the gold umbrella.



**Next Steps**

The selected public involvement components will be implemented. Public comments on the SEPA determination are due on April 14<sup>th</sup>. The draft amendments will be introduced to the City Council at their April 21<sup>st</sup> meeting. Staff anticipates the Planning Commission could make a recommendation at its May meeting and encourages the Planning Commission to remove any draft amendments it believes would prevent it from making such a recommendation.

Prepared by,

Ben Shumaker  
Community Development Director

**Attachment**

- 1- Draft Comprehensive Plan Amendment Recommendation
- 2- Draft Amending Ordinance
  - A. Draft Comprehensive Plan Amendment
  - B. Draft Amendment to SMC 17.10 – Definitions
  - C. Draft Amendment to SMC 17.13 – Use Classifications and Descriptions
  - D. Draft Amendment to SMC 17.15 – Residential Districts
  - E. Draft Amendment to SMC 17.25 – Trade Districts
  - F. Draft Amendment to SMC 17.35 – Public Districts
- 3- PR District Setback Assessment
- 4- Driveway Figures
- 5- Public Involvement Framework
- 6- Written Public Comments



# ***City of Stevenson***

## **Planning Department**

(509)427-5970

7121 E Loop Road, PO Box 371  
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### **Planning Commission Recommendation**

### **Comprehensive Plan Amendment – SMP Integration**

#### **Proposal:**

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

#### **Guiding Policy**

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

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

AND

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

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

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

OR

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

#### **Discussion**

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

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

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

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

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

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

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

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

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

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

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

## **Findings**

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

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

## **Recommendation:**

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

For the Planning Commission:

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Chair

Date



# City of Stevenson

## Planning Department

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- 1) SMC 17.11.070(A) – Each amendment:
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AND

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

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

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

OR

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

#### Discussion

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

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



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

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

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

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

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

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

### **Findings**

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

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

### **Recommendation:**

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

For the Planning Commission:

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Chair

Date

**CITY OF STEVENSON  
ORDINANCE 2022-1182**

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

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

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

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

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

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

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

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

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

**WHEREAS**, this ordinance implements 1.4, 1.5, 2.14, \_\_\_\_\_ and 9.10 of the Stevenson Comprehensive Plan; and

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

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

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

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

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

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

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

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

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

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

**Section 6** – This ordinance affects the Stevenson Comprehensive Plan and Title 17 of the Stevenson Municipal Code only insofar as set forth herein. All other provisions of the Stevenson Comprehensive Plan and Title 17 shall remain in full force and effect,

and that where the provisions of this ordinance are the same as the provisions they replace, the provisions of this ordinance shall be interpreted as a continuation of those previous provisions and not as a new enactment.

**Section 7** – If any section, subsection, sentence, clause, phrase, or other portion of this Ordinance, or its application to any person, is, for any reason, declared invalid, in whole or in part by any court or agency of competent jurisdiction, said decision shall not affect the validity of the remaining portions hereof.

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

SIGNED:

ATTEST:

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

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

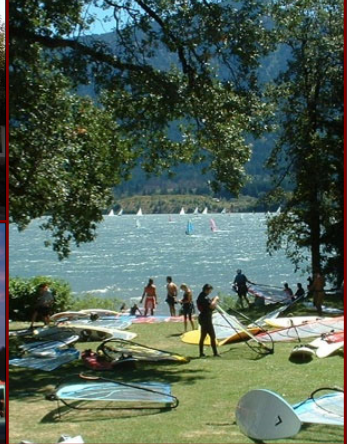
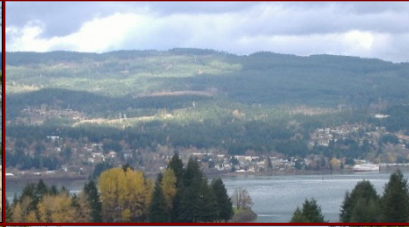
APPROVED AS TO FORM:

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

# STEVENSON COMPREHENSIVE PLAN

APRIL 2013

AS AMENDED THROUGH 2022



# Stevenson Comprehensive Plan

## City of Stevenson, Washington

~~Month, Year~~ April 2013

As amended through 2022

Prepared by:



### Stevenson Planning Department

7121 East Loop Road

PO Box 371

Stevenson, WA 98648

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With the Assistance of:

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COGAN

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## Record of Changes

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

Change Number	Old Page	New Page	Subject	Adopting Ordinance	Date	Entered By
2022-01	Cover	Cover	Date Update	2022-1182	5/19/2022	
01	Global	Global	Header & Footer Update	2022-1182	5/19/2022	
01	ii	ii	Acknowledgement Addition/Reformat	2022-1182	5/19/2022	
01	vi	vii	Date Correction: Record Maintenance	2022-1182	5/19/2022	
01	2	2	Shoreline Master Program (SMP) Integration	2022-1182	5/19/2022	
01	3	3	SMP Integration: Typo Correction	2022-1182	5/19/2022	
01	18	18	SMP Integration	2022-1182	5/19/2022	
01	22	22	SMP Integration	2022-1182	5/19/2022	
01	29-31	29-31	SMP Integration	2022-1182	5/19/2022	
01	51-52	51-52	SMP Integration: Redundancy Removal	2022-1182	5/19/2022	
01	95	95	Acronym Addition	2022-1182	5/19/2022	
01	121-124	121-124	Record Maintenance	2022-1182	5/19/2022	
01	127	127	Record Maintenance	2022-1182	5/19/2022	
01	129	129	Record Maintenance	2022-1182	5/19/2022	
01	131-132	131-132	Record Maintenance	2022-1182	5/19/2022	



### ***Benefits to Partner Agencies***

The Comprehensive Plan informs our partner agencies of the City’s intentions and allows them to make plans and take actions accordingly. The information in the plan also provides partners with input for their long-range transportation and utility service plans. When forming partnerships with the City, these agencies benefit from the City coming to the table with a clear and concise agenda. As a documentation of the public’s will, the plan eases potential conflicts between the City and partner agencies with overlapping voting constituencies. When acting as developers, partner agencies benefit from the plan’s indication of what is likely to be permitted and where.

### ***Benefits to Businesses & Investors***

Businesses and investors are key players initiating growth, development, and change in the Stevenson area, and they benefit from this plan’s indications of what is likely to be permitted and where and a knowledge of the stability or change in property values contemplated in the Comprehensive Plan. When public-private partnerships are formed, businesses and investors benefit from having a clear knowledge of the City’s scope of authority and intentions. An often overlooked but extremely important benefit of the Comprehensive Plan is that it allows investors to determine where they are and are not likely to capitalize on the investments of the City, its partner agencies, and other savvy investors.



Photo Credit: Ben Shumaker

## **How does this Plan Relate to Other Plans?**

While much of the content of this plan is very similar to the 1984 document, the overall format and specific wording has been substantially altered to accommodate changes in demographics and laws. As the City’s primary advisory planning document, the Comprehensive Plan serves as an “umbrella plan” as additional plans are developed by the City, our partner agencies, and private entities. These plans can be categorized into four types: Area Plans, Strategic Plans, Agency Plans, and Private Plans. Each of these types of plans affects and is affected by the Comprehensive Plan in a unique way, and the interaction of these plans can be referred to as a “System of Plans”.

### ***Area Plans***

Area Plans may be adopted and considered an extension of the Comprehensive Plan. They address specific issues that arise within a defined geographic area or neighborhood rather than the City as a whole. Area Plans include goals and objectives for those areas that are not

**FIGURE 2-1: A SYSTEM OF PLANS**

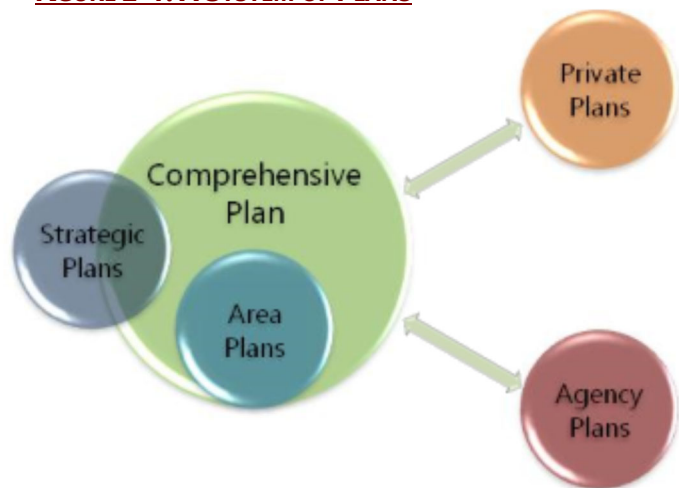


Figure Credit: Ben Shumaker





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

### ***Strategic Plans***

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

- ~~1991~~ City of Stevenson [General Sewer Plan and Wastewater Facilities Plan](#)
- ~~2007~~ City of Stevenson Water System Plan [Update](#)
- ~~2010 Skamania County Multi-Jurisdictional Natural Hazard Mitigation Plan~~
- [Stevenson Wayfinding Master Plan](#)
- [Annual Stevenson Capital Facilities Plan](#)

### ***Agency Plans***

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

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

### ***Private Plans***

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

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

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



## CHAPTER 3-GOALS & OBJECTIVES

The Stevenson Comprehensive Plan uses nine Goals to focus the community's Cornerstone Principles and refine the citizens' Vision. Like the Cornerstone Principles, the topics of these Goals closely relate to the community's day-to-day needs and desires. Like the Vision, these Goals are broad, general statements describing the ultimate endpoint where the actions taken on their behalf should lead.



### A Plan for Action

This Chapter's nine main sections correspond to the nine Goals. After a brief introduction, each Goal is followed by a six-column matrix containing information about how that Goal can be achieved. When viewed as a whole, the six columns serve as an Action Plan designating what, why, how, and when activities should be done and who should do them.

FIGURE 3-1: PLAN GOALS

#### Stevenson Comprehensive Plan Goals

**Goal 1—Community & Schools:** The Stevenson community is active and engaged and provides excellent schools and diverse activities for its youth.

**Goal 2—Urban Development:** Development within the Stevenson Urban Area wisely considers the long-term interests of the community.

**Goal 3—Housing:** A variety of housing options accommodates all residents.

**Goal 4—Downtown & Waterfront:** A vibrant and attractive downtown is home to diverse businesses and welcoming to residents and visitors.

**Goal 4A—Waterfront:** The waterfront is an extension of the downtown core and a place where people live, work, and play.

**Goal 5—Business & Industry:** Stevenson supports businesses that employ its residents and meet community needs.

**Goal 6—Tourism:** Stevenson attracts visitors by providing and promoting a variety of tourist amenities and activities.

**Goal 7—Transportation & Circulation:** Multi-modal transportation options provide people and goods with safe, efficient, and convenient options.

**Goal 8—Utilities & Urban Services:** Reliable utilities and convenient services fulfill the needs of the current and future community.

**Goal 8A—Level of Service:** [The community receives urban services at or above a set level of service.](#)

**Goal 8B—Capital Facilities Planning:** [Urban services are provided according to a rational plan aligning the community's expectations with its capabilities.](#)

**Goal 9—Parks & Recreation:** Residents and visitors enjoy access to a network of world-class parks, open spaces, and recreational opportunities.



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
<b>Goal 1– Community &amp; Schools</b>								
1.9– Support vocational and workforce training programs that build skills serving the needs of existing and future employment opportunities and businesses in the area, especially in the forestry and timber industries.						Administration	EDC, SBA, SCSD, Parent Groups, Work-Source	Short-Term
1.10– Facilitate and encourage the regional library system to maintain the high level of educational service to the community.						Administration	FVRL	Ongoing
1.11– Support the Columbia Gorge Interpretive Center, especially in their educational and children’s programming efforts.						Administration	CGIC	Ongoing
1.12– Develop and enhance cultural opportunities.	1.12-1– Facilitate and support development of a bricks-and-mortar performing arts center. 1.12-2– Develop a public art plan <b>and incorporate its projects into the Capital Facilities Plan.</b> 1.12-3– Install public art in key locations throughout the City, especially along the Columbia River waterfront. 1.12-4– Develop an interpretive signage plan. 1.12-5– Install interpretive signs in key locations through the City, especially highlighting Stevenson’s unique relationship with the Columbia River.					Administration & Planning	CGIC, Chamber, County, SBA, SPAF	Mid-Range
1.13– Support community-based activities and events that cater to residents of Stevenson, especially during the winter months.						Administration	Chamber, County, SBA	Ongoing



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
<b>Goal 2– Urban Development</b>								
2.6– Protect public and private property and human safety from hazards such as critical aquifer pollution, frequent floods, geological hazards, and fire.	<p>2.6-1– Establish development standards for lands known to have severe limitations.</p> <p>2.6-2– Establish development standards for flood plains to minimize flood hazard vulnerability.</p> <p>2.6-3– Establish standards for the Rock Creek slide to minimize soil movement.</p> <p>2.6-4– Establish development standards to ensure safety near gas pipelines.</p>					Planning		Short-Term
2.7– Periodically review and revise the Future Land Use and Zoning maps to accommodate changes in community needs.	<p>2.7-1– Consider designating areas not served by the public sewer and/or water systems as an “urban reserve” until <b>capital facilities for such servicesystems</b> are made available.</p> <p>2.7-2– Balance the availability of sufficient land for various uses when designating Future Land Use and Zoning districts.</p> <p>2.7-3– Consider infill potential when designating Future Land Use and Zoning districts, especially with regard to multi-family housing.</p> <p>2.7-4– Consider redesignating lands currently designated for industrial use which are unlikely or undesirable to be developed for such uses.</p> <p>2.7-5– Consider location and suitability of land for urban uses and established need when designating Future Land Uses and Zoning districts.</p> <p><b>2.7-6– Consider the availability of urban services when designating Future Land Uses and Zoning districts</b></p>					Administration & Planning		Ongoing
2.8– Establish policies to review annexation proposals.	2.8-1– Prefer annexation of developed areas abutting the city.					Planning		Short-Term



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
<b>Goal 2– Urban Development</b>								
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
2.14– Ensure development review processes are prompt, predictable, open, and uncomplicated.						All Departments		Ongoing



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
<b>Goal 3– Housing</b>								
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 <b>public infrastructure capital facilities</b> 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
		HQL	NSB	HE	AW			
<b>Goal 3– Housing</b>								
3.7– Ensure major residential developments and high density residential areas provide adequate open space and recreation areas.	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. 3.7-2– Conduct an inventory of undeveloped areas to determine potential opportunities for provision of open space and recreation areas.					Planning		Ongoing
3.8– Review all development proposals for compatibility with surrounding established residential areas. Policies related to land use, transportation, <b>public facilities</b> and <b>utilities and facilities</b> 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
		HQL	NSB	HE	AW			
<b>Goal 4– Downtown &amp; Waterfront</b>								
4.6– Encourage enhancing the Courthouse lawn as a more attractive community gathering space.						Administration	County	Short-Term
4.7– Ensure that both public and private properties located along entrances to Stevenson are attractively maintained.						Public Works	Private Property Owners	Ongoing
4.8– Establish standards to encourage relocation or burial of <del>powerlines above ground utility lines</del> 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 plan 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
<b>Goal 4A– The waterfront is an extension of the downtown core and a place where people live, work, and play.</b>								
4A.1– Support development of improved <del>shoreline</del> access in the Stevenson area.	4A.1-1– Improve <del>Coordinate waterfront shoreline access and control with</del> erosion control/stabilization through coordinated <del>stabilization</del> programs.					Administration & Public Works	County, Port Property Owners, SDA	Short-Term Long-Term





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



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
<b>Goal 5– Business &amp; Industry</b>								
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 utility, transportation, communications 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	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
		HQL	NSB	HE	AW			
<b>Goal 6– Tourism</b>								
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 crossing 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
		HQL	NSB	HE	AW			
<b>Goal 7– Transportation &amp; Circulation</b>								
7.1– Develop a long range transportation plan and incorporate its projects into the Capital Facilities Plan.	<p>7.1-1– Consider the feasibility and benefits of establishing one-way couplets on 1<sup>st</sup> and 2<sup>nd</sup> 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 and incorporate its projects into the Capital Facilities Plan.	<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
		HQL	NSB	HE	AW			
<b>Goal 7– Transportation &amp; Circulation</b>								
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 the railroad quiet zone to include the crossings at the Stevenson Cemetery and the Co-Ply mill site at railroad crossings within the city.	7.9-1– Identify the capital facilities necessary to expand the quiet zone and incorporate them into the Capital Facilities Plan.					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 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	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
<b>Goal 8— Utilities &amp; Urban Services</b>								
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, DUC	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.	<p>8.8-1— Consider providing public facilities and utilities in advance of need.</p> <p>8.8-2— Coordinate urban development with private utility agencies to ensure the availability of service when needed.</p> <p>8.8-3— Continue to provide water and sewer services within the Urban Area.</p>					Administration	County, DUC	Ongoing





OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
<b>Goal 8—Utilities &amp; Urban Services</b>								
8.9— Manage urbanization through the expansion of the sewer system.	8.9-1— <del>Permit</del> <b>Conditionally allow installation of septic systems only when provision of until sewer service available is technically infeasible within the planning period.</b> 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— <del>Consider alternative waste disposal systems for difficult sites and to encourage conservation of water.</del>						Public Works		Ongoing
8.11— <del>Coordinate the infrastructure improvement and maintenance projects of multiple utilities to reduce costs and disruptive impacts.</del>						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— <del>Establish standards for land development ordinances to provide for the collection and treatment of stormwater runoff.</del>					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— <del>Facilitate and support the burial of existing aboveground utility lines.</del>						Administration & Public Works	Private Utilities, PUD	Ongoing



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
<b>Goal 8– Utilities &amp; Services</b>								
8.16– Require the burial of new utility lines.						Planning & Public Works	Private Utilities	Ongoing
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	Short-Term
8.18– Periodically review and revise the City’s law enforcement program.						Administration		Ongoing
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		Ongoing
8.20– Encourage establishment of county-wide mitigation and emergency action programs for spills, explosions and other disasters.						Administration	County, EMS, Fire	Mid-Range
8.21– Reduce visual blights and hazards associated with aboveground utility lines.	8.21-1– Facilitate and support the burial of existing aboveground utility lines. 8.21-2– Require the burial of new utility lines.					Administration Planning & Public Works	Private Utilities, PUD	Ongoing
<b>Goal 8A– The community receives urban services at or above the general levels of service established herein.</b>								
8A.1- Provide transportation and circulation services at the general level of service (LOS) standards established herein.	8A.1-1- Ensure all <b>arterial</b> streets function at an average daily Level of Service (LOS) of <b>D</b> or better 8A.1-2- Provide pedestrian sidewalks on both sides of all <b>arterial</b> streets and all other streets identified as <b>school walking routes</b> . 8A.1-3- Provide adequate transit service at or above the current operating LOS.					Planning & Public Works	County, WsDOT	Ongoing



<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 <b>2 gpm @ 30 psi</b> (Fire – <b>1000 gpm @ 20psi for single-family units &gt; 3,600 sq ft; 500 gpm @ 20psi for units &lt;3,600 sq ft</b>)</p> <p>8A.2-2- Ensure all multi-family units are served at or above <b>1 gpm @ 30 psi</b> (fire per <b>Uniform Fire Code</b>)</p> <p>8A.2-3- Ensure all commercial and industrial development is serviced at or above the standard in the <b>Uniform Fire Code</b>.</p>				<p>Public Works</p>		<p>Ongoing</p>
<p>8A.3- Provide sanitary sewer service at or greater than a LOS standard of <b>300 gpd per person</b> at the <b>time of development</b></p>	<p><del>8A.3-1 – Permit septic systems only when provision of sewer service is technically infeasible within the planning period.</del></p>				<p>Planning &amp; 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 (SWMMWW) 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 <b>118 volts (120 volt base)</b> at the <b>time of development</b>.</p>					<p>Administration, Planning &amp; 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"> <li>• Residential: <b>1 service per unit</b></li> <li>• Commercial: <b>1 service per business</b></li> <li>• Industrial: <b>1 service per business</b></li> </ul> <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"> <li>• Residential: <b>1 service per unit</b></li> <li>• Commercial: <b>0 service per business</b></li> <li>• Industrial: <b>0 service per business</b></li> </ul>				<p>Planning &amp; 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 <b>10 acres of parks per 1,000 population</b>.</p>					<p>Administration, Planning &amp; 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 plans are developed for urban services in the Stevenson Urban Area. Such plans should provide services consistent with the minimum general LOS standards established herein. Such plans should establish and include more detailed and desired LOS standards based on:</p> <ul style="list-style-type: none"> <li>• Inventories of current facilities.</li> <li>• Measurements of current and future capacities.</li> <li>• A financial feasibility analysis, and</li> <li>• A capital improvement plan suitable to accommodate the growth development and change expected during the planning period.</li> </ul>	<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 &amp; 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 facilities for urban services in advance of need.</p> <p>8B.2-2- Base the provision of future capital facilities upon financial cost.</p> <p>8B.2-23- Identify and correct health and safety hazards within the Stevenson Urban Area.</p>					<p>Administration, Planning &amp; Public Works</p>	<p>County, Private Utilities, PUD</p>	<p>Short-Term</p>
<p>8B.43-1- Adopt an annual Capital Facilities Plan consistent with the Comprehensive Plan and incorporating the improvements identified in individual plans developed for 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.43-1- Coordinate the capital facility improvement and maintenance projects of multiple urban service providers to reduce costs and disruptive impacts.</p> <p>8B.43-2- Establish a New Improvements for Community Enhancement (NICE) Neighborhood Program to allow the community to initiate projects for inclusion in the Capital Facilities Plan.</p> <p>8B.3-3- Involve the public in annual Capital Facilities Plan decisions, minimally by holding a public hearing before the City Council.</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</p>	<p>8B.5-1- Require concurrency at the time of development for the urban services necessary to support development, especially, paved streets,</p>					<p>Administration, Planning &amp;</p>	<p>County, Private</p>	<p>Short-Term</p>



<p>maintained.</p>	<p>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 necessary to support development, such as parks and recreation services and transit services.</p> <p>8B.5-3- Offset the impacts of new development on existing city residents by establishing systems development charges and fee-in-lieu programs.</p>					<p>Public Works</p>	<p>Utilities, PUD</p>	
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OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
<b>Goal 9– Parks &amp; Recreation</b>								
9.1– Establish a parks and recreation plan that ensures Stevenson projects are eligible for State grant funds <a href="#">and incorporate its projects into the Capital Facilities Plan.</a>	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 <a href="#">and incorporate its projects into the Capital Facilities Plan.</a>	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 **utilities-urban 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 service** 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.





## Background Maps

The Future Land Use Map and many of the Comprehensive Plan’s Goals, Objectives, and Tactics are based on careful consideration of how Stevenson relates to the built, natural, and legal environments of its setting. The following maps illustrate these environments and provide Comprehensive Plan users with a better understanding of the plan’s policies. Periodically, these maps should be updated and/or supplemented by staff action; changes to the background maps not themselves considered Comprehensive Plan amendments.

### FIGURE 4-1: BACKGROUND MAPS

#### Maps Showing Stevenson Background Information

**Vicinity Map:** A map showing Stevenson’s location within the State, Region and County

**Base Map:** A map showing key features within the Stevenson Urban Area

**Water System Map:** A map showing properties currently served by City water, the boundaries of Stevenson’s water service area and existing and proposed infrastructure components

**Sewer System Map:** A map showing properties currently served by City sewer and the boundaries of Stevenson’s sewer service area

**Street Map:** A map of the federal functional classification of Stevenson-area streets

**Sidewalks & Trails Map:** A map showing the extent of Stevenson’s pedestrian pathway system

**Parks Map:** A map of the public and private recreational lands and service areas in Stevenson

**Wetlands & Stream Habitat Map:** A map showing the location of identified wetlands and the current buffer areas required along area streams

**Frequently Flooded Areas Map:** A map of the floodplains identified by FEMA’s Flood Insurance Rate Maps

**Geologic Hazards Map:** A map showing landslides, debris flow hazard areas, erosion-prone areas, and steep slopes in the Stevenson area

**Existing Land Use Map:** A map showing how land is currently being used in the Stevenson Urban Area

**Zoning Map:** A map of the current zoning within and adjacent to the Stevenson Urban Area

**Built Environment Constraints Map:** A map showing areas likely to be developed or redeveloped based on 1) the likelihood of connection to City water and sewer and 2) the current development status

**Natural Environment Constraints Map:** A map showing areas likely to be developed or redeveloped based on 1) the presence of natural hazards and 2) the presence of ecological constraints



plan in Chapter 3 will ensure the plan’s implementation; using the monitoring tools in Appendix E will allow future citizens and city leaders to adjust course and ensure that the Stevenson Comprehensive Plan remains a dynamic and useful device to help shape the future in the people’s benefit. Until that time, this plan represents the guiding policy document for the City, a labor of love for the Steering Committee, Planning Commission, and City Council, and a true outgrowth of the community’s collective vision for Stevenson’s future.

**Biennial Comprehensive Plan Amendment Cycle**

**TBD**



## Appendix B– Glossary of Terms

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

### *Abbreviations & Acronyms*

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

### *Words & Phrases*

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

**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, commodities, accommodations and/or activities.

**Services, Public**— Services which are 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 roadsstreets 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”.



## APPENDIX E–Implementation & Monitoring

This appendix is intended to be used as an easy reference for the Objectives and Tactics used in this plan. The tables below are organized first by the priority order in which each Objective should be undertaken and then by the City department responsible for initiating the Objective or Tactic. Following these tables is a template for each department to use when monitoring their implementation of the Comprehensive Plan’s Objectives & Tactics and a schematic to show future progress on plan implementation. This appendix should be updated by staff action when Comprehensive Plan amendments occur; changes to this table are not themselves considered Comprehensive Plan amendments.

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



## APPENDIX F–Policies Dropped from Consideration

The following policies were considered during the planning process, but were dropped for a variety of reasons. Some were accomplished ~~as a result of the 1984 Plan~~. Some were considered repetitive, unrealistic, or not yet ripe. Some conflicted with the plan’s other policies. Some were just not palatable to the City’s decision makers.

This collection of policies is presented here in part to help demonstrate the planning process, but more importantly, it is intended to be a tool for future users. When interpreting or updating the Comprehensive Plan, users can turn to this section to determine whether new policy ideas fit more closely with the ideas listed here or with those adopted in Chapter 3. Policies ~~numbers~~ not carried over from the 1984 Plan are referenced in bold. This appendix should be updated by staff action when Comprehensive Plan amendments occur; changes to this table are not themselves considered Comprehensive Plan amendments.

### Dropped Policies

#### GOAL 1

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

#### GOAL 2

Manage major drainageways, wetlands, and flood plains for the benefit of the community. <b>(2.1-1a)</b>	Manage ecologically and scientifically significant areas for the benefit of the community. <b>(2.1-1d)</b>
Prohibit building on flood plains of major drainageways except in accordance with adopted regulations. <b>(2.2.2-6)</b>	Manage lands with significant native vegetation for the benefit of the community. <b>(2.1-1c)</b>
Map major drainageways. <b>(2.2.2-1)</b>	Manage lands that provide community identity and act as buffers for the benefit of the community. <b>(2.1-1f)</b>
Consider the value of agricultural and forest lands as open space and other less intense uses before approving any change in land use. <b>(2.3-2)</b>	Consider lands that are not suitable for forest or agricultural uses as developable if they meet other development criteria. <b>(2.3-3)</b>
Contain future urban development within the limits of the urban growth boundary. <b>(4.2-1)</b>	Use parks and open space to shape and delineate urban development. <b>(3.4.1-2)</b>



**Chapter 17.10 - DEFINITIONS**

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

“Shoreline Master Plan” or “SMP” means the comprehensive program adopted by the City pursuant to RCW 90.58 and comprised of text, maps, policies, and regulations.

**Chapter 17.13 – Use Classifications and Descriptions**

**SMC 17.13.010 -Residence or Accommodation Uses**

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

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

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

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

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

Exhibit C- Amendment to SMC 17.13

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

Exhibit C- Amendment to SMC 17.13

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

Exhibit C- Amendment to SMC 17.13

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

Exhibit C- Amendment to SMC 17.13

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

**Chapter 17.15 - RESIDENTIAL DISTRICTS**

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



Exhibit D- Amendment to SMC 17.15

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

1-Conditional use permits for these uses are only considered when submitted as part of an R-PUD proposal under SMC 17.17 - Residential Planned Unit Developments.

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

3-Up to 4 residential outbuildings on a property is considered an accessory Use. When at least 4 residential outbuildings already exist on a lot then an additional residential outbuilding is considered a conditional use. During the conditional use review process, the planning commission may establish size, serial proliferation and other limitations on such buildings.

4-A residential outbuilding that is subordinate to the main use on the lot is considered an accessory use. A residential outbuilding which is not subordinate to the main use on the lot is considered a conditional use. During the conditional use review process, the planning commission may establish size, serial proliferation and other limitations on such buildings.

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

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

7-In granting a conditional use request for farm animals in the R1 district, the planning commission shall find, at a minimum, that the proposal is compliant with the performance standards in SMC 17.40.095.

8-Townhomes in the R2 District are subject to review according to the density and parking requirements of the R3 Multi-Family Residential District and shall connect to the municipal sewer system.

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

**Chapter 17.25 - TRADE DISTRICTS**

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

Exhibit E- Amendment to SMC 17.25

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

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

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

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

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

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

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

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

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

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

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

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

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

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

14-Townhomes in the CR and C1 District must comply with SMC 17.38.085. 4-A residential outbuilding that is subordinate to the main use on the lot is considered an accessory use. A residential outbuilding which is not subordinate to the main use on the lot is considered a conditional use. During the conditional use review process, the planning commission may establish size, serial proliferation and other limitations on such buildings.

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

**Chapter 17.35 - PUBLIC DISTRICTS**

<b>Table 17.35.040-1 Public Districts Use Table</b>		
<b>Use</b>	<b>PR</b>	<b>ED</b>
<b>Transportation, Communication, and Utility Uses</b>		
Public Transportation Stops or Shelter	--	A
Boating Facility or Overwater Structure <sup>7</sup>	See SMP.	
Parking Facility		
Accessory Parking	A	A
Utility or Communication Facility	P	--
Wireless Telecommunications Facility <sup>2</sup>		
Minor Wireless Telecommunications Facility	P	P
Intermediate Wireless Telecommunications Facility (SMC 17.39.170)	C	C
Major Wireless Telecommunications Facility (SMC 17.39.170)	C	--
Wind Power Generation Facility <sup>2</sup>		
Minor Wind Power Generation Facility (SMC 17.39.165)	C	C
Public Works Facility	P <sup>B</sup>	--
Hazardous Waste Storage	--	C

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

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

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

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

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

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

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

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

**17.35.060 - Residential dimensional standards.**

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

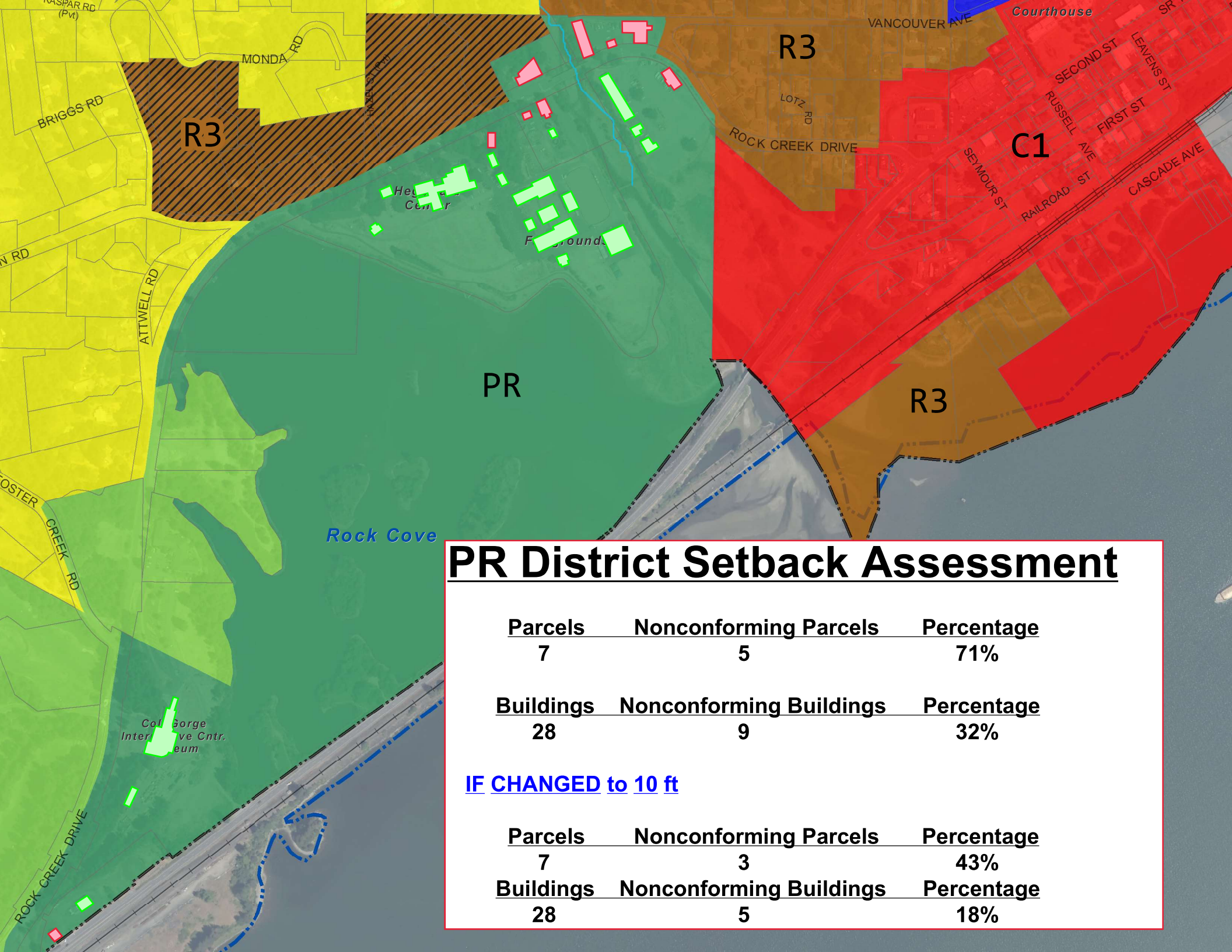
Exhibit F- Amendment to SMC 17.35

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

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

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

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



## PR District Setback Assessment

Parcels	Nonconforming Parcels	Percentage
7	5	71%

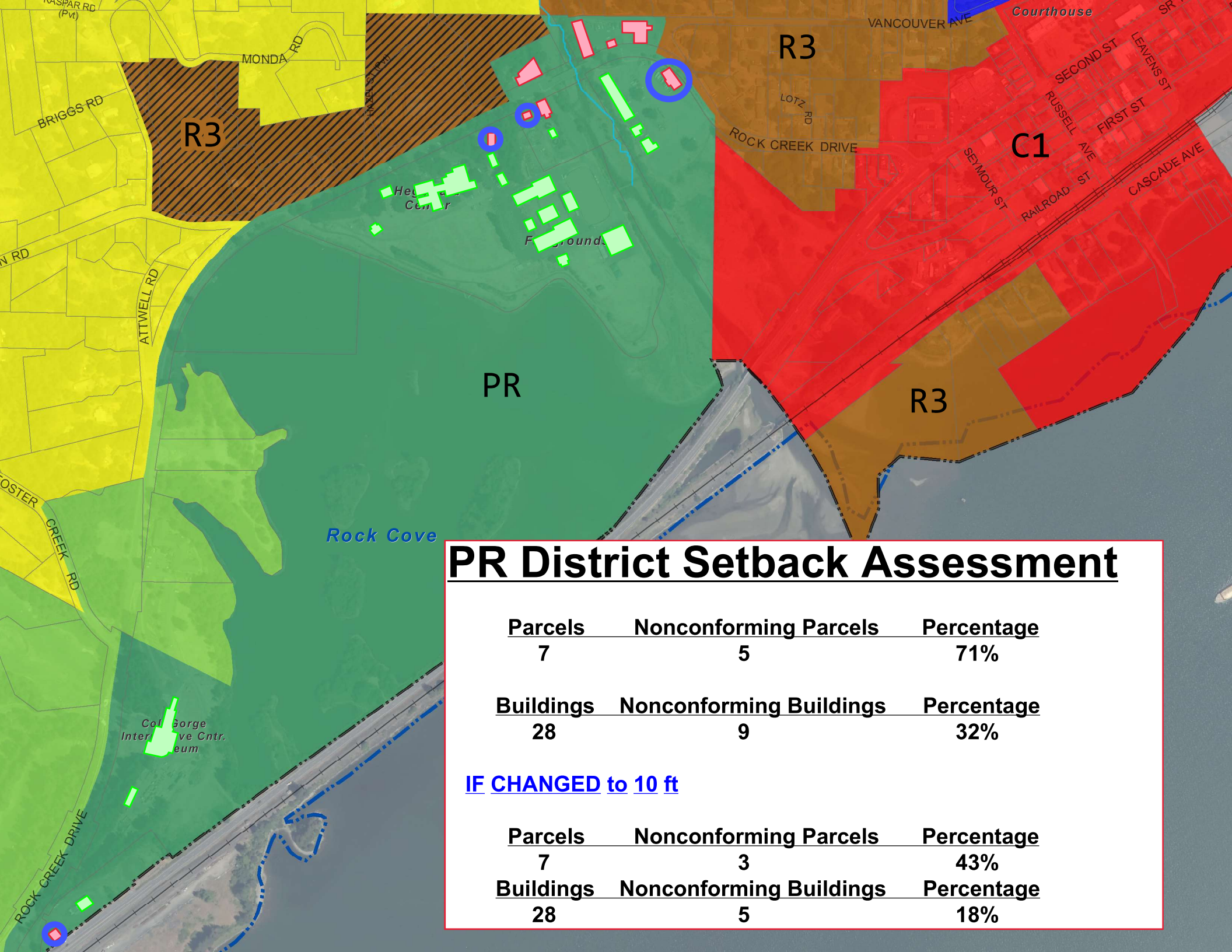
Buildings	Nonconforming Buildings	Percentage
28	9	32%

**IF CHANGED to 10 ft**

Parcels	Nonconforming Parcels	Percentage
7	3	43%

Buildings	Nonconforming Buildings	Percentage
28	5	18%





## PR District Setback Assessment

Parcels	Nonconforming Parcels	Percentage
7	5	71%

Buildings	Nonconforming Buildings	Percentage
28	9	32%

**IF CHANGED to 10 ft**

Parcels	Nonconforming Parcels	Percentage
7	3	43%

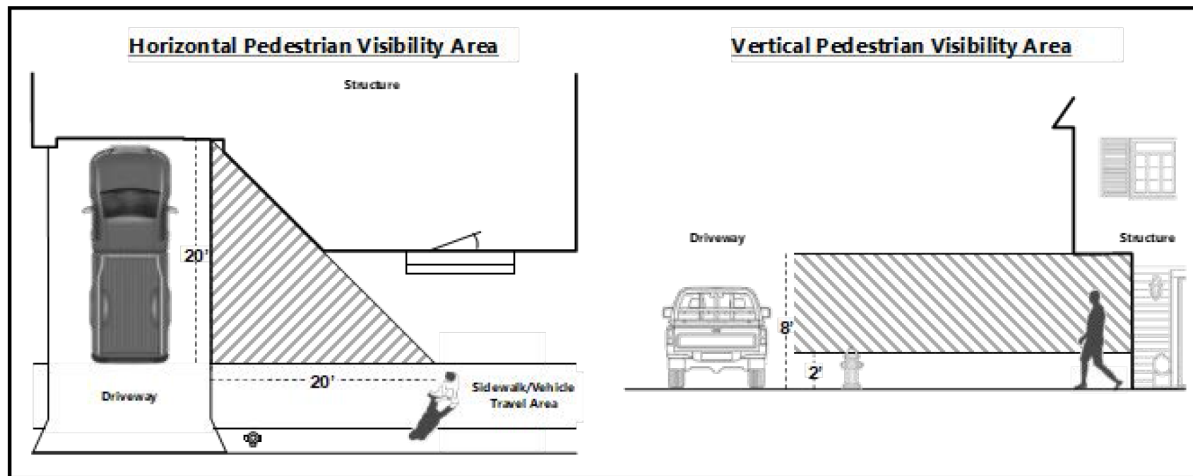
Buildings	Nonconforming Buildings	Percentage
28	5	18%



"Pedestrian visibility area" means the three-dimensional space adjacent to the intersection of any residential driveway (SMC [17.10.250](#)) and a public pedestrian way (SMC [17.10.660](#)) or vehicle travel area (SMC [17.10.855](#)). The minimum measurements established in the following definitions may be increased by the public works director on a case-by-case basis.

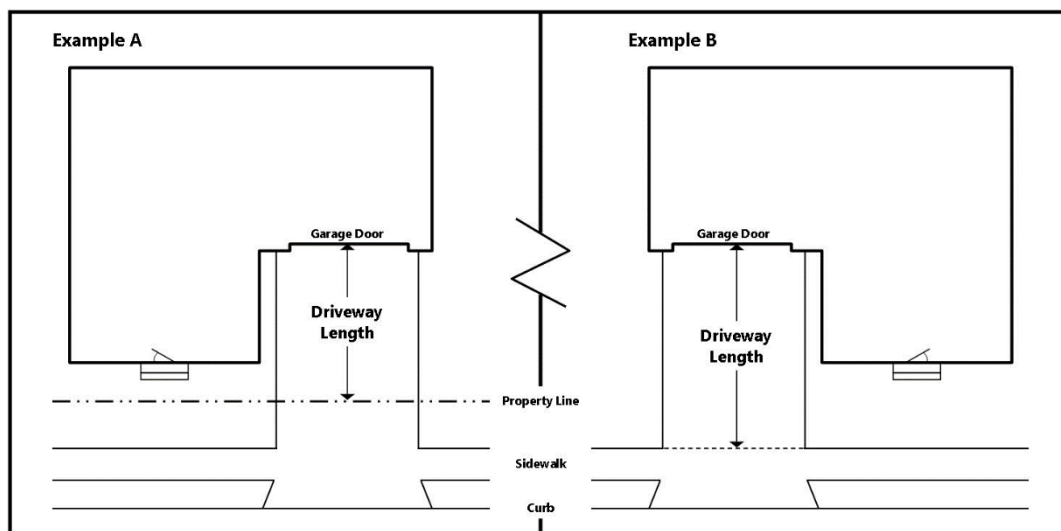
1. "Horizontal pedestrian visibility area" means the area, usually triangular, derived by connecting the endpoints of lines extending a distance of 20 feet along the nearest edge of driveway and public pedestrian way or vehicle travel area.
2. "Vertical pedestrian visibility area" means the area measured from 2 feet above the ground to 8 feet above the ground immediately below a potential obstruction. On hillsides, this area varies according to ground level.

**FIGURE 17.10.632-1 Pedestrian Visibility Area**



Under no circumstances shall an R-PUD permit: A driveway [SMC [17.10.250](#)] less than 20 feet in length. This shall be done to eliminate the parking of vehicles on or over curbs, sidewalks, or vehicle travel areas [SMC [17.10.855](#)]. For the purposes of this chapter driveway length is measured conservatively as the shortest distance between a) a garage door or other physical obstruction to the parking of a vehicle and b) a curb, sidewalk, public pedestrian way [SMC [17.10.660](#)], property line, or right-of-way line.

**Figure 17.17.050-1 Driveway Length Illustration**



### **Appendix B – Public Involvement Framework**

The following represents a recommended procedure to evaluate and establish topic-specific public involvement plans. As used in this appendix, “Public Involvement” is an umbrella term incorporating a broad range of ways in which the Planning Commission interacts with the public. This range begins with the minimum requirements established by State statutes where information is shared in a uni-directional manner to ensure public awareness of Commission actions. The Public Involvement umbrella embraces bi-directional dialogue wherein the public informs decisions through their meaningful input. At another end of the range, Public Involvement could result in direct decision-making by the public via referendum to the voters. Along the way the term Public Involvement embraces other public participation methods, whether they are suggested in this appendix or not.

This Public Involvement Framework was recommended in summer 2021 by a subcommittee of the Planning Commission. The committee was composed of residents, property owners, Planning Commissioners, and City staff.

The Public Involvement Framework incorporates 7, non-linear, categories of action beginning with a “Call to Act”. As appropriate within this framework the Planning Commission should “Conscientiously Select Public Involvement Methods” to “Define” the issue identified in the “Call”, “Inform/Educate/Reach-Out” to the public about the issue, and “Engage” community stakeholders to exchange information on the issue. These conscientious efforts allow the Commission to “Refine” the issue based on information received, “Check-in” with the public after the issue is refined, and to eventually “Decide” on an action to address the “Call”.

The intent of the Framework is to allow the Planning Commission to conscientiously evaluate each “Call to Action”, right-size its approach to the action, and communicate its expectations and actions to the public. The non-linear aspect of the framework means that the Planning Commission can evaluate and establish independent Public Involvement expectations for each category in the framework and can reevaluate established expectations as necessary.

Documents assisting this conscientious effort include:

- Exhibit B.1 – Visual Public Involvement Workflow Template. During any topic the Planning Commission chooses to address, this template can be edited and used to convey the established topic-specific public involvement plan and update its progress while the topic is being address.
- Exhibit B.2 – Menu of Public Involvement Methods. This exhibit is not intended to be static. As time goes on, this menu of methods may be supplemented, refined, or edited without a formal amendment to the Planning Commission bylaws.

- Exhibit B.3 – Example Public Involvement Materials. Like the menu of methods, the example materials of this exhibit are not static. Dynamic updates to the example materials can be added at any time without amending these bylaws.

**Framework Components**

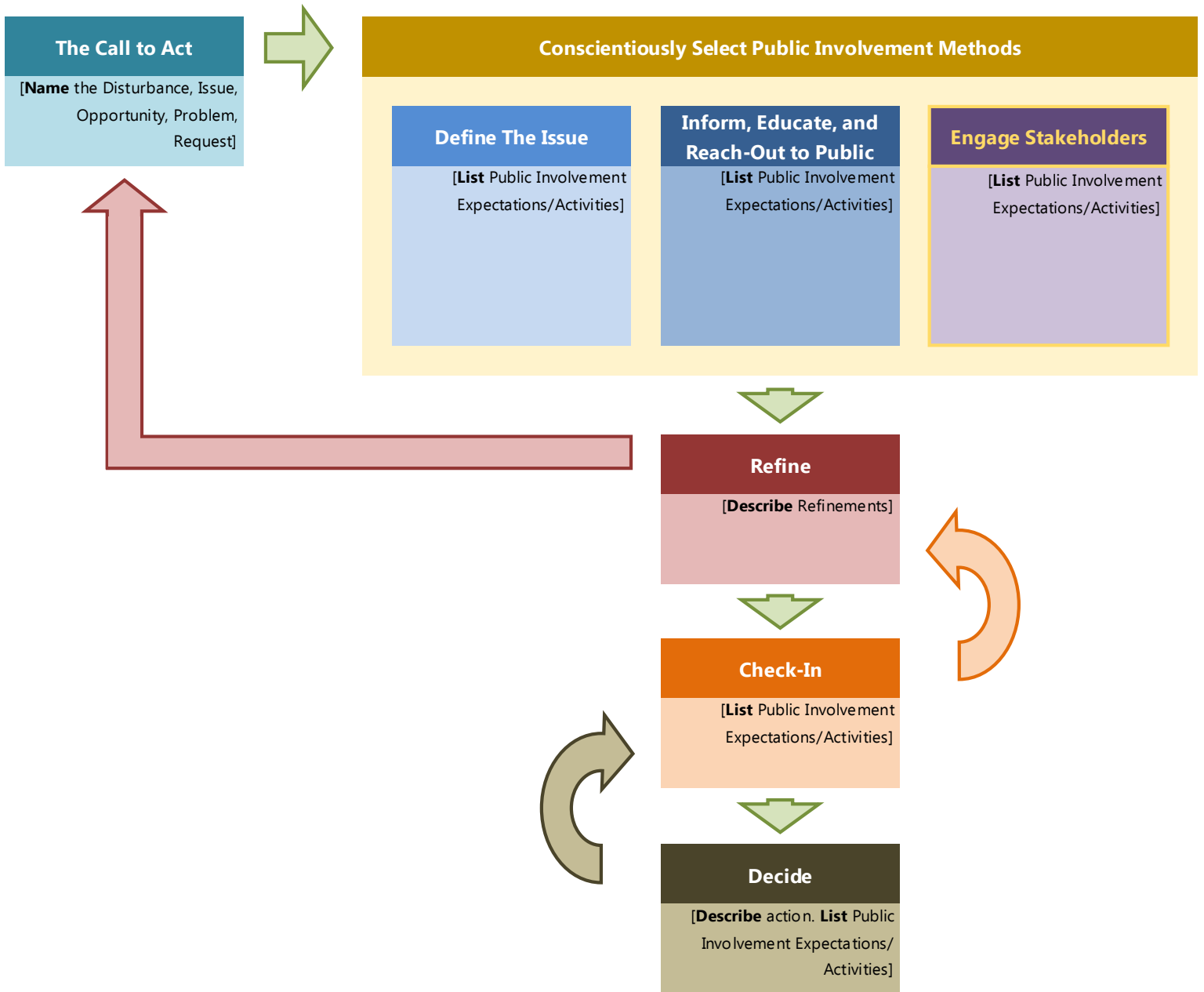
<b>Component</b>	<b>Actors</b>	<b>Actions</b>
<b>Call to Act</b>		
The Call to Act is the instant when an issue is identified. The Call to Act can be considered the identification of an <b>Issue</b> or a <b>Need</b> . The Call results from a disturbance, an opportunity, a problem, a request, or any other catalytic moment when the Planning Commission is asked to act.	<b>The Caller</b> can be anyone from the community: <ul style="list-style-type: none"> <li>• A City elected official</li> <li>• A Planning Commissioner</li> <li>• City staff</li> <li>• Consultants</li> <li>• A partner agency or interest groups, etc.</li> </ul>	<b>Determine whether to answer the Call:</b> <ul style="list-style-type: none"> <li>• Determine whether Issue or Need is accepted</li> <li>• Assess City agency/ability to impact</li> <li>• Assess City responsibility to impact</li> <li>• Assess City capacity</li> </ul>
<b>Define the Issue</b>		
Defining the Issue creates clarity by exploring how the Call to Action was created and by whom, identifying who is driving and who is impacted, and identifying available information, observations, public concerns, and determining whether existing data is adequate or more data is required. Defining the issue leads to a reconsideration of whether to answer the Call. Doing so transforms <b>Need</b> into <b>Purpose</b> .	<b>The Planning Commission</b> identifies Potential Stakeholders as necessary. Potential Stakeholders include: <ul style="list-style-type: none"> <li>• Businesses</li> <li>• City officials</li> <li>• Developers</li> <li>• Low Income and/or under represented</li> <li>• Long-term residents</li> <li>• New residents</li> <li>• Those Privileged and Disadvantaged by the issue/topic</li> <li>• Property Owners</li> <li>• Renters, etc.</li> </ul>	<b>Determine Stakeholders:</b> <ul style="list-style-type: none"> <li>• Understand who the Caller represents</li> <li>• Understand who benefits/suffers from the Issue or Need</li> <li>• Understand who benefits/suffers from the Solution to the Issue or Need</li> </ul> <b>Propose Solutions</b> <ul style="list-style-type: none"> <li>• Determine when a solution is proposed</li> <li>• Determine who proposes solutions</li> <li>• Determine how many solutions are proposed</li> </ul> <b>Select Public Involvement Strategies</b> <ul style="list-style-type: none"> <li>• Assess City capacity to implement individual Public Involvement Methods.</li> <li>• Establish who should be involved</li> <li>• Select level of involvement (Inform, Educate, Engage, Ask)</li> <li>• Select specific Public Involvement Methods (Exhibit B.2)</li> </ul>
<b>Inform, Educate, and Reach-Out to Public</b>		
Informing, Educating, and Reaching Out to Stakeholders provides <i>uni-directional information sharing</i> from	The Planning Commission and City staff activate Networks (e.g., SDA,	<b>Make Materials Accessible, Understandable, Timely, and Compelling</b>

<p>the City to the Public. The sharing of information could be a preamble to the Engaging Stakeholders or could stand alone as a form of open governance. Informing, Educating, and Reaching-Out to the Public shares the <b>Purpose</b> with the community to generate greater <b>Communal Understanding</b>.</p>	<p>Volunteers, WAGAP, etc.) to help reach-out to identified Potential Stakeholders.</p>	<ul style="list-style-type: none"> <li>• Share simple information broadly</li> <li>• Provide access to more detailed information</li> <li>• Make available source documents and reference materials</li> </ul> <p><b>Surface Latent Stakeholders</b></p> <ul style="list-style-type: none"> <li>• Provide opportunities for the Public-At-Large to become more involved</li> </ul>
<p><b>Engage Stakeholders</b></p>		
<p>Engaging Stakeholders provides <i>bi-directional information exchange</i> between the public and city staff/elected officials. Engaging Stakeholders results supplements <b>Communal Understanding</b> with <b>Collective Wisdom</b>.</p>	<p>The Planning Commission and City staff activate Networks to help engage identified Potential Stakeholders and previously Latent Stakeholders.</p>	<p><b>Match the Level of Engagement to the Need for Input and the Impact of Change.</b></p> <ul style="list-style-type: none"> <li>• Share simple information broadly</li> <li>• Provide access to more detailed information</li> <li>• Make available source documents and reference materials</li> </ul> <p><b>Ensure Engagement is Multi-Faceted.</b></p> <ul style="list-style-type: none"> <li>• Select specific Public Involvement Methods (Exhibit B.2)</li> </ul> <p><b>Solicit Input and Expertise Building upon Work of City Officials.</b></p>
<p><b>Refine</b></p>		
<p>Refining involves validating or reconsidering decisions made in earlier steps. Refining applies <b>Communal Understanding</b> and <b>Collective Wisdom</b> to the <b>Purpose</b>. If the issue is complex, refining may involve several iterations of earlier steps and/or offer widening ranges of options. At one end of this range, refining could even lead the Planning Commission to reconsider whether to answer the original Call to Act.</p>	<p>The Planning Commission and City staff respond to stakeholders based on input received.</p>	<p><b>Distill stakeholder input for Planning Commission to inform next steps and/or a decision.</b></p>
<p><b>Check-In</b></p>		
<p>Checking-In reconnects Stakeholders with the <b>Need</b> and <b>Purpose</b>, and updates the <b>Communal Understanding</b> with the <b>Collective Wisdom</b> gained through implementation of the Public Involvement Plan.</p>	<p>The Planning Commission and City staff re-activate networks, updating stakeholders on the issue's evolution through the Public Involvement efforts.</p>	<p><b>Create a feedback loop to determine whether additional Public Involvement is necessary before a decision can be made.</b></p> <p><b>Respond to Stakeholders to Improve Upon or Help Inform the Final Decision.</b></p>
<p><b>Decide</b></p>		
<p>Deciding involves advancing an <b>Action</b> to address a <b>Need</b> the <b>Purpose</b>. The</p>		<p><b>Document the Decision</b></p> <p><b>Communicate the Decision Broadly</b></p>

<p>action should integrate the <b>Collective Wisdom</b> received through implementation of the Public Involvement Plan. Through <b>Action</b> a Need is addressed, the <b>Seed of Community</b> is born and the ground is prepared to receive the next Call.</p>		
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### Exhibit B.1 – Visual Public Involvement Workflow Template

The following template can be customized to document the topic-specific Public Involvement Plans.



**Exhibit B.2 – Menu of Public Involvement Methods.**

This exhibit presents several public involvement methods. Some are simple, some more complex. A basic assessment of the impact and associated costs associated with each method is included. This list is dynamic and will grow according to more input and testing of methods.

The menu can be attached to early issue report as a tool for the Planning Commission and shared with the public to share expectations on each Public Involvement Plan.

In general, selected methods to Inform, Educate, and Reach-Out should provide an 1-month timeframe.

Method	Impact	Resource Need	Notes	Included in Plan?
<b>Methods to Inform, Educate, Reach-Out</b>				
Physical Media (posters, informational flyers, newspaper ads)	L M H	\$ \$ \$ \$ \$ \$	Consider posting on bulletin boards and around town (laundry, apartments, post office, workplaces, school/government/semi-public spaces)	Y or N
Targeted Media (postcards with links, invitations to participate)	L M H	\$ \$ \$ \$ \$ \$		Y or N
Requests for neighborhood/group participation	L M H	\$ \$ \$ \$ \$ \$	Planning Commissioners and/or Staff	Y or N
Electronic Media (Facebook page, nextdoor, websites of partners and City)	L M H	\$ \$ \$ \$ \$ \$		Y or N
Press Release, Interviews, Guest Editorial	L M H	\$ \$ \$ \$ \$ \$		Y or N
Sandwich Boards	L M H	\$ \$ \$ \$ \$ \$	Consider placing at Stevenson Downtown Association office, front lawns	Y or N
Guest appearances at events and meetings	L M H	\$ \$ \$ \$ \$ \$	Planning Commissioners and/or Staff	Y or N
Informal community and interest networks	L M H	\$ \$ \$ \$ \$ \$		Y or N
Concise, short and well written flyers delivered to resident's front door by volunteers	L M H	\$ \$ \$ \$ \$ \$		Y or N
<b>Methods to Engage</b>				
Public Workshops	L M H	\$ \$ \$ \$ \$ \$	Accessible and welcoming to all	Y or N
Survey Monkey	L M H	\$ \$ \$ \$ \$ \$	Special attention to language and readability needed	Y or N
Meet & Greets with staff or elected officials	L M H	\$ \$ \$ \$ \$ \$	Requires data collected and staffing of elected, along with public notice	Y or N
Council/Commissioner meetings with focused methods for input/dialogue	L M H	\$ \$ \$ \$ \$ \$	Build upon Commission meetings and allow for back and forth between electeds and community. Add more time for PI (Public Involvement).	Y or N

			Change physical arrangement. Actively promote/welcome PI	
Town Hall - debates or educational forums	L M H	\$ \$\$\$ \$\$\$	Cross talk between electeds, experts, staff with Q&A from audience	Y or N
Story boards - data collection or voting	L M H	\$ \$\$ \$\$\$	Placing story boards in key location to collect input about very specific things OR to get votes on X or Y preference  Mimicking this on social media also *Key to have right issue and right language	Y or N
Listening sessions between staff/electeds and public	L M H	\$ \$\$\$ \$\$\$	Planning Commissioners and/or Staff	Y or N
Attend existing meetings of currently organized groups, events and board meetings.	L M H	\$ \$\$\$ \$\$\$	Social service agencies, neighborhood groups, special interest networks, etc	Y or N
Attend large employers meetings (as applicable)	L M H	\$ \$\$\$ \$\$\$	Planning Commissioners and/or Staff	Y or N
Pioneer articles from Council/Commission with key topics needing to be discussed and solicitation of questions for next issue to be answered	L M H	\$ \$\$\$ \$\$\$		Y or N
Form task forces, interest groups, focus groups, etc	L M H	\$ \$\$\$ \$\$\$	Planning Commissioners and/or Staff	Y or N
Pizza party/cook off - casual event	L M H	\$ \$\$ \$\$\$	Planning Commissioners and/or Staff	Y or N
Postcards soliciting input	L M H	\$ \$\$ \$\$\$		Y or N



**Exhibit B.3 – Example Public Involvement Materials.**

This exhibit presents examples of public involvement materials to effectively implement public involvement plans. These examples will change and supplements will be added in response to the implementation of topic specific public involvement plans.

**List of Examples**

- Flyer Example.

**Flyer Example**

ZONING - Your neighborhood could change

We will be discussing how it might change at a meeting next week. Please come.

Then we'd give the time and place where the meeting was going to be held.

Then we would have ended the flyer this way:

For more information on the proposed changes contact \_\_\_\_\_. Then we'd give three ways to contact this person.