



# City of Stevenson

## Planning Department

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**TO:** Planning Commission  
**FROM:** Ben Shumaker  
**DATE:** March 14<sup>th</sup>, 2022  
**SUBJECT:** Comprehensive Plan Amendment – Narrowing the Scope

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### **Introduction**

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

### **Scope of Review**

The task ahead is to overview the 25 areas of Goal 8 and the 36 topics which would promote greater internal consistency with the proposal. The Planning Commission's overview will help narrow the scope of the potential amendment and allow for a full analysis under the criteria of SMC 17.11.070.

### **Guidance**

Redlined versions are attached to this memo and prepared a white board exercise will facilitate the overview. The changes are listed down the length of the white board along with citations to their location in the Plan. The board also has space to fill in dots. A **RED** dot would indicate rejection of the recommendation, a **GREEN** dot, acceptance. A **PURPLE** dot would indicate the need for Public Works Director input before more fully discussing the proposal.

This narrowing of scope is occurring prior to the Planning Commission's decision on public involvement. Staff recommends reserving time for full deliberation after the project scope is narrowed and after public involvement expectations are set and met. This recommendation is intended to take the pressure off the Planning Commissioners at this time and facilitate quicker preliminary review. In this approach, staff cautions against embracing any specific aspect of the proposal as essential, required, or even overly exciting.

Prepared by,

Ben Shumaker  
Community Development Director

### Attachment

- Requested Changes
- Recommended Changes for Internal Consistency



## 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, Port	Ongoing
8.5- Establish maintenance programs to preserve the long-term viability of the City's capital facilities.						Administration & Public Works		Short-Term
8.6- Offset the costs of new development to existing city residents by establishing development charges.						Administration		Ongoing
8.7- Provide adequate easement and right-of-way widths for public and private utilities and emergency and other services.						Planning & Public Works		Ongoing
8.8- Base the provision for future public facilities and utilities upon financial cost and adequacy of desired levels of service.	<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 services when needed.</p> <p>8.8-3- Continue to provide water and sewer services within the Urban Area.</p>					Administration	County, PUD	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.	<p>8.9-1- <del>Permit septic systems only when provision of sewer service is technically infeasible within the planning period.</del></p> <p>8.9-2- Revise land development regulations to prohibit septic system installations in areas where provision of sewer service is feasible during the planning period.</p>					Planning & Public Works		Ongoing
8.10- <del>Consider alternative waste disposal systems for difficult sites and to</del> Encourage conservation of water.						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; Urban 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.	8A.21-1- Facilitate and support the burial of existing aboveground utility lines. 8A.21-2- Require the burial of new utility lines.					Administration, Planning & Public Works	Private Utilities, PUD	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 <b>identified as 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 gmp @ 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>County</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>8A.3-1- Permit septic systems only when provision of sewer service is technically infeasible within the planning period.</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- <u>Ensure individual urban service plans are developed to provide services consistent with the general LOS standards established herein. Such plans should establish detailed and desired LOS standards based on:</u></p> <ul style="list-style-type: none"> <li>• <u>Inventories of current facilities.</u></li> <li>• <u>Measurements of current and future capacities.</u></li> <li>• <u>A financial feasibility analysis, and</u></li> <li>• <u>A capital improvement plan suitable to accommodate the growth development and change expected during the planning period.</u></li> </ul>	<p>8B.1-1- <u>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.</u></p> <p>8B.1-2- <u>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.</u></p>					<p>Administration, Planning &amp; Public Works</p>	<p>County, Private Utilities, PUD, WsDOT</p>	<p>Short- Term</p>
<p>8B.2- <u>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.</u></p>	<p>8B.2-1- <u>Consider providing urban services in advance of need.</u></p> <p>8B.2-2- <u>Identify and correct health and safety hazards within the Stevenson Urban Area.</u></p>					<p>Administration, Planning &amp; Public Works</p>	<p>County, Private Utilities, PUD</p>	<p>Short- Term</p>
<p>8B.4-1- <u>Adopt an annual Capital Facilities Plan consistent with with the Comprehensive Plan and incorporating the improvements identified in individual urban service plans. Such plans may be adopted and amended without being considered as an amendment to the Comprehensive Plan, following a public hearing before the City Council.</u></p>	<p>8B.4-1- <u>Coordinate the captital facility improvement and maintenance projects of multiple urban service providers to reduce costs and disruptive impacts.</u></p> <p>8B.4-2- <u>Establish a New Improvements for Community Enhancement (NICE) Neighborhoods Program to allow the community to initiate projects for inclusion in the Capital Facilities Plan.</u></p>					<p>Public Works</p>	<p>County, Port, Private Utilities, PUD, SCSD</p>	<p>Ongoing</p>
<p>8B.5- <u>Establish standards for land development to ensure general and detailed LOS standards are maintained.</u></p>	<p>8B.5-1- <u>Require concurrency at the time of development for the urban services necessary to support development, especially, <b>paved streets, curbs, and sidewalks, water service, sanitary sewer service, electrical service, solid waste management, stormwater management, telecommunications service, and emergency services.</b></u></p> <p>8B.5-2- <u>Require provision, within 6 years of the time of development, of urban services not</u></p>					<p>Administration, Planning &amp; Public Works</p>	<p>County, Private Utilities, PUD</p>	<p>Short- Term</p>



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



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

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

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

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

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



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



2.8– Establish policies to review annexation proposals.	2.8-1– Prefer annexation of developed areas abutting the city.					Planning		Short-Term
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OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			

**Goal 2– Urban Development**

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



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		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 <del>public</del> <u>infrastructure</u> <u>capital facilities</u> in established residential areas.					Administration & Planning		Ongoing
3.6– Review and carefully consider the immediate and long term effects of fees, charges, regulations, and standards on dwelling costs.						Administration & Planning	County	Short-Term



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		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.	<p>3.7-1– Establish design standards for land divisions to provide open space and recreation areas. Provision of such open spaces should not reduce the density which can be achieved on the site.</p> <p>3.7-2– Conduct an inventory of undeveloped areas to determine potential opportunities for provision of open space and recreation areas.</p>					Planning		Ongoing
3.8– Review all development proposals for compatibility with surrounding established residential areas. -Policies related to land use, transportation, <del>public facilities,</del> and <del>utilities-capital facilities</del> 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.	<a href="#">4.8-1– Encourage utility providers to develop undergrounding plans and coordinate their plans with the Capital Facilities Plan.</a>					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 river access in the Stevenson area.	4A.1-1– Improve waterfront access and control erosion through coordinated stabilization programs.					Public Works	County, Port	Short-Term



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		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 <u>urban services (e.g., utility, transportation, and communications, etc.) infrastructure</u> to meet the needs of Stevenson’s business community.						Administration	County, EDC	Ongoing
5.6– Support the development of industrial lands and buildings.						Administration	County, EDC, Port	Ongoing
5.7– Promote Stevenson’s local resources and amenities (e.g., low energy costs, fiber optics) and location near the I-5, I-84, and railroad corridors to attract industry and commerce to ensure tax base stability.						Administration	Chamber, EDC, Port, SBA	Ongoing
5.8– Preserve lands designated for industrial use for that use, protect them from incompatible uses, and ensure access to <u>good infrastructure high quality capital facilities</u> .	5.8-1– Consider the feasibility and benefits of establishing industrial areas along Ryan Allen Road near the garbage transfer station. 5.8-2– Consider regional tax sharing programs as an alternative to developing industrial land in Stevenson.					Planning	EDC, Port	Ongoing
5.9– Establish standards for industrial land use to encourage nonpolluting, environmentally safe, light industries.						Planning	EDC, Port	Mid-Range



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		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
<del>6.8– Establish a quiet zone at railroad crossings within the city.</del>		<del></del>	<del></del>	<del></del>	<del></del>	Public Works	<del>BNSF, Chamber, SBA, Port</del>	<del>Short-Term</del>





## 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 <u>and incorporate its projects into the Capital Facilities Plan.</u>	7.1-1– Consider the feasibility and benefits of establishing one-way couplets on 1 <sup>st</sup> and 2 <sup>nd</sup> Streets. 7.1-2– Consider the feasibility and benefits of using roundabouts at intersections throughout the city. 7.1-3– Develop improvement plans for existing rights-of-way. 7.1-4– Consider traffic calming measures such as narrow streets. 7.1-5– Minimize traffic congestion and facilitate the safe, efficient movement of people and commodities through the design of the transportation system.					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.	7.3-1– Support establishment of a regional transit system. 7.3-2– Support provision of safe and convenient transit stops.					Public Works	BNSF, County	Mid-Range
7.4– Develop a plan for safe and convenient alternate forms of transportation, such as bikeways, walkways, and pathways <u>and incorporate its projects into the Capital Facilities Plan.</u>	7.4-1– Consider separating pedestrian, bicycle, and auto traffic. 7.4-2– Provide safe and accessible pedestrian crossings throughout the city.					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– <del>Expand establish at the railroad</del> quiet zone to include the crossings at the Stevenson Cemetery and the Co-Ply mill site, <del>at railroad crossings within the city.</del>	<u>7.9-1– Identify the capital facilities necessary to expand the quiet zone and incorporate them into the Capital Facilities Plan.</u>					Public Works	BNSF, Chamber, SBA, Port	Short-Term
7.10– Facilitate and support rail service for future transportation and commerce needs.						Public Works	BNSF, Chamber, SBA, Port	Long-Term
7.11– Manage on-street parking to permit the safe and efficient operation of the transportation system.						Public Works	County	Ongoing
7.12– Review and revise parking policies to facilitate efficient short-term parking and minimize off-street parking requirements.	7.12-1– Consider a shared parking program to utilize underused parking lots, such as the Courthouse, schools, and churches.					Public Works	Chamber, EDC, SBA	Short-Term
7.13– Provide wayfinding signage to aid traveler navigation and guide visitors to Stevenson attractions and amenities, especially east- and west-bound travelers on I-84.						Public Works	Chamber, ODOT, SBA, WsDOT	Short-Term



## Goal 9– Parks & Recreation



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

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

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

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



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



## CHAPTER 4-MAPS

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

### Future Land Use Map

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

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



### Urban Reserve (UR)

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

### Low Density Residential (LDR)

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



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

### **High Density Residential (HDR)**

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

### **Low Intensity Trade (LIT)**

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



### **High Intensity Trade (HIT)**

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

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



## **APPENDIX B— GLOSSARY OF TERMS**

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

### **Abbreviations & Acronyms**

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

### **Words & Phrases**

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

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

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

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

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

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





## Words & Phrases, Continued

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

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

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

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

**Ensure**— To guarantee or make certain something will happen.

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

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

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

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

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

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

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

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

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

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

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



## Words & Phrases, Continued

**Planning Period**— 2013 through 2032.

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

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

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

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

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

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

**Standard**— A regulation or criterion that must be complied with or satisfied. "Standards" have a higher level of regulatory intent than "Guidelines," and are applied to all actions or proposals of a prescribed category.

**Stevenson Urban Area**— The area circumscribed by the Stevenson Urban Area boundary as established and amended by the Columbia River Gorge National Scenic Area Act and the Columbia River Gorge Commission.

**Such As**— A qualifier used to indicate a concept that could be prioritized for action.

**Support**— To be in favor of, encourage, maintain, sustain or fund some action, facility or service. "Support" differs from "Encourage" in that it should be more often, though not always, taken to mean financial support.

**Urban Reserve**— An area within the Stevenson Urban Area within which future development and extension of municipal services are contemplated but not imminent. Development within an Urban Reserve is discouraged until municipal services can be provided and urban level densities and intensities of land use can occur.

**Use**— To put into service for some practical or profitable purpose. The term "Utilize" is sometimes used interchangeably with "Use".