



# *City of Stevenson*

## **Planning Department**

(509)427-5970

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

**TO:** Planning Commission  
**FROM:** Ben Shumaker  
**DATE:** March 8<sup>th</sup>, 2021  
**SUBJECT:** R2 & Core Area R1 District Zoning Map Amendment; Additional Written Comments

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This memo introduces 2 additional written comments submitted for Planning Commission consideration as of 3:30pm today.

Attachments:

- 1- May, Miller Written Comments (2 pages)



Ben Shumaker <ben@ci.stevenson.wa.us>

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## RE: Proposed Rezoning of Single Family and Two-Family Land to High Density Use.

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Rick May <rick@mayandassociates.net>

Mon, Mar 8, 2021 at 12:34 PM

To: david.ray@ci.stevenson.wa.us, mike.beck@ci.stevenson.wa.us, jeff.breckel@ci.stevenson.wa.us, valerie.hoy@ci.stevenson.wa.us, auguste.zettler@ci.stevenson.wa.us, "Ben@ci.stevenson.wa.us" <Ben@ci.stevenson.wa.us>

Dear Planning Commission,

As noted in yesterday's email, the Stevenson Planning Department is asking you to consider a rezoning of a large area of Stevenson from lower density R-1 to high density R-3 residential zoning this evening. The information packet for your Monday meeting is 91 pages long. Below are hopefully useful comments from the packet, along with supporting information.

**Packet Page – 62 – FCS Group Buildable land Report** – *“Stevenson has a significant amount of its developable land classified as vacant, including 19 acres in the high density category and 54 acres in the medium-density category, which highlights the possibility that Stevenson could accommodate a significant amount of multifamily housing in the future. Much of this higher-density capacity can be served by Stevenson's existing sewer infrastructure which obviates the need to rely on septic tanks.”*

**Packet Page – 63 – FCS Group Buildable land Report** – Exhibit 12, Stevenson – total developable acres – 714. Total Dwelling Unit Capacity – 1,652 housing units.

**Johnson Economics Report** – Page 20 – Stevenson Housing Demands Comments – *“we project net growth in demand for ownership homes of 65 units over the next ten years. The majority of this demand will be for detached single-family homes. Attached homes (townhomes, duplexes) are projected to see demand growth of seven units in the baseline scenario while the projected demand growth for condominium units (stacked flats) is negligible. Growth in rental demand is expected to be dominated by apartment demand, representing roughly 40 units over the ten-year period in the baseline scenario.”*

As noted above, there is 19 acres of vacant high-density R-3 zoning in Stevenson. This zoning allows one dwelling per 2,000 square feet of land, or approximately 21.78 dwellings per acre. If we assume final density would be only half this amount, then Stevenson has approximately 207 apartment or townhome units available on this vacant land alone. The Johnson Report notes an apartment demand for “roughly 40 units” over the next 10 years. At this estimated rate of absorption, assuming no apartments or rental townhomes are built downtown or in any medium density zoned areas, there is currently slightly over a 50-year supply of land available for high density apartment use.

I also understand and support the need for affordable housing. If Stevenson's goal is to create more affordable housing, including rentals I suggest the following be considered:

- (1) Allow ADU units to be rented.
- (2) Create parking regulations and joint use parking which would better support multi-family development in our business district.
- (3) Look at creating economic incentives so building affordable housing makes economic sense.
- (4) Do not require sewer hookup for home or ADU development when bringing sewer to a site is not economically feasible, slope and/or setbacks create limitations or sewer extension is not projected in the near future.
- (5) Allow tiny homes and other creative smaller square foot dwellings.
- (6) Allow for less burdensome variance requirements before approval and more options to “cure” within the variance process.

Thank you for your time. Good luck with your meeting.

Rick May  
[Rick@mayandassociates.net](mailto:Rick@mayandassociates.net)  
503-341-2932



Ben Shumaker <ben@ci.stevenson.wa.us>

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## A New Meeting Document is Available from Stevenson, WA

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**Doug Miller** <dougmill72@gmail.com>

Mon, Mar 8, 2021 at 7:33 AM

To: Ben Shumaker <ben@ci.stevenson.wa.us>, planning <planning@ci.stevenson.wa.us>

Thank you for the update, Ben. I hope to attend part of this evening's meeting remotely, but personal commitments may make that impossible.

Quick clarification, the annotated zoning map on page 43--is that simply today's zoning map with annotations, or does it somehow reflect a change in the overall proposal?

Also as a remind my parents may be open to inclusion in the rezone to R3, they are on a single 2.5 acre lot on the extreme N edge of the city limits, across the street from the other large, unsewered parcel in your annotation. 685 Maple Way. I think it could be a nice property in which density could be added, especially if sewer were extended to the adjacent larger parcel to the east.

**Doug Miller**  
Sisters, OR  
541-728-6812

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