



# City of Stevenson

## Planning Department

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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; Public Participation Summary**

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This memo summarizes the 7 public involvement strategies incorporated into the Planning Commission's discussion of a Zoning Map amendment potentially expanding the R3 Multi-Family Residential District boundaries. The memo builds on the results of that effort and introduces several Planning Commission discussion points to guide next steps. No final decisions are expected at tonight's meeting.

### **Summary of Discussion Points**

The following discussion points have been prepared for tonight's meeting. Because community responses to the questionnaire were so mixed, staff is attempting to facilitate more targeted discussion by providing staff recommendations in the discussion points. See below for additional detail:

1. Should owner occupancy of a home cease being required when 2nd housing unit is allowed on core area R1 properties? (Staff recommendation: Yes, this requirement should cease.)
2. Should more than 2 housing units be allowed on core area R1 and R2 properties? (Staff recommendation: Yes, more than 2 units should be allowed)
3. Should core area R1 and R2 properties have the same development options as properties in the R3 zone? (Staff recommendation: No, the R3 regulations are not appropriate for all of these areas)  
If any/all of the above answers are "No":
4. Should a different "Middle Density" residential district be created and applied to core area R1 and R2 properties? (Staff recommendation: Yes, a new district may better be able to facilitate an increased building capacity while also responding to community concern about the expansion of the R3 District.)
5. Should specific areas from the Initial Consideration Area Map be excluded from future discussions about a Zoning Map amendment? Additionally, should specific areas excluded from the Initial Consideration Area be included in future discussions about a Zoning Map amendment? (Staff recommendation: If a new district is created as recommended above, the current boundary between the R3 and R2 districts should be more logically established, especially along School Street, lower Frank Johns Road, and adjacent to Cascade Village Apartments)
6. Should discussions about Zoning Map amendments continue when no specific project is being proposed for evaluation? (No staff recommendation provided)
7. Should discussions about Zoning Map amendments continue without discussion of a broader "Mandatory Inclusionary Zoning" strategy? (No staff recommendation provided)  
If a Zoning Map Amendment should continue to be discussed:

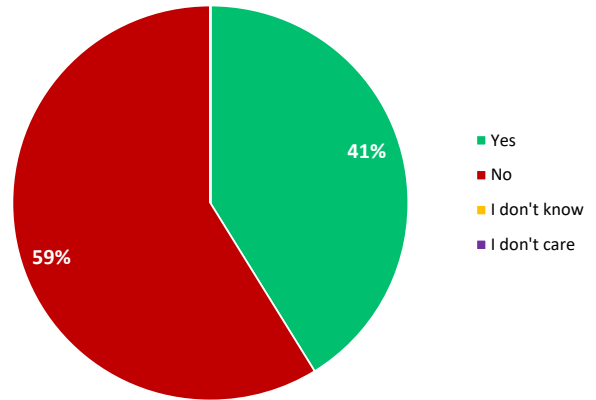
**Detail on Discussion Points**

**1- Should owner occupancy of a home cease being required when 2nd housing unit is allowed on core area R1 properties?**

Property owners and other respondents were asked this policy question in the Core Area R1 community questionnaire. (Note: staff changed the framing of this question in this report. As a result “no” answers indicate the community opposing a change. The framing of the question previously was “Should owner occupancy continue being required before a 2<sup>nd</sup> housing unit is allowed on core area R1 properties?”). Respondents indicated a 9% majority opposed to change. Notably, while no respondents took the opportunity to explain their support of a change, 2 (one in capital letters) chose to voice their opposition.

Staff recommendation: Yes, this requirement should cease. Owner occupancy as a condition of adding an Accessory Dwelling Unit is a topic being hotly discussed at the state-wide level. Staff anticipates changes to state statute which will either preempt the City from making this requirement or condition funding or other state benefits on elimination of this requirement.

Should owner occupancy cease being required when a 2nd housing unit is allowed on core area R1 properties?



**Text Responses-**

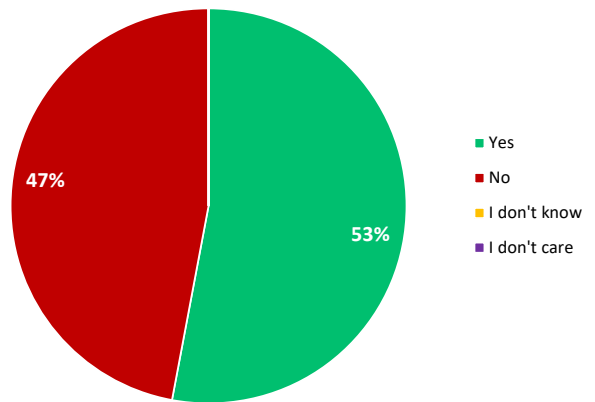
- No, because owner's living on the property helps build a community of individuals that are invested in and care about the community.
- NO. If owner occupancy is not required it is likely that both units will be used for short-term rentals rather than meeting your stated goal to provide for more affordable housing for permanent residents. R1 zoning does not allow for certain uses that are allowed in R3. What is to prevent those uses from negatively impacting the livability in established R1 Residential neighborhoods if this change is implemented? R3 examples include: Townhomes, B&Bs and Hostels, and also Hotels with Condition Use approval.

Answered: 17 Skipped: 0

**2- Should more than 2 housing units be allowed on core area R1 and R2 properties?** Both the Core Area R1 and R2 questionnaires asked this question explicitly. Results were mixed. Respondents to the Core Area R1 questionnaire supported the increased allowance by 3%. Respondents to the R2 questionnaire opposed the increased allowance, by plurality, but not majority. In the Core Area R1, 2 respondents, again one in capital letters, described their opposition to the increase and none described their support. In the R2 District, one respondent chose to describe what staff determined was support, but none chose to describe their opposition.

Staff recommendation: Yes, more than 2 units should be allowed. The concept of allowing more units is core to the conversation put forward. Advancing the new allowance will move that conversation forward without preventing discussion about whether the R3 allowances should be applied. Furthermore adding more units within the boundaries discussed provides walkable options to the community's downtown and schools. For those choosing to walk, this will further reduce the cost of living in comparison to the same home in an area farther from these community amenities.

**Should more than 2 housing units be allowed on core area R1 properties?**



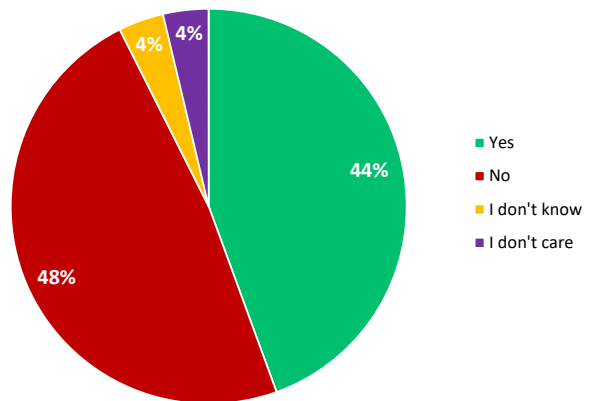
**Text Responses-**

-No. My family did not invest years of hard work and labor and decide to purchase a Residence and agree to a 30 year mortgage to live in a densely populated area/region. If we wanted that, we'd have moved to Vancouver/Portland. We picked Stevenson because it was removed from the hustle and bustle of City life, but still afforded us a rural lifestyle without being too removed from civilization that it made living in the 21st Century overly difficult and challenging as a technologically reliant household. I work as a Software Engineer and need reliable access to Electricity and Internet.

-NO. R1 is intended for single family residences. Allowing more than 2 units per property will drastically change the look, feel, and reality of living in these residential areas. R1 zoning does not allow for certain uses that are allowed in R3. What is to prevent those uses from negatively impacting the livability in established R1 Residential neighborhoods if this change is implemented? R3 examples include: Townhomes, B&Bs and Hostels, and also Hotels with Condition Use approval.

Answered: 17 Skipped: 0

**Should more than 2 housing units be allowed on properties currently zoned R2?**



**Text Responses-**

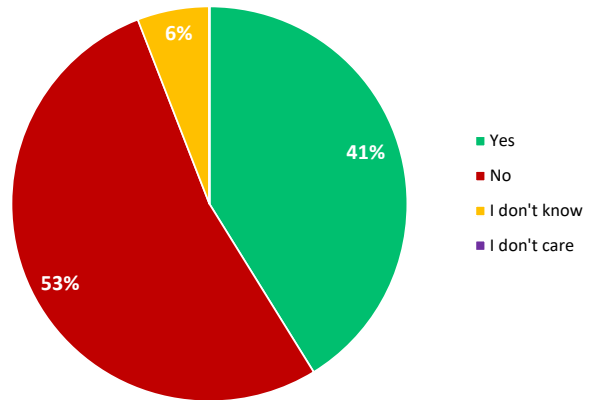
-Yes (Staff categorized). I don't have a problem building more housing on lots but parking needs to be considered. More affordable housing would be fantastic for the area but crowding our narrow streets with more street parking isn't desirable.

Answered: 27 Skipped: 0

**3- Should core area R1 and R2 properties have the same development options as properties in the R3 zone?** Both the Core Area R1 and R2 questionnaires asked this question explicitly. Results were mostly in opposition to this change. In the Core Area R1 questionnaire, 53% opposed expansion of the R3 District to that area. In the R2 Questionnaire, 56% were opposed. In neither questionnaire did a respondent more fully explain their support, but between them, 4 respondents explained their opposition, again, one in capital letters.

Staff recommendation: No, the opposition to expansion of the R3 District to these areas should cause the City to look for other options.

**Should core area R1 properties have the same development options as properties in the R3 zone?**

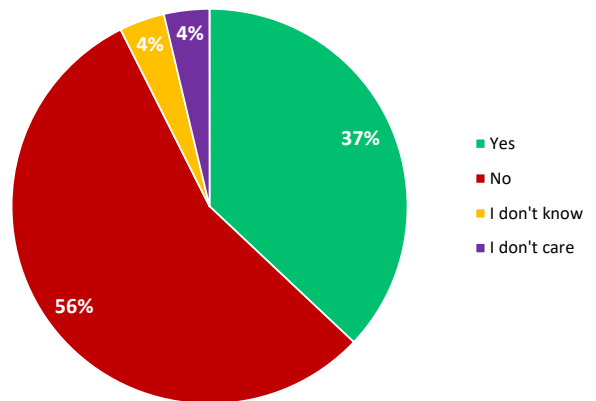


**Text Responses-**

- No (Staff categorized). One of the reasons why suburban cities developed the way they did is the desirability of "air and light" over the density and privacy intrusions of more concentrated urbanization. We have plenty of land, and many undeveloped approved subdivisions around Stevenson. Why eliminate the option of privacy.
- No, we don't want to live on or immediately near Apartments, Condominiums, or residential multi-unit complexes
- NO. Opening up R1 development options to include all R3 Allowed and Conditional Uses is also opening a potential can of worms which would detract from the "livability" property owners in those areas/neighborhoods currently enjoy, resulting in a net negative. Have you considered instead re-purposing the industrial buildings on the waterfront for mixed commercial/residential use in order to provide more affordable housing, for example? The existing industrial businesses/uses do not belong on Stevenson's Downtown Waterfront and should be relocated to one of the Port's Industrial Parks instead.

Answered: 17 Skipped: 0

**Should properties in the R2 zone have the same development options as properties in the R3 zone?**



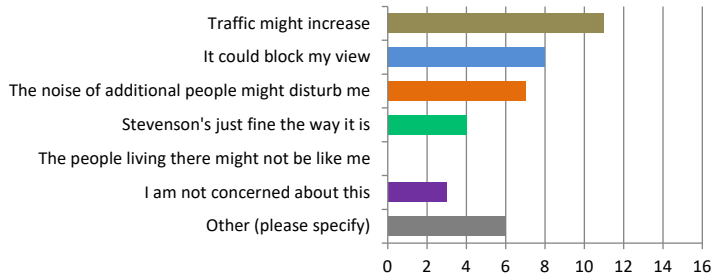
**Text Responses-**

- No. The density allowed in R3 is too much for R2 areas. Maybe allow half as houses.

Answered: 27 Skipped: 0

Note: the following pages provide additional context from the community questionnaires. The discussion points resume on page 8.

If you are worried about the possibility of multi-family development in the current core area R1 zone, what causes this concern? (Check all that apply)

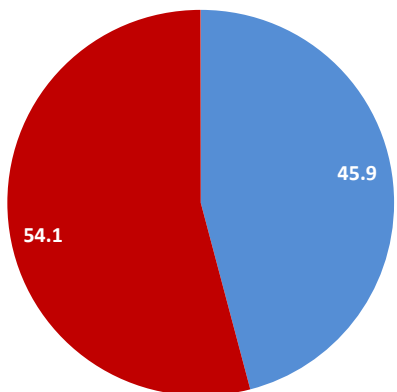


**Text Responses-**

- In sufficient services to handle vehicles and the accumulation of trash in multifamily developments.
- As far as I am concerned, R1 is for residents that want to have their house (maybe with a mother-in-law type of unit and not a 4-plex in the middle of a neighborhood with nicer single family homes. Typically owners live in R-1, larger living units generally involve a lot of transition.
- We moved to Stevenson to avoid suburban, clustered, crowded City life. We grew up rural and wanted to give that to our children as well to appreciate nature and wildlife.
- It could decrease surrounding property values.
- This will definitely impact "livability" in the R1 Single Family Residential zone/neighborhoods. You did not mention all of the impacts above, in particular "Parking" which is already in very short supply in some locations. Please also keep in mind the community's goals and desires as outlined in the Comprehensive Plan when considering implementing changes better suited to an Urban environment, cities with a much larger population.
- Would change the character of neighborhood. Less green space and trees.

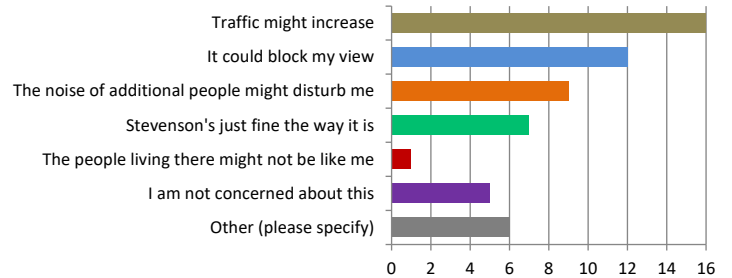
Answered: 17 Skipped: 0

The Stevenson water and sewer systems serve what equates to 1,179 (water) and 939 (sewer) homes. The development and upkeep of these systems relies on the monthly payments of these customers. The addition of new homes can reduce each individual customer's



Answered: 15 Skipped: 2

If you are worried about the possibility of multi-family development in the current R2 zone, what causes this concern? (Check all that apply)

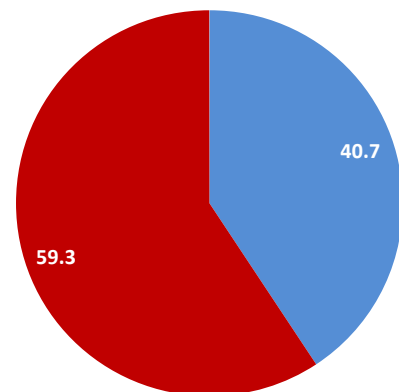


**Text Responses-**

- Snarky sounding options listed.
- I do not want multi family homes in my neighborhood. I do not want increased housing capacity on larger lots. One of the reasons I live here is due to the space around me. I don't want to recreate Portland in Stevenson.
- Too many people living too closely together might be a concern.
- There are limited parking issues. Property taxes will increase. Traffic WILL increase. Change the SR zones to R3 there is more room.
- more traffic, no parking, more people more density, I prefer our R2 space that we have. I would not like a 4 plex next to me on an 8000 sq ft lot.
- The area between Vancouver Ave and Hot Springs Alameda should be changed to r1 and no new rental properties allowed. This area has the few remaining historic homes in Stevenson.

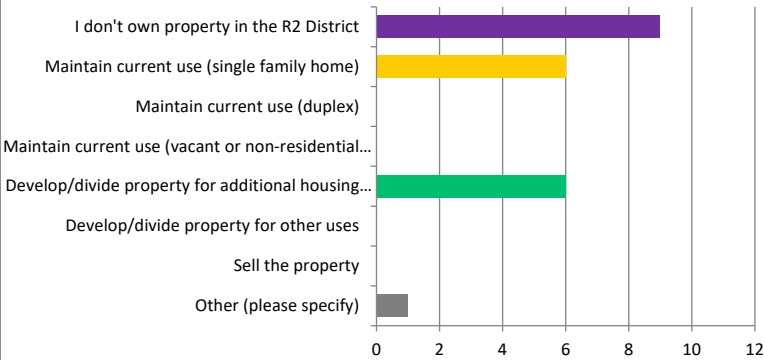
Answered: 24 Skipped: 3

The Stevenson water and sewer systems serve what equates to 1,179 (water) and 939 (sewer) homes. The development and upkeep of these systems relies on the monthly payments of these customers. The addition of new homes can reduce each individual customer's



Answered: 20 Skipped: 7

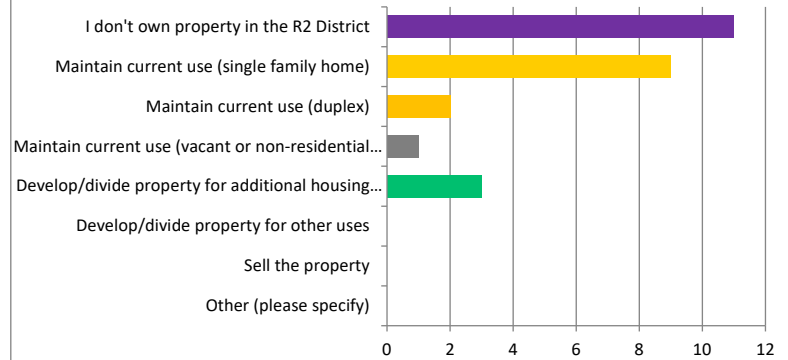
### In the next 5 years, which of the following do you most intend to do with your Core Area R1 District property?



**Text Responses-**

- Develop/divide property for additional housing (staff categorized). build small/downsize single home on undeveloped lot.
- Shouldn't this question refer to the R1 Zone? Copying and pasting from one survey without proof reading is a grave mistake so your survey answers are not statistically valid as a result.
- Develop/divide property for additional housing (staff categorized). Thinking about an ADU but last I checked it was required to be attached to the main house. Dropping that requirement would be a big win for adding housing without overdoing it.

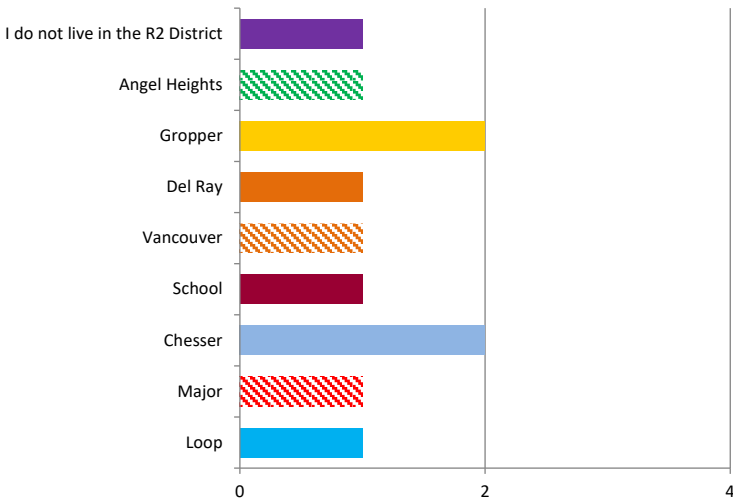
### In the next 5 years, which of the following do you most intend to do with your R2 District property?



**Text Responses-**

None submitted.

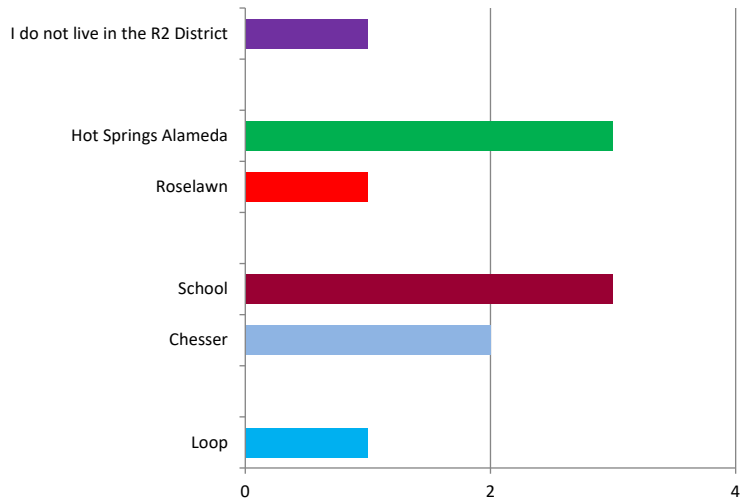
### Which street(s) is/are adjacent to your R1 property?



Note: Hashmarks indicated areas where no zone changes area currently being considered. Angel Heights Road is within the SR Suburban Residentail District. Adjacent zoning to Vancouver Avenue is PR Public Use & Recreation, R3 Multi-Family Residential, ED Education, or C1 Commercial. Major Street is in the R1 District but outside of the initial consideration area map.

Answered: 11 Skipped: 6

### Which street(s) is/are adjacent to your R2 property?



Note: Hashmarks indicated areas which are not subject to R1 Zoning. Angel Heights Road is within the SR Suburban Residentail District. Adjacent zoning to Vancouver Avenue is PR Public Use & Recreation, R3 Multi-Family Residential, ED Education, or C1 Commercial. Major Street is in the R1 District but outside of the initial consideration area map. No changes are being considered in these areas.

Answered: 11 Skipped: 16

If you'd like to share a specific case study of how the existing R1 zoning regulations have caused you to redesign or abandon a development proposal, please do so here.

**Text Responses-**

-We have a property in Stevenson that has the potential to be split into 3 lots. We have been restoring/remodeling the single family home on the property for the past year. Our plans for the home have changed from rental, to sale to AirBnB.

The difficulties we've seen with the current planning has pushed us towards AirBnB, which might be a worst case scenario for the city.

Here are the issues that we've run across.

1) The sewer/water fees are prohibitively expensive for us. At ~\$20K, they are 4 times higher than Cascade Locks. How is this possible?

2) Stevenson demands that the house is occupied by owners in order to have an ADU. Adding ADUs is the best way to increase housing stock, in my opinion, and we cannot consider it with current rules. We cannot change residency to Stevenson....

3) Tiny Homes are not allowed. Tiny Homes can be nice looking and efficient. Allowing the opportunity for a tiny home in everyone's backyard (owner occupied or not) would greatly increase housing stock with minimal resource usage.

Best case scenario: You allow for each non owner-occupied home to include an ADU or tiny home with low(er) sewage/water hookup fees. Allow only one structure to be used as an overnight rental (AirBnB, Homeaway, etc.) and the other must be used for longer term rentals or owner-occupied. Collect overnight lodging taxes from the AirBnBs and use the money for home programs.

-R1 allows for Single Family Residential homes. Why would anyone abandon their development proposal due to the zoning regs if they researched the R1 development options beforehand and selected a property more suited for their conflicting development? SMH.

Answered: 2 Skipped: 15

If you'd like to share a specific case study of how the existing R2 zoning regulations have caused you to redesign or abandon a development proposal, please do so here.

**Text Responses-**

-We were considering building an ADU in our backyard and renting it out as a vacation rental. But now we're holding off because with the new regulations, it might have to be a permanent long term rental and we want more flexibility and control over who rents it and for how long.

-N/A

-My property is in the R1 "Gold" zone adjacent to the school property. We have been limited in developing due to minimum lot size requirements for this zone. We would welcome a change to accommodate higher density.

Answered: 3 Skipped: 24

If you'd like to share a specific case study of how the existing R1 zoning regulations have protected your neighborhood from a development or change you didn't want, please do so here.

**Text Responses-**

-R1 zoning does not allow for certain uses that are allowed in R3. What is to prevent those uses from negatively impacting the livability in established R1 Residential neighborhoods if this change is implemented? R3 examples include: Townhomes, B&Bs and Hostels, and also Hotels with Condition Use approval.

Answered: 1 Skipped: 16

If you'd like to share a specific case study of how the existing R2 zoning regulations have protected your neighborhood from a development or change you didn't want, please do so here.

**Text Responses-**

-We currently have a view of the river & mountains because there is a large parcel w/ a steep slope across the street from our house. We're worried multi family units would be built w/ the proposed changes and block our view, increase traffic and force us to want to move.

-R2 allows for more privacy, attractive neighborhood that is uncrowded, less and thus safer traffic for families, trees and garden areas, no parking lots, good neighbor relations.

-We originally purchased our home in an R2 neighborhood, not R3. We continue to enhance & invest in our property in an R2 neighborhood, not R3. With the growing popularity of the event center up the hill & vacation rentals throughout the area, traffic has increased on our road since we purchased the property in 2013. I have not seen a vehicle yet to follow the speed sign of 15mph. It is probable traffic & speed will only increase with more people if our neighborhood changes to an R3 zone. Our property is also on the route to the dump. Cleaning up other peoples trash that has blown onto our property from their vehicles is a frequent task. I believe the quality of life will diminish by adding more people to our quaint neighborhood if the current R2 zone is changed to an R3.

-N/A

Answered: 3 Skipped: 24

**4- Should a different “Middle Density” residential district be created and applied to core area R1 and R2 properties?** This discussion point is being advanced in response to the results of the questionnaires and was therefore not included in either one.

Staff recommendation: Yes, a new district may better be able to facilitate an increased building capacity while also responding to community concern about the expansion of the R3 District.

If supported by the Planning Commission after discussion at tonight’s public workshop, staff would prepare text for a new draft zoning district. The district would replace the R2 Two Family Residential District in the City’s hierarchy and relying on the existing R2 use allowances of SMC 17.15.040, the existing dimensional standards of SMC 17.15.060, and other less consequential standards currently applicable to the R2 District. Changes to the density standards of SMC 17.15.050 would be the focus of staff’s drafting effort and would be presented for discussion at the next meeting.

**5- Should specific areas from the Initial Consideration Area Map be excluded from discussions about a Zoning Map amendment? Additionally, should specific areas excluded from the Initial Consideration Area be included in future discussions about a Zoning Map amendment?** This discussion point is being advanced in response to the results of the questionnaires and was therefore not included in either one.

Staff recommendation: If a new district is created as recommended above, the current boundary between the R3 and R2 districts should be more logically established, especially along School Street, lower Frank Johns Road, and adjacent to Cascade Village Apartments.

Regarding expanding the Initial Consideration Area, staff’s goal in its drafting was to cast a wide net so the Planning Commission would be faced with contraction as the primary discussion. Expansion remains possible, though some areas may be better served by entertaining a site-specific rezone advanced by an applicant instead of an area-wide rezone advanced by the City.

**6- Should discussions about Zoning Map amendments continue when no specific development project is being proposed for evaluation?** This discussion point is being advanced in response to the Community Liaison discussions with interested shareholders of the Core Area R1 and R2 districts. It was, therefore, not included in the questionnaires.

Staff recommendation: No recommendation is provide for this discussion point.

**7- Should discussions about Zoning Map amendments continue without discussion of a broader “Mandatory Inclusionary Zoning” strategy?** This discussion point is being advanced in response to the Community Liaison discussions with interested shareholders of the Core Area R1 and R2 districts. It was, therefore, not included in the questionnaires. Prototypical Mandatory Inclusionary Zoning programs require all developments of a certain size to designate a certain percentage of the units created to affordable housing. This policy has not been considered in detail by the City in the past, and is not included in the grant which has funded the current discussions.

Staff recommendation: No recommendation is provide for this discussion point.



## **Public Involvement Summary**

**A-Project Website-** The project website (<http://ci.stevenson.wa.us/letsbuild>) is active and continues to be updated as new information is generated. Staff has not tracked and does not intent to track the website analytics.

### **B-Online Questionnaire**

**Protocols**– The community questionnaire was created using [www.surveymonkey.com](http://www.surveymonkey.com). No paper-based questionnaire was available. A link to the questionnaire was mailed to each property owner in the Initial Consideration Area. Electronic copies of the mailing were emailed to ~40 (Core Area R1) and ~40 (R2) community members known by staff to own or have interest in the respective districts. The link was posted to the project-specific website created for these policy discussions. Finally, the City Facebook page publicized each questionnaire on 2 occasions each. The questionnaires were available between 2/2/2021 and 3/5/2021. Separate links were created to track whether the respondent was answering the letters mailed/emailed or the Facebook post.

**Questions** – Nine (9) questions were asked of respondents in both the R2 and Core Area R1 questionnaires. Respondents of the Core Area R1 Questionnaire were asked an additional question which was not relevant to the R2 District. The questions were preceded by a short explanation of each issue. The questionnaire directly asked tonight’s first 3 discussion points, offering the following answer options: “Yes”, “No”, “I don’t know”, and “I don’t care” as well as an open-ended option for respondents to more fully explain their answer. A multiple-choice question offered respondents the ability to air concerns they had about the potential zone change. A critical thinking scale asked respondents to weigh their concerns against their monthly water/sewer utility bills. A multiple-choice question asked property owners to describe their future intentions. An open-ended question asked for the street adjacent to the respondents’ property. Two (2) open-ended questions were available to more fully describe specific experiences with the zoning regulation. Finally, respondents were asked for their email addresses if they desired to receive updates on the discussion.

**Response Rate** – The Core Area R1 questionnaire generated 17 responses overall, with individual questions ranging 1 and 17 answers. The R1 questionnaire generated 27 responses overall, with individual questions ranging 3 and 27 answers.

**Limitations**– As noted by as part of one respondent’s answer to an errantly framed question, the questionnaire is not statistically significant. The questionnaire protocols were never designed to produce a statistically significant sample. Several limitations prevent this from being the case.

- The questionnaire was sent to property owners based on the addresses maintained by the County Assessor. This distribution method excludes residents who do not own their home. Also, several mailed notices did not reach the intended recipient.
- The use of Facebook to publicize the questionnaire resulted in the collection of opinions from non-residents and non-owner of properties in the 2 areas.

**C-Facebook Posts-** The City’s Facebook page has been used to share information on the Planning Commission discussion and the questionnaire. The initial post related to the Questionnaire generated 93 (R2) & 83 (Core Area R1) views, 10 (R2) & 13 (Core Area R1) post clicks, and 4 (R2) & 2 (Core Area R1) reactions, comments or shares. The follow-up, survey reminder post generated 55 (R2) & 55 Core Area R1) views, 1 (R2) & 5 (Core Area R1) post clicks, and 0 reactions, comments or shares. No comments were submitted to the City via Facebook.

**D&E-R3-Owner Mailout & Email Group-** Of initial hard copies mailed to owners of parcels in the Core Area R1 (89 parcels) and R2 (89 parcels), 3 Core Area R1 & 2 R2 letters were returned to the City by the Post Office. The mailout was also sent via email as described above. At the time of this writing the email lists contain 49 (Core Area

R1) & 50 (R2) individuals. As a result of these efforts, several written comments (Attachment 1) were submitted. These engagement strategies also led to 1 interview with resident/property owner about sewer system extension along East Loop Road:

**Broken Promises**– The area between Kanaka Creek and Loop Road was annexed several years ago (early 2000s) because of failing septic systems (particularly for a now-demolished home at the corner of Loop and Frank Johns Road. The City would not allow connection of the home because it was outside city limits so the neighborhood agreed to annex into the City to allow connection. After annexation, the City never pursued a project to extend the sewer system to serve this area. When property owners discussed it, they were told they would have to pay for the project upfront. This was cost prohibitive, so instead, the owners of several properties have had to deal with their own septic issues anyway. For some, this meant full installations of new systems. With the cost of sewer utility rates today, this is no longer seen as a drawback.

Interviews conducted late last year when the R3 District text amendment was considered may be relevant to this discussion as well. Those interviews involved 2 builders with experience developing property in the district and the property manager for 2 subsidized apartment complexes in the district. Key components of the discussions involved the following topics.

**Demand**– Waiting lists for apartments range from 2 years (2 to 3 bedroom units to 5 years (1 bedroom units). - This demand is partially driven by seniors. This demand spreads beyond the apartment complexes. An estimated 60% of housing vouchers go unused in the community because of a lack of available housing. -Rentals are getting top dollar and there are not enough of them.

**Market Response**– Not seeking to maximize allowable density (existing).  
-Catering to retirees, who still want space on a lot even if the home is small.  
-Managers are left saying “Look in Washougal, look in Washougal” when discussing housing with prospective tenants.  
-Not catering to high-end housing (e.g., Hood River townhome/condo development)

**Barriers**– Expense of sprinkler systems is added for construction of tri-plexes and up.  
-Bank lending differs for construction of tri-plexes and up.  
-Age of developers makes them risk adverse; shorter returns on investment (i.e., 1 year) are a greater priority than overall percent of return.  
-Potential for market downturns limits risk-taking.  
-Street requirements (both the expense and the territory required) limit development. Private streets more viable than public streets.  
-Construction material costs typically increase between 10-12% per year.  
-Lumber costs have jumped 64% this summer (COVID).  
-Lack of up-front capital limits development possibilities.  
-Up-front costs (permits, connection fees) lengthen the time period for returns on investment.  
-Consumer condo financing is more available than it had been previously, but buyers still prefer to “own the dirt” (townhome, detached dwellings)

**Solutions**– Any construction of 1 bedroom or studio units would benefit the local housing situation, where professional staff have trouble finding housing when taking jobs in the community.  
-Consider reducing water/sewer connection fees to incentivize multi-family construction.  
-Keep making similar efforts as these policies.  
-Better utilize the available land base of the county, where sewer systems should be extended/created.

**F-Community Liaisons-** Auguste Zettler (a Planning Commissioner living in the R2 District) and Paul Hendricks & Annie McHale (City Council members living in the Core Area R1 District) agree to serve as conduits for other owners in those areas to communicate their concerns.

**G-Planning Commission Workshops-** Tonight's meeting provides the next step in the public involvement effort, and the results of tonight's discussions will guide next steps.

Attachments:

- 1- Kaplan, Fuller, Ashley, Rutledge(x2) Written Comments (6 pages)



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

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## Proposal to change where I live to R3

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Karen Rutledge <bakerkrn@gmail.com>

Sun, Mar 7, 2021 at 7:52 PM

To: Mike.Beck@ci.stevenson.wa.us, Jeff.Breckel@ci.stevenson.wa.us, Shawn.VanPelt@ci.stevenson.wa.us, Valerie.Hoy@ci.stevenson.wa.us, Auguste.Zettler@ci.stevenson.wa.us

Cc: Ben Shumaker <ben@ci.stevenson.wa.us>, Leana Kinley <leana@ci.stevenson.wa.us>, citycouncil@ci.stevenson.wa.us

Dear Planning Commission,

My husband and I have lived in our single family home since 2016. Additionally we own five additional R1 lots in the affected areas. We have plans to develop these lots with single family homes. According to Ben Shumaker, these proposed changes could conceivably prevent us from building these homes.

When I asked Ben if the change in zone R1 to zone R3 would force us to abandon our plans to build single family homes on these lots, he answered, "That's possible." If this is no longer true, and single family homes would be allowed if changed to R3, then I would welcome being provided this information in writing. Taking away our ability to build single family homes would be patently unfair and in my mind would be a "taking" of our property without compensation.

Many of us bought homes and property here with the hopes of continuing to enjoy the unique characteristics of Stevenson. Namely the trees, beautiful mountain and river views and space. Changing a large swath of Stevenson to R3 would forever change the character of our town.

I do understand the need for additional housing, especially affordable housing. Which is why we are considering building modest single family homes. I believe a better way to encourage more housing would be to provide incentives for people to build by waving sewer hookup fees or providing tax abatement for a specified period of time. Or as Paul Hendricks recently advocated when he was running for county commissioner, base the city building and other fees on square footage.

Thank you for considering my concerns regarding the proposed zoning changes in my neighborhood.

Sincerely,

Karen Rutledge  
360-771-1726



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

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## Planning response - Zoning amendment

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Andy Kaplan <adk667@gmail.com>  
To: planning@ci.stevenson.wa.us

Fri, Feb 19, 2021 at 10:52 AM

Hi there,

I could not access the surveymonkey so thought that I'd send info.

We have a property in Stevenson that has the potential to be split into 3 lots. We have been restoring/remodeling the single family home on the property for the past year. Our plans for the home have changed from rental, to sale to AirBnB.

The difficulties we've seen with the current planning has pushed us towards AirBnB, which might be a worst case scenario for the city.

Here are the issues that we've run across.

- 1) The sewer/water fees are prohibitively expensive for us. At ~\$20K, they are 4 times higher than Cascade Locks. How is this possible?
- 2) Stevenson demands that the house is occupied by owners in order to have an ADU. Adding ADUs is the best way to increase housing stock, in my opinion, and we cannot consider it with current rules. We cannot change residency to Stevenson....
- 3) Tiny Homes are not allowed. Tiny Homes can be nice looking and efficient. Allowing the opportunity for a tiny home in everyone's backyard (owner occupied or not) would greatly increase housing stock with minimal resource usage.

Best case scenario: You allow for each non owner-occupied home to include an ADU or tiny home with low(er) sewage/water hookup fees. Allow only one structure to be used as an overnight rental (AirBnB, Homeaway, etc.) and the other must be used for longer term rentals or owner-occupied. Collect overnight lodging taxes from the AirBnBs and use the money for home programs.

I've done my research and there may be mistakes. I would be fine to be corrected! Would love to be part of the solution!

Andy K

RECEIVED

FEB 22 2021

BY: \_\_\_\_\_

Sarah Hendry Fuller  
PO Box 450  
Stevenson Washington 98648

City of Stevenson  
Planning Department  
P.O. Box 371  
Stevenson, Washington 98648

Dear Members of the EDC,

I received your letter and "discussion draft" of the proposed zone changes in the R2 and R1 zones in the city of Stevenson

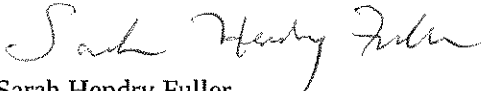
After carefully reading both the letter and the "discussion draft" with its amendments I am wondering about a few things. Why is there a need for 2,000 additional residences? Who made that determination? Following the age old adage to "follow the money" who will be the financial beneficiary of building these new residences? How will the current residents (who are already strapped for cash with the pandemic and all its changes) be able to fund an expanding infrastructure and pay the inevitable higher property taxes as the cost of housing prices rise? It is said that the additional 2,000 will cause the cost of infrastructure to go down because it will be more evenly distributed but in the mean time the cost will skyrocket for our present residents as the infrastructure is being built. And, again, "following the money" who really benefits from all this?

The other thing that struck me in reading the letter was the last sentence in the first paragraph of the letter. "The city is hoping to discuss these changes with you PRIOR TO THEIR ADOPTION. Forgive me but this sounds suspiciously like a done deal. Is our input a mere formality? Is the decision to rezone R2 and R1 to R3 already made?"

And finally are there ecological impacts if housing becomes more dense. I think there might be. Perhaps it is something for you to consider.

Thank you for your consideration.

Respectfully,

  
Sarah Hendry Fuller



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

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## Potential Zone Change

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Karen Ashley <karen@stevensonvetclinic.com>  
To: Ben Shumaker <ben@ci.stevenson.wa.us>

Fri, Sep 11, 2020 at 9:17 AM

Thank you!

On Thu, Sep 10, 2020 at 2:01 PM Ben Shumaker <ben@ci.stevenson.wa.us> wrote:

See below.

*BEN SHUMAKER*

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**From:** Gabe Spencer [mailto:[spencer@co.skamania.wa.us](mailto:spencer@co.skamania.wa.us)]  
**Sent:** Thursday, September 10, 2020 1:44 PM  
**To:** Ben Shumaker <[ben@ci.stevenson.wa.us](mailto:ben@ci.stevenson.wa.us)>  
**Subject:** RE: Potential Zone Change

Not necessarily in direction, that has to do with sales which fluctuate but it has some effect on how we determine a value for tax purposes. By going to C1 we will be using sales from other C1 zoned properties an analysis may or may not conclude a differing value. My thoughts are that over time a higher potential for increased taxable value would occur with a more development friendly zoning.

Gabe

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**From:** Ben Shumaker <[ben@ci.stevenson.wa.us](mailto:ben@ci.stevenson.wa.us)>  
**Sent:** Thursday, September 10, 2020 1:46 PM  
**To:** Gabe Spencer <[spencer@co.skamania.wa.us](mailto:spencer@co.skamania.wa.us)>  
**Cc:** Karen Ashley <[karen@stevensonvetclinic.com](mailto:karen@stevensonvetclinic.com)>  
**Subject:** FW: Potential Zone Change

**\*\* WARNING:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. \*\*

Hi Gabe-

The City is considering redrawing some of our zoning boundaries. Most of this will involve changes from R2 (or some R1) to R3. As part of this, we are also considering changing the zoning of the Vet Clinic, City Hall, and the Living Faith Church from R3 to C1.

If these changes take effect, the zoning would be more development friendly for each lot. Would this impact the way the properties are taxed?

Thanks,

*BEN SHUMAKER*

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**From:** Karen Ashley [mailto:[karen@stevensonvetclinic.com](mailto:karen@stevensonvetclinic.com)]  
**Sent:** Thursday, September 10, 2020 1:27 PM  
**To:** Ben Shumaker <[ben@ci.stevenson.wa.us](mailto:ben@ci.stevenson.wa.us)>  
**Subject:** Re: Potential Zone Change

Do you know what it does to property tax rate?

On Thu, Sep 10, 2020 at 12:39 PM Ben Shumaker <[ben@ci.stevenson.wa.us](mailto:ben@ci.stevenson.wa.us)> wrote:

Hi Karen-

As discussed, please see attached and let me know if you have any questions.

Shortly, you'll also receive an email about a potential change to the text of the R3 Zone. If you want to make the change to C1 Commercial, then you can disregard that email.

This same letter is being sent to the City and the Living Faith Church.

A will deliver a hard copy too.

Thank you,

*BEN SHUMAKER*

*PLANNING DIRECTOR*

*CITY OF STEVENSON, WASHINGTON*

*(509) 427-5970*





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

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## My concerns regarding proposed zoning changes

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Karen Rutledge <bakerkrn@gmail.com>

Mon, Oct 12, 2020 at 2:32 PM

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

Dear Ben and Planning Commission members,

I have concerns regarding the proposed zoning changes. They are:

1. The map provided in the packet is not clear and it is impossible to find individual streets on it.
2. We want to be assured that any increase in density will not take away a home owner's right to put an individual house on any lot that now allows for this.
3. A traffic study is slated to be done in the near future. Wouldn't it make more sense to have this traffic study completed before making zoning changes? In our neighborhood, we have neighbors who already are being told that access from certain vacant lots for single family homes can be problematic, depending on where the driveways are built. It doesn't make sense to add density before this traffic study is completed.
4. I understand that the city is eager to get a grant next year that is tied to these zoning changes. Still, your process feels rushed here, and I have concerns that with COVID 19 and the precautions necessary there, that the important public input phase will be lacking. In addition, the materials I've seen so far on this matter are difficult to decipher. For example, it is hard for citizens to understand how this will directly affect them (*especially with the map not being clear*).

Thank you for considering these points.

Karen Rutledge