



Leana Kinley <leana@ci.stevenson.wa.us>

January Council Meeting packet

1 message

Rick May <rick@mayandassociates.net>
To: Leana Kinley <leana@ci.stevenson.wa.us>

Mon, Dec 14, 2020 at 10:50 AM

Good Morning Leana,

Please include the email below in the January 2021 Stevenson Council packet. Copies have already been emailed to the active City Council Members and the Mayor. Thank you for your time and service to our community. It is appreciated.

Rick May
Rick@mayandassociates.net
503-341-2932

Dear City Council,

The purpose of this email is to suggest the proposed zoning changes brought to City Council in December for approval cannot be understood without discussing the likely goals and effects from the changes. The proposed changes to the R-3 zoning will allow the maximum number of dwellings to increase from 10.89 to 21.78 per acre. Lot width allowed will decrease to 25 feet.

The Planning Department has also created discussion drafts and is considering changing the zoning to R-3 for areas near the Elementary School, near existing R-3 zoned land along with additional areas. In the October 14th, 2020 email to Karen Rutledge, Ben Shumaker noted "When the City decision makers (Planning Commission/City Council) are satisfied with the text of the R3 District, then it will be used to assist the conversation of expanding that district's boundaries."

The change in the allowable uses and density in the R-3 zoned area appears to be part of a larger discussion on expanding the amount of land with R-3 zoning. If passed, this doubling of allowable homes per acre and proposed inclusion of more R-3 zoned land would have a significant effect on our community. Increased higher density developments will likely occur over time in Stevenson and parts of our community will take on a more urban feel.

These proposed changes may be good for our community by increasing land use and possibly creating more affordable housing. There are also significant downsides with higher density developments. I suggest it is not in the Council's best interest to discuss the proposed zoning change as a stand-alone issue. Council discussions of the ramifications of doubling density and creating additional R-3 zoned land is suggested. Is this higher density over a larger area a direction City Council has fully discussed? Is it the best direction for Stevenson? Has the community and especially the Owners of land where zoning change to R-3 is likely been brought into this conversation?

I realize discussion drafts have not always been included in information supplied to City Council from Planning. Often for good reasons. However, without understanding what the overall goals may be, how can you come to a well thought out decision? Discussion of these issues, along with bringing the public in early in the proposed process can be time consuming and messy. Open and transparent government is almost always messier than we wish. On the other hand, full disclosure with open and informed discussions helps create trust in the community, along with much better decisions. Thank you.

Rick May